



**City of Hamilton**  
**HAMILTON MUNICIPAL HERITAGE COMMITTEE**  
**AGENDA**

**Meeting #:** 23-008  
**Date:** August 22, 2023  
**Time:** 12:00 p.m.  
**Location:** Room 264, 2nd Floor, City Hall (hybrid) (RM)  
71 Main Street West

Matt Gauthier, Legislative Coordinator (905) 546-2424 ext. 6437

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**1. CEREMONIAL ACTIVITIES**

**2. APPROVAL OF AGENDA**

(Added Items, if applicable, will be noted with \*)

**3. DECLARATIONS OF INTEREST**

**4. APPROVAL OF MINUTES OF PREVIOUS MEETING**

4.1 July 21, 2023

**5. COMMUNICATIONS**

5.1 Correspondence to the Ontario Heritage Trust respecting Notice of Passing of By-law No. 23-125 to Designate 115-117 George Street, Hamilton under Part IV of the Ontario Heritage Act

Recommendation: Be received.

5.2 Correspondence from Sheila Creighton, Communications Lead, TMHC Inc., respecting Cultural Heritage Evaluation for Juravinski Hospital

Recommendation: Be received and referred to staff for appropriate action.

**6. DELEGATION REQUESTS**

**7. DELEGATIONS**

## 8. STAFF PRESENTATIONS

- 8.1 Recommendation for Designation of 215 King Street West, Dundas under Part IV of the Ontario Heritage Act (PED23148) (Ward 13)

## 9. CONSENT ITEMS

### 9.1 Delegated Approval: Heritage Permit Applications

- a. Heritage Permit Application HP2023-022: Extension of Council-approved Heritage Permit Application HP2021-033 to Relocate the Existing Two-storey Stone Structure at 398 Wilson Street East, Ancaster, Marr House (Ward 12) (By-law No. 78-87)
- b. Heritage Permit Application HP2023-029: Construction of a Rear Addition and New Deck at 39 Elgin Street, Dundas (Former Mayor Thomas Wilson House) (Ward 13) (By-law No. 3814-89)
- c. Heritage Permit Application HP2023-030: Removal of Contemporary Additions, Restoration of the Front Facade and Construction of a New Rear Addition and Covered Porch at 99 Mountsberg Road, Flamborough (Kerr-Woolsey House) (Ward 15) (By-law No. 2000-95-H)
- d. Heritage Permit Application HP2023-032: Installation of a Heat Pump System on the Side Facades at 33 Undermount Avenue, Hamilton (John R. Marshall House) (Ward 1) (By-law No. 90-106)
- e. Heritage Permit Application HP2023-033: Roof Repairs at 25 Tecumseh Street, Hamilton (Gardener's Cottage) (Ward 1) (By-law No. 87-245)

### 9.2 Heritage Permit Review Sub-Committee Minutes

- a. June 20, 2023
- b. August 15, 2023 (Staff Liaison Report)

### 9.3 Inventory & Research Working Group Meeting Notes - May 15, 2023

### 9.4 Heritage Designations Update, August 2023 (PED23169) (City Wide)

## 10. DISCUSSION ITEMS

- 10.1 Notice of Intention to Demolish the Building Located at 279 Hess Street South, Hamilton, being a Non-Designated Property Listed on the Municipal Heritage Register (PED23180) (Ward 2)

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.

- 10.2 Beasley Register Listing Objection for 214 Mary Street, Hamilton (PED22135(b))  
(Ward 2)

**11. MOTIONS**

**12. NOTICES OF MOTION**

**13. GENERAL INFORMATION / OTHER BUSINESS**

13.1 Buildings and Landscapes

This list is determined by members of the Hamilton Municipal Heritage Committee. Members provide informal updates to the properties on this list, based on their visual assessments of the properties, or information they have gleaned from other sources, such as new articles and updates from other heritage groups.

a. Endangered Buildings and Landscapes (RED)

(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)

Ancaster

- (i) 372 Butter Road West, Andrew Sloss House (D) – C. Dimitry
- (ii) 1021 Garner Road East, Lampman House (D) – C. Dimitry
- (iii) 398 Wilson Street East, Marr House (D) – C. Dimitry

Dundas

- (iv) 2 Hatt Street (R) – K. Burke
- (v) 216 Hatt Street (I) – K. Burke
- (vi) 215 King Street West (R) – K. Burke
- (vii) 219 King Street West (R) – K. Burke
- (viii) 6 Tally Ho Drive, Dundas (I) – K. Burke

Glanbrook

- (ix) 2235 Upper James Street (R) – G. Carroll

Hamilton

- (x) 80-92 Barton Street East, Former Hanrahan Hotel (R) – T. Ritchie

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.

- (xi) 1155-1157 Beach Boulevard, Beach Canal Lighthouse and Cottage (D) – R. McKee
- (xii) 66-68 Charlton Avenue West (D) – J. Brown
- (xiii) 71 Claremont Drive, Auchmar Gate House / Claremont Lodge (R) – R. McKee
- (xiv) 711 Concession Street, Former Mount Hamilton Hospital, 1932 Wing (R) – G. Carroll
- (xv) 127 Hughson Street North, Firth Brothers Building (D) – T. Ritchie
- (xvi) 163 Jackson Street West, Pinehurst / Television City (D) – J. Brown
- (xvii) 108 James Street North, Tivoli (D) – T. Ritchie
- (xviii) 98 James Street South, Former James Street Baptist Church (D) – J. Brown
- (xix) 18-22 King Street East, Gore Buildings (D) – W. Rosart
- (xx) 24-28 King Street East, Gore Buildings (D) – W. Rosart
- (xxi) 537 King Street East, Rebel's Rock (R) – G. Carroll
- (xxii) 378 Main Street East, Cathedral Boys School (R) – T. Ritchie
- (xxiii) 679 Main Street East / 85 Holton Street South, Former St. Giles Church (I) – G. Carroll
- (xxiv) 120 Park Street North (R) – R. McKee
- (xxv) 828 Sanatorium Road, Long and Bisby Building (D) – G. Carroll
- (xxvi) 100 West 5th Street, Century Manor (D) – G. Carroll

b. Buildings and Landscapes of Interest (YELLOW)

(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)

Dundas

- (i) 64 Hatt Street, Former Valley City Manufacturing (R) – K. Burke
- (ii) 24 King Street West, Former Majestic Theatre (I) – K. Burke
- (iii) 3 Main Street, Former Masonic Lodge (NOID) – K. Burke
- (iv) 23 Melville Street, Knox Presbyterian Church (D) – K. Burke
- (v) 574 Northcliffe Avenue, St. Joseph's Motherhouse (R) – W. Rosart

Flamborough

- (vi) 283 Brock Road, WF Township Hall (D) – L. Lunsted
- (vii) 62 6th Concession East, Hewick House (I) – L. Lunsted

Hamilton

- (viii) 1 Balfour Drive, Chedoke Estate / Balfour House, (R) – T. Ritchie
- (ix) 384 Barton Street East, St. Paul's Ecumenical Church (D) – T. Ritchie
- (x) 134 Cannon Street East, Cannon Knitting Mill (R) – T. Ritchie
- (xi) 52 Charlton Avenue West, Former Charlton Hall (D) – J. Brown
- (xii) 56 Charlton Avenue West, Former Charlton Hall (D) – J. Brown
- (xiii) 2 Dartnall Road, Rymal Road Station Silos (R) – G. Carroll
- (xiv) 54-56 Hess Street South (R) – J. Brown
- (xv) 1000 Main Street East, Dunington-Grubb Gardens / Gage Park (R) – G. Carroll
- (xvi) 1284 Main Street East, Delta High School (D) – G. Carroll
- (xvii) 1 Main Street West, Former BMO / Gowlings (D) – W. Rosart
- (xviii) 311 Rymal Road East (R) – C. Dimitry
- (xix) St. Clair Boulevard Heritage Conservation District (D) – G. Carroll

(xx) 56 York Boulevard / 63-76 MacNab Street North, Copley Building  
(D) – G. Carroll

(xxi) 84 York Boulevard, Philpott Church (R) – G. Carroll

(xxii) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G.  
Carroll

(xxiii) 65 Charlton Avenue East, Church of Ascension (D, NHS), Hamilton –  
G. Carroll

(xxiv) 4 Turner Avenue, Hamilton (R) – J. Brown

Stoney Creek

(xxv) 77 King Street West, Battlefield House NHS (D) – R. McKee

(xxvi) 2251 Rymal Road East, Former Elfrida Church (R) – C. Dimitry

c. Heritage Properties Update (GREEN)

(Green = Properties whose status is stable)

Dundas

(i) 104 King Street West, Former Post Office (R) – K. Burke

Hamilton

(ii) 88 Fennell Avenue West, Auchmar (D) – R. McKee

(iii) 125 King Street East, Norwich Apartments (R) – T. Ritchie

(iv) 206 Main Street West, Arlo House (R) – J. Brown

d. Heritage Properties Update (BLACK)

(Black = Properties that HMHC have no control over and may be  
demolished)

Ancaster

(i) 442, 450 and 452 Wilson Street East (R) – C. Dimitry

Heritage Status: (I) Inventoried, (R) Registered, (D) Designated, (NHS)  
National Historic Site

## 14. PRIVATE AND CONFIDENTIAL

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.

## 15. ADJOURNMENT

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.



# Hamilton

## **HAMILTON MUNICIPAL HERITAGE COMMITTEE**

**Minutes 23-007**

**12:00 p.m.**

**July 21, 2023**

**Room 264, 2<sup>nd</sup> Floor, City Hall**

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**Present:** A. Denham-Robinson (Chair), K. Burke, G. Carroll, L. Lunsted, R. McKee, T. Ritchie, and W. Rosart

**Absent with Regrets:** Councillor C. Kroetsch  
J. Brown and C. Dimitry

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### **THE FOLLOWING ITEMS WERE REFERRED TO THE PLANNING COMMITTEE FOR CONSIDERATION:**

**1. Heritage Permit Application HP2023-024, Under Part V of the Ontario Heritage Act, for the Erection of a Rear Detached Accessory Structure at 79 Markland Street, Hamilton (PED23035) (Ward 2) (Item 10.1)**

**(Carroll/Ritchie)**

- (a) That Heritage Permit Application HP2023-024, for the erection of a rear detached accessory structure on the designated property at 79 Markland Street, Hamilton (Durand-Markland Heritage Conservation District), as shown in Appendix "A" to Report PED23035, be approved, subject to the approval of any required *Planning Act* applications and the following Heritage Permit conditions:
- (i) That the final details of the windows, siding and roofing material be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
  - (ii) 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;
  - (iii) That construction and site alterations, in accordance with this approval, shall be completed no later than July 31, 2025. If the construction and site alterations are not completed by July 31, 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.

**CARRIED**



**2. Heritage Permit Application HP2023-028, Under Part V of the Ontario Heritage Act, for the Demolition of a Contemporary Rear Detached Accessory Structure at 174 Mill Street North, Flamborough (PED23168) (Ward 15) (Item 10.2)**

**(Carroll/Lunsted)**

- (a) That Heritage Permit Application HP2023-028, for the demolition of a contemporary rear detached accessory structure on the designated property at 174 Mill Street North, Flamborough (Mill Street Heritage Conservation District), as shown in Appendix "A" to Report PED23168, be approved, subject to the following Heritage Permit conditions:
- (i) 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;
  - (ii) That construction and site alterations, in accordance with this approval, shall be completed no later than July 31, 2025. If the construction and site alterations are not completed by July 31, 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.

**CARRIED**

**FOR INFORMATION:**

**(a) CEREMONIAL ACTIVITIES (Item 1)**

**(i) Hamilton Municipal Heritage Committee – Heritage Recognition Awards Celebration (Item 1.1)**

The Hamilton Municipal Heritage Committee – Heritage Recognition Awards Celebration will be placed on a future agenda when the award recipients can be present at the meeting.

**(b) CHANGES TO THE AGENDA (Item 2)**

The Clerk advised the Committee of the following changes to the agenda:

**6. DELEGATIONS**

- 6.2 Chris & Jenn Cavacuiti respecting Item 10.1 Heritage Permit Application HP2023-024, Under Part V of the Ontario Heritage Act, for the Erection of a Rear Detached Accessory Structure at 79 Markland Street, Hamilton (PED23035) (Ward 2) (for today's meeting)

**(Lunsted/Ritchie)**

That the agenda for July 21, 2023 Hamilton Municipal Heritage Committee, be approved, as amended.

**CARRIED**

**(c) DECLARATIONS OF INTEREST (Item 3)**

There were no declarations of interest.

**(d) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)**

**(i) June 22, 2023 (Item 4.1)**

**(Carroll/Ritchie)**

That the Minutes of June 22, 2023 meeting of the Hamilton Municipal Heritage Committee, be approved, as presented.

**CARRIED**

**(e) COMMUNICATIONS (Item 5)**

**(i) (Ritchie/Carroll)**

That the following Communication items be approved, as presented:

- (a) Correspondence to the Ontario Heritage Trust respecting Notice of Passing of By-law No. 23-102 to Repeal the By-law Designating 14 Belvidere Avenue, Hamilton (By-law No. 83-183) under Part IV of the Ontario Heritage Act (Item 5.1)

Recommendation: Be received.

- (b) Correspondence to the Ontario Heritage Trust respecting Notice of Passing of By-law No. 23-103 to Repeal the By-law Designating 14 Mary Street, Hamilton (By-law No. 01-225) under Part IV of the Ontario Heritage Act (Item 5.2)

Recommendation: Be received.

**CARRIED**

**(f) DELEGATION REQUESTS (Item 6)**

**(i) (Burke/Ritchie)**

That the following Delegation Request be approved for today's meeting:

- (a) Amy Schaeffer, Jansen Consulting, respecting Item 10.2, Heritage Permit Application HP2023-028, Under Part V of the Ontario Heritage Act, for the Demolition of a Contemporary Rear Detached Accessory Structure at 174 Mill Street North, Flamborough (PED23168) (Ward 15) (Item 6.1)

- (b) Chris & Jenn Cavacuiti respecting Item 10.1 Heritage Permit Application HP2023-024, Under Part V of the Ontario Heritage Act,

for the Erection of a Rear Detached Accessory Structure at 79  
Markland Street, Hamilton (PED23035) (Ward 2) (Added Item 6.2)

**CARRIED**

**(g) DELEGATIONS (Item 7)**

- (i) Amy Schaeffer, Jansen Consulting respecting Item 10.2, Heritage Permit Application HP2023-028, Under Part V of the Ontario Heritage Act, for the Demolition of a Contemporary Rear Detached Accessory Structure at 174 Mill Street North, Flamborough (PED23168) (Ward 15) (Item 7.1)**

Amy Schaeffer, Jansen Consulting, addressed Committee respecting Item 10.2, Heritage Permit Application HP2023-028, Under Part V of the Ontario Heritage Act, for the Demolition of a Contemporary Rear Detached Accessory Structure at 174 Mill Street North, Flamborough (PED23168) (Ward 15).

**(Carroll/Lunsted)**

That the Delegation from Amy Schaeffer, Jansen Consulting, respecting Item 10.2, Heritage Permit Application HP2023-028, Under Part V of the Ontario Heritage Act, for the Demolition of a Contemporary Rear Detached Accessory Structure at 174 Mill Street North, Flamborough (PED23168) (Ward 15), be received.

**CARRIED**

- (ii) Chris & Jenn Cavacuiti, respecting Item 10.1, Heritage Permit Application HP2023-024, Under Part V of the Ontario Heritage Act, for the Erection of a Rear Detached Accessory Structure at 79 Markland Street, Hamilton (PED23035) (Ward 2) (Added Item 7.2)**

Chris & Jenn Cavacuiti, the property owners, submitted a delegation request in the event the Committee had any questions.

As there were no questions from the Committee, the delegation did not address the Committee.

**(h) CONSENT ITEMS (Item 9)**

**(Carroll/Ritchie)**

That the following Consent Items, be received:

- (i) Delegated Approval: Heritage Permit Applications (Item 9.1)**

- (a) Heritage Permit Application HP2023-026: Renovation of the front elevation of 3 Main Street, Dundas (Former Valley Lodge) (Ward 13) (Subject to a Notice of Intention to Designate) (Item 9.1(a))**

- (b) Heritage Permit Application HEA2023-001: Installation of an in-ground pool at 159 Carlisle Road (Abrey-Zimmerman House) (Ward 15) (Municipal Heritage Easement Agreement WE996943) (Item 9.1(b))
  - (c) Heritage Permit Application HP2023-023: Renovations to the Interior and Exterior of Alumni Hall at 1280 Main Street West, Hamilton (McMaster University) (Ward 1) (By-law No. 08-002) (Item 9.1(c))
  - (d) Heritage Permit Application HP2023-027: Construction of Additions to 174 Mill Street North, Flamborough (Ward 15) (Mill Street HCD, By-law No. 96-34-H) (Item 9.1(d))
- (ii) **Heritage Permit Review Sub-Committee Minutes (May 16, 2023) (Item 9.2)**
- (iii) **Working Group Meeting Notes (Item 9.3)**
- (a) Education and Communication Working Group - May 3, 2023 (Item 9.3(a))
  - (b) Education and Communication Working Group - June 7, 2023 (Item 9.3(c))

**CARRIED**

(i) **GENERAL INFORMATION / OTHER BUSINESS (Item 13)**

(i) **Buildings and Landscapes (Item 13.1)**

Committee members provided brief updates on properties of interest.

**(Carroll/McKee)**

That the property located at 46 Forest Avenue, Rastrick House (D), be removed from the Heritage Properties Update (GREEN) listing.

**CARRIED**

**(Carroll/Lunsted)**

That the property located at 50-54 Sanders Boulevard, Binkley Property (R), be removed from the Buildings and Landscapes of Interest (YELLOW) listing.

**CARRIED**

**(Ritchie/Lunsted)**

That the following updates, be received:

- (a) Endangered Buildings and Landscapes (RED):  
(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)

Ancaster

- (i) 372 Butter Road West, Andrew Sloss House (D) – C. Dimitry
- (ii) 1021 Garner Road East, Lampman House (D) – C. Dimitry
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- (v) 216 Hatt Street (I) – K. Burke
- (vi) 215 King Street West (R) – K. Burke
- (vii) 219 King Street West (R) – K. Burke
- (viii) 6 Tally Ho Drive, Dundas (I) – K. Burke

Glanbrook

- (viii) 2235 Upper James Street (R) – G. Carroll

Hamilton

- (ix) 80-92 Barton Street East, Former Hanrahan Hotel (R) – T. Ritchie
- (x) 1155-1157 Beach Boulevard, Beach Canal Lighthouse and Cottage (D) – R. McKee
- (xi) 66-68 Charlton Avenue West (D) – J. Brown
- (xii) 71 Claremont Drive, Auchmar Gate House / Claremont Lodge (R) – R. McKee
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- (xv) 163 Jackson Street West, Pinehurst / Television City (D) – J. Brown
- (xvi) 108 James Street North, Tivoli (D) – T. Ritchie
- (xvii) 98 James Street South, Former James Street Baptist Church (D) – J. Brown
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- (xix) 24-28 King Street East, Gore Buildings (D) – W. Rosart
- (xx) 537 King Street East, Rebel's Rock (R) – G. Carroll
- (xxi) 378 Main Street East, Cathedral Boys School (R) – T. Ritchie
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- (xxiii) 120 Park Street North (R) – R. McKee
- (xxiv) 828 Sanatorium Road, Long and Bisby Building (D) – G. Carroll
- (xxv) 100 West 5th Street, Century Manor (D) – G. Carroll

- (b) Buildings and Landscapes of Interest (YELLOW):  
(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)

Dundas

- (i) 64 Hatt Street, Former Valley City Manufacturing (R) – K. Burke
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- (iii) 3 Main Street, Former Masonic Lodge (NOID) – K. Burke
- (iv) 23 Melville Street, Knox Presbyterian Church (D) – K. Burke
- (v) 574 Northcliffe Avenue, St. Joseph's Motherhouse (R) – W. Rosart

Flamborough

- (vi) 283 Brock Road, WF Township Hall (D) – L. Lunsted
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Hamilton

- (viii) 1 Balfour Drive, Chedoke Estate / Balfour House, (R) – T. Ritchie
- (ix) 384 Barton Street East, St. Paul's Ecumenical Church (D) – T. Ritchie
- (x) 134 Cannon Street East, Cannon Knitting Mill (R) – T. Ritchie
- (xi) 52 Charlton Avenue West, Former Charlton Hall (D) – J. Brown
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- (xvi) 1284 Main Street East, Delta High School (D) – G. Carroll
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- (xviii) 311 Rymal Road East (R) – C. Dimitry
- (xix) St. Clair Boulevard Heritage Conservation District (D) – G. Carroll
- (xx) 50-54 Sanders Boulevard, Binkley Property (R) - J. Brown
- (xxi) 56 York Boulevard / 63-76 MacNab Street North, Copley Building (D) – G. Carroll
- (xxii) 84 York Boulevard, Philpott Church (R) – G. Carroll
- (xxiii) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G. Carroll
- (xxiv) 65 Charlton Avenue East, Church of Ascension (D, NHS), Hamilton – G. Carroll
- (xxv) 4 Turner Avenue, Hamilton (R) – J. Brown

Stoney Creek

- (xxv) 77 King Street West, Battlefield House NHS (D) – R. McKee
- (xxvi) 2251 Rymal Road East, Former Elfrida Church (R) – C. Dimitry

- (c) Heritage Properties Update (GREEN):  
(Green = Properties whose status is stable)

Dundas

- (i) 104 King Street West, Former Post Office (R) – K. Burke

Hamilton

- (ii) 46 Forest Avenue, Rastrick House (D) – G. Carroll
- (iii) 88 Fennell Avenue West, Auchmar (D) – R. McKee
- (iv) 125 King Street East, Norwich Apartments (R) – T. Ritchie
- (v) 206 Main Street West, Arlo House (R) – J. Brown

- (d) Heritage Properties Update (BLACK):  
(Black = Properties that HMHC have no control over and may be demolished)

Ancaster

- (i) 442, 450 and 452 Wilson Street East (R) – C. Dimitry
- Heritage Status: (I) Inventoried, (R) Registered, (D) Designated,  
(NHS) National Historic Site

**CARRIED**

**(j) ADJOURNMENT (Item 15)**

**(Ritchie/Carroll)**

That there being no further business, the Hamilton Municipal Heritage Committee adjourned at 12:20 p.m.

**CARRIED**

Respectfully submitted,

Alissa Denham-Robinson, Chair  
Hamilton Municipal Heritage Committee

Matt Gauthier  
Legislative Coordinator  
Office of the City Clerk



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. 1291  
Fax: 905-540-5611

July 25, 2023

Ontario Heritage Trust  
Attn: Provincial Heritage Registrar  
10 Adelaide Street East  
Toronto, ON M5C 1J3

Dear Provincial Heritage Registrar:

**Re: Notice of Passing of By-law No. 23-125 to Designate 115-117 George Street, Hamilton under Part IV of the *Ontario Heritage Act***

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Please take notice that the Council of the City of Hamilton has passed By-law No. 23-125 to designate 115-117 George Street, Hamilton, as being of cultural heritage value under Part IV of the *Ontario Heritage Act*. This property was officially designated by Hamilton City Council on the 14th day of July, 2023. Attached please find a copy of By-law No. 23-125.

A Notice of Passing of the By-law will be published in the Hamilton Spectator on July 26, 2023.

Any person who objects to the By-law may, within thirty days after date of publication of the Notice of Passing of the By-law, appeal to the Ontario Land Tribunal by giving the Tribunal and the clerk of the municipality a notice of appeal setting out the objection to the By-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal, in accordance with Section 29(8) of the *Ontario Heritage Act*.

If you have any questions regarding this Notice of Passing, please contact: Alissa Golden, Cultural Heritage Program Lead, Phone: (905) 546-2424 ext. 1202, Email: [Alissa.Golden@hamilton.ca](mailto:Alissa.Golden@hamilton.ca).

Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

AG  
Attach.





Hamilton

cc: Councillor Cameron Kroetsch, Ward 2  
Patrick MacDonald, Solicitor  
Alan Shaw, Director, Building Division  
Matt Gauthier, Legislative Coordinator  
Alissa Golden, Program Lead, Cultural Heritage

**From:** [Gauthier, Matt](#)  
**To:** [Gauthier, Matt](#)  
**Subject:** FW: Cultural Heritage Evaluation for Juravinski Hospital, Hamilton  
**Date:** Tuesday, August 15, 2023 8:26:01 AM  
**Attachments:** [image004.png](#)  
[image005.png](#)

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**From:** Sheila Creighton <[screighton@tmhc.ca](mailto:screighton@tmhc.ca)>  
**Sent:** August 8, 2023 12:08 PM  
**To:** [Matt.Gauthier@hamilton.ca](mailto:Matt.Gauthier@hamilton.ca) <[Matt.Gauthier@hamilton.ca](mailto:Matt.Gauthier@hamilton.ca)>;  
**Cc:** Addington, David (IO <[David.Addington@infrastructureontario.ca](mailto:David.Addington@infrastructureontario.ca)>; Big-Canoe, David (IO <[David.Big-Canoe@infrastructureontario.ca](mailto:David.Big-Canoe@infrastructureontario.ca)>; Budzinsky, Natalie (IO <[Natalie.Budzinsky@infrastructureontario.ca](mailto:Natalie.Budzinsky@infrastructureontario.ca)>; Esquimaux, Christina (IO <[Christina.Esquimaux@infrastructureontario.ca](mailto:Christina.Esquimaux@infrastructureontario.ca)>; Holly Martelle <[hmartelle@tmhc.ca](mailto:hmartelle@tmhc.ca)>; Josh Dent <[jdent@tmhc.ca](mailto:jdent@tmhc.ca)>; Hayden Bulbrook <[hbulbrook@tmhc.ca](mailto:hbulbrook@tmhc.ca)>  
**Subject:** Cultural Heritage Evaluation for Juravinski Hospital, Hamilton

Dear Matt and Alissa,

My name is Sheila Creighton with TMHC Inc. (TMHC) in London, Ontario. On behalf of Infrastructure Ontario (IO), we are reaching out today about a Cultural Heritage Evaluation Report (CHER) and a cultural heritage evaluation recommendations report (CHERR) for the municipally-owned Juravinski Hospital property in the City of Hamilton,

The rectangular shaped Juravinski Hospital property is located at 711 Concession Street, Hamilton and is approximately 14 acres. The property consists of 10 Healthcare-related buildings and surrounding grounds. The property is owned by the City of Hamilton and managed by Hamilton Health Sciences. IO is currently working with Hamilton Health Sciences as part of a public-private partnership on the property. The Former Mount Hospital Maternity Wing of the property is currently listed on the City of Hamilton's Heritage Register and Council-approved work plan for designation.

The CHER will consider the potential cultural heritage value or interest (CHVI) of the property, including the buildings (interior and exterior) and landscaped grounds.

We appreciate any information or comments you might have about this property and its history within the present-day City of Hamilton. This information will inform our application of Ontario's criteria for determining cultural heritage value or interest (*Ontario Heritage Act Regulations 9/06* [as amended by O.Reg. 569/22] and *10/06*).

In order to inform the CHER, we are hoping to receive comments or information back from you by **September 5, 2023**. If you would like to provide information but the timeline poses challenges, please let us know and we'll do our best to accommodate a different schedule. We will be reaching out again with our preliminary findings and will welcome any additional comments or information at that time.

Should you have any other questions or comments, please reach out.

All the best,

TMHC



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**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
Planning Division

<b>TO:</b>	Chair and Members Hamilton Municipal Heritage Committee
<b>COMMITTEE DATE:</b>	August 22, 2023
<b>SUBJECT/REPORT NO:</b>	Recommendation for Designation of 215 King Street West, Dundas under Part IV of the <i>Ontario Heritage Act</i> (PED23148) (Ward 13)
<b>WARD(S) AFFECTED:</b>	Ward 13
<b>PREPARED BY:</b>	Lisa Christie (905) 546-2424 Ext. 1291 Meg Oldfield (905) 546-2424 Ext. 7163
<b>SUBMITTED BY:</b>	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

That the City Clerk be directed to give notice of Council's intention to designate 215 King Street West, Dundas, shown in Appendix "A" attached to Report PED23148, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED23148, subject to the following;

- (a) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
- (b) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Council to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

## **EXECUTIVE SUMMARY**

This Report recommends designation of the significant built heritage resource located at 215 King Street West, Dundas, under Part IV of the *Ontario Heritage Act*. The subject property is currently listed on the City's Municipal Heritage Register (Register). This Report was prepared in response to a request to designate the property and active applications for redevelopment of 215-219 King Street West, Dundas, under the *Planning Act*, including Zoning By-law Amendment Application ZAC-23-029, Draft Plan of Subdivision Application 25T-2023-03 and Draft Plan of Condominium Application 23CDM-2023-04).

The Zoning By-law Amendment and Draft Plan of Subdivision Applications are prescribed events under the *Ontario Heritage Act* and the City will not be able to issue a Notice of Intention to Designate until after the prescribed event is complete, or unless the owners enter into a mutual agreement to eliminate or extend the prescribed event timelines.

A Cultural Heritage Impact Assessment (CHIA) was submitted in support of the above mentioned applications, which propose retention and integration of the heritage building located on the subject property at 215 King Street West (attached as Appendix "C" to Report PED23148). Staff are of the opinion that the subject property has sufficient cultural heritage value or interest to warrant designation, as per the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes attached as Appendix "B" to Report PED23148.

### **Alternatives for Consideration – See Page 8**

## **FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: N/A

Staffing: N/A

Legal: The designation process will follow the requirements of the *Ontario Heritage Act* and provide for adequate notice of Council's intention to designate the properties. Formal objections may be made under the *Ontario Heritage Act* and considered by Council before either withdrawing the notice of intention to designate or passing a designation by-law. Once a designation by-law has been passed, any further objection would be heard before the Ontario Land Tribunal.

Designation under Part IV of the *Ontario Heritage Act* allows municipalities to recognize a property's cultural heritage value or interest, and to conserve and manage the property through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the *Act*.

Where alterations to designated properties are contemplated, a property owner is required to apply for, obtain, and comply with a Heritage Permit, for any alteration that "is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes" (Sub-section 33(1)).

The City of Hamilton also provides financial incentive programs, including development charge exemption and heritage grants and loans, to assist in the adaptive re-use and continued conservation of properties once they are designated.

## **HISTORICAL BACKGROUND**

The subject property located at 215 King Street West, Dundas, as shown in Appendix "A" attached to Report PED23148, is comprised of a one-and-a-half storey brick cottage, built circa 1851-1853. The property was first surveyed for potential heritage value or interest in the 1970s as part of the Canadian Inventory of Historic Building and was subsequently surveyed in the 1990s by the Dundas Local Architecture Conservation Advisory Committee (LACAC).

On April 26, 2021, the Inventory and Research Working Group of the Hamilton Municipal Heritage Committee considered the heritage value or interest of the subject property and recommended that it be listed on the Municipal Heritage Register and be reviewed for designation under the *Ontario Heritage Act*. In a letter dated May 27, 2021, Cultural Heritage Planning staff notified the owner of these recommendations.

On September 26, 2022, Cultural Heritage Staff provided comments on Formal Consultation Application FC-22-121. As part of the application comments, staff required that a Cultural Heritage Impact Assessment be submitted in support of any further *Planning Act* applications for the property.

In February 2023, Draft Plan of Subdivision (25T-202303), Zoning By-law Amendment (ZAC-23-039) and Draft Plan of Condominium (25CDM-202304) Applications were submitted proposing retention of the listed heritage building located at 215 King Street West, demolition of the listed building located at 219 King Street West, and redevelopment of the remainder of the site. A Cultural Heritage Impact Assessment dated October 7, 2022 and prepared by Archaeological Research Associates Ltd., was

submitted in support of the applications (see Appendix “C” attached to Report PED23148). The Cultural Heritage Impact Assessment includes an evaluation of the property at 215 King Street West in accordance with *Ontario Regulation 9/06* and a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes for the subject property. The Cultural Heritage Impact Assessment included an evaluation of the property at 219 King Street West in accordance with *Ontario Regulation 9/06*, while the property did meet two criteria, the report indicated that it was not a strong candidate for designation under the *Ontario Heritage Act*. As such the property located at 219 King Street West is not being recommended for designation in this report.

On March 20, 2023, the Cultural Heritage Impact Assessment submitted with the application was reviewed by the Hamilton Municipal Heritage Committee’s Policy and Design Working Group. The Working Group provided comments on the Cultural Heritage Impact Assessment which were included in staff’s final submission of comments on the planning applications in April 2023.

Staff confirmed the City’s intention to pursue designation of 215 King Street West as part of the comments for the above-noted applications and requested that the owner enter into a mutual agreement with the City to eliminate the 90-day prescribed event timeline in which the City would be able to issue a Notice of Intention to Designate the property under the *Ontario Heritage Act*. At this time, the property owner has not entered into the requested mutual agreement. Staff have indicated to the owner that the City would be bringing forward a recommendation to designate in parallel to the *Planning Act* application process, which may negate the need for any additional restrictive zoning to ensure the long-term conservation of the property, provided the owner and the City can come to a mutual agreement to waive the prescribed event restrictions.

Staff reviewed the Cultural Heritage Impact Assessment submitted with the application and, based on an additional review, made minor revisions to the proposed Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, as per Appendix “B” attached to Report PED23148). Over the course of late-June and early-July 2023, staff had a number of detailed email communications with the owner about the details of the designation process and anticipated timing of bringing forward a recommendation to designate and advised them of the timing of this Report. On July 19, 2023, staff provided the owner with a copy of the revised document for their consideration and feedback and explained the scope of heritage attributes proposed to be protected as part of the designation. Feedback was received by the applicant and their consultant on August 10, 2023, which has been incorporated into this Report.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

The Recommendations of this Report are consistent with Provincial and Municipal legislation, policy and direction, including:

- Determining the cultural heritage value or interest of a property based on design/physical value, historical/associative value and contextual value criteria (*Ontario Heritage Act*, *Ontario Regulation 9/06*, as amended by *Ontario Regulation 569/22*);
- Ensuring significant built heritage resources are conserved (*Provincial Policy Statement*, 2020, Sub-section 2.6.1); and,
- Designating properties of cultural heritage value under Part IV of the *Ontario Heritage Act* (Urban Hamilton Official Plan, Section B.3.4.2.3).

## **RELEVANT CONSULTATION**

### **External**

- Property Owner;
- Policy and Design Working Group of the Hamilton Municipal Heritage Committee; and,
- Inventory and Research Working Group of the Hamilton Municipal Heritage Committee.

### **Internal**

In addition, Planning staff have emailed the Ward Councillor (Councillor A. Wilson) for Ward 13 and provided an overview of the reasons for designation and the process for designating a property.

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

The intent of municipal designation, under Part IV of the *Ontario Heritage Act*, is to enable a process for the management and conservation of significant cultural heritage resources. Once a property is designated, the municipality can manage change to a property through the Heritage Permit process to ensure that the significant features of the property are maintained.

Section 29(1) of the *Ontario Heritage Act* permits the Council of a municipality to designate property to be of cultural heritage value or interest where property meets two or more of the Criteria for Determining Cultural Heritage Value or Interest prescribed in *Ontario Regulation 9/06*, as amended by *Ontario Regulation 569/22*, which identifies

nine criteria related to three broad categories: Design / Physical Value; Historical / Associative Value; and, Contextual Value. A Cultural Heritage Impact Assessment was prepared by Archaeological Research Associates Ltd., dated October 7, 2022, as part of the *Planning Act* application process (see Appendix “C” attached to Report PED23148). The Cultural Heritage Impact Assessment evaluated the subject property using *Ontario Regulation 9/06* and determined that it has cultural heritage value or interest.

Cultural Heritage Planning staff are of the opinion that the subject property has sufficient cultural heritage value to warrant designation under Part IV of the *Ontario Heritage Act* and have prepared a comprehensive Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes attached as Appendix “B” to Report PED23148. The Statement of Cultural Heritage Value or Interest reflects the recommendations of the applicant-submitted Cultural Heritage Impact Assessment with minor revisions resulting from additional research conducted by staff, attached as Appendix “E” to Report PED23148.

As outlined below, based on the Cultural Heritage Impact Assessment and staff’s cultural heritage evaluation, it was determined that the subject property met six of the nine criteria contained in *Ontario Regulation 9/06* in all three categories:

### **Design / Physical Value**

1. The subject property has design and physical value as a representative example of a Georgian style cottage residence, with a unique locally-known variation of being asymmetrical. The property features a three-bay façade, box like massing, brick cladding, a side gable roof and rectangular window openings, which reflect the Georgian style of architecture. It is one of numerous late-Georgian cottages of this form built for working class families throughout Dundas.
2. The subject property has design or physical value because it displays a high degree of craftsmanship. The property features brick cladding laid in the Flemish bond with English corner details, which is a more difficult bond-type to execute. The property also features decorative cross brickwork in a decorative band below the eaves.
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.



### **Historical / Associative Value**

4. The subject property has historical or associative value because it has direct associations with the settlement of the Town of Dundas and its tradespeople. The structure is representative of the conditions in which working families lived. The house has been both rented out to single families and functioned as a boarding house.
5. The property contributes to an understanding of working-class immigrants in Dundas and the greater Hamilton area, particularly tradespeople.
6. The property does not appear to reflect the work of a significant architect, artist, builder, designer or theorist.

### **Contextual Value**

7. The property has contextual value as it helps maintain the historic residential character of downtown Dundas.
8. The property is historically and visually linked to its surroundings, located along the prominent historic transportation corridor of King Street, and having been historically rented out to local tradespeople.
9. The property is not considered to be a landmark.

Staff have determined that 215 King Street West, Dundas is of cultural heritage value or interest sufficient to warrant designation under Part IV of the *Ontario Heritage Act* and recommend designation according to the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix “B” to Report PED23148.

Staff note that the ongoing Zoning By-law Amendment and Draft Plan of Subdivision Applications are prescribed events under the *Ontario Heritage Act*, and if recommended for designation, the City will not be able to issue a Notice of Intention to Designate until after the prescribed events are complete, or unless the owners enter into a mutual agreement to eliminate or extend the prescribed event timelines. At the time of preparing this Report, staff were working with the property owner to finalize the mutual agreement.

## **ALTERNATIVES FOR CONSIDERATION**

Under Part IV of the *Ontario Heritage Act*, the designation of property is a discretionary activity on the part of Council. Council, as advised by its Municipal Heritage Committee, may decide to designate property or decline to designate property.

### **Decline to Designate**

By declining to designate, the municipality would be unable to provide long-term, legal protection to this significant cultural heritage resource (designation provides protection against inappropriate alterations and demolition) and would not fulfil the expectations established by existing municipal and provincial policies.

Without designation, the property would not be eligible for the City's financial incentives for heritage properties, including development charge exemption and grant and loan programs. Designation alone does not restrict the legal use of property, prohibit alterations and additions, nor does it restrict the sale of a property, or been demonstrated to affect its resale value. However, designation does allow the municipality to manage change to the heritage attributes of a property through the Heritage Permit process. Staff does not consider declining to designate the property to be an appropriate conservation alternative.

## **APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" to Report PED23148 – Location Map

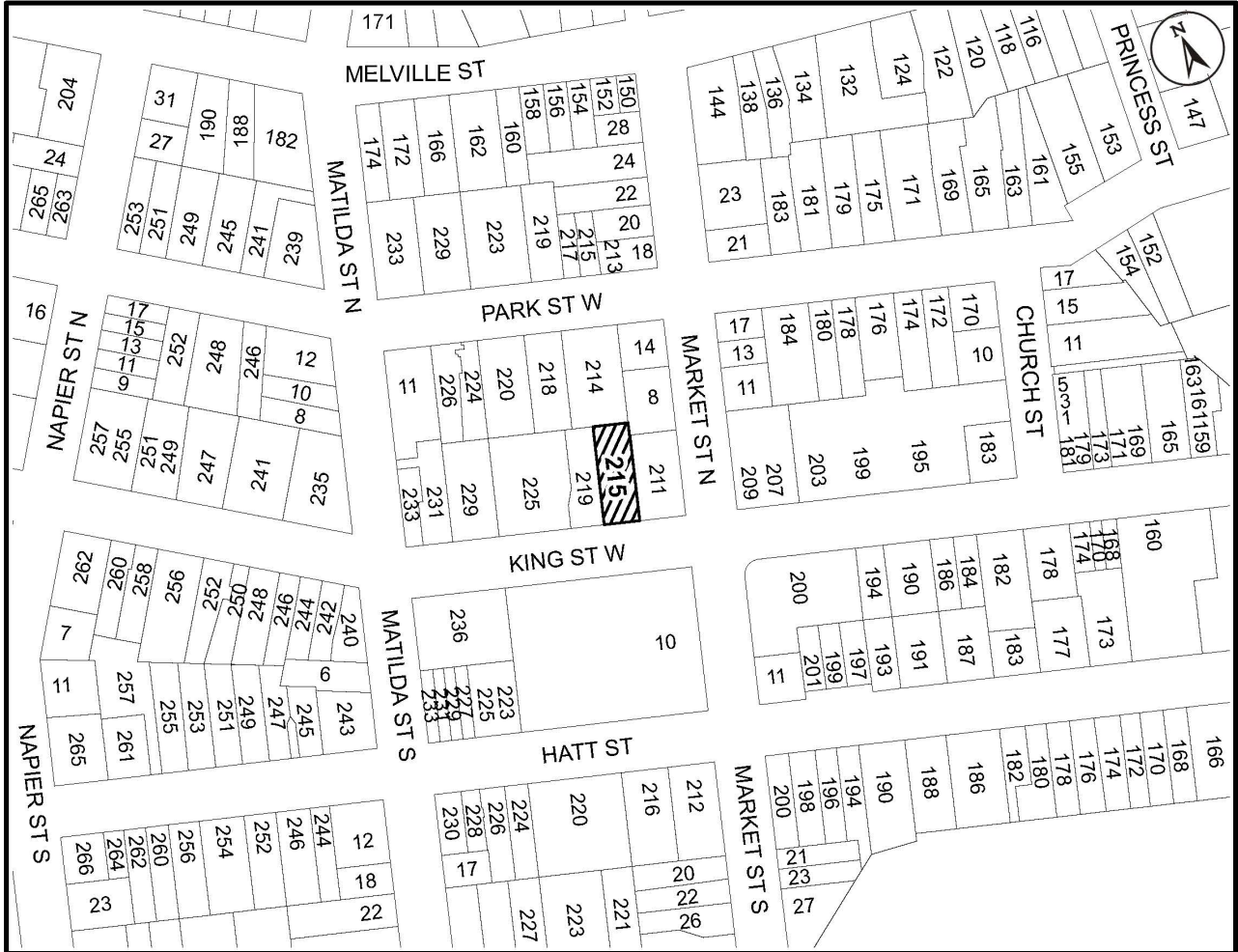
Appendix "B" to Report PED23148 – Statement of Cultural Heritage Value or Interest  
and Description of Heritage Attributes

Appendix "C" to Report PED23148 – Cultural Heritage Impact Assessment Report

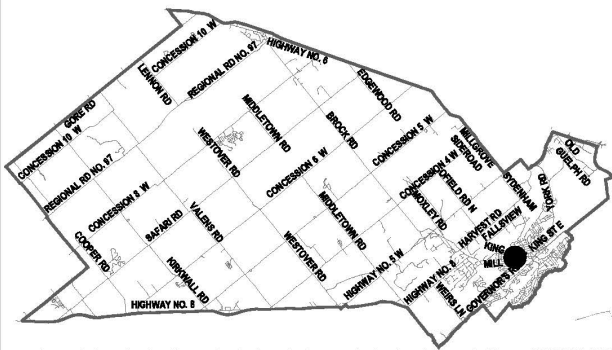
Appendix "D" to Report PED23148 – Photographs

Appendix "E" to Report PED23148 – Sources

LC:MO/sd



● Site Location



Key Map - Ward 13

# Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
215 King St W

Date:  
July 14, 2023

Appendix "A"

Scale:  
N.T.S

Planner/Technician:  
LC/AL

### Subject Property

 215 King Street West

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

### Description of Property

The property municipally addressed as 215 King Street West, Dundas, is comprised of a one-and-a-half-storey asymmetrical brick Georgian dwelling constructed in 1861, located near the northwest corner of King Street West and Market Street North, in the community of Dundas in the City of Hamilton.

### Statement of Cultural Heritage Value or Interest

The property located at 215 King Street West is comprised of a representative example of a Georgian style dwelling. The one-and-a-half storey brick masonry cottage was built in 1861 and its features typical of the Georgian style include the three-bay front façade, box like massing, side gable roof and rectangular window openings. The front brick façade is laid in Flemish bond with English corner detailing and decorative cross brickwork under the eaves, displaying a high degree of craftsmanship. The property is also a unique example of an asymmetrical façade, which, while uncommon overall, is a local-to-Dundas vernacular interpretation of Georgian style.

The historical value of the property lies in its association with the theme of worker housing in Dundas. During the mid-nineteenth century, Dundas was a thriving industrial centre, home to a number of mills and manufacturers. Many people employed in these industries immigrated to, and resided in, downtown Dundas to be close to their places of employment. 215 King Street West represents part of this residential area and reveals the conditions in which working families lived. The subject property was built by Moses Fennix in 1861 and used as a single-family rental property before being converted into a boarding house. Tradespeople known to have resided at the property include a carpenter, axe maker, boiler maker, and plumber.

The contextual value of the property lies in its role maintaining the historic residential character of downtown Dundas. The property is historically and visually linked to its surroundings, located along the prominent historic transportation corridor of King Street, and having been historically rented out to local tradespeople.

### Description of Heritage Attributes

Key attributes that embody the design value of the property as being representative and unique example of the Georgian style of architecture and the high degree of craftsmanship, and the associative value of the property tied to early worker housing and tradespeople, include:

- The front (south) and side (east and west) elevations of the one-and-a-half-storey brick building, including its:
  - Side gable roof;
  - One-and-a-half storey, box-like massing;
  - Asymmetrical three-bay front façade;
  - Front brick facade laid in Flemish bond with English corner detail;
  - Decorative cross brickwork below the front eave;
  - Flat-headed window openings in the front façade with brick voussoirs and stone sills; and,
  - Wood window and door surrounds on the front façade.

Key attributes that embody the contextual value of the property and its role in maintaining the historic residential character of downtown Dundas include its:

- Location fronting onto King Street West; and,
- Close proximity to the public right-of-way.



**Cultural Heritage Impact Assessment  
215 & 219 King Street West  
Part of Lot 10, Lot 11, Block 15, Plan 1443  
Geographic Township of West Flamborough  
Former Wentworth County  
City of Hamilton, ON**

Prepared for  
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HR-349-2021  
*ARA File# 2021-0256*

**10/07/2022**

**Original**

## EXECUTIVE SUMMARY

Under a contract awarded in July 2021 by IBI Group, Archaeological Research Associates Ltd. (ARA) carried out the heritage evaluation portion of a Cultural Heritage Impact Assessment in advance of the proposed redevelopment of 215 and 219 King Street West, City of Hamilton, Ontario.

The Cultural Heritage Evaluation Report conducted in 2021 by ARA concluded that 215 King Street West met four criteria of the O. Reg 9/06 and eight of the City of Hamilton's Framework for Cultural Heritage Evaluation Section 3 (Built Heritage) criteria, therefore it can be considered to have cultural heritage value or interest. This Cultural Heritage Evaluation Report also recognized that 219 King Street West met two criteria of O. Reg. 9/06 and five of the City of Hamilton's Framework for Cultural Heritage Evaluation Section 3 (Built Heritage) criteria, therefore it can be considered to have cultural heritage value or interest.

This report addresses the remaining components of the Cultural Heritage Impact Assessment as identified in the *City of Hamilton Guidelines: Cultural Heritage Impact Assessments* (2018).

The proposed development involves the demolition of 219 King Street West. The existing house at 215 King Street West will be retained with the removal of the rear one-storey stucco addition. The proposed development involves the construction of two new buildings. The buildings are described as: Building 01 – three-storey single detached residential dwelling and Building 02 – three-storey residential townhouse block. A total of six units are proposed.

Potential negative impacts to 215 King Street West and 219 King Street West which may result from the current proposed development include:

- Impact 1 – There is the potential for impacts to heritage attributes of 215 King Street West from continued exposure to vibrations caused during the construction phase.
- Impact 2 – There is the potential for accidental direct impacts to 215 King Street West during the construction of the new development as well as during the removal of the rear addition.
- Impact 3 – The proposed development would result in the removal of all heritage attributes associated with 219 King Street West.
- Impact 4 – The proposed development is an alteration which has the potential to detract from the visual context of the surroundings.
- Impact 5 – The proposed development would eliminate the contextual relationship between the 215 King Street West and 219 King Street West.
- Impact 6 – The proposed development may impact archaeological resources on 215 and 219 King Street West.

The heritage attributes of the adjacent properties are not anticipated to be impacted by the proposed development.

The following conservation/mitigation strategies are recommended:

- To protect 215 King Street West during the construction as well as during the removal of the rear addition, a Temporary Protection Plan should be created including provisions for fencing between the building and development areas as well as communication protocols;

- 
- To protect 215 King Street West during the construction, vibrations should be identified through a ZOI study as directed by City Staff;
  - A Cultural Heritage Resource Documentation report should be prepared. Photographic and written documentation of the properties has been completed as part of the CHER report. It should be confirmed that the existing documentation has been completed to the satisfaction of City staff.
  - Materials should be salvaged from 219 King Street West;
  - A Commemoration Plan should be developed prior to the demolition of 219 King Street West;
  - The design of the east wall of Building 01 could consider additional architectural details and articulation;
  - City staff should confirm that no archaeological assessment is required based on the current designs; and
  - As outlined in the City of Hamilton's Guidelines for Cultural Heritage Impact Assessments, this report should be submitted for review and comment to the Heritage Planner and Municipal Heritage Committee.



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**GLOSSARY OF ABBREVIATIONS**

ARA – Archaeological Research Associates Ltd.  
CHER – Cultural Heritage Evaluation Report  
CHIA – Cultural Heritage Impact Assessment  
CHVI – Cultural Heritage Value or Interest  
MMAH – Ministry of Municipal Affairs and Housing  
MHC – Municipal Heritage Committee  
MTCS – Ministry of Heritage, Sport, Tourism, and Culture Industries  
OHA – Ontario Heritage Act  
OP – Official Plan  
O. Reg. – Ontario Regulation  
PPS – Provincial Policy Statement  
UDB – Urban Design Brief  
UHOP – Urban Hamilton Official Plan

## PERSONNEL

**Principal:** P.J. Racher, MA (#P007), CAHP

**Heritage Operations Manager:** K. Jonas Galvin, MA, CAHP, RPP, MCIP, J. McDermid, BA, CAHP

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**Historic Research:** S. Clarke, BA CAHP

**Cartographer:** K. Brightwell, (GIS)

**Technical Writer:** A. Bousfield-Bastedo, V. Mance, BA

**Senior Review:** K. Jonas Galvin

**Editor:** J. McDermid

Two-page curriculum vitae (CV) that demonstrate the qualifications and expertise of key team members to perform cultural heritage work in Ontario are provided in Appendix C.

### CITY OF HAMILTON CHIA REQUIREMENTS CHART

Town of Halton Hills Terms of Reference	Relevant ARA Section
1. Introduction to Development Site	1.0 Project Context 2.0 Legislative and Policy Review
2. Background Research and Analysis	Appendix D- 3.0 Physiographic Context Appendix D- 4.0 Settlement Context Appendix D- 5.0 Property Description Appendix D- Appendix A: Historic Maps and Aerials Appendix D- Appendix B: Historic Images Appendix D- Appendix C: Images
3. Statement of Significance	Appendix D- 8.0 Statement of Cultural Heritage Value or Interest 3.0 Heritage Assessment
4. Description of Proposed Development or Site Alteration	4.0 Description of Proposed Development
5. Impact of Proposed or Site Alteration	5.0 Analysis of Impact Assessment
6. Alternatives or Mitigation Measures	6.0 Alternative Options 7.0 Mitigation Measures
7. Conservation Strategy	8.0 Implementation 9.0 Recommendations
8. Cited Materials	10.0 Bibliography
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## 1.0 PROJECT CONTEXT

Under a contract awarded in July 2021 by IBI Group (IBI), Archaeological Research Associates Ltd. (ARA) carried out the heritage evaluation portion of a Cultural Heritage Impact Assessment (CHIA) in advance of a proposed development of 215 & 219 King Street West in Dundas in the City of Hamilton, Ontario. The building at 215 King Street West was constructed circa 1850 and is listed on the City's Inventory of Buildings of Architectural and/or Historical Interest. During a March 16, 2021 meeting of the City's Municipal Heritage Committee (MHC), 215 King Street West, Dundas was added to the Endangered Buildings and Landscapes (RED) list and is monitored by the committee members. This indicates strong community interest in this building and its conservation. The building at 219 King Street was constructed circa 1851 and is also listed on the City's Inventory of Buildings of Architectural and/or Historical Interest. The Cultural Heritage Evaluation Report (CHER) conducted in 2021 by ARA concluded that 215 King Street West met four criteria of the O. Reg 9/06 and eight of the City of Hamilton's Framework for Cultural Heritage Evaluation Section 3 (Built Heritage) criteria, therefore it can be considered to have cultural heritage value or interest (CHVI). This CHER also recognized that 219 King Street West met two criteria of O. Reg. 9/06 and five of the City of Hamilton's Framework for Cultural Heritage Evaluation Section 3 (Built Heritage) criteria, therefore it can be considered to have cultural heritage value or interest.

The proposed development involves the demolition of 219 King Street West. The existing house at 215 King Street West will be retained with the removal of the rear one-storey stucco addition. The proposed development involves the construction of two new buildings. The buildings are described as: Building 01 – three-storey single detached residential dwelling and Building 02 – three-storey residential townhouse block. A total of six units are proposed. As part of the Pre-Consultation meeting with the City of Hamilton (the City), the City determined that a CHIA would be required as part of the Zoning By-law Amendment. The CHIA has been prepared in accordance with City of Hamilton's *Cultural Heritage Impact Assessment Guidelines*.

This report forms the second part of a two-part project approach, as approved by the City of Hamilton's Planning Staff. This CHIA builds on the findings from the CHER and examines the impacts of the proposed redevelopment of 219 King Street West and the retention of 215 King Street West. The report includes:

- Description of the Proposed Development or Site Alteration (see Section 4.0)
- Measurement of Development of Site Alteration Impact (see Section 5.0)
- Consideration of Alternatives, Mitigation and Conservation Method (see Section 6.0 and Section 7.0)
- Summary Statement and Conservation Recommendations (see Section 9.0)

The property owner's contact information is as follows:

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o/a Prime Properties  
Nick Uhac  
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The assessment was conducted in accordance with the aims of the *Planning Act* R.S.O. 1990, c. P.13, *Provincial Policy Statement* (2020), *Ontario Heritage Act*, R.S.O. 1990, c. O.18, the *Urban Hamilton Official Plan* (City of Hamilton 2021) and the *City of Hamilton Guidelines: Cultural Heritage Impact Assessments* (City of Hamilton 2018).

## 2.0 LEGISLATIVE AND POLICY REVIEW

The framework for this report is provided by provincial planning legislation and policies as well as municipal Official Plans and guidelines.

### 2.1 Provincial Policies and Guidelines

#### 2.1.1 *The Planning Act*

In Ontario, the *Planning Act* is legislation used by provincial and municipal governments in land use planning decisions. The purpose of the *Planning Act* is outlined in Section 1.1 of the Act, which states:

1.1 The purposes of this Act are,

- (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;
- (b) to provide for a land use planning system led by provincial policy;
- (c) to integrate matters of provincial interest in provincial and municipal planning decisions;
- (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;
- (e) to encourage co-operation and co-ordination among various interests;
- (f) to recognize the decision-making authority and accountability of municipal councils in planning. 1994, c. 23, s. 4.

*Part I Provincial Administration, Section 2* states:

“The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under the Act, shall have regard to, among other matters, matters of provincial interest such as,

- (d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest”. 1990: Part I (2. d)

*Part I Provincial Administration, Section 3, 5* Policy statements and provincial plans states:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be. 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.

The current *Provincial Policy Statement* (PPS), issued under section 3 of the *Planning Act*, came into effect May 1, 2020.

### 2.1.2 The Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS 2020) contains a combined statement of the Province's land use planning policies. It provides the provincial government's policies on a range of land use planning issues including cultural heritage outlined in Section 2.0 as including: "Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits" (MMAH 2020:24). The PPS 2020 promotes the conservation of cultural heritage resources through detailed policies in Section 2.6, such as "2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved" and "2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved" (MMAH 2020:31).

### 2.1.3 Ontario Heritage Act

*The Ontario Heritage Act, R.S.O. 1990, c.018* is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The *OHA* gives provincial and municipal governments the authority and power to conserve Ontario's heritage. The Act has policies which address individual properties (Part IV), heritage districts (Part IV), and allows municipalities to create a register of non-designated properties which may have cultural heritage value or interest (Section 27).

In order to objectively identify cultural heritage resources, O. Reg. 9/06 made under the *OHA* sets out three principal criteria with nine sub-criteria for determining cultural heritage value or interest (CHVI) (MTCS 2006a:20–27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the *OHA*. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 to determine if they have CHVI. In the absence of specific Cultural Heritage Landscape (CHL) evaluation criteria, O. Reg 9/06 is also applied to consider the built and natural features and the property as a whole. The O. Reg. 9/06 criteria includes: design or physical value, historical or associative value and contextual value.

1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement.
  
2. The property has historical value or associative value because it,
  - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
  
3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or

iii. is a landmark. O. Reg. 9/06, s. 1 (2).

The *OHA* provides three key tools for the conservation of built heritage resources (BHRs) and cultural heritage landscapes (CHLs). It allows for protection as:

1. A single property (i.e., farmstead, park, garden, estate, cemetery), a municipality can designate BHRs and CHLs as individual properties under Part IV of the *OHA*.
2. Multiple properties or a specific grouping of properties may be considered a CHL, as such, a municipality can designate the area as a Heritage Conservation District (HCD) under Part V of the *OHA*.
3. Lastly, a municipality has the authority to add an individual or grouping of non-*OHA* designated property(ies) of heritage value or interest on their Municipal Heritage Register.

An *OHA* designation provides the strongest heritage protection available for conserving cultural heritage resources. It allows a municipality to deny demolition permits, to guide change through development review of protected property(ies) and adjacent protected property(ies) and to control property alterations through a heritage permit system.

#### **2.1.4 Summary of Provincial Policies**

The PPS addresses cultural heritage resources and promotes their conservation. The PPS notes that significant heritage resources “shall be conserved”. The subject property is not designated under Part IV of the *Ontario Heritage Act*, however it is recognized under Section 27 of the *OHA*. This CHIA will address conservation and promotion of the importance of the cultural heritage resources at 215 and 219 King Street West.

## **2.2 Municipal Policies**

### **2.2.1 Urban Hamilton Official Plan**

The *Urban Hamilton Official Plan* (2021) is the primary tool to guide land-use, growth, and development within the urban area of the City of Hamilton. In the Introductory chapter of the Urban Hamilton Official Plan (UHOP) there is the acknowledgement that the Official Plan (OP) relies on legislation, strategies, plans and guidelines in order to implement the policies and to “move the City’s communities forward” (City of Hamilton 2021; A-1:3). The section of the UHOP addressing communities, Chapter B, stresses that the strength and quality of communities is supported by components such as: “Cultural heritage links communities to their roots and contributes to our image and cultural identity. Policies support the conservation of cultural heritage resources” (City of Hamilton 2021:B.1:1). With respect to cultural heritage, section B.3.4: “Cultural Heritage Resources Policies” in the *Urban Hamilton Official Plan* (2021:B.3:23) states that “Wise management and conservation of cultural heritage resources benefits the community” and one of the policy goals is to: “Ensure that all new development, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all on-site or adjacent cultural heritage resources” (Policy B.3.4.1.3, 2021:B.3:23).

The UHOP has policies that address cultural heritage resources that include tangible features such as archaeological sites and built heritage but also recognizes intangible heritage including customs, values of life, values and activities (2021:B-3). One of the general policies (Policy B.3.4.2.1b) for cultural heritage is to: “Identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources.” Policy B.3.4.2.1 g) indicates that conservation and protection of cultural heritage resources is to be achieved through “appropriate planning and design measures or as conditions

of development approvals” for those planning and development activities are that subject to the Planning Act (UHOP 2021:B.3:24).

Policy B.3.4.2.9 of the *Urban Hamilton Official Plan* lays out criteria for evaluating cultural heritage value of cultural heritage resources. It states:

*For consistency in all heritage conservation activity, the City shall use, and require the use by others, of the following criteria to assess and identify cultural heritage resources that may reside below or on real property:*

- a) prehistoric and historical associations with a theme of human history that is representative of cultural processes in the settlement, development, and use of land in the City;*
- b) prehistoric and historical associations with the life or activities of a person, group, institution, or organization that has made a significant contribution to the City;*
- c) architectural, engineering, landscape design, physical, craft, or artistic value;*
- d) scenic amenity with associated views and vistas that provide a recognizable sense of position or place;*
- e) contextual value in defining the historical, visual, scenic, physical, and functional character of an area; and,*
- f) landmark value (2021:B.3:25).*

And Policy B.3.4.2.12 indicates Cultural Heritage Impact Assessments shall required related to proposed development, site alteration or redevelopment has the potential to impact cultural heritage resources. Subsection B.3.4.3 contains policies that address cultural heritage resources situated within urban areas and several areas within the urban area are noted. Established Neighbourhood policies address their protection as Policy B.3.4.3.6 states:

*The City shall protect established historical neighbourhoods, as identified in the cultural heritage landscape inventory, secondary plans and other City initiatives, by ensuring that new construction and development are sympathetic and complementary to existing cultural heritage attributes of the neighbourhood, including lotting and street patterns, building setbacks and building mass, height, and materials (2021:B.3:28).*

And Policy B.3.4.3.7 states:

*Intensification through conversion of existing built heritage resources shall be encouraged only where original building fabric and architectural features are retained and where any new additions, including garages or car ports, are no higher than the existing building and are placed to the rear of the lot or set back substantially from the principal façade. Alterations to principal façades and the paving of front yards shall be avoided (2021:B.3:28).*

One of the implementation tools the City’s OP relies on to meet the City’s direction and also provincial requirements are guidelines and the Cultural Heritage Impact Assessment Guidelines are cited as they allow for the assessment of cultural heritage resources (City of Hamilton 2021:A-1). As noted in the OP (Policy F.3.2.3.1) it states: “Where the City requires a proponent to prepare a cultural heritage impact assessment it shall be undertaken by a qualified professional with demonstrated expertise in cultural heritage assessment, mitigation and management, according



to the requirements of the City's Cultural Heritage Impact Assessment Guidelines" (City of Hamilton 2021:F.3). The following sections are outlined as to be included in a CHIA:

- a) *identification and evaluation of all potentially affected cultural heritage resource(s), including detailed site(s) history and a cultural heritage resource inventory containing textual and graphic documentation;*
- b) *a description of the proposed development or site alteration and alternative forms of the development or site alteration;*
- c) *a description of all cultural heritage resource(s) to be affected by the development and its alternative forms;*
- d) *a description of the effects on the cultural heritage resource(s) by the proposed development or site alteration and its alternative forms; and,*
- e) *a description of the measures necessary to mitigate the adverse effects of the development or site alteration and its alternatives upon the cultural heritage resource(s)* (City of Hamilton 2021:F.3:8).

The *City of Hamilton Guidelines: Cultural Heritage Impact Assessments* (2018) also outline the components needed in a CHIA report, which are:

- a) *Introduction to the Development Site;*
- b) *Background Research and Analysis;*
- c) *Statement of Significance;*
- d) *Description of the Proposed Development or Site Alteration;*
- e) *Impact of Proposed Development*
- f) *Alternatives or Mitigation*
- g) *Conservation Strategy; and*
- h) *Cited Materials* (City of Hamilton 2018:2-5).

## 2.2.2 Summary of Municipal Policies

Federal guidance, provincial legislation, policies of *Urban Hamilton Official Plan* and the *City of Hamilton Guidelines: Cultural Heritage Impact Assessments* call for the identification, evaluation and conservation of cultural heritage resources, the maintaining of a heritage register, potential development impacts to cultural heritage resources and the importance of conserving heritage in urban areas such as Established Historical Neighbourhoods. This CHIA will address these cultural heritage policies and guidelines as it examines the development proposed at 215-219 King Street West.

## 2.3 Key Concepts

The following concepts require clear definition in advance of the methodological overview and proper understanding is fundamental for any discussion pertaining to cultural heritage resources:

- **Built Heritage Resource (BHR)** can be defined in the *PPS* as: "a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including Indigenous community. Built heritage resources are located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial and/or federal and/or international registers" (MMAH 2020:41).
- **Cultural Heritage Value or Interest (CHVI)**, also referred to as Heritage Value, is identified if a property meets one of the criteria outlined in O. Reg. 9/06 namely historic or

associate value, design or physical value and/or contextual value. Provincial significance is defined under *Ontario Heritage Act (OHA) O. Reg. 10/06*.

- **Conserved** means “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by relevant planning authority and/or decision-makers. Mitigative measures and/or alternative development approaches can be included in these plans and assessments” (MMAH 2020:41).
- **Heritage Attributes** are defined in the *PPS* as: “the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property)” (MMAH 2020:44-45).
- **Protected heritage property** is defined as “property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites” (MMAH 2020:49).
- **Significant** in reference to cultural heritage is defined as: “resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act” (MMAH 2020:51).

Key heritage definitions from the *Urban Hamilton Official Plan* are as follows:

- **Adjacent** means “In regard to cultural heritage and archaeology, those lands contiguous to, or located within 50 metres of, a protected heritage property” (2021:G:1).
- **Built Heritage Resources** means “one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community (PPS 2005). These resources may be identified through inclusion in the City’s Register of Property of Cultural Heritage Value or Interest, designation or heritage conservation easement under the Ontario Heritage Act, and/or listed by local, provincial or federal jurisdictions” (2021:G:3).
- **Cultural heritage impact assessment** is “a document comprising text and graphic material including plans, drawings and photographs that contains the results of historical research, field work, survey, analysis, and description(s) of cultural heritage resources together with a description of the process and procedures in deriving potential effects and mitigation measures as required by official plan policies and any other applicable or pertinent guidelines. A cultural heritage impact assessment may include an archaeological assessment where appropriate” (2021:G:5).
- **Cultural heritage resources** are “Structures, features, sites, and/or landscapes that, either individually or as part of a whole, are of historical, architectural, archaeological, and/or scenic value that may also represent intangible heritage, such as customs, ways-of-life, values, and activities” (2021:G:5).
- **Conserve** means “in the context of cultural heritage resources, means the identification, protection, use and/or management of cultural heritage and archaeological resources in

such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact statement (PPS, 2005)" (2021:G:4).

### 3.0 HERITAGE ASSESSMENT

The findings from the evaluation, according O. Reg, 9/06 are found in Appendix D. The Statement of CHVI which will be used to consider potential impacts as a result of the proposed development are included below. At the time of writing this CHIA the CHER was not yet approved by the City of Hamilton heritage staff.

#### 3.1 Statement of Cultural Heritage Value or Interest for 215 King Street West

##### *Introduction and Description of Property*

215 King Street West includes a one-and-a-half-storey asymmetrical brick Georgian style house built in 1861.

##### *Statement of Cultural Heritage Value/Statement of Significance:*

##### *Physical/Design Value*

215 King Street West is a representative example of the Georgian style. Built in 1861, it is a later example of this building type, the structure exhibits many elements and features typical of this style including: one-and-a-half storey, three-bay asymmetrical façade (while uncommon for the style overall, this façade treatment is seen often in Dundas), box-like massing, brick cladding, side gable roof, rectangular window openings and six-over-six windows. The brickwork laid out in a Flemish bond with English corner detail and decorative cross brickwork, as well as the wood window and door surrounds add a decorative element to this building.

##### *Historical or Associative Value*

215 King Street West has direct associations with the theme of housing workers in the Hamilton Area during the 19<sup>th</sup> century. The Town of Dundas was initially settled and built by tradespeople. 219 King Street West represents part of a historic property consisting of rental houses that represents part of a workers residential area, revealing the conditions in which working families lived. 219 King Street West was being used by landlord and owner, Moses Fennix, by 1868 as a rental unit for single families and for a time, a boarding house, from the mid 19<sup>th</sup> century through the 20<sup>th</sup> century. This represents a pattern, significant locally, of working class immigrants moving to the Dundas and greater Hamilton area. Specifically, the tradespeople represented as having lived here include: carpenter, boarding housekeeper, axe maker, boiler maker, carriage builder/maker, manufacturer, plumber.

215 King Street West is important in defining, maintaining and supporting the residential character of the immediate periphery of the downtown Dundas core. As one of many Georgian style houses within Dundas, 215 King Street West maintains the historical character of Dundas as well as maintaining the historically domestic nature of the immediate area just outside the core of downtown Dundas.

### *Contextual Value*

215 King Street West is historically linked to the neighbouring property 219 King Street West as the subject property was historically rented out to local tradespeople by the property owner who lived at the neighbouring address. It is also visually linked to 219 King Street West as they are the same style architecture. It is also visually linked to 219 King Street West as they are both one-and-a-half Georgian buildings.

### *Cultural Heritage Attributes*

- one-and-a-half storey Georgian building
- three-bay asymmetrical façade
- box-like massing, brick cladding
- side gable roof, rectangular window openings
- remaining six-over-six windows
- Brick construction including brickwork laid out in a Flemish bond with English corner detail and decorative cross brickwork
- wood window and door surrounds

## **3.2 Statement of Cultural Heritage Value or Interest for 219 King Street West**

### *Introduction and Description of Property*

219 King Street West includes a one-and-a-half-storey asymmetrical frame house built before 1851. The municipal address is 219 King Street West, Hamilton, Ontario.

### *Statement of Cultural Heritage Value/Statement of Significance:*

#### *Physical or Design Value*

219 King Street West has direct associations with the theme of housing workers in the Hamilton Area during the 19<sup>th</sup> century. 219 King Street West was the home to a prolific landlord from the mid 19<sup>th</sup> century through the 20<sup>th</sup> century. Moses Fennix rented out at least two houses on his properties (one still extant next door at 215 King Street West). The Town of Dundas was initially settled and built by tradespeople. 219 King Street West represents part of a historic property consisting of rental houses that represents part of a workers residential area, revealing the conditions in which working families lived. From his home, Moses Fennix rented out other buildings on his property to single families and for a time, one functioned as a boarding house; thus representing a pattern, significant locally, of working class immigrants moving to the Dundas and greater Hamilton area. Specifically, the tradespeople represented as having lived here include: carpenter, boarding housekeeper, axe maker, boiler maker, carriage builder/maker, manufacturer, plumber.

#### *Historical or Associative Value*

219 King Street West is historically linked to the neighbouring property, 215 King Street West as the subject property was historically the residence of the landowner, Moses Fennix, who was also the landlord of tradespeople who rented out to the neighbouring address of 215 King Street West. It is also visually linked to 215 King Street West as they are both one-and-a-half storey Georgian buildings.

*Cultural Heritage Attributes*

- location beside the associated landlords house at 215 King Street West
- one-and-a-half storey building with an asymmetrical three-bay façade

**3.3 Adjacent Properties**

There are several adjacent properties that have recognition from the City, as well as under the *Ontario Heritage Act* that should be considered with the CHIA. These properties were detailed in the CHER (see Appendix D) and have included in Table 1. The table details their recognition type, current photograph and assumed heritage attributes based on their listing on the Municipal Heritage Register in order to inform the impacts within this report.

**Table 1: Adjacent Cultural Heritage Resources**

Address	Recognition	Photo (ARA 2021)	Assumed Heritage Attributes
214 Park Street West, Dundas	Inventoried		Two-storey Tudor house, side gable roof with a front gable, half-timbering, stone first storey, gable over central front entry, multi-paned windows, stone chimney
8 Market Street, Dundas	Inventoried		One-and-a-half-storey red-brick building with symmetrical façade, side gable roof, six-over-six windows, dentils under eaves
10 King Street West, Dundas	Designated		By-law 4578-00 lists the following features to be retained: the east and north faces of the 1901 block and tower; and the interior roof support system of the 1935 drill hall
211 King Street West, Dundas	Inventoried		Two-storey building with three-bay façade, paired brackets under the roofline, setting close to the lot line, segmentally arched windows on the second storey, side gable roof

## 4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

### 4.1 Vision and Rationale for Proposed Development and Land Use Planning Context

The vision for the redevelopment of 219 King Street West and the retention of 215 King Street West is described by IBI Group as follows:

*The development proposal consists of retaining the single detached dwelling located at 215 King St. W., which we note through comments from staff at the Formal Consultation stage and the analysis in the submitted CHIA in support of this application, has some heritage significance based on the estimated date of construction (1850). This dwelling will be renovated for use as a single dwelling unit within the main footprint. In addition, a new single detached dwelling is proposed at the south-east corner of the property fronting directly onto King St. W. and a multiple dwelling unit development containing one block of standard townhouses is proposed on the remainder of the subjects. The proposed unit breakdown will contain four townhouse units, and two single detached dwellings; for a total of six units on the entirety of the site (IBI Group 2022b).*

An independent engineering inspection of 219 King Street West was conducted on October 6, 2021, by Carmazan Engineering Inc. Based on considerable water damage, sagging of the main floor, and fire damage; the building has been deemed “unsafe and in immediate danger to [of] collapse” (Carmazan Engineering Inc. 2021; see Appendix B). As a result of this structural report, the building at 219 King Street West is proposed to be demolished.

The proposed design rationale utilizes the site's existing condition, including, the current orientation and access of the asphalt lanes. Form and function of the development were determined based on the aesthetic of the surrounding neighbourhood to create a complementary design (IBI Group 2022d).

### 4.2 Proposed Development

Overall, the proposed development is described as:

*The applicant proposes to demolish all existing buildings except the single detached building located at 215 King St. W. which will remain due to heritage significance and will be reused for a single dwelling unit. A redevelopment scheme of the remaining subject lands will consist of one (1) block of standard townhouses at the rear of the property and one (1) single detached dwelling located at the south-east corner of the subject lands; providing a total of six (6) units, with associated parking space within the garage for the proposed townhouses and the new single detached. One (1) designated parking space has been proposed for the retained single detached building which will be located north of the heritage building; parallel to the proposed laneway. The plan also provides backyard amenities to the block of standard townhouses (IBI Group 2022).*

As noted, the proposed development involves the construction of two new buildings (see Figure 1). The buildings are described as:

- Building 01 – three-storey single detached residential dwelling
- Building 02 – three-storey residential townhouse block

The existing house at 215 King Street West will be retained with the removal of the rear one-storey stucco addition. An associated parking space for Building 01 will be located to the north of the property. All parking associated with Building 02 is included in the attached garages within the townhouse block. A total of six units are proposed (see Figure 1 to Figure 5).

Building 01 is a single-detached, rectangular building located along the south-east corner of the property parallel to King Street West. This single detached dwelling is three -storeys with three bedrooms and three bathrooms. The buildings ground floor contains an in-car garage to provide a parking space (see Figure 3 and Figure 2). Building 02 is a rectangular, townhouse block located to the rear of 215 King Street West. The townhouse building is organized into two configurations, including two Type A units on the edges and two Type B units in between (see Figure 4).

For vehicular access, a 6.0 metre-wide private driveway located between 215 and 219 King Street West, which provides a shared entrance and exit from King Street West. This driveway will also provide access to associated parking for Building 02. A total of six standard parking spaces are proposed. A 1.5 metre sidewalk is proposed to provide pedestrian access between the proposed units, the waste staging area, and King Street West (IBI Group 2022b).

In order to maintain the streetscape a single detached building facing King Street West has been proposed with the remaining townhouses in the rear of the lot. The proposed townhouse block is partially screened by building massing.

According to the Urban Design Brief (UDB) “The architectural facade fuses together traditional and modern aesthetic influences. The exterior building materials are brick, stone and paneling—common materials found in the surrounding neighbourhood. The proposal’s design takes cues from nearby colour, material and massing” (IBI 2022d:14). The UDB further notes “Although it does not strive to replicate the exact character of the existing homes, it borrows influences through its materials and architectural elements” (IBI 2022d:15). The UDB provides collages and design details showing the influences for the design details (see Figure 6 to Figure 8).

### 4.3 Zoning Context

The redevelopment of the study includes rezoning modifications. These modifications include the following:

*The properties at 215 and 219 King St. W. are currently zoned C2 (Neighbourhood Commercial) under Zoning By-law No. 05-200. The C2 zoning permits a variety of commercial uses and dwellings units in conjunction with a commercial use. Since Zoning By-law 05-200 currently does not contain Residential zoning and the City is in the process of adding this zone category to the By-law, it is being proposed that the subject lands be removed from Zoning By-law 05-200, be brought back into Dundas Zoning By-law 3581-86, and rezoned to an appropriate zone that applies to the proposed residential redevelopment. Low Density Residential (R4) zone with modifications is being proposed for this redevelopment (IBI Group 2022c).*

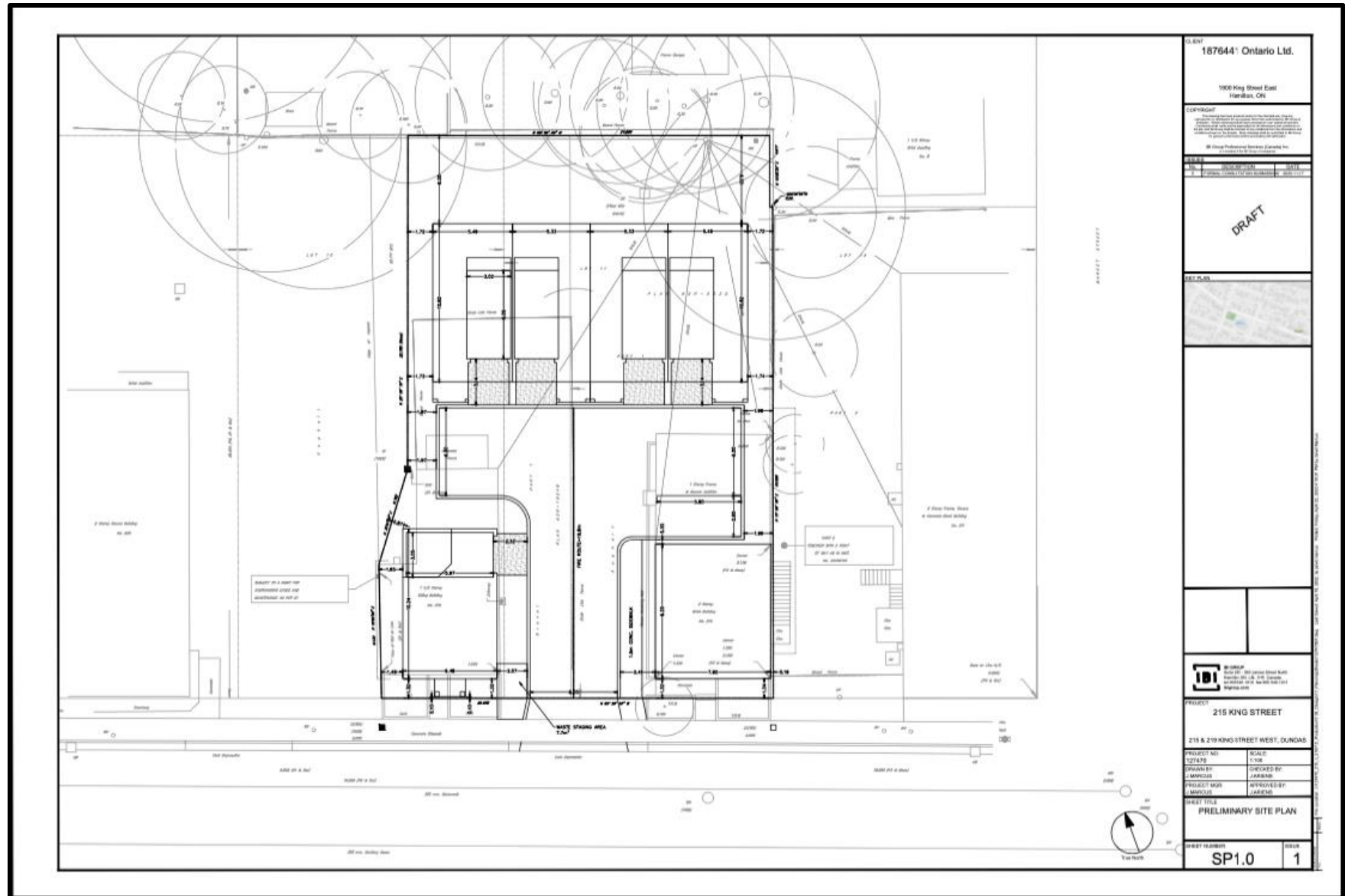


Figure 1: 215 King Street West Site Plan and Project Statistics  
(IBI Group 2022c)





Figure 2: Building 01 and 02 - Design Concept  
(KNYMH 2022)



Figure 3: Building 01 – Elevations  
(KNYMH 2022b)

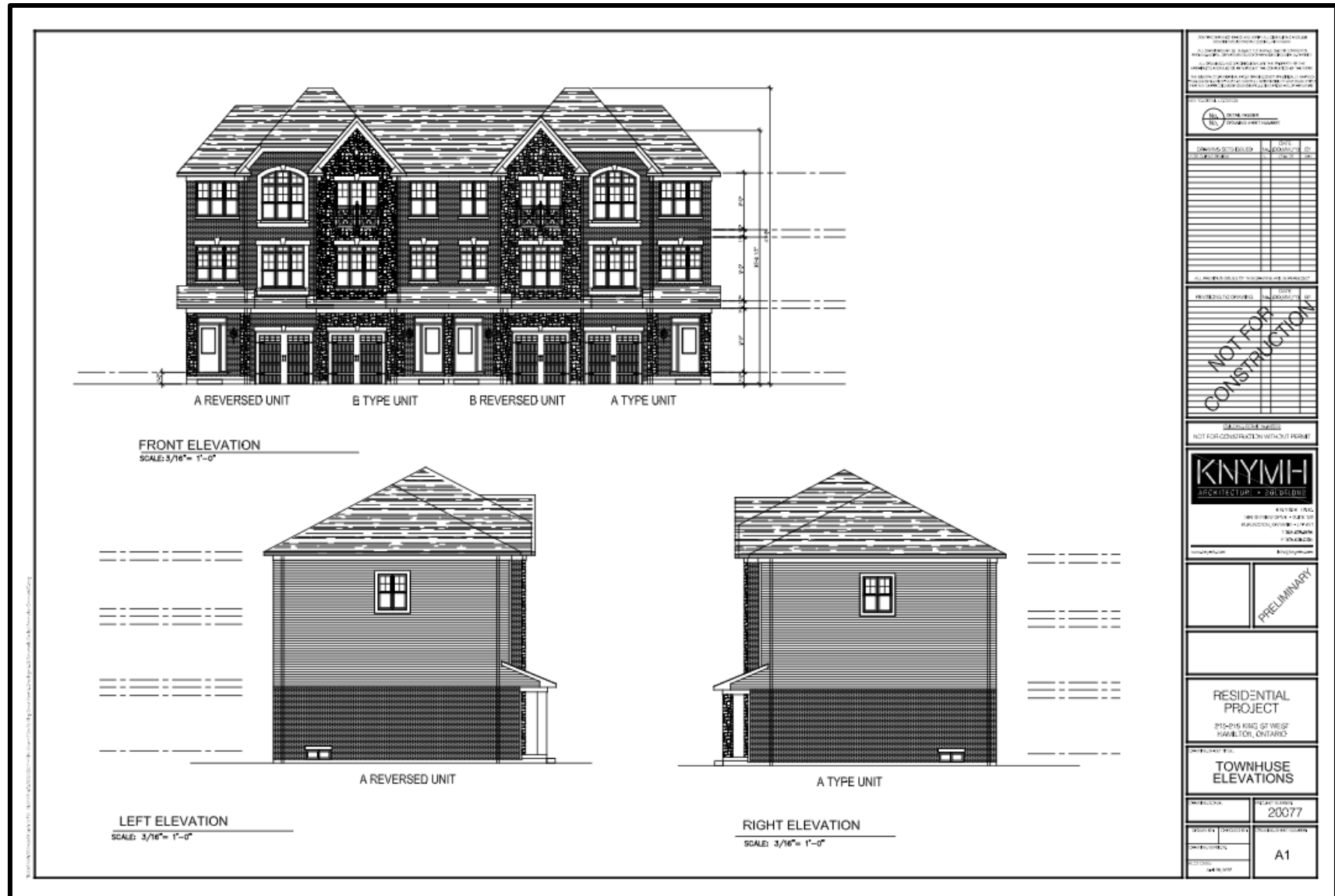


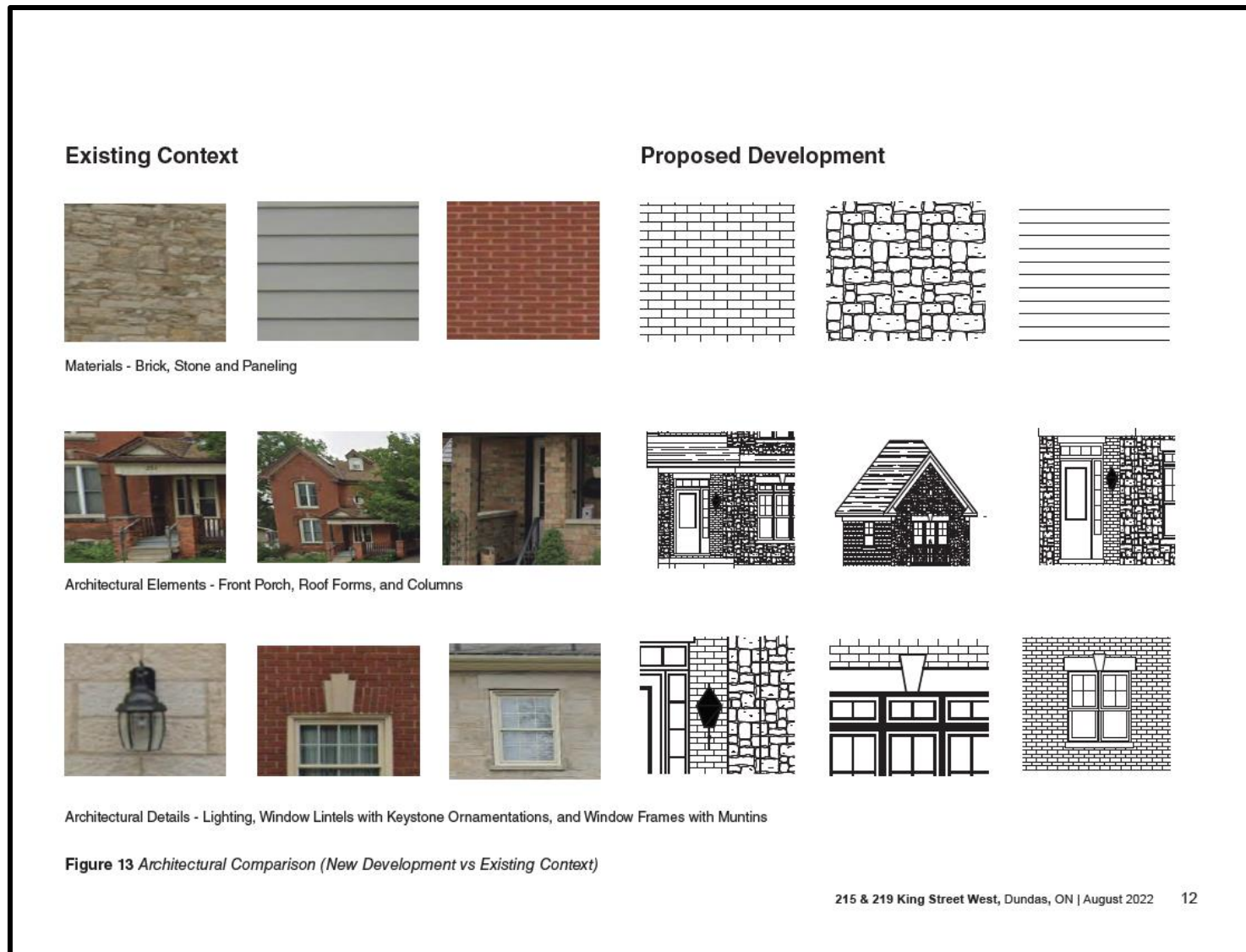
Figure 4: Building 02 – Elevations  
(IBI Group 2022c)



Figure 5: Building 02 - Rear Elevation  
(KNYMH 2022c)



**Figure 6: Community Character Photo Collage**  
(IBI Group 2022d:6)



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**Figure 7: Community Character and Proposed Development Character  
(IBI Group 2022d:12)**

### 3.0 CONTRIBUTIONS

Many of the key characteristics of the proposal are shown to have been designed with respect for adjacent built forms and spaces within the neighbourhood context. Moreover, the building setbacks and height, the exterior material palette, and site arrangements are in keeping with key guideline policies for the area. Therefore the design contributes to the community positively.

Rooflines, cornices and entrance transitions are architectural elements and details that visually connect the proposed development with nearby existing built form.

Red brick, stone masonry and paneling remain consistent to the primary materials found in the surrounding area. The material variations add visual interest by breaking up the overall massing.

Black accent including window trimmings and Juliette balconies contrast the utilized materials, modernizing the building.

Protrusions, recessions and overhangs create visual interest and depth along the facade.

Townhouses are set back from the street and are partially screened by building massing. The single detached dwellings are situated close to the street, defining the pedestrian realm and maintaining the building typology and character pattern of the area.

Stone masonry as the primary cladding for the lower levels grounds the building and solidifies the base.

Accent planting softens the base and adds intimacy to the pedestrian realm.



Figure 16 Single Detached Dwelling Design Analysis

Figure 8: Design of Buildings  
(IBI Group 2022d:17)

## 5.0 ANALYSIS OF IMPACT ASSESSMENT

Any potential project impacts on identified cultural heritage resources must be evaluated, including direct and indirect impacts.

Direct impacts (those that physically affect the heritage resources themselves) include, but are not limited to: demolition, initial project staging, excavation/levelling operations, construction of access roads and renovations or repairs over the life of the project. These direct impacts may impact some or all significant heritage attributes or may alter soils and drainage patterns and adversely impact archaeological resources.

Indirect impacts include but are not limited to: alterations that are not compatible with the historic fabric and appearance of the area; alterations that detract from the cultural heritage values, attributes, character or visual context of a heritage resource. This could include the construction of new buildings; the creation of shadows that alter the appearance of an identified heritage attribute; the isolation of a heritage attribute from its surrounding environment; the obstruction of significant views and vistas; and other less-tangible impacts.

*InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MHSTCI 2006:3) provides an overview of several major types of negative impacts, including but not limited to:

- Destruction of any, or part of any, significant heritage attributes;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource (MHSTCI 2006).

### 5.1 Project Location

An assessment of the impacts on 215 and 219 King Street West can be evaluated using the negative impacts presented in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MHSTCI 2006). The impacts are examined below in Table 2.



**Table 2: Impact Evaluation for 215 and 219 King Street West  
(Adopted from MHSTCI 2006:3)**

Type of Negative Impact	Applicable? (Y/N)	Comments
Destruction of any, or part of any, significant heritage attributes.	Y	<p>There is no planned destruction of any, or part of any, heritage attributes associated with the building at 215 King Street West as a result of the proposed development. The building will remain in situ. The rear addition will be removed; however this addition is not a heritage attribute.</p> <p>There is the potential for impacts to the heritage attributes of 215 King Street West from continued exposure to vibrations caused during the construction phase.</p> <p>There is the potential for accidental direct impacts to 215 King Street West during the construction phase of the new development as well as the removal of the rear addition.</p> <p>The proposed development involves the removal of the building associated with 219 King Street West.</p>
Alterations to a property that detract from the cultural heritage values, attributes, character or visual context of a heritage resource, such as the construction of new buildings that are incompatible in scale, massing, materials, height, building orientation or location relative to the heritage resource.	Y	<p>The proposed development will not alter the historic fabric of 215 King Street West. The heritage property at 215 King Street West will remain in situ and will continue to contribute to the character of the streetscape.</p> <p>The current proposed development is an alteration which has the potential to detract from the visual context of the surroundings area. The proposed design of the new buildings which draws from materials and architectural details from the surrounding neighbourhood helps to soften the visual impacts of the development. The red brick wall on the east elevation with of the proposed Building 01 its lack of articulation detracts from the visual context of the heritage property.</p>
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	N	As outlined in the UDB there will not be any additional impacts by shadows (IBI 2022d).
Isolation of a heritage attribute from its surrounding environment, context or significant relationship.	Y	The location and relationship of 215 King Street West to 219 King Street West is a heritage attribute (see Section 3.0). The proposed development would eliminate the contextual relationship and the historic relationship between 215 King Street West and 219 King Street West.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	N	No significant views or vistas were identified as a heritage attributes associated with 215 King Street West of 219 King Street West.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.	N	Although for the purposes of zoning the proposed development involves a change in land use from neighbourhood commercial to low density residential, the cultural heritage resources on the site are detached residential houses and the lots are proposed to remain residential.

Type of Negative Impact	Applicable? (Y/N)	Comments
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	Y	With the proposed removal of 219 King Street West, and construction activities on the properties, there is potential for ground disturbance which may adversely affect any archeological resources.

As Table 2 summarizes, the heritage attributes of 215 and 219 King Street West will be directly adversely impacted by the current proposed development as defined by MTCS *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006). The impacts include:

- Impact 1 – There is the potential for impacts to heritage attributes of 215 King Street West from continued exposure to vibrations caused during the construction phase.
- Impact 2 – There is the potential for accidental direct impacts to 215 King Street West during the construction phase of the new development as well as during the removal of the rear addition.
- Impact 3 – The proposed development would result in the removal of all heritage attributes associated with 219 King Street West.
- Impact 4 – The proposed development is an alteration which has the potential to detract from the visual context of the surroundings.
- Impact 5 – The proposed development would eliminate the contextual relationship between the 215 King Street West and 219 King Street West.
- Impact 6 – The proposed development may impact archaeological resources on 215 and 219 King Street West.

## 5.2 Adjacent Properties

An assessment of the impacts on properties adjacent to 215 and 219 King Street West can be evaluated using the negative impacts presented in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MHSTCI 2006). The impacts are examined below in Table 3.

**Table 3: Impact Evaluation for Adjacent Properties**  
(Adopted from MHSTCI 2006:3)

Type of Negative Impact	Applicable? (Y/N)	Comments
Destruction of any, or part of any, significant heritage attributes.	N	The proposed development involves the removal of the buildings associated with 219 King Street West. The adjacent properties and their heritage attributes will remain in situ.
Alterations to a property that detract from the cultural heritage values, attributes, character or visual context of a heritage resource, such as the construction of new buildings that are incompatible in scale, massing, materials, height, building orientation or location relative to the heritage resource.	N	The heritage attributes of the adjacent properties are located a distance away from the proposed development and for the most part are buffered from the proposed development by vegetation or fencing, existing parking or roadways. As such the proposed development will not detract from the cultural heritage value or heritage attributes of the adjacent properties.

Type of Negative Impact	Applicable? (Y/N)	Comments
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	N	As outlined in the Urban Design Brief there will not be any additional impacts by shadows (IBI 2022d).
Isolation of a heritage attribute from its surrounding environment, context or significant relationship.	N	The location and relationship of 215 King Street West and 219 King Street West is a noted heritage attribute. The proposed development does not detract from the surrounding environment or adjacent properties.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	N	No significant views or vistas were identified as a heritage attributes associated with the adjacent properties.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.	N	The land use of the adjacent properties will not change.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	N	There is no anticipated land disturbance to the properties adjacent to 215 and 219 King Street West which may adversely affect any archeological resources as a result of the proposed development.

As Table 3 summarizes, the heritage attributes of adjacent properties are not anticipated to be impacted by the proposed development.

## 6.0 ALTERNATIVE OPTIONS

### 6.1 Option 1 - Do Nothing

The “Do Nothing” approach is an alternative redevelopment approach whereby the proposed redevelopment and modification of the building does not proceed. The subject property and heritage attributes would remain in-situ.

This option is not feasible due to the current condition of 219 King Street West. Based on the engineering report, the building is not structurally sound (Carmazan Engineering Inc. 2021). The ‘do nothing’ option would exacerbate conditions and has the potential to increase health and safety concerns.

### 6.2 Option 2 – Removal of 215 & 219 King Street West

As the option proposed in the initial pre-consultation meeting, Option 2 entailed the removal of the buildings on both properties, including the demolition of 215 and 219 King Street West. Removal of these buildings was proposed as part of the development of a four-storey, 14-unit residential building (see Figure 9). After it was determined through the CHER that the properties had CHVI Option 2 was abandoned.



**Figure 9: Proposed Development as Presented in Pre-Consultation (Option 2)**

### 6.3 Option 3 – Retention of 215 & 219 King Street West

This option includes the retention of 215 and 219 King Street West. An independent engineering inspection of 219 King Street West was conducted on October 6, 2021, by Carmazan Engineering Inc. (see Appendix B). Based on the findings within this structural report, structural components such as the foundation and main floor were described as “compromised” and the structure itself “is in an immediate danger of collapse” (Carmazan Engineering Inc. 2021). As such, the retention of 219 King Street West was determined not to be feasible.

### 6.4 Preferred Option

As outlined above the proposed development initially considered the demolition of both 215 and 219 King Street West (Option 2). As a result of the completion of the CHER which found both properties had CHVI, the retention of both buildings was considered (Option 3). Due to a structural inspection 219 King Street West was determined to be “...in an immediate danger of collapse” (Carmazan Engineering Inc. 2021). As such, the preferred option as proposed by the proponent is the retention of 215 King Street West, the demolition of 219 King Street West and the construction of a single-family dwelling and row of four townhouse units as presented in Section 4.0. As a result, mitigation measures have been provided below to help reduce impacts resulting from the proposed site alteration.

## 7.0 MITIGATION MEASURES

If potential impacts to identified heritage resources are determined, proposed conservation or mitigative/avoidance measures must be recommended. The former Ministry of Culture’s *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006b:3) lists several specific methods of minimizing or avoiding a negative impact on a cultural heritage resource, including but not limited to:

- Alternative development approaches;

- Isolating development and site alteration from significant built and natural features and vistas;
- Design guidelines that harmonize mass, setback, setting, and materials;
- Limiting height and density;
- Allowing only compatible infill and additions;
- Reversible alterations; and
- Buffer zones, site plan control, and other planning mechanisms.

These mitigation strategies are echoed in the *City of Hamilton Guidelines: Cultural Heritage Impact Assessments* (2022). This section outlines suggested mitigation measures. The impacts that are addressed by each mitigation measure have been provided in brackets for reference.

### **7.1 Vibration Monitoring (Impact 1)**

Construction activities associated with the current proposed development have the potential to create vibrations that could impact the cultural heritage resource located at 215 King Street West. With respect to vibrations, the Zone of Influence (ZOI) is considered the area of land which is within or adjacent to a construction site and may include 215 King Street West. A ZOI study identifies building/s which may require vibration monitoring during the construction phase to which monitoring strategies can be determined. For example, the City of Toronto *By-law 515-2008 To amend City of Toronto Municipal Code Chapter 363, Building Construction and Demolition, with respect to regulations of vibrations from construction activity* provides an example of a detailed vibration assessment method and criteria. Typically, a ZOI study is carried out after site plan approval and construction methods and equipment is known prior to the construction phase. To mitigate any potential impacts caused by vibrations, it is recommended that City of Hamilton staff determine if a ZOI study is required and when this step will be required.

### **7.2 Temporary Protection Plan (Impact 2)**

To protect 215 King Street West during the removal of the addition as well as during the construction period of the proposed new buildings, a Temporary Protection Plan (TPP) should be developed. The heritage attributes should be marked on the construction plans. Temporary construction fencing should be erected as a buffer between the house the development areas. The fencing should be erected at a sufficient distance to ensure that there will be no direct or indirect impacts to the house as a result of the construction activities or equipment. The TPP should also include a communication protocol that details who needs to be informed about the heritage attributes and who should be contacted if there is an issue with the building. The TPP should include a plan for potential physical impact (i.e., a plan if there is any damage resulting from machinery). The TPP protocol should address the possibility of physical impacts and will outline who to contact if an impact occurs and that proper repairs would be required to return the building to its previous condition. These items can be addressed through a stand-alone TTP or may be included as part of the Construction Management Plan.

### **7.3 Cultural Heritage Resource Documentation Report (Impact 3 and Impact 5)**

A Cultural Heritage Resource Documentation (CHRD) Report provides in-depth documentation of the building. The process involves photographic documentation of the structure as a whole from all (accessible) angles as well as detailed photographs of all elements. Contextual photographs are also taken of the landscape surrounding the resource. These photographs are recorded on a photo map. A physical description of the resource and detailed description of the landscape and context are also included in the report. Additional measured drawings, land use history, archival photographs or maps obtained could also be added to the report. This report

should be provided to local municipalities, stakeholder groups, local historical societies, museums, archives and/or libraries as part of the public record. The completion of a CHRD should be carried out prior to demolition.

Detailed photographic and written documentation of 219 King Street West has been completed as part of the evaluation portion of the CHIA (Appendix D), however it should be confirmed that the existing documentation has been completed to the satisfaction of City staff.

#### 7.4 Salvage of Materials (Impact 3 and Impact 5)

This option allows for the retention of components of the buildings for reuse prior to their demolition. The selective removal of identified architectural or landscape elements preserves portions or features of buildings and structures that possess historical, architectural or cultural value and can divert them from becoming landfill material. This mitigation option is not the strongest option from a heritage perspective; however a removal and reuse program would allow for the conservation of key components of the structures. Reuse and salvage can be achieved by the identification, removal and repurposing through symbolic conservation, or reusing of heritage materials from buildings prior to their demolition. These materials may then be used in other heritage structures as sourcing materials for repair and replacement can be challenging, especially if the materials are from an historic source that no longer exists, such as a quarry, an old-growth forest, or a manufacturing facility that has closed (Parks Canada 2010). As such, the careful salvage of materials from one historic structure can represent an opportunity for the in-kind replacement of quality historic materials in another.

The materials listed below provide an example of materials which may be worthy of salvage or reuse, however it can extend beyond those elements which may be considered to possess historical, architectural or cultural value in order to align best practices for sustainable redevelopment. This salvage plan would apply to 219 King Street West as part of the demolition process.

Items to be considered for salvage include:

- Stone and wood in good condition;
- Windows and doors;
- Any interior features worthy of salvage and reuse including metal hardware; and
- Any appliances.

The following recommendations for the salvage and reuse of materials are suggested:

- A reputable contractor(s) with proven expertise in salvage removal should be obtained.
  - The Architectural Conservancy of Ontario (ACO) North Waterloo Region maintains a *Directory of Heritage Practitioners* located in Ontario that claim to have experience with heritage and/or older properties. The section dedicated to "Moving, Dismantling and Salvage" could be referred to for salvage contacts, however, it is recommended that references and/or previous work be assessed before engaging with any of the listed businesses. The ACO directory is available online at: [Moving, Dismantling & Salvage - ACO North Waterloo Region \(aconwr.ca\)](http://aconwr.ca)
- The ultimate destination of salvaged materials should be determined prior to the initiation of any salvage process;
- Materials should only be salvaged if they are suitable for re-use in other buildings or projects, i.e., the material must not be irreparably damaged or infested;

- The material must be extracted in a manner that ensures that it is not irreparably damaged;
- Consider the incorporation of salvaged materials, such as bricks, stone, timber beams, wood planks, floorboards, etc. into the proposed development, potentially in the form of landscaped features, planters, pavilions/shade structures or lobby features; and
- Any materials not deemed salvageable, but which are still recyclable should be recycled in an effort to reduce the amount of material sent to a landfill.

### **7.5 Commemoration Plan (Impact 3 and Impact 5)**

Conservation through a Commemoration Plan allows the historical value of a property proposed for removal to be expressed and communicated to the public. The Commemoration Plan would outline the symbolic conservation methods through techniques such as plaques and the integration of original materials (i.e., brick masonry, pressed tin elements, windows, or doors). Plaque (s)/displays placed within the existing location (or at an agreed upon off site location) and accessible to passing residents and visitors, would serve to convey information about the property's architectural history.

A Commemoration Plan would:

- Explore options of integrating salvaged materials into any future landscape plans/site plans
- Recommend signage locations; and
- Outline graphics and text for signage.

The development of a Commemoration Plan should be completed prior to demolition activities in order to carry out any potentially recommended actions (i.e., salvage, further documentation).

### **7.6 Design Considerations (Impact 4)**

The current proposed development is an alteration an alteration which has the potential to detract from the visual context of the surroundings area.

The proposed development on 219 King Street West has been oriented to contribute to the streetscape and the design has attempted to draw on architectural elements from the neighborhood. Positioning of the single detached dwelling to front along King Street West maintains the character of King Street. The proposed townhouse block is largely setback from the front property line and partially screened by building massing. This minimizes their impact from the street and maintains the streetscape pattern. The materials and architectural details which draw from the surrounding neighborhood help soften the visual impacts of the development. Further architectural details or articulation could be considered for the east wall of the single-family house (Building 01). The brick wall on the east elevation of the proposed Building 01 detracts from the visual context of the heritage property particularly when viewed from the King Street and Market Streets due to its minimal windows, banding and detailing.

### **7.7 Archaeological Assessment (Impact 6)**

Since there is potential for ground disturbing activities as a result of the proposed development, and a search of previous archaeological assessments did not turn up a report associated with the study area, an archaeological assessment should be considered. Within the formal Consultation Document file no. FC-20-137, no archaeological assessment was required (City of Hamilton

2021). However, city staff should confirm that an archaeology assessment is not required based on the current design.



## 8.0 IMPLEMENTATION

Below, Table 4 outlines the recommended conservation/mitigative/avoidance measures as the development is undertaken. The requirement for these heritage mitigation measures may be incorporated by the City of Hamilton into the site plan approval or addressed through the Construction Management Plan.

**Table 4: Implementation Schedule**

Construction Phase	Mitigation Measures	Implementation Phases		
		Due Diligence	Site Plan	Construction Management Plan
<b>Project Planning and Design</b>	Salvage materials/retain a reputable contractor(s) with proven expertise in salvage removal to determine salvable materials.	✓		
	Cultural Heritage Resource Documentation Report - Confirm the existing documentation within the CHER has been completed to the satisfaction of City staff.	✓		
	Complete a Commemoration Plan		✓	
	Undertake an archaeological assessment (if required)		✓	
	Explore suggested design considerations		✓	
<b>Construction</b>	Vibrations should be identified through a ZOI study (if required)			✓
	Complete a Temporary Protection Plan			✓

## 9.0 RECOMMENDATIONS

This CHIA builds on the previously completed heritage evaluation and noted heritage attributes for 215 King Street West and 219 King Street West (see Section 3.0).

The proposed development involves the demolition of 219 King Street West. The existing house at 215 King Street West will be retained with the removal of the rear one-storey stucco addition. The proposed development involves the construction of two new buildings. The buildings are described as: Building 01 – three-storey single detached residential dwelling and Building 02 – three-storey residential townhouse block. A total of six units are proposed.

Potential negative impacts to 215 King Street West and 219 King Street West which may result from the current proposed development include:

- Impact 1 – There is the potential for impacts to heritage attributes of 215 King Street West from continued exposure to vibrations caused during the construction phase.
- Impact 2 – There is the potential for accidental direct impacts to 215 King Street West during the construction of the new development as well as during the removal of the rear addition.
- Impact 3 – The proposed development would result in the removal of all heritage attributes associated with 219 King Street West.
- Impact 4 – The proposed development is an alteration which has the potential to detract from the visual context of the surroundings.

- Impact 5 – The proposed development would eliminate the contextual relationship between the 215 King Street West and 219 King Street West.
- Impact 6 – The proposed development may impact archaeological resources on 215 and 219 King Street West.

The heritage attributes of the adjacent properties are not anticipated to be impacted by the proposed development.

The following conservation/mitigation strategies are recommended:

- To protect 215 King Street West during the construction as well as during the removal of the rear addition, a Temporary Protection Plan should be created including provisions for fencing between the building and development areas as well as communication protocols;
- To protect 215 King Street West during the construction, vibrations should be identified through a ZOI study as directed by City Staff;
- A Cultural Heritage Resource Documentation report should be prepared. Photographic and written documentation of the properties has been completed as part of the CHER report. It should be confirmed that the existing documentation has been completed to the satisfaction of City staff.
- Materials should be salvaged from 219 King Street West;
- A Commemoration Plan should be developed prior to the demolition of 219 King Street West;
- The design of the east wall of Building 01 could consider additional architectural details and/or articulation;
- City staff should confirm that no archaeological assessment is required based on the current designs; and
- As outlined in the City of Hamilton's Guidelines for Cultural Heritage Impact Assessments, this report should be submitted for review and comment to the Heritage Planner and Municipal Heritage Committee.

## 10.0 BIBLIOGRAPHY

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## Appendix A: City of Hamilton Guidelines for Cultural Heritage Impact Assessments

### 1.0 PURPOSE

A Cultural Heritage Impact Assessment (CHIA) is a report that documents a clear and traceable evaluation of the effects of a proposed new development or redevelopment on cultural heritage resources and/or their setting. If there are demonstrated adverse effects, the CHIA must describe the means by which the adverse effects can be minimized, mitigated or avoided. The primary goal of a CHIA is to ensure that the cultural heritage value of the property is conserved.

Under the Urban Hamilton Official Plan (UHOP) and Rural Hamilton Official Plan (RHOP), a CHIA shall be required where the proposed development, site alteration, or redevelopment of lands has the potential to adversely affect the following cultural heritage resources through displacement or disruption:

- Properties designated under any part of the *Ontario Heritage Act* or adjacent to properties designated under any part of the *Ontario Heritage Act*;
- Properties that are included in the City of Hamilton *Register of Property of Cultural Heritage Value or Interest* (the Register) or *adjacent* to properties included in the Register;
- A registered or known archaeological site or areas of archaeological potential;
- Any area for which a cultural heritage conservation plan statement has been

prepared; or,

- Properties that comprise or are contained within cultural heritage landscapes that are included in the City of Hamilton's Municipal *Register of Property of Cultural Heritage Value or Interest*.

The UHOP and RHOP also identify that CHIA reports may be required where the proposed development, site alteration, or redevelopment of lands has the potential to adversely affect properties listed on the City's *Inventory of Properties of Cultural Heritage Value or Interest*.

The UHOP also identifies that there may be cultural heritage properties that are not yet included in the City's *Register of Property of Cultural Heritage Value or Interest*, nor designated under the *Ontario Heritage Act*, but have cultural heritage interest. The City shall ensure these non-designated and non-registered cultural heritage properties are identified, evaluated, and appropriately conserved.

New development, site alteration or redevelopment may create disturbances or disruptions including, but not limited to:

- Demolition, removal, or any other damaging effects to buildings or structures of cultural heritage value or interest;
- Disruption of the setting, context, landscape or layout of the cultural heritage resource; and,
- Development of lands adjacent to cultural heritage resources that is not sympathetic to the adjacent property's cultural heritage attributes.

## 2.0 CONTENT

Planning staff will inform the proponent during the Formal Consultation phase of any development application, whether the submission of a CHIA will be required prior to the submission of any subsequent applications under the *Planning Act*. The Assessment shall be undertaken by a qualified professional with demonstrated expertise in cultural heritage assessment, mitigation and management, excluding the project architect or any other professional with a stake in the development, and shall contain the following:

### a) Introduction to the Development Site

- A location plan showing and describing the contextual location of the site.
- An existing site plan and current floor plans of built structures where appropriate.
- A concise written and visual description of the site identifying significant features, buildings, landscapes and views including any yet unidentified potential cultural heritage resources and making note of any heritage recognition of the property (ie. National Historic Site, Municipal Designation, etc.).
- A concise written and visual description of the context including adjacent properties and their recognition (as above) and any yet unidentified potential cultural heritage resource(s).
- Present owner and contact information.

### b) Background Research and Analysis

- For the subject property:
  - Comprehensive written and visual research and analysis of the cultural heritage value or interest of the site (both identified and not yet identified): physical or design, historical or associative, and contextual.
  - Development history of the site including original construction, additions, and alterations with substantiated dates of construction; and,
  - Relevant research material, including historic maps, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, Vernon's directories, etc.
- For adjacent properties:
  - Concise written and visual research and analysis of the cultural heritage value or interest of the adjacent properties, predominantly physical or design and contextual value.

### c) Statement of Significance

- A Statement of Cultural Heritage Value or Interest identifying the cultural heritage attributes. This statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions. This statement is to follow the provincial guidelines set out in the *Ontario Heritage Tool Kit*. The statement of cultural heritage value or interest will be written in a way that does not respond to or anticipate any current or proposed interventions. The City may, at its discretion and upon review, reject or use the statement of cultural heritage value or interest, in whole or in part, in crafting its own statement of cultural heritage value or interest (Reasons for including on Register or Designation) for the subject property.

#### **d) Description of the Proposed Development or Site Alteration**

- A written and visual description of the proposed development or site alteration.

#### **e) Impact of Proposed Development or Site Alteration**

- Description of the negative impacts upon the cultural heritage resource(s) by the proposed development or site alteration as identified in the *Ontario Heritage Tool Kit*, including but not limited to:
  - Destruction of any, or part of any, significant heritage attributes or features;
  - Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
  - Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden;
  - Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
  - Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
  - A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value; and,
  - Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources.

#### **f) Alternatives or Mitigation Measures**

- A description of the alternatives or mitigation measures necessary to mitigate the adverse impacts of the development and/or site alteration upon the cultural heritage resource(s), including:
  - The means by which the existing cultural heritage resources shall be integrated within the proposed development and/or site alteration; and,
  - The manner in which commemoration of cultural heritage resources to be removed shall be incorporated within the proposed development and/or site alteration.

#### **g) Conservation Strategy**

- The preferred strategy recommended to best protect and enhance the cultural heritage value and heritage attributes of the on-site and adjacent cultural heritage resource(s) including, but not limited to:
  - A mitigation strategy including the proposed methods;
  - A conservation scope of work including the proposed methods; and
  - An implementation and monitoring plan.
  - Recommendations for additional studies/plans related to, but not limited to: conservation; site specific design guidelines; interpretation/commemoration; lighting; signage; landscape; stabilization; additional record and documentation prior to demolition; and long-term maintenance.
  - Referenced conservation principles and precedents.

## **h) Cited Materials**

Any required CHIA report shall be submitted for review by Planning staff and the Hamilton Municipal Heritage Committee prior to acceptance of the report as being complete or the clearance of any conditions on any development approvals.

## **2.1 SCOPED ASSESSMENTS**

At the discretion of Planning staff, the content of a CHIA may be scoped as follows:

- a) Where it has been adequately demonstrated that the conservation, rehabilitation and reuse of cultural heritage resources that have not yet been included in the City's *Register of Property of Cultural Heritage Value or Interest*, nor designated under the *Ontario Heritage Act*, is not viable, the City may require that the affected resources be thoroughly documented for archival purposes at the expense of the applicant prior to demolition or removal.
- b) Where cultural heritage resources may be affected and staff is of the opinion that the potential impacts will be minor, the discussion of impacts to cultural heritage resources may be integrated into an Urban Design Brief or Urban Design Study.

*Note: Where a property is designated under Part IV or Part V of the Ontario Heritage Act, a Heritage Permit is required to be submitted prior to the issuance of a Building Permit. Accordingly, Planning staff recommend that the proponent consults with staff following the submission of a Formal Consultation application to determine the appropriate course of action to proceed with the proposal.*

**Appendix B: Engineering Report – 219 King Street West (2021)**



743 Powerline Road East, Lynden, Ontario, RR2 L0R1T0, Tel 905 521 9555, Fax 905 521 1613 , www.carmazanengineering.com

To: Nick Uhac

Hamilton, Ontario

Re. Structural assessment at 219 King Street West , Dundas , Ontario

Date: October 6, 2021

Dear Sir,

**Introduction :**

Carmazan Engineering Inc. has conducted an independent engineering inspection and assessment of the structure located at the above noted address .

We attended the site on October 6, 2021 for the purpose of conduction our preliminary inspection . The inspection was based solely on visual and no testing.

**Background :**

The subject structure was a two storey residential building located at 219 King Street West in Dundas .

**Description of Structural Characteristics**

We did not inspect or review any of the interiors of the building and did not have access to existing building plans . We assume that the building was constructed in a typical wood frame with metal siding .

The basement walls were observed as rubble stone type foundation with thicknesses varying between 18 “ and 24 “ . Some areas we could not determine the thickness or the depth due to obstructions in the crawl space. The main floor framing was observed as wood framing - 12 “ to 8” diameter spaced between 3 feet and 4 feet of centre . The subfloor was observed as wood boards with unknown thickness .



**Engineering Inspection :**

The rubble foundation that was observed with a minimum frost protection of 4 feet , is considered structurally sound . We could not evaluate the areas in crawl spaces .

The Main floor structure was observed in very bad shape . The logs used as joists were observed with extensive damage due water and specially due the wood boring beetles . We could not determine if the infestation is active or was terminated in the past . We also observed lack of bearing at the end foundation walls, extensively damaged wood plates , cuts in the beams at heating ducts and plumbing pipes , improper supports and bearing for posts . None of post were connected due the absence of any structural concrete pads . The post consists and mix of steel teleposts and wood posts , both types undersized and with virtually not connection.

We observed excessive sagging of the main floor at centre areas which trigger uneven floors beyond acceptable limits .

We observed at crawl space area signs of a past fire that damaged the main floor beam and was never replaced.

Rear addition was observed with no frost protection at foundation walls and wood floor installed on soil with excessive amount of mold . Side foundation wall adjacent to parking not able to support loading from parking

**Closing remarks :**

Based on the above findings it is in our opinion that the structural components as described above are compromised and lost their capacity as required for a single family dwelling loading criteria . The structure is unsafe and in an immediate danger to collapse . We strongly recommend that temporary adjustments to be made ( e.g. temporary shoring at main floor level , walls post , joists ) and permanent monitoring until demolition is scheduled .

All remedial , temporary work to comply with the latest edition of OBC and Ministry of labour requirements .

**Attachments : see pictures attached**

Sincerely



Carmazan Engineering Inc.  
Calin Carmazan, M.Eng., P.Eng.  
Hamilton , October 6, 2021

## Appendix C: Curriculum Vitae

Kayla Jonas Galvin, MA, RPP, MCIP, CAHP  
Heritage Operations Manager  
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Phone: (519) 804-2291 x120 Fax: (519) 286-0493  
Email: [kayla.jonasgalvin@araheritage.ca](mailto:kayla.jonasgalvin@araheritage.ca) Web: [www.arch-research.com](http://www.arch-research.com)

### Biography

Kayla Jonas Galvin, Archaeological Research Associates Ltd.'s Heritage Operations Manager, has extensive experience evaluating cultural heritage resources and landscapes for private and public-sector clients to fulfil the requirements of provincial and municipal legislation such as the *Environmental Assessment Act*, the *Standards & Guidelines for the Conservation of Provincial Heritage Properties* and municipal Official Plans. She served as Team Lead on the Ministry of Tourism, Culture and Sport Historic Places Initiative, which drafted over 850 Statements of Significance and for *Heritage Districts Work!*, a study of 64 heritage conservation districts in Ontario. Kayla was an editor of *Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory* and has worked on Municipal Heritage Registers in several municipalities. Kayla has drafted over 150 designation reports and by-laws for the City of Kingston, the City of Burlington, the Town of Newmarket, Municipality of Chatham-Kent, City of Brampton and the Township of Whitchurch-Stouffville. Kayla is the Heritage Team Lead for ARA's roster assignments for Infrastructure Ontario and oversees evaluation of properties according to *Standards & Guidelines for the Conservation of Provincial Heritage Properties*. Kayla is a Registered Professional Planner (RPP), a Member of the Canadian Institute of Planners (MCIP), is a professional member of the Canadian Association of Heritage Professionals (CAHP) and sits on the board of the Ontario Association of Heritage Professionals.

### Education

2016 MA in Planning, University of Waterloo. Thesis Topic: *Goderich – A Case Study of Conserving Cultural Heritage Resources in a Disaster*  
2003-2008 Honours BES University of Waterloo, Waterloo, Ontario  
Joint Major: Environment and Resource Studies and Anthropology

### Professional Memberships and Accreditations

Current Registered Professional Planner (RPP)  
Member of the Canadian Institute of Planners (MCIP)  
Professional Member, Canadian Association of Heritage Professionals (CAHP)  
Board Member, Ontario Association of Heritage Professionals

### Work Experience

Current **Heritage Operations Manager, Archaeological Research Associates Ltd.**  
Oversees business development for the Heritage Department, coordinates completion of designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.  
2009-2013 **Heritage Planner, Heritage Resources Centre, University of Waterloo**  
Coordinated the completion of various contracts associated with built heritage including responding to grants, RFPs and initiating service proposals.  
2008-2009, **Project Coordinator–Heritage Conservation District Study, ACO**

- 2012 Coordinated the field research and authored reports for the study of 32 Heritage Conservation Districts in Ontario. Managed the efforts of over 84 volunteers, four staff and municipal planners from 23 communities.
- 2007-2008 **Team Lead, Historic Place Initiative, Ministry of Culture**  
Liaised with Ministry of Culture Staff, Centre's Director and municipal heritage staff to draft over 850 Statements of Significance for properties to be nominated to the Canadian Register of Historic Places. Managed a team of four people.

### Selected Professional Development

- 2019 OPPI and WeirFoulds Client Seminar: Bill 108 – More Homes, More Choice, 2019
- 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON (Two-days)
- 2019 Information Session: Proposed Amendments to the OHA, by Ministry of Tourism, Culture and Sport
- 2018 Indigenous Canada Course, University of Alberta
- 2018 Volunteer Dig, Mohawk Institute
- 2018 Indigenizing Planning, three webinar series, Canadian Institute of Planners
- 2018 Cultural Heritage, Archaeology and Planning Symposium
- 2018 Transforming Public Apathy to Revitalize Engagement, Webinar, MetorQuest
- 2018 How to Plan for Communities: Listen to the Them, Webinar, CIP
- 2017 Empowering Indigenous Voices in Impact Assessments, Webinar, International Association for Impact Assessments
- 2017 Cultural Heritage, Archaeology and Planning Symposium
- 2017 Capitalizing on Heritage, National Trust Conference, Ottawa, ON.
- 2016 Cultural Heritage, Archaeology and Planning Symposium
- 2016 Heritage Rising, National Trust Conference, Hamilton
- 2016 Ontario Heritage Conference St. Marys and Stratford, ON.
- 2016 Heritage Inventories Workshop, City of Hamilton & ERA Architects
- 2015 Cultural Heritage, Archaeology and Planning Symposium
- 2015 City of Hamilton: Review of Existing Heritage Permit and Heritage Designation Process Workshop.
- 2015 Leadership Training for Managers Course, Dale Carnegie Training

### Selected Publications

- 2018 "Conserving Cultural Heritage Landscapes in Waterloo: An Innovative Approach." *Ontario Association of Heritage Professionals Newsletter*, Winter 2018.
- 2018 "Restoring Pioneer Cemeteries" *Ontario Association of Heritage Professionals Newsletter*. Spring 2018. *In print*.
- 2015 "Written in Stone: Cemeteries as Heritage Resources." *Municipal World*, Sept. 2015.
- 2015 "Bringing History to Life." *Municipal World*, February 2015, pages 11-12.
- 2014 "Inventorying our History." *Ontario Planning Journal*, January/February 2015.
- 2014 "Assessing the success of Heritage Conservation Districts: Insights from Ontario Canada." with R. Shipley and J. Kovacs. *Cities*.

Jacqueline McDermid, BA  
Heritage Team–Project Manager  
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Web: [www.arch-research.com](http://www.arch-research.com)

### Biography

Jacqueline McDermid has ten years of technical writing and management experience; Seven years direct heritage experience. She has gained seven years of experience conducting primary and secondary research for archaeological and heritage assessments and drafting reports and evaluating property according to Ontario Regulation 9/06 and 10/06 as part of Municipal Heritage Registers. Jacqueline is expert at copy editing heritage reports including checking grammar, consistency and fact checking, to ensure a high-quality product is delivered to clients. She has experience assisting with the drafting of Heritage Conservation District Studies through the drafting of reports for potential Heritage Conservation Districts in the City of Toronto (Weston HCD) and Township of Bradford West Gwillimbury (Bond Head HCD). Jacqueline has proven project management experience gained by completing projects on time and on budget as well as formal Project Management training. In 2018, under a six-month contract as the Heritage Planner at the Ministry of Transportation, acquired considerable experience conducting technical reviews of consultant heritage reports for Ministry compliance including Cultural Heritage Evaluation Reports, Heritage Impact Assessment, Strategic Conservation Plans, and Cultural Heritage Resource Assessments as well as gained valuable insight on provincial heritage legislation (*Ontario Heritage Bridge Guidelines*, *Ontario MTO Environmental Standards and Practices for Cultural Heritage*, *MTO Environmental Reference for Highway Design – Heritage*, *MTCS' Heritage Identification & Evaluation Process* as well as the new *MTCS Information Bulletins on Heritage Impact Assessments and Strategic Conservation Plans*, and inter-governmental processes. She has extensive Knowledge of heritage and environmental policies including the *Planning Act*, *Provincial Policy Statement*, the *Ontario Heritage Act*, *Official Plans*, *Environmental Assessment Act* and *Green Energy Act*. Working knowledge of the *Standards and Guidelines for Consultant Archaeologists* (2011), Ministry of Tourism, Culture and Sport.

### Education

2000-2007 Honours B.A., Wilfrid Laurier University, Waterloo, Ontario  
Major: Near Eastern Archaeology.

### Work Experience

2020-present **Project Manager – Heritage, Archaeological Research Associates, Stoney Creek, ON**

2015-2020 **Technical Writer and Researcher – Heritage, Archaeological Research Associates Ltd., Kitchener, ON**

Research and draft designation by-laws, heritage inventories, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations using Ontario Regulation 9/06, 10/06 and the Ontario Heritage Bridge Guidelines.

2018 **Environmental Planner – Heritage Ministry of Transportation, Central Region**  
– Six-month contract.

Responsibilities included: project management and coordination of MTO heritage program, managed multiple consultants, conducted and coordinated field

- assessments and surveys, estimated budgets including \$750,000 retainer contracts. Provided advice on heritage-related MTO policy to Environmental Policy Office (EPO) and the bridge office.
- 2017-2018 **Acting Heritage Team Lead – Heritage Archaeological Research Associates Ltd., Kitchener, ON**  
Managed a team of Heritage Specialists, oversaw the procurement of projects, retainers; managed all Heritage projects, ensured quality of all outgoing products.
- 2014-2015 **Technical Writer – Archaeology, Archaeological Research Associates Ltd., Kitchener, ON**  
Report preparation; correspondence with the Ministry of Tourism, Culture, and Sport; report submission to the Ministry and clients; and administrative duties (PIF and Borden form completion).
- 2012-2013 **Lab Assistant, Archaeological Research Associates Ltd., Kitchener, ON**  
Receive, process and register artifacts.
- 2011-2012 **Field Technician, Archaeological Research Associates Ltd., Kitchener, ON**  
Participated in field excavation and artifact processing.
- 2005-2009 **Teaching Assistant, Wilfrid Laurier University, Waterloo, ON**  
Responsible for teaching and evaluating first, second, third- and fourth-year student lab work, papers and exams.
- 2005-2007 **Lab Assistant, Wilfrid Laurier University – Near Eastern Lab, Waterloo, ON**  
Clean, Process, Draw and Research artifacts from various sites in Jordan.

### Professional Development

- 2019 OPPI and WeirFoulds Client Seminar: Bill 108 – More Homes, More Choice, 2019
- 2019 Ontario Heritage Conference, Goderich, ON (Two-days)
- 2019 Rural Heritage, Webinar, National Trust for Canada
- 2019 Information Session: Proposed Amendments to the OHA, by Ministry of Tourism, Culture and Sport
- 2019 Indigenous Heritage Places and Perspectives, Webinar, National Trust for Canada
- 2018 Indigenous Canada, University of Alberta
- 2018 Grand River Watershed 21<sup>st</sup> Annual Heritage Day Workshop and Celebration (One day)
- 2017 Leadership Training for Managers Course, Dale Carnegie Training
- 2015 Introduction to Blacksmithing, One-Day
- 2015 Ontario Heritage Trust symposium, topics included: Cultural landscapes, City building, Tangible heritage, How the public engages with heritage, and Conserving intangible heritage
- 2014 Community Heritage Ontario, webinar, Part IV and V of the *Ontario Heritage Act*.

### Presentations

- 2019 **Cemeteries and Burials Research.** Cultural Heritage Planning and Archaeology Symposium, Burlington.

Sarah Clarke, BA  
Research Manager  
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Web: [www.arch-research.com](http://www.arch-research.com)

### Biography

Sarah Clarke is Archaeological Research Associates Ltd.'s Heritage Research Manager. Sarah has over 12 years of experience in Ontario archaeology and 10 years of experience with background research. Her experience includes conducting archival research (both local and remote), artifact cataloguing and processing, and fieldwork at various stages in both the consulting and research-based realms. As Team Lead of Research, Sarah is responsible for conducting archival research in advance of ARA's archaeological and heritage assessments. In this capacity, she performs Stage 1 archaeological assessment field surveys, conducts preliminary built heritage and cultural heritage landscape investigations and liaises with heritage resource offices and local community resources in order to obtain and process data. Sarah has in-depth experience in conducting historic research following the *Ontario Heritage Toolkit* series, and the *Standards and Guidelines for Provincial Heritage Properties*. Sarah holds an Honours B.A. in North American Archaeology, with a Historical/Industrial Option from Wilfrid Laurier University and is currently enrolled in Western University's Intensive Applied Archaeology MA program. She is a member of the Ontario Archaeological Society (OAS), the Society for Industrial Archaeology, the Ontario Genealogical Society (OGS), the Canadian Archaeological Association, and is a Council-appointed citizen volunteer on the Brantford Municipal Heritage Committee. Sarah holds an R-level archaeological license with the MTCS (#R446).

### Education

Current MA Intensive Applied Archaeology, Western University, London, ON. Proposed thesis topic: Archaeological Management at the Mohawk Village.  
1999–2010 Honours BA, Wilfrid Laurier University, Waterloo, Ontario  
Major: North American Archaeology, Historical/Industrial Option

### Professional Memberships and Accreditations

Current Member of the Ontario Archaeological Society  
Current Member of the Society for Industrial Archaeology  
Current Member of the Brant Historical Society  
Current Member of the Ontario Genealogical Society  
Current Member of the Canadian Archaeological Association  
Current Member of the Archives Association of Ontario

### Work Experience

Current **Team Lead – Research; Team Lead – Archaeology, Archaeological Research Associates Ltd.**  
Manage and plan the research needs for archaeological and heritage projects. Research at offsite locations including land registry offices, local libraries and local and provincial archives. Historic analysis for archaeological and heritage projects. Field Director conducting Stage 1 assessments.  
2013-2015 **Heritage Research Manager; Archaeological Monitoring Coordinator, Archaeological Research Associates Ltd.**

- Stage 1 archaeological field assessments, research at local and distant archives at both the municipal and provincial levels, coordination of construction monitors for archaeological project locations.
- 2010-2013 **Historic Researcher, Timmins Martelle Heritage Consultants Inc.**  
Report preparation, local and offsite research (libraries, archives); correspondence with the Ministry of Tourism, Culture, and Sport; report submission to the MTCS and clients; and administrative duties (PIF and Borden form completion and submission, data requests).
- 2008-2009 **Field Technician, Archaeological Assessments Ltd.**  
Participated in field excavation and artifact processing.
- 2008-2009 **Teaching Assistant, Wilfrid Laurier University.**  
Responsible for teaching and evaluating first year student lab work.
- 2007-2008 **Field and Lab Technician, Historic Horizons.**  
Participated in excavations at Dundurn Castle and Auchmar in Hamilton, Ontario. Catalogued artifacts from excavations at Auchmar.
- 2006-2010 **Archaeological Field Technician/Supervisor, Wilfrid Laurier University.**  
Field school student in 2006, returned as a field school teaching assistant in 2008 and 2010.

### Professional Development

- 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON
- 2018 Cultural Heritage, Archaeology and Planning Symposium
- 2018 Grand River Watershed 21<sup>st</sup> Annual Heritage Day Workshop & Celebration
- 2018 Mississaugas of the New Credit First Nation Historical Gathering and Conference
- 2017 Ontario Genealogical Society Conference
- 2016 Ontario Archaeological Society Symposium
- 2015 Introduction to Blacksmithing Workshop, Milton Historical Society
- 2015 Applied Research License Workshop, MTCS
- 2014 Applied Research License Workshop, MTCS
- 2014 Heritage Preservation and Structural Recording in Historical and Industrial Archaeology. Four-month course taken at Wilfrid Laurier University, Waterloo, ON. Professor: Meagan Brooks.

### Presentations

- 2018 *The Early Black History of Brantford.* Brant Historical Society, City of Brantford.
- 2017 *Mush Hole Archaeology.* Ontario Archaeological Society Symposium, Brantford.
- 2017 *Urban Historical Archaeology: Exploring the Black Community in St. Catharines, Ontario.* Canadian Archaeological Association Conference, Gatineau, QC.

### Volunteer Experience

- Current Council-appointed citizen volunteer for the Brantford Municipal Heritage Committee.

Aly Bousfield Bastedo, B.A., Dip. Heritage Conservation  
Heritage Technical Writer and Researcher  
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Web: [www.araheritage.ca](http://www.araheritage.ca)

Aly Bousfield-Bastedo, ARA's Heritage Technical Writer and researcher (MTO Roles: Researcher, Field Technician) has four years of experience in evaluating cultural heritage resources, conducting historical research and providing conservation recommendations on a variety of projects. She holds an Honours BA in Sociology from the University of Guelph as well as a post-graduate certificate in Urban Design from Simon Fraser University. Building on these experiences, Aly received a graduate Diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Aly has gained substantial experience in provincial and municipal legislation and guidelines, including the *Ontario Heritage Act*, *Official Plans*, the *Standards and Guidelines for the Conservation of Historic Places*, and the *Ontario Heritage Toolkit*. Aly has gained considerable experience in evaluating potential impacts and recommending mitigation strategies for a variety of resources such as farmsteads, bridges, houses, churches, cultural heritage landscapes and heritage districts in urban and rural areas. Aly's breadth of work has demonstrated her ability in conducting consultations with heritage stakeholders including interviews and surveys.

#### Education

2017-2020	Post-Graduate Diploma in Heritage Conservation, Willowbank School of Restoration Arts, Queenston, ON
2016-2017	Post-Graduate Certificate in Urban Design, Simon Fraser University, Vancouver, BC
2009-2013	Honours BA, University of Guelph, Guelph, ON Sociology

#### Select Work Experience

Current	<b>Technical Writer and Researcher, Archaeological Research Associates Ltd.</b> Produce deliverables for ARA's heritage team, including historic research, heritage assessment and evaluation for designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.
2021	<b>Cultural Consultant, Ministry of Heritage, Sport, Tourism and Culture</b> Provided liaison and advisory services to municipalities and stakeholders in the heritage sector on cultural heritage legislation in Ontario.
2020	<b>Heritage Planning Consultant, Megan Hobson &amp; Associates</b> Provided heritage consulting services, including site investigation and documentation. Provided cultural heritage value assessment and evaluations.
2019-2020	<b>Cultural Heritage Planning Intern, ERA Architects</b> Coordinated and authored various heritage related contracts. Duties included historic research, heritage impact assessments, cultural heritage assessments and evaluations.
2016-2017	<b>Heritage Vancouver, Programs and Communications</b> Conducted research and analysis of heritage properties and neighbourhoods in Vancouver. Assisted in the creation of a cultural heritage landscape assessment of Vancouver's Chinatown neighbourhood through historical research and community engagement.



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### Select Professional Development

- 2021 International Network for Traditional Building and Urbanism (INTBAU) membership
- 2021 "Drafting Statements of Significance." Webinar presented by ARA's K. Jonas Galvin for ACO's job shadow students
- 2021 "Architectural Styles." Webinar presented by ARA's K. Jonas Galvin for ACO's job shadow students
- 2021 "Perspectives on Cultural Heritage Landscapes". Cultural Heritage, Archaeology and Planning Symposium. ARA Ltd.
- 2019 University of Toronto, Mark Laird "Selected topics on Landscape Architecture", Course audit  
Messors, "Fornello Sustainable Preservation Workshop", Cultural Landscape Field School
- 2018 Points of Departure. Association for Preservation Technology (APT) Conference. Buffalo, NY.

### Presentations

- 2018 Essential issues or themes for education in heritage conservation: Montreal Roundtable on Heritage (Canada Research Chair on Built Heritage)

**Appendix D: Cultural Heritage Evaluation Report (ARA 2021)**



**DRAFT**  
**Cultural Heritage Evaluation Report**  
**215 & 219 King Street West**  
**Part of Lot 10, Lot 11, Block 15, Plan 1443**  
**Geographic Township of West Flamborough**  
**Former Wentworth County**  
**City of Hamilton, ON**

Prepared for  
**IBI Group**  
Suite 200, East Wing-360 James Street North  
Hamilton, ON L8L 1H5  
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HR-349-2021  
*ARA File# 2021-0256*

**03/09/2021**

**Original**

## EXECUTIVE SUMMARY

IBI Group (IBI) retained Archaeological Research Associates Ltd. (ARA) to evaluate the cultural heritage value or interest (CHVI) of 215 & 219 King Street West in Dundas Ontario and draft a Cultural Heritage Impact Assessment (CHIA) in relation to a proposed development on the subject property. This report examines the design of the property and presents its history and describes its context. Using this information, the CHVI of 215 & 219 King Street West is evaluated against the criteria of *Ontario Regulation 9/06 (O.Reg 9/06)*. This report, a Cultural Heritage Evaluation Report (CHER) includes an examination of the property against the City of Hamilton's *Framework for Cultural Heritage Evaluation* Section 3 (Built Heritage) and Section 4 (Cultural Heritage Landscapes) and provides conclusions drawn from those evaluations. This report forms the first part of a two-part project, the CHER which will be followed by a separate CHIA report containing development plans, impacts and mitigation measures. City of Hamilton Heritage Planning Staff approved this approach. The property located at 215 King Street West is included on the City of Hamilton's *Inventory of Buildings of Architectural and/or Historical Interest*. As of August 2021, Hamilton City Council approved the addition of 215 and 219 King Street West to the Municipal Heritage Register. In addition, 215 King Street West is on the Staff Work Plan for Heritage Designation under the *Ontario Heritage Act*.

The Cultural Heritage Evaluation Report approach included:

- Background research concerning the project and historical context of the study area;
- Consultation with City of Hamilton staff regarding heritage matters in the study area;
- Identification of any designated or recognized properties within and adjacent to the study area;
- On-site inspection and creation of an inventory of all properties with potential Built Heritage Resources and Cultural Heritage Landscapes within and adjacent to the study area;
- A description of the location and nature of potential cultural heritage resources; and
- Evaluation of each potential cultural heritage resource against the criteria set out in Ontario Regulation 9/06 for determining cultural heritage value or interest.

215 King Street West meets four criteria of the *O. Reg 9/06* and can therefore be considered to have cultural heritage value or interest. 215 King Street West meets eight of the City of Hamilton's *Framework for Cultural Heritage Evaluation* Section 3 (Built Heritage) criteria. It is a candidate for designation under the *Ontario Heritage Act*. 219 King Street West meets two criteria of *O. Reg. 9/06* and can therefore be considered to have cultural heritage value or interest. 219 King Street West meets five of the City of Hamilton's *Framework for Cultural Heritage Evaluation* Section 3 (Built Heritage) criteria. However, it is not a strong candidate for designation under the *Ontario Heritage Act*. It should be noted that this evaluation was completed without an interior investigation of 219 King Street West. It is possible that a closer examination of the building may result in a revised evaluation.

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## GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.  
BDAC – Biographical Dictionary of Architects in Canada  
CHER – Cultural Heritage Evaluation Report  
CHIA – Cultural Heritage Impact Assessment  
CHVI – Cultural Heritage Value or Interest  
MMAH – Ministry of Municipal Affairs and Housing  
MHSTCI – Ministry of Heritage, Sport, Tourism, and Culture Industries  
OHA – Ontario Heritage Act  
O. Reg. – Ontario Regulation

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Two-page curriculum vitae (CV) that demonstrate the qualifications and expertise of key team members to perform cultural heritage work in Ontario are provided in Appendix E.

## 1.0 INTRODUCTION

IBI Group (IBI) retained Archaeological Research Associates Ltd. (ARA) to evaluate the cultural heritage value or interest (CHVI) of 215 & 219 King Street West (see Map 1) in Dundas Ontario and draft a Cultural Heritage Impact Assessment (CHIA) in relation to a proposed development on the subject property. This report examines the design of the property and presents its history and describes its context. Using this information, the CHVI of 215 & 219 King Street West is evaluated against the criteria of *Ontario Regulation 9/06 (O.Reg 9/06)*. This report, a Cultural Heritage Evaluation Report (CHER) includes an examination of the property against the City of Hamilton's *Framework for Cultural Heritage Evaluation* Section 3 (Built Heritage) and Section 4 (Cultural Heritage Landscapes) and provides conclusions drawn from those evaluations. This report forms the first part of a two-part project, the CHER which will be followed by a separate CHIA report containing development plans, impacts and mitigation measures. City of Hamilton Heritage Planning Staff approved this approach. The property located at 215 King Street West is included on the City of Hamilton's *Inventory of Buildings of Architectural and/or Historical Interest*. As of August 2021, Hamilton City Council approved the addition of 215 and 219 King Street West to the Municipal Heritage Register. In addition, 215 King Street West is on the Staff Work Plan for Heritage Designation under the *Ontario Heritage Act*.

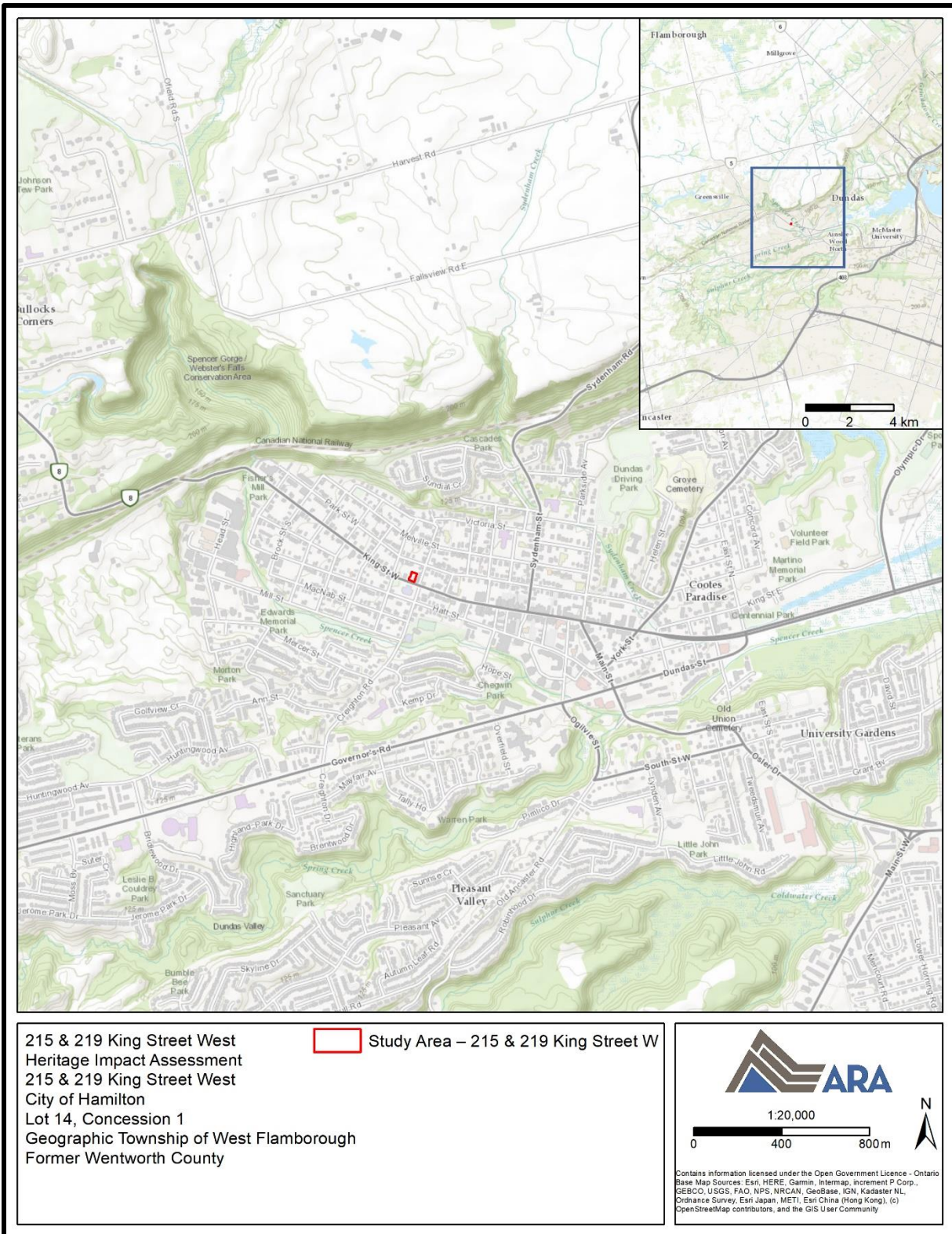
## 2.0 PROPERTY LOCATION

Civic Address: 215 & 219 King Street West, Dundas

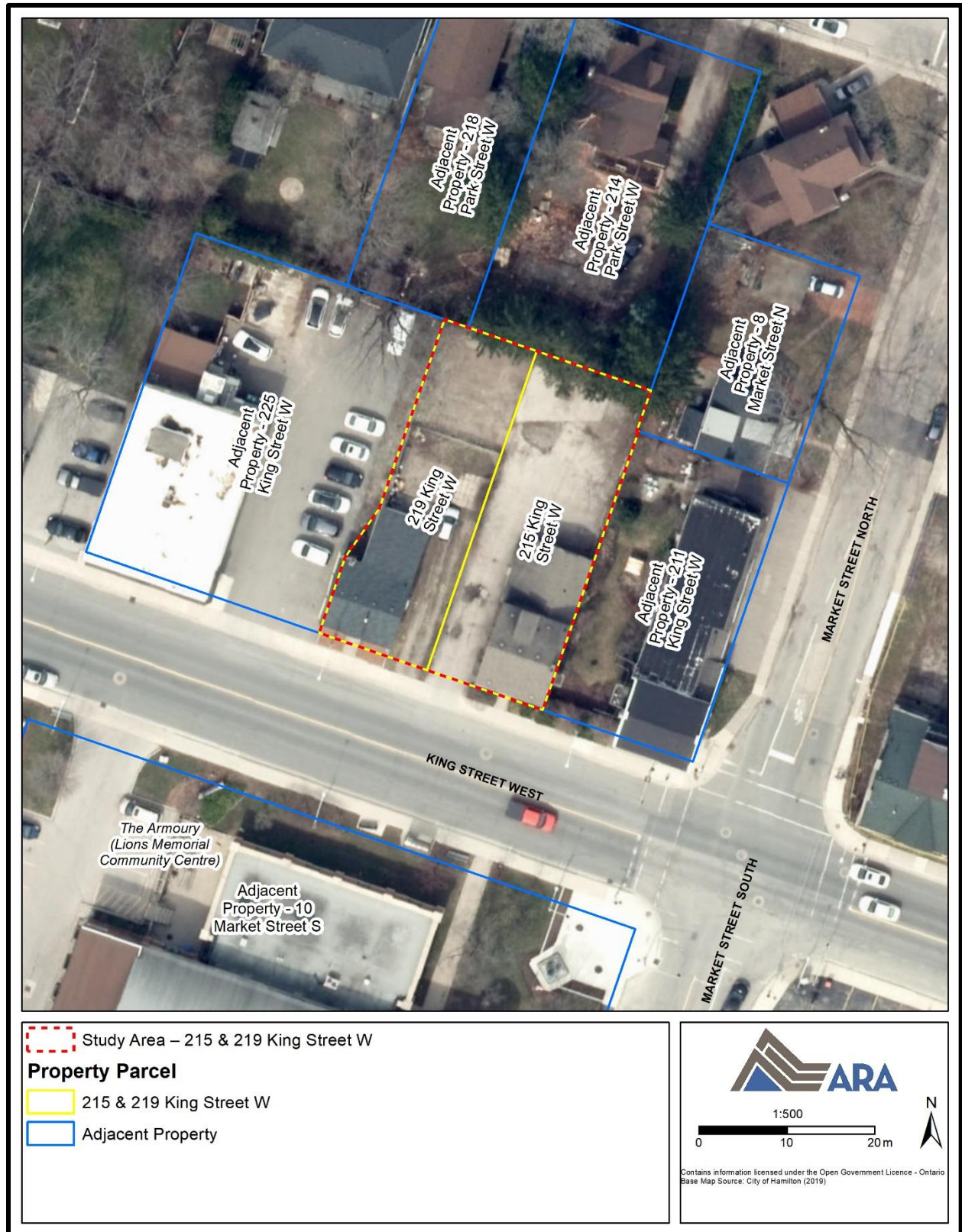
Legal Description: Part of Lot 10, Lot 11, Block 15, Plan 1443, Geographic Township of West Flamborough, former Wentworth County, City of Hamilton

The study area is approximately 0.27 acres and rectangular in shape and is comprised of two properties that each contain a one-and-a-half-storey residential building (see Map 2). The municipal addresses in the study area are 215 & 219 King Street West, Dundas, Ontario. The property's legal description is Part of Lot 10 & Lot 11, Block 15, Plan 144, Geographic Township of West Flamborough, Former Wentworth County, now City of Hamilton.

The buildings within the study area are located on the north side of King Street West and both front King Street West. The surrounding area includes a commercial building in a converted single residential building to the east, the Dundas Community Centre located to the south and a two-storey commercial building to the west.



**Map 1: Study Area in the Town of Dundas**  
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



**Map 2: Aerial Image (Current)**  
(Produced under licence using ArcGIS® software by Esri, © Esri; McMaster University 2021)

### 3.0 PHYSIOGRAPHIC CONTEXT

The study area at 215 & 219 King Street West in Dundas, Ontario lies within the physiographic region known as the Iroquois Plain, which extends around the western and northern parts of Lake Ontario and consists of the shoreline and lakebed of Lake Iroquois. The old shorelines, including cliffs, bars, beaches and boulder pavements are clearly visible in this area, and the undulating till plains above stand in marked contrast to the smoothed lake bottom (Chapman and Putnam 1984:190–192).

In terms of local watersheds, the study area falls within the Spencer Creek Watershed, more specifically the Middle Spencer Creek Subwatershed, which is under the jurisdiction of the Hamilton Conservation Authority (HCA 2019). Specifically, the study area is located 3.4 km southwest of the Cootes Paradise wetland.

### 4.0 SETTLEMENT CONTEXT

Background information was obtained from historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and Dundas Museum records), and published secondary sources (online and print). Land ownership history was obtained from land registry records, including abstract indexes and property instruments, as well as tax assessment. City directories were reviewed; however they did not provide additional information about the properties.

The Town of Dundas and Wentworth County have a long history of Indigenous land use and settlement including Pre-Contact and Post-Contact campsites and villages. It should be noted that the written historical record regarding Indigenous use of the landscape in Southern Ontario draws on accounts by European explorers and settlers. As such, this record details only a small period of time in the overall human presence in Ontario. Oral histories and the archaeological record show that Indigenous communities were mobile across great distances, which transcend modern understandings of geographical boundaries and transportation routes.

Based on current knowledge, the cultural heritage resources located within the study area are tied to the history of the initial settlement and growth of Euro-Canadian populations in the now Town of Dundas. Accordingly, this historical context section spans the early Euro-Canadian settlement history through to the present. The Post-Contact period can be effectively discussed in terms of major historical events, and the principal characteristics associated with these events are summarized Table 1.

**Table 1: Post-Contact Settlement History**  
(Smith 1846; Coyne 1895; Lajeunesse 1960; DVSA 1971; Ellis and Ferris 1990; Surtees 1994; AO 2015)

Historical Event	Timeframe	Characteristics
Early Contact	Early 17 <sup>th</sup> century	Brûlé explores southern Ontario in 1610; Champlain travels through in 1613 and 1615/1616, encountering a variety of Indigenous groups (including both Iroquoian-speakers and Algonkian-speakers); European goods begin to replace traditional tools
	Mid- to Late 17 <sup>th</sup> century	Conflicts between various First Nations during the Beaver Wars result in numerous population shifts; European explorers continue to document the area, and many Indigenous groups trade directly with the French and English; 'The Great Peace of Montreal' treaty established between roughly 39 different First Nations and New France in 1701

Historical Event	Timeframe	Characteristics
Fur Trade Development	Early and mid-18 <sup>th</sup> century	Growth and spread of the fur trade; Peace between the French and English with the Treaty of Utrecht in 1713; Ethnogenesis of the Métis; Hostilities between French and British lead to the Seven Years' War in 1754; French surrender in 1760
British Control	Mid-18 <sup>th</sup> century	<i>Royal Proclamation</i> of 1763 recognizes the title of the First Nations to the land; Numerous treaties arranged by the Crown; First acquisition is the Seneca surrender of the west side of the Niagara River in August 1764
Loyalist Influx	Late 18 <sup>th</sup> century	United Empire Loyalist influx after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; Constitutional Act of 1791 creates Upper and Lower Canada
County Development	Late 18 <sup>th</sup> and early 19 <sup>th</sup> century	Became part of Lincoln County's 'First Riding' in July 1792; Lands acquired in the second 'Between the Lakes Purchase' in December 1792; Became part of Wentworth County (Gore District) in 1816; Extent of Wentworth County redefined after the abolition of the district system in 1849
Township Formation	Late 18 <sup>th</sup> and early 19 <sup>th</sup> century	Surveyed by Augustus Jones in 1788; J. and W. Rymal, W. Terryberry, C. and S. Ryckman, L. and P. Horning, and the Markle family were among the first settlers 'above the mountain'; In 1815, there were 102 ratepayers in the township, as well as 72 one-storey log homes and approximately 25 frame homes; In 1822, over 70 landowners were present and nearly 410 ha of land had been cleared 'below the mountain'; By 1823, there were only five merchant shops in the entire township (four of which were in Hamilton), with 3 saw mills and 1 grist mill in operation; At that time, a total of 1,150 ha had been cleared south of the escarpment and 865 ha had been cleared north of the escarpment
Township Development	Mid-19 <sup>th</sup> and early 20 <sup>th</sup> century	Population of Barton was 1,484 in 1841 (Hamilton itself had a population of 6,475 in 1845); 6,229 ha taken up by 1846, with 3,639 ha under cultivation; 1 grist mill and 5 saw mills in operation in Barton at that time; Traversed by the Great Western Railway (1853), the Hamilton & Lake Erie Railway (1873) and the Toronto, Hamilton & Buffalo Railway (1895); The Village/Town/City of Hamilton was the most prominent settlement, and there were smaller communities at Ryckman's Corners and Bartonville

#### 4.1 Town of Dundas

Dundas developed in the Township of West Flamborough (Flamboro). It was known as Coote's Paradise prior to 1814, potentially in reference to the bird or hunters thereof, after which time the area was renamed Dundas in honour of Henry Dundas, 1<sup>st</sup> Viscount Melville (Smith 1846, Irwin 1883, Watson et al. 1947). The first settler in Dundas was Anne Morden, a Quaker who emigrated from New Jersey in 1786 with her four sons, three daughters, nephew and two granddaughters (Woodhouse 1965:10). When Jones surveyed the area in 1793, he found the Mordens squatting on a large parcel of land, and he named Morden Creek after them (Woodhouse 1965:10). By 1800, approximately 45 people already lived in the area, including Anne Morden, Harcar Lyons, John Morden, John Mills, David and Ralph Morden, Michael and John Showers, Manuel Overfield, Edward Prey and their families (Woodhouse 1965:14).

Dundas soon became a manufacturing town, and the DesJardins Canal was cut which connected the settlement to Burlington Bay to facilitate the transportation of the township's goods and farm produce. Early buildings from this period include: the Cumming House (1837-38), Morden House, Rock Chapel Road (1810) Springdale (1810), Moxley's General Store (1812 – 1820) and Kerby House (1835), 2 Hatt Street (1804), 177 Hatt Street (1838), and 171 King Street (1840) (Kyles

2021; Middleton 2012). By the mid-19<sup>th</sup> century, Dundas had a population of 1,700 and contained a large variety of factories, businesses and hotels (Smith 1846:49). The Town of Dundas was incorporated in 1847 as part of Wentworth County. The Town Hall at 60 Main Street was constructed in 1848-1849 (Middleton 2012). The commercial area of Dundas was relocated to King Street following the arrival of the canal, which terminated at King Street. King Street West then became the commercial centre of the Town of Dundas with storefronts and residences. Between Hatt and King Street West, modest housing for workers was interspersed with commercial operations (Miller and Bucovetsky 1984:120). In 2000, Dundas amalgamated with the City of Hamilton.

## 4.2 Site Specific History

In an attempt to reconstruct the historic land use of the subject property and its context, ARA examined three historical maps documenting past residents, structures (e.g., homes, businesses and public buildings) and features during the 19<sup>th</sup> century, one topographic map from the early 20<sup>th</sup> century and one aerial image from the mid-20<sup>th</sup> century. Specifically, the following resources were consulted:

- M. Smith's *Map of the Town of Dundas in the Counties of Wentworth and Halton, Canada West* (1851) (McMaster Digital Archive 2021);
- H. Gregory's *Map of the County of Wentworth, Canada West* (1859) (OHCMP 2021);
- Map of the Township of Flamboro and Map of the Town of Dundas from Page & Smith's *Illustrated Historical Atlas of the County of Wentworth, Ont.* (1875) (McGill University 2001); and
- A topographic map from 1909 (OCUL 2020).

Further, ARA completed a Summary of Land Transactions for the subject properties to understand the land ownership history (see Table 2–Table 3).

Records indicating sales of the properties from patent to the late 19<sup>th</sup> century were not located during research, however historic tax assessment rolls from the mid-19<sup>th</sup> century for the Town of Dundas helped to fill gaps left by the absent land records. Assessment rolls from 1848 and 1849 indicate that Moses Fennix was the owner and occupant of Lots 10 and 11, Block 15 in the Town of Dundas. According to the tax assessment roll from 1848, Moses Fennix was residing in a brick house with three sons and one daughter (DM 1848, 1849). Unfortunately, the personal census for 1851 for the Town of Dundas were lost and are unavailable for research.

The *Map of the Town of Dundas* from 1851 depicts the structures present within the study area at that time (see Map 3). Moses Fennix is noted to be the owner of Lots 10 and 11 in Block 15, with three structures shown on Lot 10 while Lot 11 was vacant. The Fennix family was living in a brick house at this time that was located on the west half of Lot 10 (not one of the subject buildings) and also had an outbuilding at the rear of the Fennix residence (now part of 225 King Street West). Moses Fennix rented the building on the east half of Lot 10 to tenants. In 1853, the structure on the east half of Lot 10 was occupied by a tenant named James Harris who was a foundry worker (DM 1853).

By 1855, Moses Fennix and his family had moved into a roughcast house on the east half of Lot 10 (219 King Street West). It is unclear if the Fennixes moved into the residence that was previously rented to tenant James Harris in 1853 or if it was a new structure by 1851. Lot 11 remained vacant and the brick residence on the west half of Lot 10 that was the previous Fennix

house was rented to tenants (DM 1855, 1856, 1857, 1858). From the 1861 census it is learned that the Fennix family was living in a one-and-a half storey frame house, which is the roughcast residence constructed by 1851 (219 King Street West), and that another house was under construction at the time (LAC 1861). The house under construction in 1861 is likely the one-and-a half storey brick residence at 215 King Street West. According to the 2021, *Statements of Cultural Heritage Value and Background Documentation* prepared for the Hamilton Municipal Heritage Committee's Inventory and Research Working Group, the residence at 219 King Street West was bricked by Dundas bricklayer, Richard Neil (Gillespie 2021:2). A map from 1859 indicates that the vicinity of the subject property was densely settled, however the map is not clear and does not show structures on the property (see Map 4). Tax assessment rolls for the Town of Dundas are unavailable for the years 1862–1867; however, the roll for 1868 indicates that Moses Fennix was renting a brick house on Lot 11 to William Land (DM 1868). Land later purchased the property on Lot 12, Block 10 at the corner of King and Market Streets (DM 1881).

Margaret MacGregor was a "Boarding House Keeper" that rented the one-and-a half storey brick house on Lot 11 (215 King Street West) from Moses Fennix in 1870 (DM 1870). MacGregor is enumerated as Fennix's neighbour in the 1871 census at which time she was a 49-year-old widow living with her children George (age 27), William (age 25), Grace (age 22) and Margaret (age 18) (LAC 1871). George MacGregor was working as a finisher in 1871 and his brother William was a boilermaker. Margaret MacGregor rented rooms to tenants as a means of supporting her family, with 19-year-old milliner Jessie Anderson and 18-year-old machinist William McKinnon living with the MacGregors in 1871. It is possible that the MacGregor family resided in the house at 215 King Street West prior to 1870 and after 1871, though by 1881 James McClelland was renting the property from Moses Fennix (DM 1881). The map of Flamboro Township and the Town of Dundas from 1875 indicate that the surrounding area had been subdivided and settled, although structures are not depicted on the subject property (see Map 5).

James McClelland was an axe maker that resided in the one-and-a half storey brick house at 215 King Street West. It is unclear how long he lived there prior to 1881, but by 1882 he had moved out and carriage maker David Nelson rented the property from Moses Fennix (DM 1882). In 1883, Fennix's son Robert was living in the one-and-a half storey roughcast house at 219 King Street West and was enumerated as the owner of Lots 10 and 11 (DM 1883). That same year, Robert Fennix sold the west half of Lot 10 to Georgiana Rolph (see Table 2). David Nelson continued to rent 219 King Street West from Robert Fennix until 1884 (DM 1884). After Nelson moved out, Robert Fennix moved into the brick house at 215 King Street West by 1885 and rented the roughcast house at 219 King Street West to carriage maker Henry Nichol (DM 1885).

Henry Nichol was later listed as a "manufactor" (manufacturer) and tenant of Robert Fennix until at least 1891 (DM 1888; LAC 1891a). It appears that Nichol had moved elsewhere by 1891 as he was residing in the brick house on the west half of Lot 10 that was previously sold by Robert Fennix (LAC 1891a). Machinist Wallis Hendrie (age 26) had moved into 219 King Street West by 1891 and was living there with his wife Jeanette (age 26) and their daughter Verna (age 7 months) (LAC 1891c). Robert Fennix and his family continued to live next door at the brick house at 215 King Street in 1891 (LAC 1891b).

In 1905, Robert Fennix sold 215 King Street West and the east part of Lot 11 to Robert and Jennie Kerr (see Table 3). The property was transferred to John and Florence Wright in May 1929 by Jennie Kerr's executors and to Eleanor Marling in 1956 by Florence Wright's executors. Marling sold 215 King Street West to Mary Morrison in 1969 and Morrison leased the same to Mary Spitzer in 1970. In 1977, Mary Morrison sold the property to John Troy and Associates, who then sold the



property to Mary Spitzer in 1980. Two weeks later the property was transferred to Keith Mann by Barbara Mann, though it is unclear how the Manns are associated with Spitzer. In 2021, Barbara and Keith Mann sold 215 King Street West to 631 Miles Road Inc.

In 1919, Moses Fennix's executors (Robert Fennix et al) sold 219 King Street West on the east half of Lot 10 to Christopher Gumbert and his wife (see Table 2). While it is known that 215 and 219 King Street West had been constructed by this time, a topographic map from 1909 and an aerial image from 1954 do not clearly show the subject property (see Map 6–Map 7). The Gumberts retained the property until 1943 when their executors sold it to Calvin and Mae Gumbert. Calvin and Mae Gumbert sold 219 King Street West to James and Audrey Sharpe in 1951. In 1981, Audrey Sharpe and Verna Marlatt sold the property to a numbered Ontario company which they retained it until 2003. Keith Mann purchased the property in 2003 and sold it in 2012 to Nicholas Uhac and John Tassone. Uhac and Tassone sold the property to a numbered company in December of 2012. Most recently, 215 King Street West functioned as an ophthalmologist office and had done so for more than 30 years, while 219 King Street West has remained in residential use for many years.

**Table 2: Summary of Land Transactions for 219 King Street West**  
 (LRO #62)

<b>Instrument #</b>	<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Comments</b>
Prior records noting ownership from Patent to 1919 not located during research					
11473	Conveyance	26 May 1919	Executor of Moses, Fennix	Christopher Gumbert and wife	All except 9086
16680	Grant	9 July 1943	Abraham, George, Albert, Calvin, James, Mary, Russell, Lulu, Madeleine, Verna, Josephine, Olive, May, Agnes, Ruby Gumbert	Calvin and Mae Gumbert	Undivided half share All except 9086
20317	Grant	19 Jul 1951	Calvin and Mae Gumbert	James and Audrey Sharpe	All except west half (9086)
23064	Mortgage	30 Dec 1954	James Sharpe and Audrey Sharpe	James J. Adams	As in 20317; \$600
204715CD	Grant	30 Dec 1981	Audrey Sharpe and Verna Marlatt	416391 Ontario Limited	"All except lands in 64854CD" (west half)
WE143559	Transfer	31 Jan 2003	416391 Ontario Limited	Keith Mann	
WE839210	Transfer	25 June 2012	Keith Mann	Nicholas Uhac and John Tassone	
WE839211	Transfer	28 Dec 2012	Nicholas Uhac and John Tassone	1876441 Ontario Ltd.	

**Table 3: Summary of Land Transactions for 215 King Street West**  
 (LRO #62)

<b>Instrument #</b>	<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Comments</b>
Prior records noting ownership from Patent to 1883 not located during research					
3982	Mortgage	17 Nov 1883	Moses Fennix	Georgiana Rolph	\$325;
5008	Concession	3 Jan 1890	Georgiana Rolph	George Fielden	\$550;
1800	Will	25 Jun 1887	George Fielden		All; West

<b>Instrument #</b>	<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Comments</b>
5050	Bargain and Sale	24 Mar 1890	Selina Fielden and W. Cowper	Robert Fennix	All; \$57715/100
5736	Bargain and Sale	20 Dec 1905	Robert Fennix	Robert and Jennie Kerr	East 45' on King Street
14210	Conce	1 May 1929	Executors of Jennie Kerr estate	John and Florence Wright	East 45' on King Street
24418	Grant	23 April 1956	Executors of Florence Wright	Eleanor Marling	East 45' on King Street
176928HL	Agreement for Sale	14 Aug 1961	Eleanor Marling	Verlie Burtwell	East 45' on King Street
153396AB	Grant	10 Nov 1969	Eleanor Marling	Mary Morrison	East 45' on King Street
204053AB	Lease	31 Aug 1970	Mary Morrison	Mary Spitzer	East 45' on King Street; 2 year term
51990CD	Grant	19 May 1977	Mary Morrison	John Troy and Associates	East 45' on King Street
156745CD	Grant	28 Apr 1980	John Troy and Associates	Mary Spitzer	Part 1 on 62R5332
34608 VM	Transfer	13 May 1980	Barbara Mann	Keith Mann	Part 1 on 62R5332; 215 King Street West
WE1501586	Transfer	March 31 2021	Barbara and Keith Mann	1876441 Ontario Ltd. 631 Miles Road Inc.	
WE1501587	Charge	March 31, 2021	1876441 Ontario Ltd. 631 Miles Road Inc.	Mirella Nigro, Rose, Iannacchino, Stephanie Iannacchino, Anthony Iannacchino, Samantha Iannacchino, Concetta Grant	

**Table 4: Summary of Tax Assessment Roll Records for the Study Area (Dundas Museum)**

<b>Year</b>	<b>Lot</b>	<b>Owner</b>	<b>Occupant</b>	<b>Comments</b>
<b>1848</b>	-	Moses Fennix	Moses Fennix	Brick house; 1 horned cattle, 1 dog, 2 males between 21–60, 1 male between 5–16, 1 female under 5
<b>1849</b>	10, 11	Moses Fennix	Moses Fennix	Frame house; 1 male under 60, 1 female over 16, 1 male from 5–16, 1 female from 5–16
<b>1853</b>	[10]	Moses Fennix	Moses Fennix	Carpenter; Brick house
	[10]	Moses Fennix	James Harris	Foundry worker
<b>1854</b>	[10]	Moses Fennix	Moses Fennix	Carpenter
<b>1855</b>	[10]	Moses Fennix	Moses Fennix	Carpenter; Brick house King Street;
<b>1856</b>	[10]	Moses Fennix	Moses Fennix	Joiner; Roughcast House; King Street
	[10]	Moses Fennix	Major Evans	Gentleman; Brick house; King Street
<b>1857</b>	[10]	Moses Fennix	Moses Fennix	Joiner; Frame house; King Street
	[10]	Moses Fennix	Major Atkins	Gentleman; Brick house; King Street
<b>1858</b>	[10]	Moses Fennix	Moses Fennix	Joiner; Frame house; King Street
	[10]	Moses Fennix	Major Atkins	Gentleman; Brick house; King Street
<b>1860</b>	[10]	Moses Fennix	Moses Fennix	Carpenter; Dwelling house; King Street
<b>1861</b>	10	Moses Fennix	Moses Fennix	Frame house; King Street

Year	Lot	Owner	Occupant	Comments
1868	10	Moses Fennix	Moses Fennix	Carpenter; Roughcast house
	11	Moses Fennix	William Land	Carpenter; Brick house; King Street
1870	10	Moses Fennix	Moses Fennix	Carpenter; 1 storey roughcast cottage
	11	Moses Fennix	Margaret McGregor	Boarding housekeeper; 1 ½ storey brick house
1881	10	Moses Fennix	Moses Fennix	Carpenter; 1 storey roughcast house east half of lot
	11	Moses Fennix	James McClelland	Axe maker; 1 ½ storey brick house
1882	10	Moses Fennix	Moses Fennix	Carpenter; 1 ½ storey roughcast house east half of lot
	10	Moses Fennix	David Nelson	Carriagemaker; Brick house
	11	Moses Fennix	David Vanoble	Boilermaker; 1 ½ storey brick house
1883	10	Moses Fennix	George August Forneret	Lives with Vanoble; Clerk in Holy Order
	11	Moses Fennix	Moses Fennix	Gentleman; 1 ½ storey roughcast house
1884	10	Robert Fennix	David Nelson	Carriage Builder; 1 ½ storey brick house
	11	Robert Fennix	Robert Fennix	Carpenter; 1 ½ storey roughcast house, east part of lot
1885	10	Robert Fennix	David Nelson	Carriage Builder; 1 ½ storey brick house
	10	Robert Fennix	Robert Fennix	Carpenter; 1 ½ storey brick house, west part of lot
	11	Robert Fennix	Henry Nichol	Labourer; 1 ½ storey roughcast house, east part of lot
1886	10	Robert Fennix	David Nelson	Carriage builder; 1 ½ storey brick house
	11	Robert Fennix	Henry Nichol	Labourer; 1 ½ storey roughcast house, east part of lot
1887	10	Robert Fennix	David Nelson	Manufacturer; 1 ½ storey brick house
	10	Robert Fennix	Henry Nichol	Labourer; 1 ½ storey roughcast house, east part of lot
	11	Robert Fennix	William Nichol	Plumber; lives with Henry Nichol
1888	10	Robert Fennix	David Nelson	Manufacturer; 1 ½ storey brick house
	10	Robert Fennix	Henry Nichol	Labourer; 1 ½ storey roughcast house, east part of lot
	11	Robert Fennix	William Nichol	Plumber; lives with Henry Nichol
1901	10	Robert Fennix	David Nelson	Manufacturer; 1 ½ storey brick house
1901	10	Robert Fennix	Robert Fennix	Carpenter; 1 ½ storey brick house, west part of lot (this property is now paved parking lot to the west of 215 King Street West)

## 5.0 PROPERTY DESCRIPTION – STUDY AREA

The field survey component of the project involved the collection of primary data through systematic photographic documentation of all potential cultural heritage resources within the study area, as identified through historical research and consultation. Photographs of the study area were taken, as are general views of the surrounding landscape. The field survey also assisted in confirming the location of each potential cultural heritage resource and helped to determine the relationship between resources. The *Ontario Heritage Toolkit: Heritage Property Evaluation*, recommends that a property be examined at least twice (MHSTCI 2006a:19).

An initial field survey was conducted by ARA staff member K. Jonas Galvin on August 4, 2021 and was limited to the public realm only. A subsequent field survey and site investigation was conducted on August 6, 2021. Permission to Enter (PTE) was organized by the property owners who joined ARA staff members J. McDermid and A. Bousfield-Bastedo for most of the field survey.

The field survey began with an examination of the interior of 215 King Street West. The field survey continued with an examination of the exterior of both 215 & 219 King Street West. An examination of the interior of 219 King Street West was not possible at the time.

The study area at 215 & 219 King Street West in Dundas is an approximately 0.27-acre parcel with a one-and-a-half-storey building situated on both lots. Both buildings are located at the southern edge of the lot and front King Street West (see Image 1–Image 4). The structure at 215 King Street West is a brick building with a side gable roof. The structure at 219 King Street West is clad in vinyl siding and has a side gable roof and an off-set dormer facing King Street West with a shed roof. The study area is flanked to the north with residential backyards of houses facing Park Street West, a commercial/residential building to the east, King Street West to the south and a commercial business currently housing a restaurant to the west. The Dundas Armoury is located on the south side of King Street West and is considered an adjacent property to the study area since it is within 50m of the subject property.

### 5.1.1 **Landscape**

The one-and-a-half-storey buildings at 215 & 219 King Street West are located close to the roadway. Vehicle access is provided by one wide asphalt driveway between the houses; to the west of 215 King Street West and to the east of 219 King Street West. A chain link fence follows the property boundary separating these driveways.

A poured concrete pathway with two steps leads to the front entrance of 215 King Street West. An accessibility ramp is located on the east side of the driveway of 215 King Street West and leads to the main entrance. Raised planters are located on either side of the pedestrian pathway with a mixture of shrubbery and an ornamental tree. A narrow garden with small shrubs lines the west side of the building. The asphalt driveway leads to the rear yard which is entirely paved with asphalt.

The centrally placed entryway of 219 King Street is accessed by a narrow concrete pedestrian pathway. The pathway is flanked by two small patches of grass that are outlined by narrow concrete bricks. There are no plantings in front of 219 King Street West. The property has a gravel driveway that leads to a small fenced rear yard for the residents of the dwelling. The remainder of the lot behind this fenced area is graveled.

### 5.1.2 **Architectural Style Analysis - Georgian**

215 King Street West is a Georgian style residential building. Georgian architectural style was brought to Upper Canada around 1794. This was prevalent across Canada leading up to the mid-19<sup>th</sup> century and featured an entryway that would open into a central hall and staircase, with a pair of rooms on either side. The living room would be located to the side of the hall with a dining room beyond it and a kitchen at the far end of the ground floor (Kalman 2000:119).

Elements of the Georgian architectural style, common from the 1780s-1860s, have been reflected in the design of both subject houses (Fram 1988:24). The Georgian style is typically characterized by “stripped-down decoration, understated elegance, grace, and a formalized system of proportions that could be applied to the humble or grand...It very much became a national architecture for all classes” (Mikel 2004:13). However, not all buildings conformed to the strict Georgian rules. Depending on circumstances and cultural backgrounds, variations appeared in the design (Mikel 2004:16). As is the case with the asymmetrical façade of both 215 and 219 King Street West, a divergence from the typical Georgian form, other houses exhibiting this variant

design remain, notably a collection in Dundas, Ontario. The Hatt Street house exhibits a number of Georgian features, but the arrangement of the windows is asymmetrical, with the front door flanked by two windows on one side and only one on the other (see Figure 1).



**Figure 1: Hatt Street House, Example of an Asymmetrical Georgian Façade (Mikel 2004:16)**

Another divergence from the Georgian tradition includes the adaptation of the design into a smaller, one or one-and-a-half-storey cottage rather than the typical two-storey form. This variation is again depicted in the Hatt Street house as well as other examples in southern Ontario such as the Cummins House in Flamborough (see Figure 2) and both of the subject houses. The design is not far removed from the traditional log house in terms of proportions; however, it features more ornate details in the front doors and roof line (Kyles 2016). These cottages were often constructed facing west with windows on the south side of the house to take advantage of the sunshine to warm and light the interior spaces (Kyles 2016).

An example of a house similar to the 219 King Street West structure is found at 32 Regina Street North in Uptown Waterloo. This dwelling is also a frame one-and-a-half-storey structure that features a side gable roof, a rectangular plan, simple rectangular window openings and a central entryway (see Figure 3). Like 219 King Street West, a front gable window was later added to this structure's façade.

Additional examples of Georgian style residential buildings that remain around the Greater Hamilton Area were listed in an Architectural Conservancy of Ontario (ACO) publication recently, *215 and 219 King Street West, Dundas Statements of Cultural Heritage Value and Background Documentation* (see Table 5).

Features of the Georgian style are evident in both 215 and 219 King Street West as depicted in local comparable examples (see Table 5). Table 6 and Table 7 compare the houses at 215 and at 219 King Street West (respectively) against the typical characteristics of the style as outlined by

Mark Fram in *Well-Preserved: The Ontario Heritage Manual of Principles and Practice for Architectural Conservation* (1988). Table 6 indicates that 215 King Street West meets the majority of the characteristics of the style and therefore can be considered representative. Table 7 indicates that 219 King Street West has less than half the characteristics, and therefore although it is readable as Georgian, it is not representative.





**Figure 2: Cummins House, Example of a Georgian Cottage  
(Kyles 2016)**









**Figure 3: 32 Regina Street North – Comparable Residence**  
(Photo taken on October 9, 2019; Facing Northeast)





**Table 5: Sample of Local and other Georgian Style Buildings**

Address	Recognition	Photo	Notes
215 King Street W	Listed		One-and-a-half-storey brick, asymmetrical façade, cross brick decoration along roof line.
219 King Street W	Listed		One-and-a-half-storey frame, asymmetrical façade

Address	Recognition	Photo	Notes
8 Market Street, Dundas	Inventoried		Adjacent to study area, One-and-a-half-storey brick, symmetrical façade
177 Hatt Street, Dundas (Gillespie 2021)	Designated		One-and-a-half-storey stone, asymmetrical façade
5 Brock Street North, Dundas (Gillespie 2021)	Designated		One-and-a-half-storey stone, symmetrical façade, dormers added later
7 John Street, Dundas (Gillespie 2021)	Unknown		One-and-a-half-storey stone, asymmetrical façade
31 Napier Street, Dundas (Gillespie 2021)	Designated		One-and-a-half-storey brick, tall symmetrical façade (1857)
320 MacNab Street, Dundas (Gillespie 2021)	Unknown		One-and-a-half-storey brick, asymmetrical façade, Flemish bond brick



Address	Recognition	Photo	Notes
198 Hatt Street, Dundas (Gillespie 2021)	Unknown		One-and-a-half-storey brick, symmetrical façade, Flemish bond brick
243 Hatt Street, Dundas (Gillespie 2021)	Unknown		One-and-a-half-storey brick, asymmetrical façade, Flemish bond brick
Near Spencer Creek, Dundas (Gillespie 2021)	Designated		One-and-a-half-storey frame, symmetrical façade, shed roof dormer added (1840)
251 MacNab Street, Dundas (Gillespie 2021)	Unknown		One-and-a-half-storey frame, tall symmetrical façade
38 Dundas Street, Dundas (Gillespie 2021)	Unknown		One-and-a-half-storey pebble and dash frame, tall asymmetrical façade
Dundas Street, Dundas (Gillespie 2021)	Unknown		One-and-a-half-storey clapboard frame, tall asymmetrical façade

Address	Recognition	Photo	Notes
7 Baldwin Street, Dundas (Gillespie 2021)	Unknown		One-and-a-half-storey clapboard frame, tall asymmetrical façade with roughcast finish
247 Hatt Street, Dundas (Gillespie 2021)	Designated		One-and-a-half-storey clapboard frame, tall asymmetrical façade with roughcast finish under the aluminum siding
255 Ruhl Drive, Milton (Town of Milton 2019a)	Designated		Brick two-storey house with similar decorative brick crosses at roofline
359 Pearl Street, Milton (Town of Milton 2019b)	Listed	 <p data-bbox="760 1409 1024 1430">Mathias Teetzel House, Pearl Street</p>	Noted by the Town of Milton as a representative example of the Georgian style against which many houses are compared

**Table 6: Characteristics of Georgian Architecture compared to 215 King Street West**

Characteristics (Adapted from Fram 1988, Kyles 2021, HRC 2009, Mikel 2004)	215 King St. W Characteristics	Notes
Box-like	Yes	
Symmetrical façade	No	The asymmetry exhibited on this house has been attributed to a local-to-Dundas vernacular of the Georgian style (Mikel 2004)
One to three-storeys	Yes	One-and-a-half-storey, representative of Georgian Cottage
Center-hall plan	Yes	
Five-bay façade, residences often three-bay	Yes	Three-bay façade
Verandah	No	
Rectangular window openings	Yes	
Stone or brick cladding	Yes	Redbrick, painted white
Wooden shutters	No	
Pedimented portico	No	
Two chimneys	No	One chimney remains
Side-gable roof	Yes	
Simple cornices with return eaves	No	
Small-paned double hung windows (typically 12 over 12)	Yes	
Classical cornice with unfluted pilasters	No	
Paneled doors	Yes	
Flat top or shallow arched fanlights, transom and side lights at central entry	No	Main entryway has been modified

**Table 7: Characteristics of Georgian Architecture compared to 219 King Street West**

Characteristics (Adapted from Fram 1988, Kyles 2021, HRC 2009, Mikel 2004)	215 King St. W Characteristics	Notes
Box-like	Yes	
Symmetrical façade	No	The asymmetry exhibited on this house has been attributed to a local-to-Dundas vernacular of the Georgian style (Mikel 2004)
One to three-storeys	Yes	One-and-a-half-storey, representative of Georgian Cottage
Center-hall plan	Unknown	
Five-bay façade, residences often three-bay	Yes	Three-bay façade
Verandah	No	
Rectangular window openings	Yes	
Stone or brick cladding	No	Now clad with aluminum siding, potentially with the original roughcast beneath
Wooden shutters	Yes	Shutters are present, unclear if they are wooden
Pedimented portico	No	
Two chimneys	No	One chimney remains
Side-gable roof	Yes	
Simple cornices with return eaves	No	
Small-paned double hung windows (typically 12 over 12)	No	
Classical cornice with unfluted pilasters	No	
Paneled doors	No	
Flat top or shallow arched fanlights, transom and side lights at central entry	No	

## 5.2 215 King Street West

The following sections detail the observable physical attributes of each exterior elevation and each building corner of 215 King Street West. The building description and associated images are provided, starting from the façade and working around the structure in a clockwise fashion (see Image 2 to Image 25). Construction materials include red brick that has been painted, stone sills on the facade, wooden sills on the east and west elevations, and decorative millwork on the façade door and window openings. The roof is currently clad with asphalt shingles.

It should be noted that only exterior photographs are reflected in Map 8 and Map 9. The interior photo locations are described, in general of the ground floor, the second floor, then the basement.

### 5.2.1 Exterior

The building situated at 215 King Street West is located centrally at the southernmost extent of the property, fronting on King Street West. The building is one-and-a-half-storeys with a three-bay façade and a side gable roof (see Image 2). The building is constructed out of red brick laid in a Flemish bond pattern with an English Corner detail on the façade (see Image 4, Image 5 and Image 11). The brickwork was painted white before 1981 (see Plate 1). The façade window openings and doorway have flat arch voussoirs and a decorative cross brick detail that protrudes slightly, located just below the roofline on the façade (see Image 3-Image 5). This type of brickwork is found elsewhere in Dundas (see Image 81-Image 82) The entrance is centrally placed, though slightly offset to the west. The easternmost window on the façade is slightly larger than the window to the west of the entrance (see Image 6). Both window openings have stone sills which are rock faced with margins (see Image 10). A large and visually prominent cornice frontispiece has been added around the entryway (see Image 7 and Image 8). Based on comparisons between the millwork details between the window openings and the doorway and brickwork located above the entrance, it is possible that the door surround is covering a former transom light that would have been positioned above the doorway. A plain stone water table is located along the façade (see Image 13). An inside end brick chimney located on the east elevation is visible from King Street (see Image 3).

The rear addition to the building is visible along the west elevation and is distinguished from the earlier brick building in its size and construction materials (see Image 14, Image 16 and Image 20). The west elevation of the main brick building has three openings. There are two, two-over-two wooden sash windows with wooden sills and segmental arches laid in soldier courses located on the second floor. The third opening is a contemporary window opening with a segmental arch laid in a header course located on the first floor (see Image 17-Image 19). A stucco infill and stone sill are located below the contemporary window opening, which was used as a doorway historically (see Plate 1). The brickwork on the west elevation is laid in a Common Bond pattern and has been painted. The brickwork displays some signs of efflorescence and mortar loss caused by moisture trapped between the brick and paint layer (see Image 17). The fieldstone foundation was parged and painted at some point but is visible in areas where the parging has deteriorated (see Image 15). The rear addition is one storey with an offset gable roof (see Image 21-Image 23) and is finished with roughcast or pebbledash stucco that has decorative vertical timbering. There are two window openings on the west elevation and a stepped entrance placed centrally between the window openings (see Image 17 and Image 21).

The north or rear elevation of the building has two rectangular window openings located on the rear addition (see Image 21) and three rectangular window openings on the brick building (see

Image 22). There is an offset shed dormer on the brick residence that contains a contemporary window opening however a change in materials suggest that the opening was previously used as a doorway (see Image 22). The two windows on the upper storey of the north elevation are six-over-six wooden sash windows with wooden sills.

The east elevation of 215 King Street West is similar to the west elevation and contains three openings. The second storey contains a six-over-six wooden sash window and a door opening that opens to a small wooden balcony (see Image 24 and Image 25). Both openings on the second storey are rectangular. There is one window on the first storey that was not visible from the exterior due to overgrown shrubs. The brick is laid in a common bond pattern and shows signs of efflorescence. Despite modifications made over time, most alterations to the property appear reversible, thus maintaining the architectural integrity of the structure.

## 5.2.2 Interior

### 5.2.2.1 First Floor

The interior of the structure has been heavily modified. Historically, the house was a residence with a centre hall floor plan; however, the interior was converted in more recent years to be used as an ophthalmologist office. This conversion has significantly altered the first floor interior, with walls removed or entries widened to create a more open area and bulkheads added to accommodate lighting and air returns (see Image 45-Image 48).

The entrance off of King Street west opens to the centre hall. The doorways to the rooms to the east and west of the hall have been widened or had walls removed to create a large open space. The window openings on the southern wall of the brick residence have retained their historic trim. The stairway to the second floor is accessed through a doorway in the centre hall on the eastern side of the building. This doorway also leads to a small room that is located on the other side of the staircase (see Image 50-Image 53).

The thickness of the brick masonry walls is revealed at the connection between the brick building and the rear addition. Measurements recorded during site investigation revealed that the exterior walls are approximately 1'6" thick (see Image 54).

The rear addition extends the centre hall floor plan and contains a number of rooms, including a bathroom and kitchenette area (see Image 55-Image 60).

### 5.2.2.2 Second Floor

A wooden dog-leg staircase with winders leads to the second floor (see Image 51 and Image 61). Horizontal wood paneling covers the walls around the stair area. The stairs open to an open space that has been partially cordoned off to create a kitchen area. The doorway visible on the west elevation exterior is accessed through this open space. A bathroom is located along the northern wall of the brick structure and extends to the northeastern corner. There are two bedrooms on the upper floor along the western wall. A moulded four-panel door with mortice and tenon joinery encloses the closet in the southwestern room. Some of the walls are finished with plaster and some are finished with drywall. There are portions of historic trim throughout the second floor (see Image 62-Image 70).

### 5.2.2.3 Basement

Stair access to the basement is located beneath the staircase to the second level (see Image 53) and extends to the exterior limits of the brick structure only. The area beneath the rear addition is a narrow crawlspace. The basement is separated into three rooms, each with a poured concrete floor. Two of the rooms have been finished with wood panelling on the walls and a dropped tile ceiling. The third room, located to the east of the basement stairs, has exposed uncoursed fieldstone walls. The whitewash on the foundation walls displays signs of deterioration. There is evidence of rising damp and moisture throughout the basement. The window wells in the basement reveal the foundation to be approximately 1'6" thick. Located in the northwestern corner of the basement is a cellar entrance. The stairs, which would lead to a room within the rear addition have been closed off and were inaccessible (see Image 72-Image 80).

## 5.3 219 King Street West

The following sections detail the observable physical attributes of each exterior elevation and each building corner of the 219 King Street West. The building description and associated images are provided, starting from the façade and working around the structure in a clockwise fashion (see Image 26-Image 34). The house has been clad in vinyl siding with a rear addition, also clad in vinyl siding. The roof is clad with asphalt shingles.

It should be noted that only exterior photographs are reflected in Map 8 and Map 9. The interior of the building was not available during the field survey.

### 5.3.1 Exterior

The building at 219 King Street West is located at the southern boundary of the property, fronting on King Street West. The building is one-and-a-half-storeys, with a three-bay façade with two rectangular windows placed slightly west of centre (see Image 26). The side gable roof has an offset shed dormer. The front portion of the building is rectangular with a rear addition on the northern edge of the building. The building is clad in white vinyl siding and the windows and door surrounds are clad in beige vinyl (see Image 26 and Image 27). The centrally placed main entryway of the façade is flanked on either side by a rectangular window opening. The windows have beige decorative shutters. The roof is finished with asphalt shingles. A galvanized steel chimney pipe is visible slightly east of centre along the ridgeline. All windows appear to be contemporary replacements made of vinyl

The west elevation shows the connection between the front structure and a rear addition with a shed roof (see Image 27-Image 30). The rear addition is set back slightly from the west elevation of the front structure. The front structure has two rectangular vinyl windows on the west elevation, both on the upper floor. The rear addition is primarily covered by greenery but has a grouping of four windows on the west elevation (see Image 31-Image 32).

The south or rear elevation is predominantly the rear addition, which has two door entrances and three window openings. An outside brick chimney is visible on the northwestern corner of the side gable structure and a rectangular window is located to the east of this brick chimney (see Image 32).





The east elevation is similar in shape to the west elevation, but with the rear addition lying flush with the east elevation of the front structure (see Image 33-Image 34). The upper storey of the

front structure has three irregularly sized vinyl windows. A roughcast outside chimney that does not extend above the roofline is visible from this elevation. There is a rectangular vinyl window located on the ground floor of the front structure. The rear addition has two rectangular windows visible on this elevation and a grouping of four windows, like those seen on the west elevation.

#### 5.4 Adjacent Properties

There are a number of adjacent properties that have recognition from the City as well as under the Ontario Heritage Act that should be considered with the CHIA. These properties have been detailed at a high-level in Table 8, including their recognition type, current photograph and assumed heritage attributes based on their listing on the Municipal Heritage Register. Additional photographs can be seen in Appendix A (see Image 38 to Image 43).

**Table 8: Adjacent Cultural Heritage Resources**

Address	Recognition	Photo (ARA 2021)	Assumed Heritage Attributes
214 Park Street West, Dundas	Inventoried		Two-storey Tudor house, side gable roof with a front gable, half-timbering, stone first storey, gable over central front entry, multi-paned windows, stone chimney
8 Market Street, Dundas	Inventoried		One-and-a-half-storey red-brick building with symmetrical façade, side gable roof, six-over-six windows, dentils under eaves
10 King Street West, Dundas	Designated		By-law 4578-00 lists the following features to be retained: the east and north faces of the 1901 block and tower; and the interior roof support system of the 1935 drill hall
211 King Street West, Dundas	Inventoried		Two-storey building with three-bay façade, paired brackets under the roofline, setting close to the lot line, segmentally arched windows on the second storey, side gable roof

## 6.0 COMMUNITY RECOGNITION

Built Heritage Resources (BHRs) and Cultural Heritage Landscapes (CHLs) are broadly referred to as cultural heritage resources. A variety of types of recognition exist to commemorate and/or protect cultural heritage resources in Ontario. As part of consultation ARA reviews relevant online sources and databases to determine if the subject property is recognized.

The Minister of the Environment, on the advice of the Historic Sites and Monuments Board of Canada (HSMBC), makes recommendations to declare a site, event or person of national significance. The National Historic Sites program commemorates important sites that had a nationally significant effect on, or illustrates a nationally important aspect of, the history of Canada. A National Historic Event is a recognized event that evokes a moment, episode, movement or experience in the history of Canada. National Historic People are people who are recognized as those who through their words or actions, have made a unique and enduring contribution to the history of Canada. The Parks Canada's online *Directory of Federal Heritage Designations* captures these national commemorations as well as lists Heritage Railway Stations, Federal Heritage Buildings and Heritage Lighthouses. The properties within the study area do not appear on these lists.

Another form of recognition at the federal level is the Canadian Heritage Rivers System program. It is a federal program to recognize and conserve rivers with outstanding natural, cultural and recreational heritage. The Canadian Heritage Rivers System database was consulted and there are no recognized river systems in proximity to the study area.

The Ontario Heritage Trust (OHT) operates the Provincial Plaque Program that has over 1,250 provincial plaques recognizing key people, places and events that shaped the province. Additionally, properties owned by the province may be recognized as a "provincial heritage property" (MHSTCI 2010). The OHT plaque database and the Federal Canadian Heritage Database were searched. The subject property is not commemorated with an OHT plaque, nor is it recognized as a National Historic Site (OHT 2021; Parks Canada 2021). It does not appear that the study area properties are subject to an OHT or municipal easement.

MHSTCI's current list of Heritage Conservation Districts was consulted. The properties within the study area were not found to be located within a designated district (MHSTCI 2021). The list of properties designated by the MHSTCI under Section 34.5 of the *OHA* was consulted and the properties within the study area are not included in this list.

Protected properties are those protected by Part IV (individual properties) or Part V (Heritage Conservation District) designation under the *OHA*. Once designated, a property cannot be altered or demolished without the permission of the local council. A cultural heritage resource may also be protected through a municipal or OHT easement. Many heritage committees and historical societies provide plaques for local places of interest. Under *Section 27* of the *OHA*, a municipality must keep a Municipal Heritage Register. A Municipal Heritage Register lists designated properties as well as other properties of cultural heritage value or interest in the municipality. Properties on this Register that are not formally designated are commonly referred to as "listed." Listed properties are flagged for planning purposes and are afforded a 60-day delay in demolition if a demolition request is received. The City of Hamilton Municipal Heritage Register was consulted, and it was confirmed that the properties within the study area at 215 and 219 King Street West are listed. Further, through consultation with the City of Hamilton's Heritage Planner



on August 4, 2021, it was learned that 215 King Street West is currently on the Staff Work Plan to be designated under Part IV of the *Ontario Heritage Act*.

## **7.0 CULTURAL HERITAGE EVALUATION**

215 and 219 King Street West were evaluated against the criteria of *Ontario Regulation 9/06*, and the City of Hamilton's *Framework for Cultural Heritage Evaluation* Section 3 (Built Heritage) to determine if the property has cultural heritage value or interest (see Sections 7.1 to 0).

## 7.1 Evaluation of the Properties in the Study Area according to Ontario Regulation 9/06

Table 9: Evaluation of the CHVI of 215 King Street West using Ontario Regulation 9/06

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	The one-and-a-half-storey brick residence at 215 King Street West is a representative example of a Georgian style residence, with a locally known variation of being asymmetrical. Elements of the structure reflective of the Georgian style include the three-bay façade, box-like massing, brick cladding, side gable roof, rectangular window openings and six-over-six windows. The brickwork laid out in a Flemish bond with English corner detail and decorative cross brickwork, as well as the wood window and door surrounds add decorative elements to this building.
	Displays a high degree of craftsmanship or artistic value		The façade of the house at 215 King Street West exhibits brickwork laid out in a Flemish bond with English corner detail and decorative cross brickwork, which is a more difficult bond-type to execute; however, it is not indicative of a high degree of craftsmanship or artistic value.
	Displays a high degree of technical or scientific achievement		215 King Street West does not display a high degree of technical or scientific achievement.
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	The Town of Dundas was a settlement built by tradespeople. This house represents the conditions in which working families lived. The house was both rented out to single families and also functioned as a boarding house for a time; thus representing a pattern, significant locally, of working class immigrants moving to the Dundas and greater Hamilton area. Specifically, the tradespeople represented as having lived here include: carpenter, boarding housekeeper, axe maker, boiler maker, carriage builder/maker, manufacturer, plumber.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		Much of the interior of the structure has been modified, leaving very little that may yield or has the potential to yield information that contributes to the understanding of a community or culture
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		The designer/architect of the house is unknown. There is some evidence of the identity of the associated bricklayer; however, there is so little information about his association with this building, and about the bricklayer himself, 215 King Street West cannot be said to demonstrate or reflect the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community.
Contextual Value	Is important in defining, maintaining or supporting the character of an area	✓	As one of many Georgian style houses within Dundas, 215 King Street West maintains the historical character of Dundas as well as maintaining the historically domestic nature of the immediate area just outside the core of downtown Dundas.
	Is physically, functionally, visually or historically linked to its surroundings	✓	215 King Street West is historically linked to the neighbouring property 219 King Street West as it was historically rented out to local tradespeople by the property owner who lived at the neighbouring address. It is also visually linked to 219 King Street West as they are both one-and-a-half-storey Georgian buildings.
	Is a landmark		215 King Street West is a relatively unassuming house at the edge of a prominent downtown area with large striking buildings. It is not considered a local landmark.

**Table 10: Evaluation of the CHVI of 219 King Street West using Ontario Regulation 9/06**

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		When examined against the typical characteristics of the Georgian style 219 King Street West has less than half the characteristics, and therefore although it is readable as Georgian, it is not representative of the style. While it is likely constructed pre-1851 in terms of the Georgian -style time period (1794-1860), the date is not considered early. Further, early buildings in the Town of Dundas date from 1804, and it is therefore not an early building in the Town.
	Displays a high degree of craftsmanship or artistic value		219 King Street West does not display a high degree of craftsmanship or artistic value
	Displays a high degree of technical or scientific achievement		219 King Street West does not display a high degree of technical or scientific achievement
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	219 King Street West was the home to a prolific landlord from the mid 19 <sup>th</sup> century through the 20 <sup>th</sup> century. Moses Fennix rented out at least two houses on his properties (one still extant next door at 215 King Street West). The Town of Dundas was initially settled and built by tradespeople. 219 King Street West represents part of a historic property consisting of rental houses that represents part of a workers residential area, revealing the conditions in which working families lived. From his home, Moses Fennix rented out other buildings on his property to single families and for a time, one functioned as a boarding house; thus representing a pattern, significant locally, of working class immigrants moving to the Dundas and greater Hamilton area. Specifically, the tradespeople represented as having lived here include: carpenter, boarding housekeeper, axe maker, boiler maker, carriage builder/maker, manufacturer, plumber.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		219 King Street West does not yields or have the potential to yield information that contributes to the understanding of a community or culture
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		The architect/builder of 219 King Street West is unknown, so it does not demonstrate or reflect the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		219 King Street West, as one of many Georgian style houses within Dundas, it maintains the historical character of Dundas as well as maintaining the historically domestic nature of the immediate area just outside the core of downtown Dundas. However, as a modified building that is not a strong example of Georgian architecture, it does not make an important contribution to the collection of Georgian buildings or the immediate streetscape.
	Is physically, functionally, visually or historically linked to its surroundings	✓	219 King Street West is historically linked to the neighbouring property 215 King Street West as the subject property was historically the residence of the landowner, Moses Fennix, who was also the landlord of tradespeople who rented out to the neighbouring address of 215 King Street West. It is also visually linked to 215 King Street West are both one-and-a-half Georgian style residences.
	Is a landmark		219 King Street West is not a landmark.

The above tables demonstrates that the study area at 215 King Street West meets four criteria of the *O. Reg 9/06* and can therefore be considered to have cultural heritage value or interest. It is a candidate for designation under the *Ontario Heritage Act*. 219 King Street West meets two criteria of *O. Reg. 9/06* and can therefore be considered to have cultural heritage value or interest; however, it is not a strong candidate for designation under the *Ontario Heritage Act*. It should be noted that this evaluation was completed without an interior investigation of 219 King Street West. It is possible that a closer examination of the building may result in a revised evaluation.

## 7.2 Evaluation of the CHVI according to the *City of Hamilton Framework for Cultural Heritage Evaluation Section 3 (Built Heritage)*

**Table 11: 215 King Street West - City of Hamilton Evaluation Criteria (Section 3: Built Heritage)**

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement
<b>Historical Associations</b>	Thematic: how well does the feature or property illustrate a historical theme that is representative of significant patterns of history in the context of the community, province or nation?	✓	Town of Dundas, as a settlement built by tradespeople, this house represents the conditions in which working families lived. The house was both rented out to single families and also functioned as a boarding house for a time; thus representing a pattern, significant locally, of working class immigrants moving to the Dundas and greater Hamilton area. Specifically, the tradespeople represented as having lived here include: carpenter, boarding housekeeper, axe maker, boiler maker, carriage builder/maker, manufacturer, plumber.
	Event: is the property associated with a specific event that has made a significant contribution to the community, province or nation?		215 King Street W is not associated with any event that has made a significant contribution to the community, province or nation.
	Person and/or Group: is the feature associated with the life or activities of a person or group that has made a significant contribution to the community, province or nation?		215 King Street W is associated with Moses Fennix, who rented the house to mostly local workers and later lived in by his son Robert Fennix. While these men owned this lot and some neighbouring lots, they do not seem to have made a significant contribution to the community, province or nation. While there is a bricklayer, Neal, purported to be associated with the house at 215 King Street W, there is scant evidence of this association and even less information about the bricklayer himself. In order to meet this criterion, more research is recommended.
<b>Architecture and Design</b>	Architectural merit: what is the architectural value of the resource?	✓	215 King Street West is representative of a Georgian style house.
	Functional merit: what is the functional quality of the resource?	✓	The building at 215 King Street West's was previously used as a dwelling and later used as a medical office for an ophthalmologist. The building is currently vacant.
	Designer: what is the significance of this structure as an illustration of the work of an important designer?		The brick building at 215 King Street West is not associated with the work of an important designer, as the architect/designer of the house was not identified.
<b>Integrity</b>	Location integrity: is the structure in its original location?	✓	The brick structure is in its original location.
	Built integrity: is the structure and its components parts all there?	✓	The structure has been altered with a rear addition. However, the addition is sympathetic, and the original building footprint is not obscured. Further the building retains many original materials, including wooden windows on the upper storey, Flemish bond brickwork with English Corner on the façade, decorative cross brickwork on façade, stone sills and stone water table course.
<b>Environmental Context</b>	Landmark: is it a visually conspicuous feature in the area?		215 King Street West is not a landmark

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement
	Character: what is the influence of the structure on the present character of the area?	✓	The architecture of the brick structure complements the 19 <sup>th</sup> century character of various heritage architectural styles in the immediate neighbourhood of the streets surrounding downtown Dundas.
	Setting: what is the integrity of the historical relationship between the structure and its immediate surroundings?	✓	A historical relationship between the structure and the immediate surroundings remains, as 215 King Street West was one of many houses that were rented to local workers by Moses Fennix, a landowner who lived in the adjacent property at 219 King Street West.
<b>Social Value</b>	Public perception: is the property or feature regarded as important within its area?	✓	Judging from the recent evaluation report that was written for the Municipal Heritage Committee by the Hamilton ACO Branch, it is likely that this property is important to the local heritage community.

The above table demonstrates that 215 King Street West meets eight of the City of Hamilton's *Framework for Cultural Heritage Evaluation* Section 3 (Built Heritage) criteria.

**Table 12: 219 King Street West - City of Hamilton Evaluation Criteria (Section 3: Built Heritage)**

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement
<b>Historical Associations</b>	Thematic: how well does the feature or property illustrate a historical theme that is representative of significant patterns of history in the context of the community, province or nation?	✓	Town of Dundas, as a settlement built by tradespeople, this house represents the home of a prolific landlord, Moses Fennix, and represents the lifestyle pattern of working-class immigrants in the Hamilton Area which is significant locally. Specifically, the tradespeople that were part of the rental system on this property include: carpenter, boarding housekeeper, axe maker, boiler maker, carriage builder/maker, manufacturer, plumber.
	Event: is the property associated with a specific event that has made a significant contribution to the community, province or nation?		219 King Street W is not associated with any event that has made a significant contribution to the community, province or nation.
	Person and/or Group: is the feature associated with the life or activities of a person or group that has made a significant contribution to the community, province or nation?		219 King Street W is associated with Moses Fennix, who rented the neighbouring house (extant) among others (now demolished) to mostly local workers. 219 King Street West was Moses Fennix's home, on the same property as the houses which he rented out. While Fennix owned this lot and some neighbouring lots, he does not seem to have made a significant contribution to the community, province or nation.
<b>Architecture Design and</b>	Architectural merit: what is the architectural value of the resource?		When examined against the typical characteristics of the Georgian style 219 King Street West has less than half the characteristics, and therefore although it is readable as Georgian, it is not representative.

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement
	Functional merit: what is the functional quality of the resource?	✓	The building at 219 King Street West's has always functioned as a residence. The building is currently occupied by a family.
	Designer: what is the significance of this structure as an illustration of the work of an important designer?		The frame building at 219 King Street West is not associated with the work of an important designer, as the architect/designer of the house was not identified.
Integrity	Location integrity: is the structure in its original location?	✓	The frame structure is in its original location.
	Built integrity: is the structure and its components parts all there?		The original building footprint and massing are not obscured. However, the structure has been altered with a rear addition and shed roof dormer, as well as aluminum siding and some newer windows
Environmental Context	Landmark: is it a visually conspicuous feature in the area?		219 King Street West is not a landmark.
	Character: what is the influence of the structure on the present character of the area?		219 King Street West, as one of many Georgian style houses within Dundas, is part of the historical character of Dundas as well as part of the historically domestic nature of the immediate area just outside the core of downtown Dundas. However, as a modified building that is not a strong example of Georgian architecture, it does not make an important contribution to the collection of Georgian buildings or the immediate streetscape.
	Setting: what is the integrity of the historical relationship between the structure and its immediate surroundings?	✓	A historical relationship between 219 King Street West and the immediate surroundings remains. It was the home to Moses Fennix, a prolific landlord to local workers in the area who rented out houses on his property including the lot immediately to the east, 215 King Street.
Social Value	Public perception: is the property or feature regarded as important within its area?	✓	There is some recent public interest in this property and the neighbouring property at 215 King Street West, as is evident by the heritage report written in June 2021 regarding both King Street properties by the Hamilton Branch of the ACO for the Hamilton MHC.

The above table demonstrates that 219 King Street West meets five of the City of Hamilton's *Framework for Cultural Heritage Evaluation* Section 3 (Built Heritage) criteria.

## 8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

### 8.1 215 King Street West

#### Introduction and Description of Property

215 King Street West includes a one-and-a-half-storey asymmetrical brick Georgian style house built in 1861.

#### Statement of Cultural Heritage Value or Interest

**215 King Street West is a representative example of the Georgian style.** Built in 1861, it is a later example of this building type, the structure exhibits many elements and features typical of this style including: one-and-a-half storey, three-bay asymmetrical façade (while uncommon for the style overall, this façade treatment is seen often in Dundas), box-like massing, brick cladding, side gable roof, rectangular window openings and six-over-six windows. The brickwork laid out in a Flemish bond with English corner detail and decorative cross brickwork, as well as the wood window and door surrounds add a decorative element to this building.

**215 King Street West has direct associations with the theme of housing workers in the Hamilton Area during the 19<sup>th</sup> century.** The Town of Dundas was initially settled and built by tradespeople. 219 King Street West represents part of a historic property consisting of rental houses that represents part of a workers residential area, revealing the conditions in which working families lived. 219 King Street West was being used by landlord and owner, Moses Fennix, by 1868 as a rental unit for single families and for a time, a boarding house, from the mid 19<sup>th</sup> century through the 20<sup>th</sup> century. This represents a pattern, significant locally, of working class immigrants moving to the Dundas and greater Hamilton area. Specifically, the tradespeople represented as having lived here include: carpenter, boarding housekeeper, axe maker, boiler maker, carriage builder/maker, manufacturer, plumber.

**215 King Street West is important in defining, maintaining and supporting the residential character of the immediate periphery of the downtown Dundas core.** As one of many Georgian style houses within Dundas, 215 King Street West maintains the historical character of Dundas as well as maintaining the historically domestic nature of the immediate area just outside the core of downtown Dundas.

**215 King Street West is historically linked to the neighbouring property 219 King Street West** as the subject property was historically rented out to local tradespeople by the property owner who lived at the neighbouring address. It is also visually linked to 219 King Street West as they are the same style architecture. It is also **visually linked to 219 King Street West** as they are both one-and-a-half Georgian buildings.

#### Cultural Heritage Attributes

**215 King Street West is a representative example of the Georgian style. The property contains the following heritage attributes that reflect these values:**

- one-and-a-half storey Georgian building
- three-bay asymmetrical façade
- box-like massing, brick cladding
- side gable roof, rectangular window openings



- remaining six-over-six windows
- Brick construction including brickwork laid out in a Flemish bond with English corner detail and decorative cross brickwork
- wood window and door surrounds

**215 King Street West has direct associations with the theme of housing workers in the Hamilton Area during the 19<sup>th</sup> century**

- location beside the associated landlords house at 219 King Street West

**215 King Street West is important in defining, maintaining and supporting the residential character of the immediate periphery of the downtown Dundas core**

- one-and-a-half storey Georgian building
- three-bay asymmetrical façade

**215 King Street West is historically and visually linked to the neighbouring property, 219 King Street West**

- one-and-a-half storey building with a asymmetrical three-bay façade
- location beside the associated landlords house at 219 King Street West

## 8.2 219 King Street West

### Introduction and Description of Property

219 King Street West includes a one-and-a-half-storey asymmetrical frame house built before 1851. The municipal address is 219 King Street West, Hamilton, Ontario.

### Statement of Cultural Heritage Value or Interest

**219 King Street West has direct associations with the theme of housing workers in the Hamilton Area during the 19<sup>th</sup> century.** 219 King Street West was the home to a prolific landlord from the mid 19<sup>th</sup> century through the 20<sup>th</sup> century. Moses Fennix rented out at least two houses on his properties (one still exant next door at 215 King Street West). The Town of Dundas was initially settled and built by tradespeople. 219 King Street West represents part of a historic property consisting of rental houses that represents part of a workers residential area, revealing the conditions in which working families lived. From his home, Moses Fennix rented out other buildings on his property to single families and for a time, one functioned as a boarding house; thus representing a pattern, significant locally, of working class immigrants moving to the Dundas and greater Hamilton area. Specifically, the tradespeople represented as having lived here include: carpenter, boarding housekeeper, axe maker, boiler maker, carriage builder/maker, manufacturer, plumber.

**219 King Street West is historically linked to the neighbouring property, 215 King Street West** as the subject property was historically the residence of the landowner, Moses Fennix, who was also the landlord of tradespeople who rented out to the neighbouring address of 215 King Street West. It is also **visually linked to 215 King Street West** as they are both one-and-a-half storey Georgian buildings.

## Cultural Heritage Attributes

### **219 King Street West has direct associations with the theme of housing workers in the Hamilton Area during the 19<sup>th</sup> century**

- location beside the associated landlords house at 215 King Street W

### **219 King Street West historically and visually linked to the neighbouring property 219 King Street West**

- one-and-a-half storey building with an asymmetrical three-bay façade
- location beside the associated rental house at 215 King Street West

## **9.0 CULTURAL HERITAGE VALUE: CONCLUSIONS AND RECOMMENDATIONS**

215 King Street West meets four criteria of the O. Reg 9/06 and can therefore be considered to have cultural heritage value or interest. 215 King Street West meets eight of the City of Hamilton's Framework for Cultural Heritage Evaluation Section 3 (Built Heritage) criteria. It is a candidate for designation under the Ontario Heritage Act. 219 King Street West meets two criteria of O. Reg. 9/06 and can therefore be considered to have cultural heritage value or interest. 219 King Street West meets five of the City of Hamilton's Framework for Cultural Heritage Evaluation Section 3 (Built Heritage) criteria. However, it is not a strong candidate for designation under the Ontario Heritage Act. It should be noted that this evaluation was completed without an interior investigation of 219 King Street West. It is possible that a closer examination of the building may result in a revised evaluation.

The *Provincial Policy Statement* notes that cultural heritage value or interest is bestowed upon cultural heritage resources by *communities* (MMAH 2014). Accordingly, the system by which heritage is governed in this province places emphasis on the decision-making of local municipalities in determining cultural heritage value or interest. It is hoped that the information presented in this report will be useful in those deliberations.

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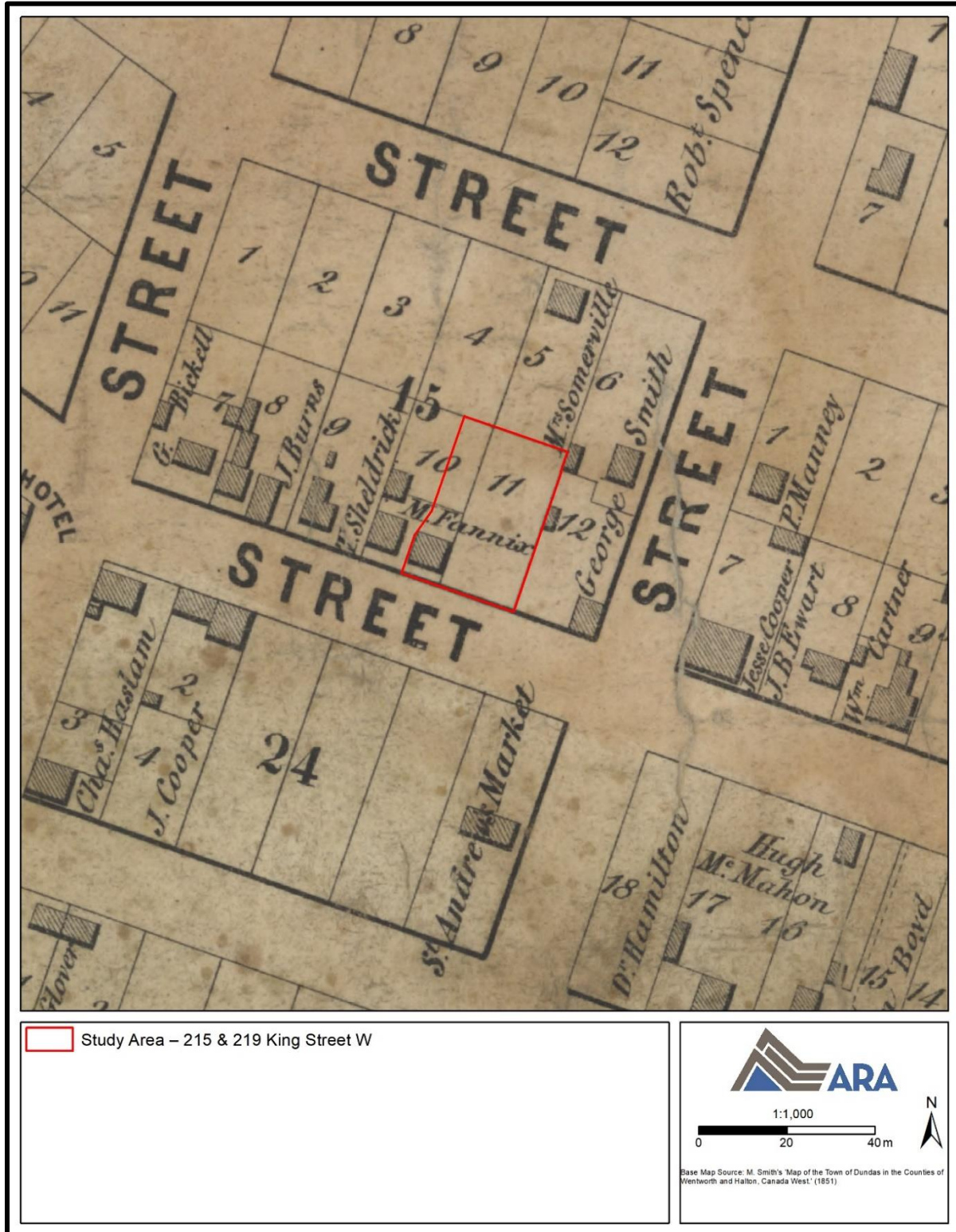
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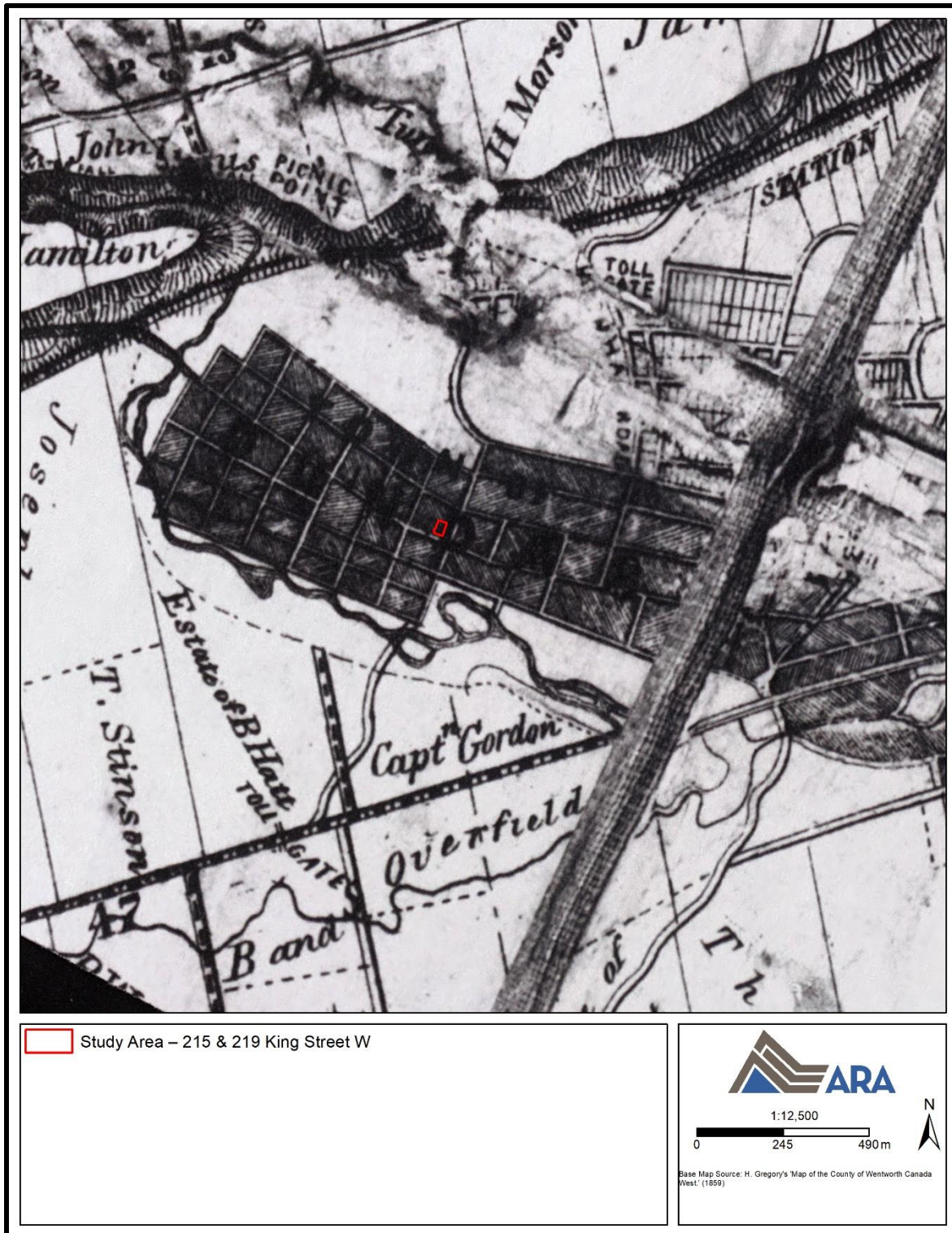
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Appendix A: Historic Maps and Aerials

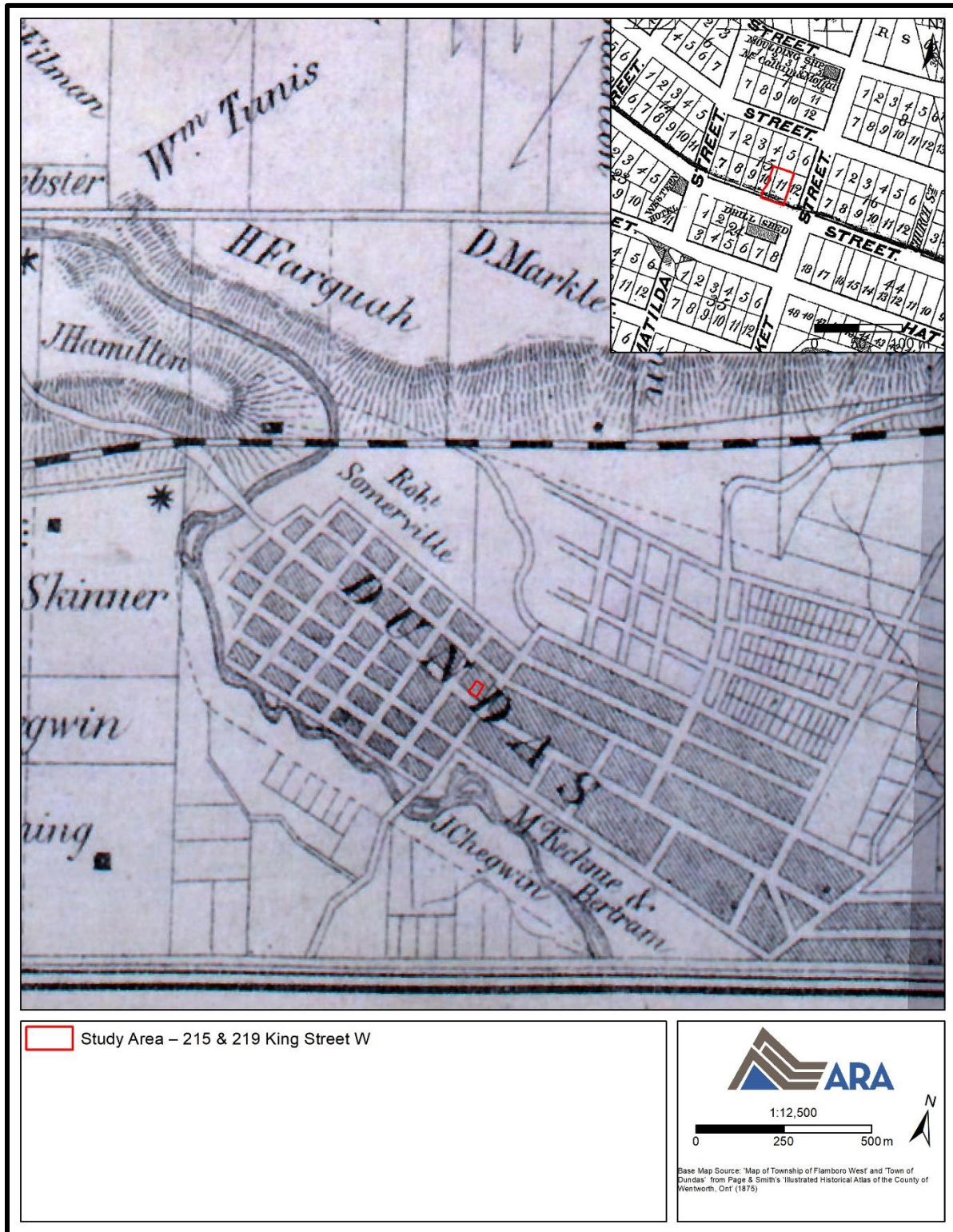


Map 3: 215 and 219 King Street West on a Map from 1851  
(Produced under licence using ArcGIS® software by Esri, © Esri; Smith 1851)

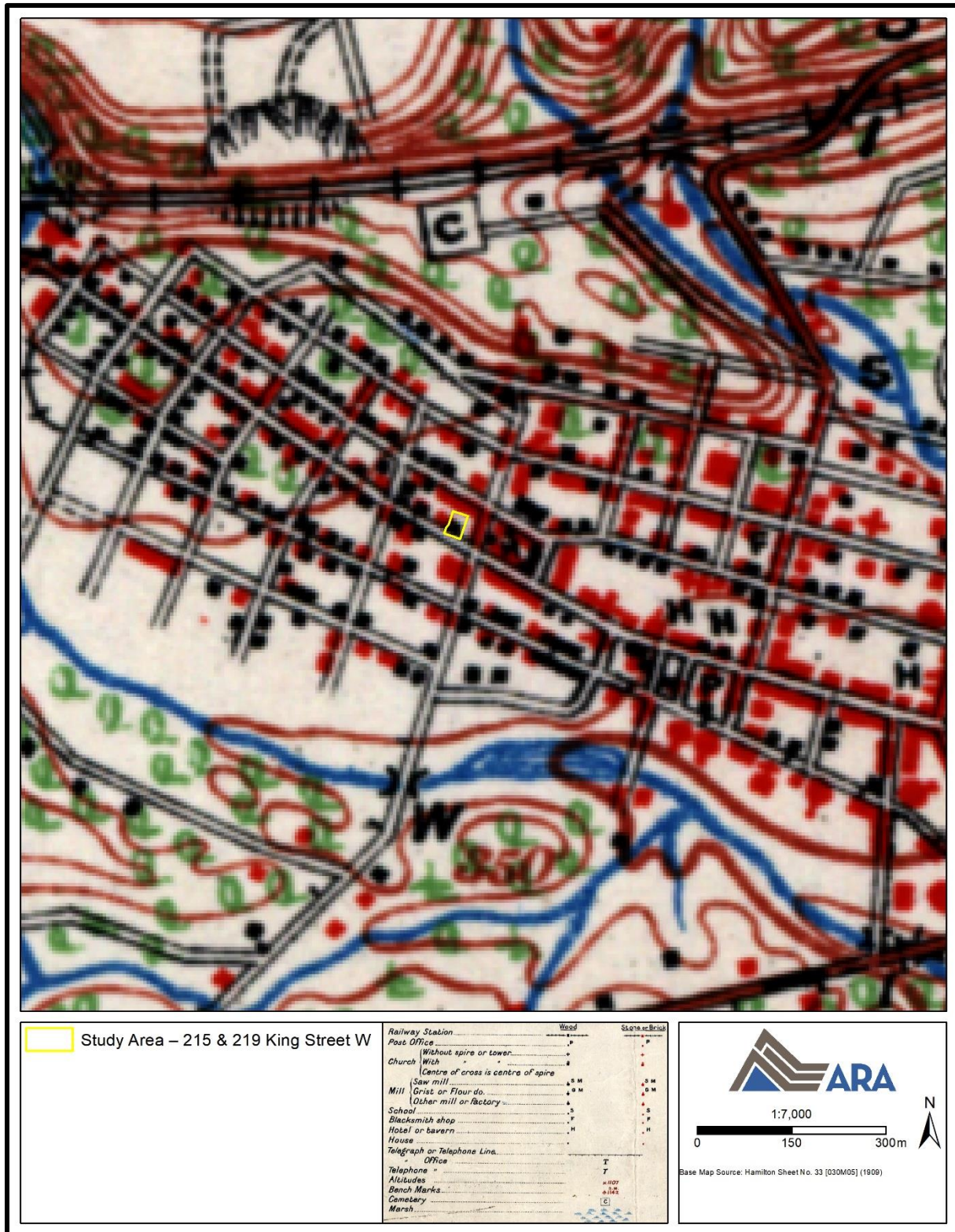


**Map 4: 215 and 219 King Street West on a Map from 1859**  
(Produced under licence using ArcGIS® software by Esri, © Esri; OCHMP 2021)





**Map 5: 215 and 219 King Street West on the Map of the Township of Flamboro, Illustrated Historical Atlas of the County of Wentworth, 1875**  
(Produced under licence using ArcGIS® software by Esri, © Esri; McGill 2001)



**Map 6: 215 and 219 King Street West on a Historic Topographic Map from 1909**  
(Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)



**Map 7: 215 and 219 King Street West on and Aerial Image from 1954**  
(Produced under licence using ArcGIS® software by Esri, © Esri; McMaster Digital Archive 2021)

**Appendix B: Historic Photograph (Plates)**



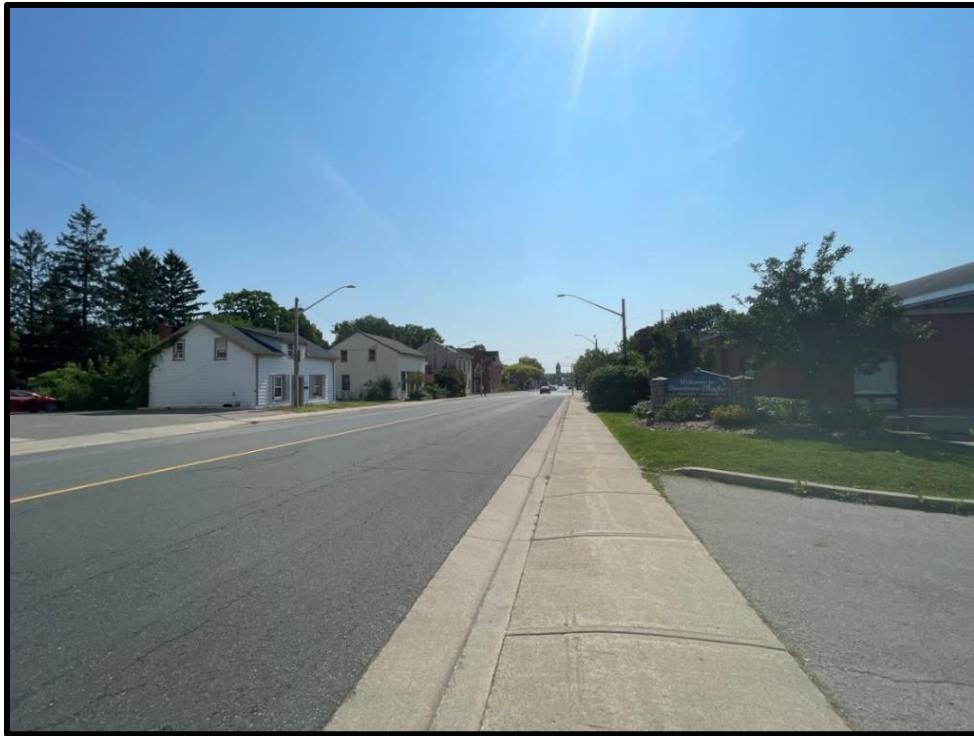
**Plate 1: 215 King Street West  
(Newcombe 1981:168)**

Appendix C: Images



**Map 8: Image Locations and Directions, Landscape, Views and Context**  
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**Image 1: View of King Street West Streetscape – Study Area at Left**  
(Photo taken on August 6, 2021; Facing East)



**Image 2: 215 King Street West Façade**  
(Photo taken on August 6, 2021; Facing North)



**Image 3: Brick Chimney on 215 King Street West  
(Photo taken on August 6, 2021; Facing Northeast)**



**Image 4: Decorative Brickwork on Façade of 215 King Street West  
(Photo taken on August 6, 2021; Facing North)**





**Image 5: Decorative Brickwork and Flemish Bond on 215 King Street West**  
(Photo taken on August 6, 2021; Facing North)



**Image 6: Entrance at 215 King Street West**  
(Photo taken on August 6, 2021; Facing North)



**Image 7: Decorative Surround at 215 King Street West**  
(Photo taken on August 6, 2021; Facing North)



**Image 8: Detail of Façade Entry Door Surround**  
(Photo taken on August 6, 2021; Facing West)



**Image 9: Façade Window Opening**  
(Photo taken on August 6, 2021; Facing North)



**Image 10: Rusticated Sill on 215 King Street West Façade**  
(Photo taken on August 6, 2021; Facing North)



**Image 11: Detail of Façade Brickwork with English Corner**  
(Photo taken on August 6, 2021; Facing North)



**Image 12: Window Opening Surround on 215 King Street West**  
(Photo taken on August 6, 2021; Facing North)



**Image 13: 215 King Street West Elevation Brickwork in Flemish Bond Showing Signs of Deterioration**  
(Photo taken on August 6, 2021; Facing North)



**Image 14: Southwest Corner of 215 King Street West**  
(Photo taken on August 6, 2021; Facing Northeast)



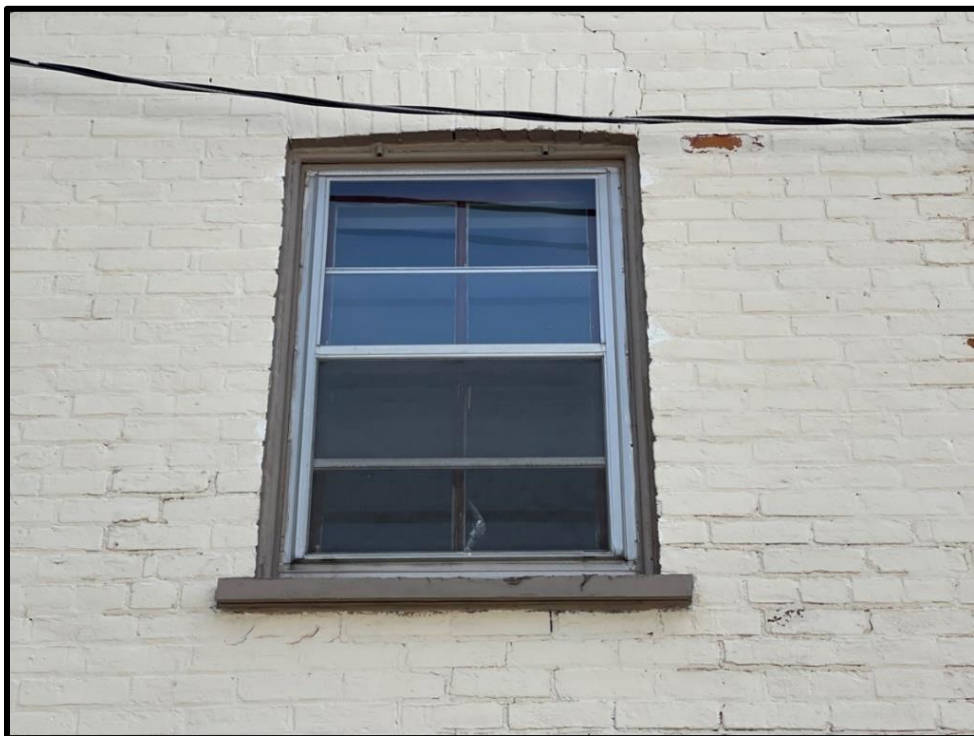
**Image 15: Detail of Southwest Corner of 215 King Street West Fieldstone Foundation**  
(Photo taken on August 6, 2021; Facing East)



**Image 16: West Elevation at 215 King Street West**  
(Photo taken on August 6, 2021; Facing East)



**Image 17: Second Storey Windows on West Elevation of 215 King Street West  
(Photo taken on August 6, 2021; Facing East)**



**Image 18: Second Storey Window at 215 King Street West – Detail  
(Photo taken on August 6, 2021; Facing East)**



**Image 19: Former Door Opening on West Elevation on 215 King Street West  
(Photo taken on August 6, 2021; Facing East)**



**Image 20: West Elevation – Connection Between Rear Addition and Brick Building at  
215 King Street West  
(Photo taken on August 6, 2021; Facing East)**





**Image 21: Northwest Corner of 215 King Street West  
(Photo taken on August 6, 2021; Facing Southeast)**



**Image 22: North Elevation of Brick Building – Showing Former Door Opening on  
Dormer at 215 King Street West  
(Photo taken on August 6, 2021; Facing South)**



**Image 23: North Elevation of 215 King Street West – Paved Rear Yard**  
(Photo taken on August 6, 2021; Facing South)



**Image 24: Southeast Corner of 215 King Street West**  
(Photo taken on August 6, 2021; Facing Northwest)



**Image 25: Southeast Corner of 215 King Street West**  
(Photo taken on August 6, 2021; Facing North)



**Image 26: 219 King Street Façade (South Elevation)**  
(Photo taken on August 6, 2021; Facing North)



**Image 27: Southwest Corner of 219 King Street West**  
(Photo taken on August 6, 2021; Facing Northeast)



**Image 28: West Elevation of 219 King Street West**  
(Photo taken on August 6, 2021; Facing East)



**Image 29: Detail of Chimney at 219 King Street West on West Elevation  
(Photo taken on August 6, 2021; Facing East)**



**Image 30: Northwest Corner of 219 King Street West  
(Photo taken on August 6, 2021; Facing Southeast)**



**Image 31: North Elevation and Rear Yard of 219 King Street West  
(Photo taken on August 6, 2021; Facing South)**



**Image 32: Northeast Corner of 219 King Street West  
(Photo taken on August 6, 2021; Facing Southwest)**



**Image 33: East Elevation of 219 King Street West**  
(Photo taken on August 6, 2021; Facing West)



**Image 34: Southeast Corner of 219 King Street West**  
(Photo taken on August 6, 2021; Facing Northwest)



**Image 35: View of King Street West Streetscape Showing Study Area**  
(Photo taken on August 6, 2021; Facing East)



**Image 36: View of King Street West Streetscape at Market/King Intersection toward Study Area on right**  
(Photo taken on August 6, 2021; Facing West)





**Image 37: View of Study Area from Market Street  
(Photo taken on August 6, 2021; Facing Northwest)**

#### Adjacent Properties



**Image 38: 8 Market Street North – Georgian Style House  
(Photo taken on August 6, 2021; Facing West)**



**Image 39: 10 Market Street South (The Dundas Armoury)**  
(Photo taken on August 6, 2021; Facing South)



**Image 40: 10 Market Street South (The Dundas Armoury) – Study Area Visible**  
(Photo taken on August 6, 2021; Facing West)



**Image 41: 211 King Street West**  
(Photo taken on August 6, 2021; Facing North)



**Image 42: 214 Park Street West**  
(Photo taken on August 6, 2021; Facing South)



**Image 43: 214 Park Street West**  
(Photo taken on August 6, 2021; Facing Southeast)

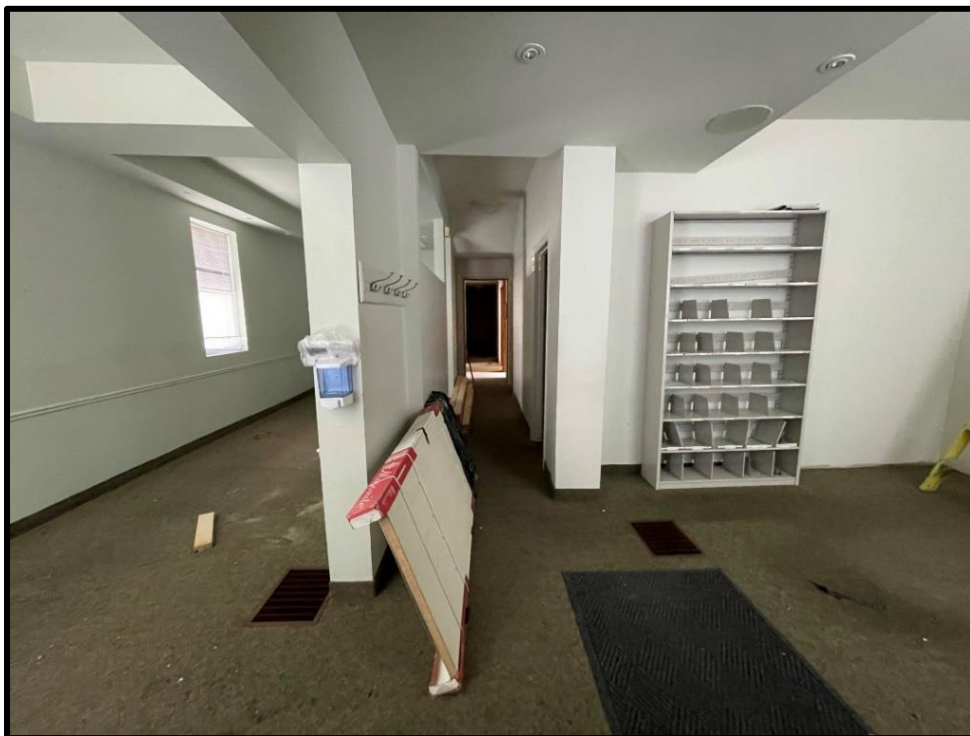


**Image 44: 218 Park Street West**  
(Photo taken on August 6, 2021; Facing South)

**Interior Photos – 215 King Street West**



**Image 45: Front Entrance**  
(Photo taken on August 6, 2021)



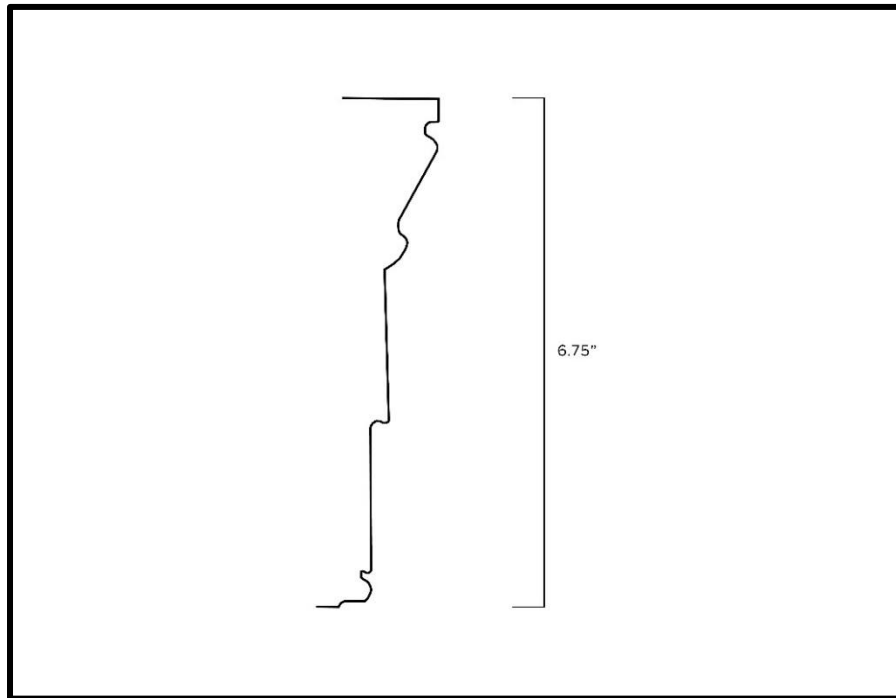
**Image 46: Central Hallway on First Floor**  
(Photo taken on August 6, 2021)



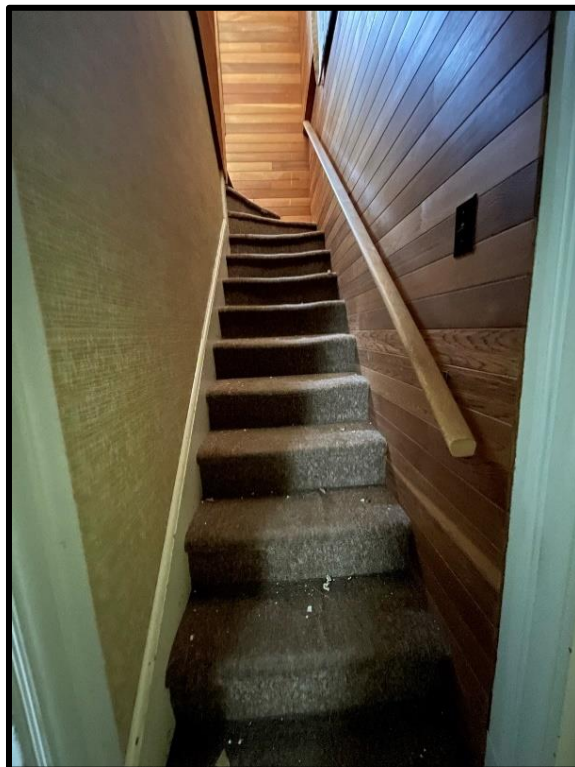
**Image 47: East Window Opening on Façade**  
(Photo taken on August 6, 2021)



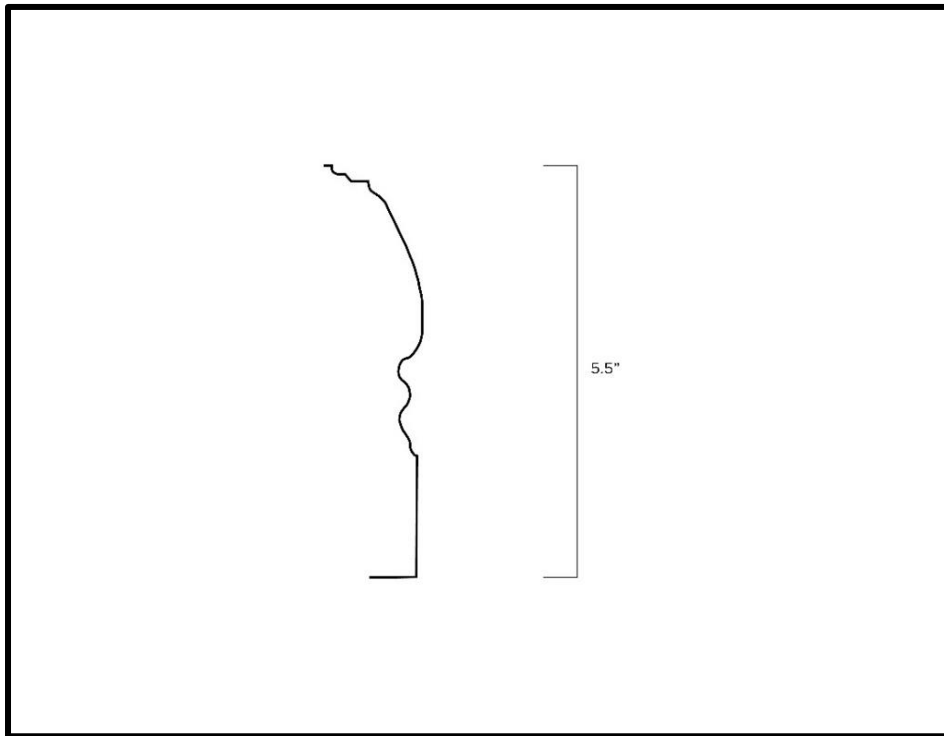
**Image 48: West Window Opening on Façade**  
(Photo taken on August 6, 2021)



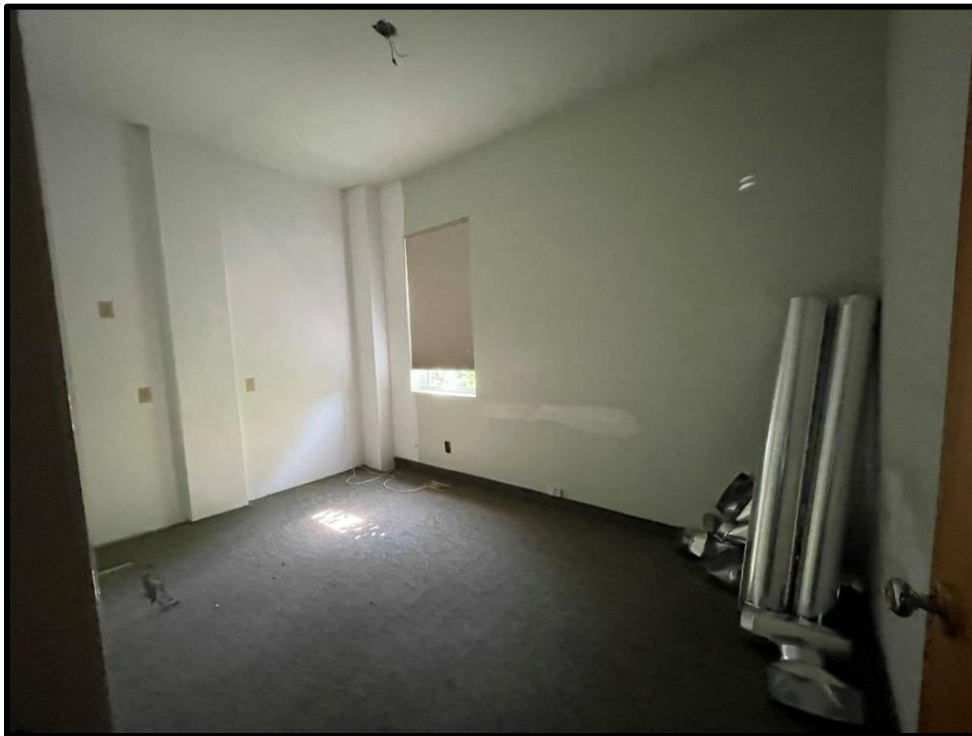
**Image 49: Molding Profile of Façade Window Openings**  
(Measurements taken on August 6, 2021)



**Image 50: Stairs to Second Floor**  
(Photo taken on August 6, 2021)



**Image 51: Molding Profile of Interior Trim at Stairs**  
(Measurements taken on August 6, 2021)



**Image 52: First Storey Room**  
(Photo taken on August 6, 2021)





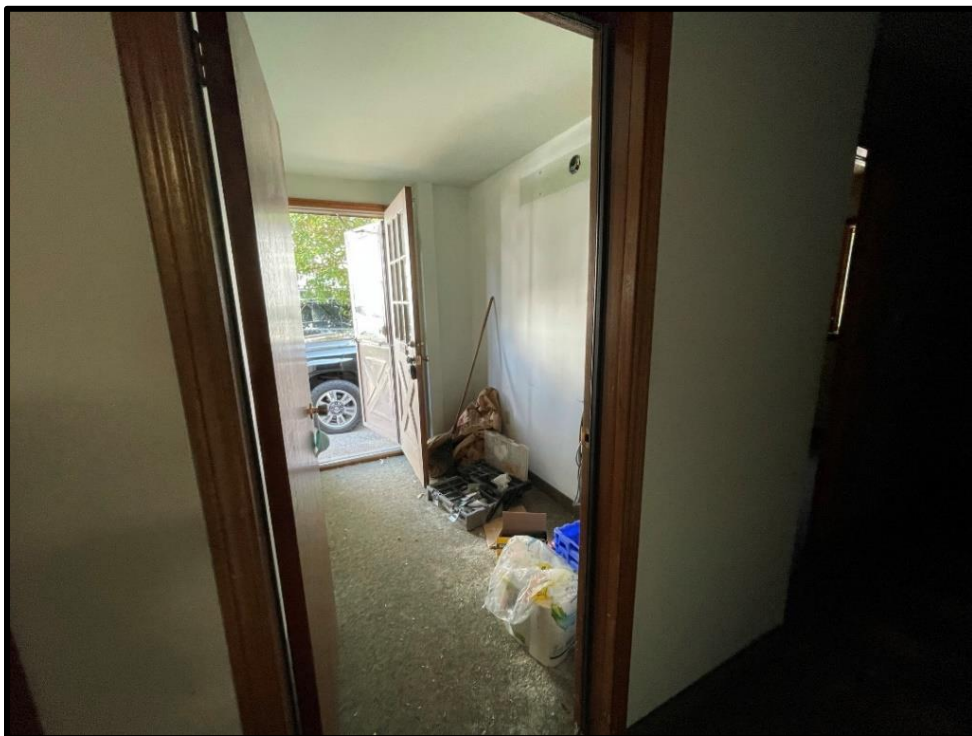
**Image 53: Stairs Leading to Basement**  
(Photo taken on August 6, 2021)



**Image 54: Interior – Wall Thickness Between Brick Building and Rear Addition**  
(Photo taken on August 6, 2021)



**Image 55: First Floor, Rear Addition Hallway**  
(Photo taken on August 6, 2021)



**Image 56: Side Entrance to Rear Addition Entryway**  
(Photo taken on August 6, 2021)



**Image 57: Room in Rear Addition**  
(Photo taken on August 6, 2021)



**Image 58: Room in Rear Addition**  
(Photo taken on August 6, 2021)



**Image 59: Room in Rear Addition**  
(Photo taken on August 6, 2021)



**Image 60: Rear Addition Hallway**  
(Photo taken on August 6, 2021)



**Image 61: Staircase Landing leading to Second Floor**  
(Photo taken on August 6, 2021)



**Image 62: Second Floor Open Area**  
(Photo taken on August 6, 2021)



**Image 63: Second Floor Kitchen Area**  
(Photo taken on August 6, 2021)



**Image 64: Staircase Viewed from Second Floor**  
(Photo taken on August 6, 2021)



**Image 65: Second Floor Bathroom**  
(Photo taken on August 6, 2021)



**Image 66: Second Floor Bedroom Entrances**  
(Photo taken on August 6, 2021)



**Image 67: Second Floor Bedroom**  
(Photo taken on August 6, 2021)

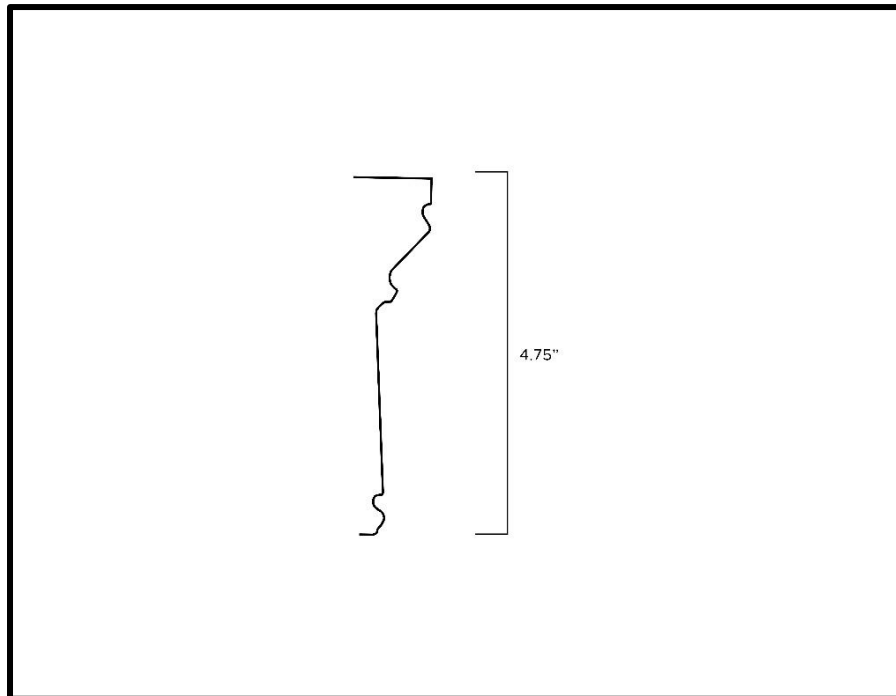


**Image 68: Second Floor Bedroom**  
(Photo taken on August 6, 2021)





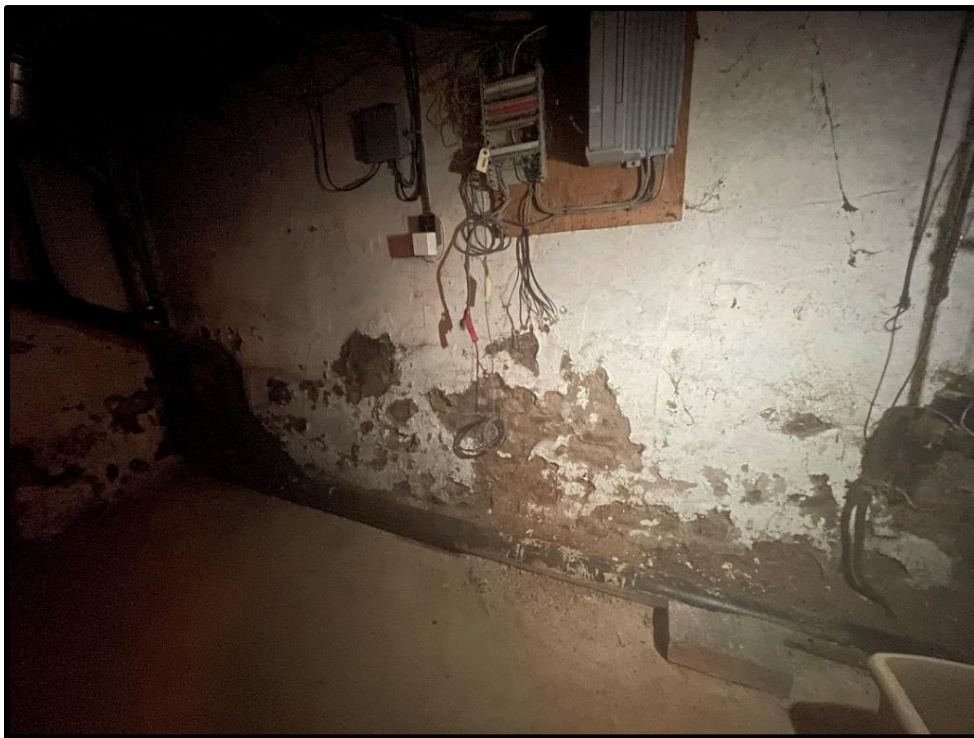
**Image 69: Bedroom Closet with 4-Panel Door**  
(Photo taken on August 6, 2021)



**Image 70: Molding Profile of Trim on Second Storey**  
(Measurements taken on August 6, 2021)



**Image 71: Stairway Leading to Basement**  
(Photo taken on August 6, 2021)



**Image 72: Basement Room with Concrete Parged Wall Showing Whitewash Stone Foundation**  
(Photo taken on August 6, 2021)



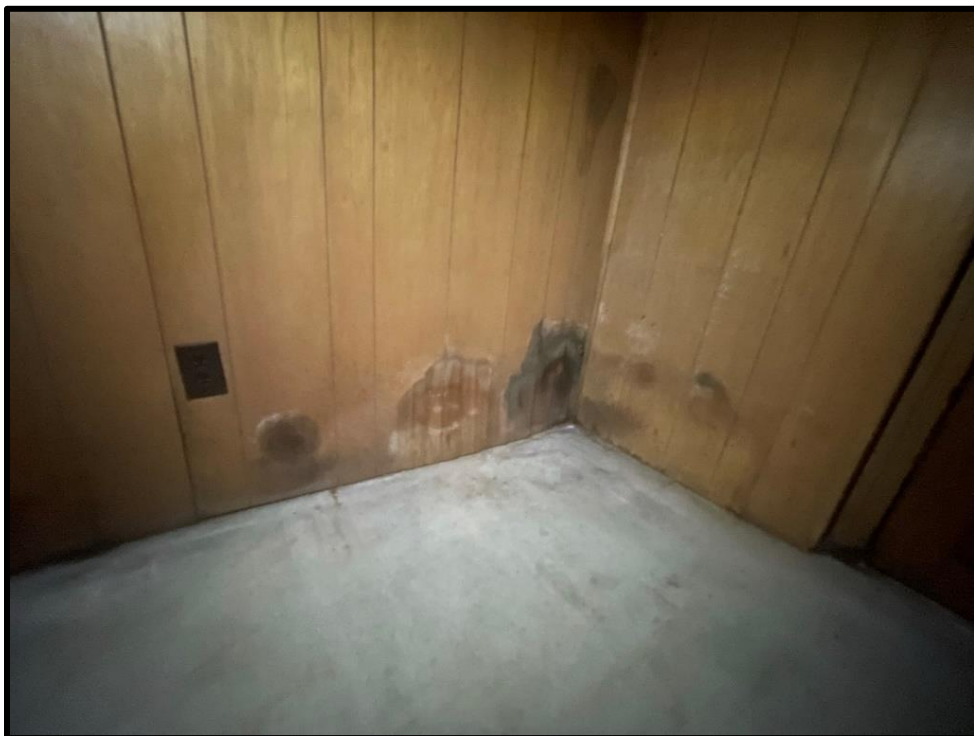
**Image 73: Basement – Dirt Floor and Fieldstone Foundation**  
(Photo taken on August 6, 2021)



**Image 74: Basement Showing Crawlspace Under Rear Addition**  
(Photo taken on August 6, 2021)



**Image 75: Basement Room with Door to Closed Staircase**  
(Photo taken on August 6, 2021)



**Image 76: Moisture Damage Visible in Basement**  
(Photo taken on August 6, 2021)



**Image 77: Closed Stairwell in Basement**  
(Photo taken on August 6, 2021)



**Image 78: Basement Room**  
(Photo taken on August 6, 2021)



**Image 79: Basement Window Well Showing Depth of Foundation**  
(Photo taken on August 6, 2021)



**Image 80: Depth of Basement Window Well**  
(Photo taken on August 6, 2021)

**Brickwork in Dundas**



**Image 81: 28 King Street West – Decorative Brick Similar to 215 King Street West  
(Photo taken on August 6, 2021; Facing Southeast)**



**Image 82: 28 King Street West – Decorative Brick Detail  
(Photo taken on August 6, 2021; Facing Southeast)**

## Appendix D: City of Hamilton Framework for Cultural Heritage Evaluation

A Framework for Evaluating the Cultural Heritage Value or Interest of Property for Designation under Part IV of the Ontario Heritage Act

### 1. Introduction

The following evaluation criteria seek to provide a consistent means of examining and determining the cultural heritage value or interest of real property. They will be used by staff and the City of Hamilton's Municipal Heritage Committee (formerly the Local Architectural Conservation Advisory Committee or LACAC) in determining whether to designate property under the *Ontario Heritage Act*.

It is anticipated that properties to be designated must have one or more demonstrated attributes of cultural heritage value or interest. The greater the number of attributes the more likely it is that a property will be of significant or considerable cultural heritage value.

These criteria recognize the housekeeping changes made to the *Ontario Heritage Act* as per the *Government Efficiency Act, 2002*. Municipalities are enabled to designate those properties of *cultural heritage value* and to identify those heritage attributes that account for the property's cultural heritage value or interest.

In keeping with contemporary heritage conservation and management practice these are considered to be those properties that have cultural heritage value expressed in the following forms:

- Archaeological sites and areas
- Built heritage features, and
- Cultural heritage landscapes.

These categories follow the direction and guidance in the Provincial Policy Statement issued pursuant to the Ontario Planning Act. No guidance is yet provided under the *Ontario Heritage Act*.

### 2. Archaeology

#### 2.1. Introduction

The designation of archaeological sites under the Ontario Heritage Act (OHA) has traditionally been at the discretion of the Provincial Government, until the recent amendments to the OHA under the Government Efficiency Act, 2002. Among other effects, these changes extend this capacity to municipalities, hence the process herein of defining the City of Hamilton criteria for OHA designation of archaeological sites.

#### 2.2. Hamilton Archaeology

The City of Hamilton has approximately 735 archaeological sites currently (2001) registered by archaeologists on the Ontario Archaeological Sites Database, maintained by the Ontario Ministry of Culture (MCL). Numerous other sites are known to exist but are not as yet registered on the OASD. Further, a large number of unknown sites exist, but have not yet been identified. Many of



these sites, whether registered or not, are too small to warrant significant investigation, other than to establish and map their presence and general nature.

The registration of known sites by licensed archaeologists under the OHA serves to record the sites' presence, cultural affiliation, and status. Sites, which have been fully excavated, and therefore exist only in the form of excavation records, removed artifacts and reports, remain registered.

The overall pattern in the data is that the highest density of registered sites occurs in areas that have been the focus of survey, whether driven by development proposals and Planning Act requirements or academic research.

### **2.3. Archaeological Work**

Archaeology is by its nature a destructive discipline. Sites are identified through survey, arising from some form of soil disturbance, which informs the archaeologist that a site or sites are present. Apart from establishing a site presence and some broad ideas of site boundaries and cultural horizons, however, the nature of a site is largely unknown until excavation activities take place.

The difference between the archaeological excavation of a site and its undocumented removal by construction activities lies in the records retained and reported on by the archaeologists. The knowledge of the archaeological site persists, however, and while it may be absent, the former presence indicates that the area in which it occurs is one of archaeological potential, if the landscape remains relatively intact.

Soil disturbance can take many forms and has varied effects on the archaeological resource. Much of archaeology in Ontario occurs in the topsoil horizon, with some extending into the subsoil, which affects its visibility and sensitivity to disturbance.

Most of the archaeology in Hamilton has been identified as a result of over a hundred years of agricultural activities, namely tilling the soil. While cultivation disturbs sites, it does so with only moderate loss of site information. More intensive forms of agricultural, such as tree or sod farms, have a more substantial and deleterious effect. Soil disturbances such as grade alteration or compaction essentially obliterate archaeological resources.

### **2.4. Archaeologists**

Terrestrial and aquatic archaeology in Ontario is administered through the MCL, while some authority has been downloaded to municipalities. In addition to maintaining the site registry, MCL is responsible for licensing archaeologists: only licensed archaeologists are permitted to carry out archaeological fieldwork (Section 4.48.1) or alter archaeological sites through the removal or relocation of artifacts or any other physical evidence of past human use or activity, from the site (Section 4.48.2).

While recognizing this, much archaeological work has been conducted in the past by unlicensed archaeologists. This group falls into two categories: avocational or lay archaeologists, and "pothunters." Avocational archaeologists typically work in association with licensed archaeologists or the MCL. Pothunters tend to avoid working with archaeologists or the Ministry and are known to loot sites for artifacts, either to add to collections or sell on the open market. Such activities are illegal under the OHA.

## **2.5. Designation of Archaeological Sites**

As with other types of cultural heritage resources, “designation” is one of many conservation tools that a municipality may use to wisely manage its cultural heritage. With respect to archaeological sites, there are a number of unique aspects arising from the designation of archaeological sites. The protection of archaeological sites or areas of archaeological potential is possible through designation and is also a means by which to flag such properties for closer scrutiny through the development application process. The amended components of Part VI of the OHA also provide stronger and more appropriate means by which the resource can be protected.

The designation of existing sites may serve as a flag, which could result in unauthorized excavation, inferring some potential responsibility of the City of Hamilton to protect such sites. However, sites of sufficient significance to warrant designation are likely already well known to the pothunter population. In turn, the fact that many registered sites have already been fully excavated, primarily as part of the development process, does play a factor in the designation process and goals (i.e. inferring the recognition of a site no longer present).

While there is no official Ministry policy on the municipal designation of archaeological sites, the existence of provincially designated archaeological sites suggests that the recognition of such significant resources is warranted. The criteria below are to be used either as “stand-alone” criteria for the evaluation of archaeological sites and areas of archaeological potential suitable for designation or are to be used in conjunction with other criteria in the designation of heritage properties, such as heritage buildings and cultural heritage landscapes.

## **2.6. Determination of Significance**

1. *Cultural Definition: is the site used to define a cultural complex or horizon at the local or regional scale?*

Select archaeological sites are used to define specific cultural complexes or horizons, to which similar sites are compared for closeness of fit and relative position in cultural chronology and site function. Their identification as type-sites is typically achieved through academic discourse, for example the Princess Point site in Cootes Paradise.

2. *Temporal Integrity: does the site represent one or more readily distinguished cultural horizons, or a multi-component mixture of poorly-defined occupations?*

Archaeological sites are frequently re-occupied over a long period of time by different cultural groups. While soil stratification may separate these sequences and provide valuable information, agricultural and other activities can cause admixture of these separate components, resulting in a loss of information.

3. *Site Size: is the site a large or high-density occupation, or a small, low-intensity occupation?*

A higher level of importance tends to be placed on larger archaeological sites, as they generally represent larger or more frequent/long-term occupations. They also tend to yield more diagnostic material objects or settlement patterns, and so can be better defined chronologically and culturally, but can likewise be less clearly defined. Smaller sites can also yield diagnostic artifacts and are typically the predominant site size of earlier Native and Euro-Canadian occupations and may be subject to lower degrees of stratigraphic mixture.

*4. Site Type: is the site of a distinctive and well-defined type, with respect to its function or the activities carried out at the site?*

Sites range in nature from highly specialized to generalized, with a related range of interpretability: sites where many activities occur can make it hard to differentiate these activities, such as a pioneer farmstead. Sites where limited activities took place tend to show more identifiable patterns, like point manufacturing sites. While both end of this continuum represent similarly important parts of their inhabitants' lifeways, information may be more readily derived from those of lower complexity.

*5. Site Integrity: is the site largely intact?*

Sites that remain primarily intact retain significant levels of data, while degree of impact closely correlates with the extent of data-loss, particularly when all or some of the site has been impacted or removed through excavation, mitigation or other activities.

*6. Historical Association: does the site represent the archaeological remnants of a significant historical event, person, or group?*

The **direct** association of an archaeological site with a historical event, person, family or group can have a bearing on the significance of an archaeological site, depending on the significance to the community, province or nation of the event or person(s) involved. The nature of the association, such as transitory or long-term, also has a bearing on whether this association is of little or considerable significance.

*7. Setting: what is the integrity of the context surrounding the site?*

Sites do not exist independently, but rather are embedded (at varying scales) within the landscape encompassing them. As such, some semblance of the physiography (cultural heritage landscape) and relevant built culture concurrent to the site's occupation can provide an important context to the information derived from the site.

*8. Socio-political value: is there significant public value vested in the site?*

Real or perceived social or political value may be imparted to an archaeological site for various reasons by the public as a whole, or subsets of stakeholders and interest groups. Regardless of the origin of the value(s) ascribed the site, perception and expediency may play a large role in its identification as a significant feature.

*9. Uniqueness: is this a unique archaeological site?*

While all sites are by their nature unique, some are more so than others by nature of their distinctive type, role or character, which identifies them as "one-of-a-kind" within a specified frame of reference. The recognition of a site having such a unique nature as to warrant this distinction essentially refers to the information value implicit in such an identification. As a result, this will largely be the result of professional discourse.

*10. Rarity: is this a rare archaeological site?*

Rarity may be a measure of cultural affiliation, site type, function, location, artifact assemblage, and age, to mention some potential elements. This can take two forms: either because they occurred only very rarely as a site type originally, or because only a small number remain extant owing to destruction of the original set of sites. In both cases, the rarity of these sites warrants their identification as a result of their information value regarding such a limited resource. Evaluation of the distinct nature of such sites will largely originate through professional discourse.

*11. Human Remains: are there identified or probable burials on the site?*

Human remains can be encountered in a variety of circumstances, including within an archaeological site. Depending on the context, these can take the form of an approved cemetery, unapproved cemetery, unapproved Aboriginal Peoples cemetery, or irregular burial site. Regardless of the specific circumstance, burials carry a high cultural value in and of themselves. In addition, their significance can be evaluated as a sub-set of archaeological sites in complement with the standard cemetery management process. Native and pioneer cemeteries in particular can be assessed in reference to other archaeological sites and communities, as well as specific persons and events.

*12. Archaeological Potential: is the area of substantially high potential?*

The archaeological potential of a property is determined through an evaluation of a variety of factors. These include proximity to physiographic features, known archaeological sites, historic features, and degrees of landscape alteration/ disturbance. If a property is identified as having very high potential, designation may be warranted prior to field survey, or further impact.

### **3. Built Heritage**

#### **3.1. Introduction**

For the past 25 years Part IV of the Ontario Heritage Act primarily concerned itself with the designation and hence protection and management of *buildings* of architectural or historic value or merit. The Ontario Heritage Act now enables municipalities to designate *property*, i.e., real property including buildings and structures. This may now include not only buildings but also plantings, landscaping elements and archaeological features (See preceding section 2.2).

As with archaeological evaluation the criteria below are to be used either as “stand-alone” or are to be used in conjunction with other criteria in the designation of heritage properties.

#### **Historical Associations**

*1. Thematic: how well does the feature or property illustrate a historical theme that is representative of significant patterns of history in the context of the community, province or nation?*  
The criterion evaluates the resource in the context of broad themes of community history. In assessing a resource, the evaluation should relate its importance specifically and with some precision to relevant themes usually of some duration, such as agricultural settlement, village or town development, recreational activities, suburbanization and industrial growth.

*2. Event: is the property associated with a specific event that has made a significant contribution to the community, province or nation?*

This criterion evaluates the resource with respect to its direct association with events, (i.e., the event took place in the building or on the property). The significance of the event must be clearly and consistently evaluated by examining the impact the event had on future activities, duration and scale of the event and the number of people involved. Battles, natural disasters and scientific discoveries are frequently recognized under this criterion.

*3. Person and/or Group: is the feature associated with the life or activities of a person or group that has made a significant contribution to the community, province or nation?*

This criterion evaluates the feature with respect to its direct association with a person or group, (i.e., ownership, use or occupancy of the resource). The significance of the person or group must be clearly described such as the impact on future activities, duration and scale of influence and number and range of people affected, e.g., the Calder or Book family in Ancaster. Public buildings such as post offices or courthouses though frequented by many important persons will seldom merit recognition under this criterion.

### **Architecture and Design**

*4. Architectural merit: what is the architectural value of the resource?*

This criterion serves to measure the architectural merit of a particular structure. The evaluation should assess whether the structure is a notable, rare, unique, early example or typical example of an architectural style, building type or construction techniques. Structures that are of particular merit because of the excellence and artistic value of the design, composition, craftsmanship and details should be identified whether or not they fall easily into a particular stylistic category (i.e., vernacular architecture).

*5. Functional merit: what is the functional quality of the resource?*

This criterion measures the functional merit of the structure apart from its aesthetic considerations. It takes into account the use or effectiveness of materials and method of construction. The criterion is also intended to provide a means of giving value to utilitarian structures, engineering works and industrial features that may not necessarily possess a strict "architectural" value.

The evaluation should note whether the structure is a notable, rare, unique, typical or early example of a particular material or method of construction.

*6. Designer: what is the significance of this structure as an illustration of the work of an important designer?*

This criterion evaluates the importance of the building in a designer's career. "Designer" may include architects, builders or engineers, either in private and public practice, or as individuals or professional firms. The evaluation will have to account for or describe whether or not a designer is important in terms of the impact that the person had on trends in building and activities in the community, province or nation before evaluating the importance of the specific structure in the designer's career. Comparisons should focus on surviving examples of the designer's work.

### **Integrity**

*7. Location integrity: is the structure in its original location?*

The integrity of a resource relies in part on its relationship to its original site of construction. Original sites or locations of structures are benchmarks in the past physical, social, economic and cultural development of any area. The continued presence of heritage structures often contributes to a strong sense of place. Those features that have been moved from their original sites are considered to be of lesser cultural heritage value.

*8. Built integrity: is the structure and its components parts all there?*

The integrity of a resource may affect the evaluation of the built heritage feature particularly where there have been either:

- adverse alterations, such as the loss of significant or noteworthy building elements; or
- unsympathetic additions, that obscure or detract from original building fabric.

Properties that remain intact or that have been systematically and sensitively added to over a number of decades (such as farmhouses) are considered to have greater value than those that have experienced detrimental effects. Building ruins may warrant special consideration where there are other important cultural heritage values, e.g., "The Hermitage", Ancaster.

## **Environmental Context**

*9. Landmark: is it a visually conspicuous feature in the area?*

This criterion addresses the physical importance of a structure to its community. The key physical characteristic of landmarks is their singularity, some aspect that is unique or memorable in its context. Significant landmarks can have a clear form, contrast with their background or have prominent locations. Landmarks are often used by people as reference points, markers or guides for moving or directing others through an area.

*10. Character: what is the influence of the structure on the present character of the area?*

This criterion measures the influence of the resource on its surroundings. The character of the immediate area must be established before the site's contribution can be assessed. (In the case of complexes, "area" may be defined as the complex itself, e.g., hospital, university, industrial plant.) Areas can convey a sense of cohesion through the similarity and/or dissimilarity of their details. Cohesion can be established by examining such things as scale, height, proportion, siting, building materials, colours and relationships to other structures and spaces.

*11. Setting: what is the integrity of the historical relationship between the structure and its immediate surroundings?*

This criterion examines the degree to which the immediate environment enhances the structures physical value or prominence. It assesses the importance of the site in maintaining familiar edges, districts, paths, nodes and landmarks that assist in movement and orientation. Structures or sites may exhibit historic linkages such as those between a church and cemetery or a commercial block and service alleys. Other examples are original settings that provide the context for successive replacement of bridges at the same location or traditional relationships such as those between a station and hotel located next to a rail line.

## Social Value

### 12. Public perception: is the property or feature regarded as important within its area?

This criterion measures the symbolic importance of a structure within its area to people within the community. "Community" should not solely reflect the heritage community but the views of people generally. Examination of tourist brochures, newspaper articles, postcards, souvenirs or community logos for the identification of a site as a prominent symbolic focal point is sometimes useful.

## 4. Cultural Heritage Landscapes

### 4.1. Introduction

Prior to defining evaluation criteria, it is worthwhile to enumerate several general principles for understanding cultural heritage landscapes. The Provincial Policy Statement issued under the Planning Act states in 2.5.1, Cultural Heritage and Archaeological Resources that:

Significant built heritage resources and cultural heritage landscapes will be conserved.

"Cultural heritage landscape" is specifically defined to mean:

a defined geographical area of heritage significance which has been modified by human activities. Such an area is valued by a community and is of significance to the understanding of the history of a people or place.

In addition, "Significant" is also more generally defined. It is assigned a specific meaning according to the subject matter or policy context, such as wetlands or ecologically important areas. As cultural heritage landscapes and built heritage resources may be considered an "other matter", the following definition of "significant" applies:

in regard to other matters, important in terms of amount, content, representation or effect. These formal quasi-legislative definitions are important in defining the scope and limitations of what constitutes a significant cultural heritage landscape. The word "culture" or "cultural" is used here and in the context of the policy statement to differentiate between those environmental features that are considered to originate in "nature" and have "natural" forms or attributes. The use of the word culture in this context should not be misconstrued to indicate a refined or developed understanding of the arts or civilization.

Typically cultural heritage landscapes comprise many items or objects that have been made or modified by human hands. Importantly, cultural heritage landscapes reflect human activity (including both the intended and accidental results of development, conservation and/or abandonment) and thus all landscape artifacts reflect "culture" in some way, shape or form. Accordingly, for the purposes of understanding a cultural landscape, most components of the landscape are usually equally important in giving some insight into the culture or historical past of an area (fields, farmsteads, treelines, woodlots, mill ponds, raceways, manufactories, etc.) Present landscapes that are inherited from the past typically represent the aspirations, value, technology and so on of previous generations. Many present-day cultural heritage landscapes are relics of a former age. Small towns and rural hamlets, for instance, often represent nineteenth century rural lifeways that are no longer being built.

In order to understand the cultural heritage significance of a landscape it is important to understand not only the physiographic setting of an area but importantly the broader historical context of change. The role of technology and communications is particularly important at any given time as these often provided the physical artifacts or means available to permit change to occur within the landscape.

In the evaluation of cultural landscapes for the purpose of heritage conservation, the establishment of criteria is essentially concerned with attempting to identify those landscapes that have particular meaning, value or importance and consequently require some form of active conservation management including informed municipal decision making through the designation process. Traditionally, "landscapes" have tended to be evaluated on the basis of some measure of scenic merit, particularly those considered to be views of "nature", free from the effects of noticeable human activity. In identifying cultural heritage landscapes there is less a concern for assigning value based solely on scenic attributes. Attributes that address historical associations and social value are also equally important. The following criteria provide a broader base for evaluation.

#### **4.2. Applying the Evaluation Criteria**

The evaluation framework for cultural heritage landscapes is a set of criteria to be used in the assessment of cultural heritage landscapes throughout the City of Hamilton. These criteria are based on established precedents for the evaluation of heritage resources. It is anticipated that this framework will be applied to a broad range of landscapes in a consistent and systematic manner. It may be utilized either on a long-term basis as part of continuing survey and assessment work or on an issue oriented case-by-case manner. The evaluation criteria are also to serve the purposes of determining cultural heritage value or interest for the purposes of designation under the Ontario Heritage Act.

The criteria recognize the value and merit of all types of cultural heritage landscapes. If at any time it is proposed to undertake a comparative evaluation amongst many landscapes such comparative analysis should be used only to compare like or similar landscapes. An industrial landscape, for example must be assessed through comparison with other industrial landscapes, not with a townscape or rural landscape.

The intent in applying the criteria is not to categorize or differentiate amongst different types of landscape based upon quality. In using and applying the criteria it is important that particular types of cultural heritage landscapes are each valued for their inherent character and are consistently evaluated and compared with similar or the same types.

#### **4.3. The Evaluation Criteria for Cultural Heritage Landscapes**

##### **Historical Associations**

*1. Themes: how well does the cultural heritage landscape illustrate one or more historical themes representative of cultural processes in the development and/or use of land in the context of the community, province or nation?*

This criterion evaluates the cultural landscape in the context of the broad themes of the City's history. In assessing the landscape, the evaluation should relate the landscape specifically to



those themes, sub-themes and material heritage features, e.g., ports/industrial areas and cottage and resort communities.

*2. Event: is the cultural landscape associated with a specific event that has made a significant contribution to the community, province or nation?*

This criterion evaluates the cultural landscape's direct association with an event, i.e., the event took place in the area. The significance of the event must be evaluated by explicit description and research such as the impact event had on future activities, the duration and scale of the event and the number of people involved. Battle sites and areas of natural disasters are recognized under this criterion.

*3. Person and/or Group: is the cultural landscape associated with the life or activities of a person, group, organization or institution that has made a significant contribution to the community, province or nation?*

This criterion evaluates the cultural landscape's direct association with a person or group, i.e., ownership, use or development of the cultural landscape. The significance of the person or group must be considered in the context of impact, scale and duration of activities. Cultural landscapes resulting from resource based activities such as forestry, mining or quarrying, etc. may be identified with a particular corporate group. Conversely, individuals may play a pivotal role in the development of cultural landscapes such as a town site, industrial operation or resort complex.

### **Scenic Amenity**

*4. Sense of place: does the cultural heritage landscape provide the observer(s) with a strong sense of position or place?*

This criterion evaluates the sensory impact to an observer either viewing the cultural heritage landscape from within or from an exterior viewpoint. Such landscapes are recognizable as having a common, identifying character derived from buildings, structures, spaces and/or natural landscape elements, such as urban centres, ports, villages and cottage communities.

*5. Serial Vision: does the cultural heritage landscape provide the observer(s) with opportunities for serial vision along paths of pedestrian or vehicular movement?*

This criterion measures the visual impact to an observer travelling through the cultural landscape. Sidewalks or streets in urban areas and roads or water routes in rural or beach areas often provide an observer with a series of views of the landscape beyond or anticipated to arrive within view. Such serial vision may be observed at a small scale in an urban area, moving from residential street to commercial area; or at a larger scale from urban to rural.

*6. Material Content: is the cultural heritage landscape visually satisfying or pleasing to the observer(s) in terms of colour, texture, style and scale?*

This criterion attempts to evaluate the visual impact to an observer of the content of the cultural landscape in terms of its overall design and appearance, however formally or informally, consciously or unconsciously planned. Material content assesses whether the landscape is pleasing to look at regardless of historical completeness.

## Integrity

### *7. Integrity: is it all there?*

The evaluation of the integrity of a cultural heritage landscape seeks to identify the degree to which adverse changes have occurred. Landscapes that have suffered severe alterations, such as the removal of character defining heritage features and the introduction of intrusive contemporary features, may be weaker in overall material content, serial vision and the resultant sense of place that it provides.

## Design

### *8. Design: has the landscape been purposefully designed or planned?*

This criterion applies only to those landscapes that have been formally or purposefully designed or planned and includes examples such as "planned" communities, public parks, cemeteries, institutional grounds and the gardens of residences. Typically, they are scarce in comparison to evolving or relict landscapes. This criterion evaluates the importance of the landscape in the designer's career. "Designer" may include surveyors, architects, or landscape architects, both private and public, either as individuals or as professional firms. The evaluation assesses whether or not a designer is important in terms of the impact on trends in landscape design before evaluating the importance of the specific landscape in the designer's career. Comparisons should focus on surviving examples of the designer's work.

## Social Value

### *9. Public perception: is the landscape regarded as having importance within the City?*

This criterion measures the importance of the landscape as a cultural symbol. Examination of advertisements of the day, popular tourism literature and artifacts, public interviews and local contacts usually reveal potential landscapes of value.

## Appendix E: Curriculum Vitae

Kayla Jonas Galvin, MA, RPP, MCIP, CAHP  
Heritage Operations Manager  
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### Biography

Kayla Jonas Galvin, Archaeological Research Associates Ltd.'s Heritage Operations Manager, has extensive experience evaluating cultural heritage resources and landscapes for private and public-sector clients to fulfil the requirements of provincial and municipal legislation such as the *Environmental Assessment Act*, the *Standards & Guidelines for the Conservation of Provincial Heritage Properties* and municipal Official Plans. She served as Team Lead on the Ministry of Tourism, Culture and Sport Historic Places Initiative, which drafted over 850 Statements of Significance and for *Heritage Districts Work!*, a study of 64 heritage conservation districts in Ontario. Kayla was an editor of *Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory* and has worked on Municipal Heritage Registers in several municipalities. Kayla has drafted over 150 designation reports and by-laws for the City of Kingston, the City of Burlington, the Town of Newmarket, Municipality of Chatham-Kent, City of Brampton and the Township of Whitchurch-Stouffville. Kayla is the Heritage Team Lead for ARA's roster assignments for Infrastructure Ontario and oversees evaluation of properties according to *Standards & Guidelines for the Conservation of Provincial Heritage Properties*. Kayla is a Registered Professional Planner (RPP), a Member of the Canadian Institute of Planners (MCIP), is a professional member of the Canadian Association of Heritage Professionals (CAHP) and sits on the board of the Ontario Association of Heritage Professionals.

### Education

2016 MA in Planning, University of Waterloo. Thesis Topic: *Goderich – A Case Study of Conserving Cultural Heritage Resources in a Disaster*  
2003-2008 Honours BES University of Waterloo, Waterloo, Ontario  
Joint Major: Environment and Resource Studies and Anthropology

### Professional Memberships and Accreditations

Current Registered Professional Planner (RPP)  
Member of the Canadian Institute of Planners (MCIP)  
Professional Member, Canadian Association of Heritage Professionals (CAHP)  
Board Member, Ontario Association of Heritage Professionals

### Work Experience

Current **Heritage Operations Manager, Archaeological Research Associates Ltd.**  
Oversees business development for the Heritage Department, coordinates completion of designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.  
2009-2013 **Heritage Planner, Heritage Resources Centre, University of Waterloo**  
Coordinated the completion of various contracts associated with built heritage including responding to grants, RFPs and initiating service proposals.  
2008-2009, **Project Coordinator–Heritage Conservation District Study, ACO**

- 2012 Coordinated the field research and authored reports for the study of 32 Heritage Conservation Districts in Ontario. Managed the efforts of over 84 volunteers, four staff and municipal planners from 23 communities.
- 2007-2008 **Team Lead, Historic Place Initiative, Ministry of Culture**  
Liaised with Ministry of Culture Staff, Centre's Director and municipal heritage staff to draft over 850 Statements of Significance for properties to be nominated to the Canadian Register of Historic Places. Managed a team of four people.

### Selected Professional Development

- 2019 OPPI and WeirFoulds Client Seminar: Bill 108 – More Homes, More Choice, 2019
- 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON (Two-days)
- 2019 Information Session: Proposed Amendments to the OHA, by Ministry of Tourism, Culture and Sport
- 2018 Indigenous Canada Course, University of Alberta
- 2018 Volunteer Dig, Mohawk Institute
- 2018 Indigenizing Planning, three webinar series, Canadian Institute of Planners
- 2018 Cultural Heritage, Archaeology and Planning Symposium
- 2018 Transforming Public Apathy to Revitalize Engagement, Webinar, MetorQuest
- 2018 How to Plan for Communities: Listen to the Them, Webinar, CIP
- 2017 Empowering Indigenous Voices in Impact Assessments, Webinar, International Association for Impact Assessments
- 2017 Cultural Heritage, Archaeology and Planning Symposium
- 2017 Capitalizing on Heritage, National Trust Conference, Ottawa, ON.
- 2016 Cultural Heritage, Archaeology and Planning Symposium
- 2016 Heritage Rising, National Trust Conference, Hamilton
- 2016 Ontario Heritage Conference St. Marys and Stratford, ON.
- 2016 Heritage Inventories Workshop, City of Hamilton & ERA Architects
- 2015 Cultural Heritage, Archaeology and Planning Symposium
- 2015 City of Hamilton: Review of Existing Heritage Permit and Heritage Designation Process Workshop.
- 2015 Leadership Training for Managers Course, Dale Carnegie Training

### Selected Publications

- 2018 "Conserving Cultural Heritage Landscapes in Waterloo: An Innovative Approach." *Ontario Association of Heritage Professionals Newsletter*, Winter 2018.
- 2018 "Restoring Pioneer Cemeteries" *Ontario Association of Heritage Professionals Newsletter*. Spring 2018. *In print*.
- 2015 "Written in Stone: Cemeteries as Heritage Resources." *Municipal World*, Sept. 2015.
- 2015 "Bringing History to Life." *Municipal World*, February 2015, pages 11-12.
- 2014 "Inventorying our History." *Ontario Planning Journal*, January/February 2015.
- 2014 "Assessing the success of Heritage Conservation Districts: Insights from Ontario Canada." with R. Shipley and J. Kovacs. *Cities*.

Jacqueline McDermid, BA  
Heritage Team–Project Manager  
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Web: [www.arch-research.com](http://www.arch-research.com)

### Biography

Jacqueline McDermid has ten years of technical writing and management experience; Seven years direct heritage experience. She has gained seven years of experience conducting primary and secondary research for archaeological and heritage assessments and drafting reports and evaluating property according to Ontario Regulation 9/06 and 10/06 as part of Municipal Heritage Registers. Jacqueline is expert at copy editing heritage reports including checking grammar, consistency and fact checking, to ensure a high-quality product is delivered to clients. She has experience assisting with the drafting of Heritage Conservation District Studies through the drafting of reports for potential Heritage Conservation Districts in the City of Toronto (Weston HCD) and Township of Bradford West Gwillimbury (Bond Head HCD). Jacqueline has proven project management experience gained by completing projects on time and on budget as well as formal Project Management training. In 2018, under a six-month contract as the Heritage Planner at the Ministry of Transportation, acquired considerable experience conducting technical reviews of consultant heritage reports for Ministry compliance including Cultural Heritage Evaluation Reports, Heritage Impact Assessment, Strategic Conservation Plans, and Cultural Heritage Resource Assessments as well as gained valuable insight on provincial heritage legislation (*Ontario Heritage Bridge Guidelines*, *Ontario MTO Environmental Standards and Practices for Cultural Heritage*, *MTO Environmental Reference for Highway Design – Heritage*, *MTCS' Heritage Identification & Evaluation Process* as well as the new *MHTCI Information Bulletins on Heritage Impact Assessments and Strategic Conservation Plans*, and inter-governmental processes. She has extensive Knowledge of heritage and environmental policies including the *Planning Act*, *Provincial Policy Statement*, the *Ontario Heritage Act*, *Official Plans*, *Environmental Assessment Act* and *Green Energy Act*. Working knowledge of the *Standards and Guidelines for Consultant Archaeologists* (2011), Ministry of Tourism, Culture and Sport.

### Education

2000-2007 Honours B.A., Wilfrid Laurier University, Waterloo, Ontario  
Major: Near Eastern Archaeology.

### Work Experience

2020-present **Project Manager – Heritage, Archaeological Research Associates, Stoney Creek, ON**

2015-2020 **Technical Writer and Researcher – Heritage, Archaeological Research Associates Ltd., Kitchener, ON**

Research and draft designation by-laws, heritage inventories, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations using Ontario Regulation 9/06, 10/06 and the Ontario Heritage Bridge Guidelines.

2018 **Environmental Planner – Heritage Ministry of Transportation, Central Region – Six-month contract.**

Responsibilities included: project management and coordination of MTO heritage program, managed multiple consultants, conducted and coordinated field

- assessments and surveys, estimated budgets including \$750,000 retainer contracts. Provided advice on heritage-related MTO policy to Environmental Policy Office (EPO) and the bridge office.
- 2017-2018 **Acting Heritage Team Lead – Heritage Archaeological Research Associates Ltd., Kitchener, ON**  
Managed a team of Heritage Specialists, oversaw the procurement of projects, retainers; managed all Heritage projects, ensured quality of all outgoing products.
- 2014-2015 **Technical Writer – Archaeology, Archaeological Research Associates Ltd., Kitchener, ON**  
Report preparation; correspondence with the Ministry of Tourism, Culture, and Sport; report submission to the Ministry and clients; and administrative duties (PIF and Borden form completion).
- 2012-2013 **Lab Assistant, Archaeological Research Associates Ltd., Kitchener, ON**  
Receive, process and register artifacts.
- 2011-2012 **Field Technician, Archaeological Research Associates Ltd., Kitchener, ON**  
Participated in field excavation and artifact processing.
- 2005-2009 **Teaching Assistant, Wilfrid Laurier University, Waterloo, ON**  
Responsible for teaching and evaluating first, second, third- and fourth-year student lab work, papers and exams.
- 2005-2007 **Lab Assistant, Wilfrid Laurier University – Near Eastern Lab, Waterloo, ON**  
Clean, Process, Draw and Research artifacts from various sites in Jordan.

### Professional Development

- 2019 OPPI and WeirFoulds Client Seminar: Bill 108 – More Homes, More Choice, 2019
- 2019 Ontario Heritage Conference, Goderich, ON (Two-days)
- 2019 Rural Heritage, Webinar, National Trust for Canada
- 2019 Information Session: Proposed Amendments to the OHA, by Ministry of Tourism, Culture and Sport
- 2019 Indigenous Heritage Places and Perspectives, Webinar, National Trust for Canada
- 2018 Indigenous Canada, University of Alberta
- 2018 Grand River Watershed 21<sup>st</sup> Annual Heritage Day Workshop and Celebration (One day)
- 2017 Leadership Training for Managers Course, Dale Carnegie Training
- 2015 Introduction to Blacksmithing, One-Day
- 2015 Ontario Heritage Trust symposium, topics included: Cultural landscapes, City building, Tangible heritage, How the public engages with heritage, and Conserving intangible heritage
- 2014 Community Heritage Ontario, webinar, Part IV and V of the *Ontario Heritage Act*.

### Presentations

- 2019 **Cemeteries and Burials Research.** Cultural Heritage Planning and Archaeology Symposium, Burlington.

Sarah Clarke, BA  
Research Manager  
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### Biography

Sarah Clarke is Archaeological Research Associates Ltd.'s Heritage Research Manager. Sarah has over 12 years of experience in Ontario archaeology and 10 years of experience with background research. Her experience includes conducting archival research (both local and remote), artifact cataloguing and processing, and fieldwork at various stages in both the consulting and research-based realms. As Team Lead of Research, Sarah is responsible for conducting archival research in advance of ARA's archaeological and heritage assessments. In this capacity, she performs Stage 1 archaeological assessment field surveys, conducts preliminary built heritage and cultural heritage landscape investigations and liaises with heritage resource offices and local community resources in order to obtain and process data. Sarah has in-depth experience in conducting historic research following the *Ontario Heritage Toolkit* series, and the *Standards and Guidelines for Provincial Heritage Properties*. Sarah holds an Honours B.A. in North American Archaeology, with a Historical/Industrial Option from Wilfrid Laurier University and is currently enrolled in Western University's Intensive Applied Archaeology MA program. She is a member of the Ontario Archaeological Society (OAS), the Society for Industrial Archaeology, the Ontario Genealogical Society (OGS), the Canadian Archaeological Association, and is a Council-appointed citizen volunteer on the Brantford Municipal Heritage Committee. Sarah holds an R-level archaeological license with the MTCS (#R446).

### Education

Current MA Intensive Applied Archaeology, Western University, London, ON. Proposed thesis topic: Archaeological Management at the Mohawk Village.  
1999–2010 Honours BA, Wilfrid Laurier University, Waterloo, Ontario  
Major: North American Archaeology, Historical/Industrial Option

### Professional Memberships and Accreditations

Current Member of the Ontario Archaeological Society  
Current Member of the Society for Industrial Archaeology  
Current Member of the Brant Historical Society  
Current Member of the Ontario Genealogical Society  
Current Member of the Canadian Archaeological Association  
Current Member of the Archives Association of Ontario

### Work Experience

Current **Team Lead – Research; Team Lead – Archaeology, Archaeological Research Associates Ltd.**  
Manage and plan the research needs for archaeological and heritage projects. Research at offsite locations including land registry offices, local libraries and local and provincial archives. Historic analysis for archaeological and heritage projects. Field Director conducting Stage 1 assessments.  
2013-2015 **Heritage Research Manager; Archaeological Monitoring Coordinator, Archaeological Research Associates Ltd.**

- Stage 1 archaeological field assessments, research at local and distant archives at both the municipal and provincial levels, coordination of construction monitors for archaeological project locations.
- 2010-2013 **Historic Researcher, Timmins Martelle Heritage Consultants Inc.**  
Report preparation, local and offsite research (libraries, archives); correspondence with the Ministry of Tourism, Culture, and Sport; report submission to the MTCS and clients; and administrative duties (PIF and Borden form completion and submission, data requests).
- 2008-2009 **Field Technician, Archaeological Assessments Ltd.**  
Participated in field excavation and artifact processing.
- 2008-2009 **Teaching Assistant, Wilfrid Laurier University.**  
Responsible for teaching and evaluating first year student lab work.
- 2007-2008 **Field and Lab Technician, Historic Horizons.**  
Participated in excavations at Dundurn Castle and Auchmar in Hamilton, Ontario. Catalogued artifacts from excavations at Auchmar.
- 2006-2010 **Archaeological Field Technician/Supervisor, Wilfrid Laurier University.**  
Field school student in 2006, returned as a field school teaching assistant in 2008 and 2010.

### Professional Development

- 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON
- 2018 Cultural Heritage, Archaeology and Planning Symposium
- 2018 Grand River Watershed 21<sup>st</sup> Annual Heritage Day Workshop & Celebration
- 2018 Mississaugas of the New Credit First Nation Historical Gathering and Conference
- 2017 Ontario Genealogical Society Conference
- 2016 Ontario Archaeological Society Symposium
- 2015 Introduction to Blacksmithing Workshop, Milton Historical Society
- 2015 Applied Research License Workshop, MTCS
- 2014 Applied Research License Workshop, MTCS
- 2014 Heritage Preservation and Structural Recording in Historical and Industrial Archaeology. Four-month course taken at Wilfrid Laurier University, Waterloo, ON. Professor: Meagan Brooks.

### Presentations

- 2018 *The Early Black History of Brantford.* Brant Historical Society, City of Brantford.
- 2017 *Mush Hole Archaeology.* Ontario Archaeological Society Symposium, Brantford.
- 2017 *Urban Historical Archaeology: Exploring the Black Community in St. Catharines, Ontario.* Canadian Archaeological Association Conference, Gatineau, QC.

### Volunteer Experience

- Current Council-appointed citizen volunteer for the Brantford Municipal Heritage Committee.



Aly Bousfield Bastedo, B.A., Dip. Heritage Conservation  
Heritage Technical Writer and Researcher  
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Aly Bousfield-Bastedo, ARA's Heritage Technical Writer and researcher (MTO Roles: Researcher, Field Technician) has four years of experience in evaluating cultural heritage resources, conducting historical research and providing conservation recommendations on a variety of projects. She holds an Honours BA in Sociology from the University of Guelph as well as a post-graduate certificate in Urban Design from Simon Fraser University. Building on these experiences, Aly received a graduate Diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Aly has gained substantial experience in provincial and municipal legislation and guidelines, including the *Ontario Heritage Act*, *Official Plans*, the *Standards and Guidelines for the Conservation of Historic Places*, and the *Ontario Heritage Toolkit*. Aly has gained considerable experience in evaluating potential impacts and recommending mitigation strategies for a variety of resources such as farmsteads, bridges, houses, churches, cultural heritage landscapes and heritage districts in urban and rural areas. Aly's breadth of work has demonstrated her ability in conducting consultations with heritage stakeholders including interviews and surveys.

### Education

2017-2020 Post-Graduate Diploma in Heritage Conservation, Willowbank School of Restoration Arts. Queenston, ON  
2016-2017 Post-Graduate Certificate in Urban Design, Simon Fraser University, Vancouver, BC  
2009-2013 Honours BA, University of Guelph, Guelph, ON  
Sociology

### Select Work Experience

Current **Technical Writer and Researcher, Archaeological Research Associates Ltd.**  
Produce deliverables for ARA's heritage team, including historic research, heritage assessment and evaluation for designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.

2021 **Cultural Consultant, Ministry of Heritage, Sport, Tourism and Culture**  
Provided liaison and advisory services to municipalities and stakeholders in the heritage sector on cultural heritage legislation in Ontario.

2020 **Heritage Planning Consultant, Megan Hobson & Associates**  
Provided heritage consulting services, including site investigation and documentation. Provided cultural heritage value assessment and evaluations.

2019-2020 **Cultural Heritage Planning Intern, ERA Architects**  
Coordinated and authored various heritage related contracts. Duties included historic research, heritage impact assessments, cultural heritage assessments and evaluations.

2016-2017 **Heritage Vancouver, Programs and Communications**  
Conducted research and analysis of heritage properties and neighbourhoods in Vancouver. Assisted in the creation of a cultural heritage landscape assessment of Vancouver's Chinatown neighbourhood through historical research and community engagement.

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### Select Professional Development

- 2021 International Network for Traditional Building and Urbanism (INTBAU) membership
- 2021 "Drafting Statements of Significance." Webinar presented by ARA's K. Jonas Galvin for ACO's job shadow students
- 2021 "Architectural Styles." Webinar presented by ARA's K. Jonas Galvin for ACO's job shadow students
- 2021 "Perspectives on Cultural Heritage Landscapes". Cultural Heritage, Archaeology and Planning Symposium. ARA Ltd.
- 2019 University of Toronto, Mark Laird "Selected topics on Landscape Architecture", Course audit  
Messors, "Fornello Sustainable Preservation Workshop", Cultural Landscape Field School
- 2018 Points of Departure. Association for Preservation Technology (APT) Conference. Buffalo, NY.

### Presentations

- 2018 Essential issues or themes for education in heritage conservation: Montreal Roundtable on Heritage (Canada Research Chair on Built Heritage)

Photographs



Figure 1 – 215 King St. W, Dundas, front elevation, July 2023



Figure 2 – 215 King St. W, Dundas, side elevation, July 2023



**Figure 3** – 215 King St. W, Dundas, rear elevation (August 2021 from ARA’s CHIA)



**Figure 4** – 215 King St. W, Dundas, side elevation, July 2023



**Figure 5** – 215 King St. W, Dundas, front elevation, close up of decorative cross brickwork under the eaves, Flemish bond and English corner detailing, July 2023



**Figure 6** – 215 King St. W, Dundas, front elevation, close up of flat headed window openings with brick voussoirs, and wood window surrounds, July 2023



**Figure 7** – 215 King St. W, Dundas, front elevation, close up of stone sills and wood window surrounds, July 2023



**Figure 8** – 215 King St. W, Dundas, front elevation, wood door surround, (August 2021 from ARA's CHIA)



**Figure 9** 215 King St. W, Dundas, front elevation, close up wooden door surrounds,  
July 2023





**Figure 10** – 215 King St. W, Dundas, historical image of the property (no date)

## Research Sources

Campbell, Craig. “Dundas’ Kerr Street partial closure application to be considered April 22.” *Hamilton Spectator*, March 29, 2022

Dundas Historical Museum. *Picturesque Dundas Update 1981*. Hamilton: D.G. Seldon Printing Limited, 1981.

Gillespie, Ann. “215 and 219 King Street West, Dundas.” Prepared for the Inventory and Research Working Group Subcommittee. June 2021.

Miller, Marilyn & Joe Bucovetsky. “The Valley Town.” In *Continuity with Change*, edited by Mark Fram & John Weiler, 105-176. Toronto: Dundurn Press, 1984.

Smith, Marcus. *Map of the Town of Dundas in the Counties of Wentworth and Halton, Canada West*. 1:100. “McMaster University Digital Archive.” 1852. Accessed June 14, 2023.

<http://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A61445>.

*Illustrated Historical Atlas of the County of Wentworth, Ont.* Toronto: Page & Smith, 1875. Accessed June 14, 2023.

<https://www.historicmapworks.com/Map/CA/182/Dundas+Town/Wentworth+County+1875/Ontario/>.

PED23148



# DESIGNATION RECOMMENDATION – 215 KING STREET WEST, DUNDAS

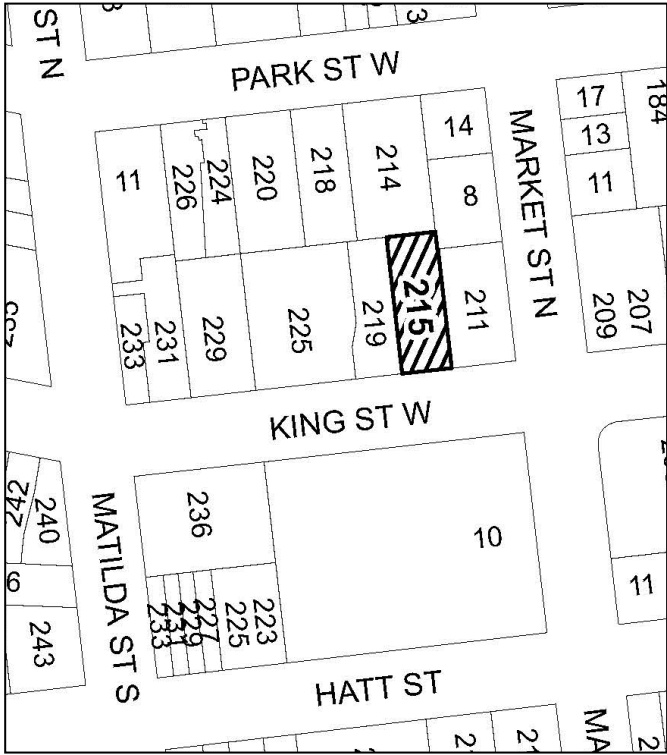
August 22, 2023

Hamilton Municipal Heritage Committee

Lisa Christie, Cultural Heritage Planner

Planning and Economic Development  
Planning Division, Heritage and Urban Design

# 215 King Street West, Dundas



# Background

- May 2021 - Property listed on Municipal Heritage Register
- September 2022 - Request for Formal Consultation
- February 2023 - Draft Plan of Subdivision, Zoning By-law Amendment, and Draft Plan of Condominium Application received.
- March 2023 - CHIA reviewed by HMHC's Policy and Design Working Group
- April 2023 - Final Submission of staff's comments provided to the applicant indicating the City's intention to pursue designation of 215 King Street West, Dundas



## Recommendation for Designation Under Part IV of the OHA

215 King Street West, Dundas

*Ontario Regulation 9/06* Criteria (6 of 9)

- Design / Physical (Criteria #1, 2)
- Historical / Associative (Criteria #4, 5)
- Contextual (Criteria #7, 8)



# 215 King Street West, Dundas

## Design / Physical Value

1. The property is a **representative and unique** example of a Georgian style cottage residence.
2. The property displays a **high degree of craftsmanship** or artistic merit.
3. The property is not considered to demonstrate a high degree of technical or scientific achievement.



# 215 King Street West, Dundas

## Historical / Associative Value

4. The property has direct associations with the settlement of the Town of Dundas and its tradespeople.
5. The property contributes to the understanding of working-class immigrants in Dundas and the greater Hamilton area.
6. The property is not considered to demonstrate the work or ideas of an architect, artist, builder, designer or theorist significant to the community





## 215 King Street West, Dundas

### Contextual Value

7. The property helps **maintain** the historic residential character of downtown Dundas.
8. The property is **historically, and visually linked to its surroundings.**
9. The property is not considered to be a local landmark.



## 215 King Street West, Dundas

### Statement of Cultural Heritage Value or Interest (Summary)

The property located at 215 King Street West is comprised of a one-and-a-half storey brick cottage, built circa 1851-1853. The property is a **representative and unique examples** of a Georgian style cottage residence and **displays a high degree of craftsmanship**.

The property is directly associated with the **settlement of the Town of Dundas and its tradespeople** and **contributes to the understanding of working-class immigrants** in Dundas and the greater Hamilton area.

The property **helps maintain** the historic residential character of downtown Dundas and is **historically and visually** linked to its surroundings.

# 215 King Street West, Dundas

## Description of Heritage Attributes (Summary)

- Front (south) and side (east and west) elevations of the one-and-a-half storey brick building, including its:
  - Side gable roof;
  - One-and-a-half storey, box-like massing;
  - Asymmetrical three-bay front façade;
  - Front brick façade laid in Flemish bond with English corner detail;
  - Decorative cross brick work below the front eave;
  - Flat-headed window openings in the front façade with brick voussoirs and stone sills; and,
  - Wood window and door surrounds on the front façade.



# 215 King Street West, Dundas

## Description of Heritage Attributes

(Continued)

The key contextual attributes include its:

- Location fronting onto King Street West ; and
- Close proximity to the public right-of-way.



10



QUESTIONS?



THANK YOU



Hamilton

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www.hamilton.ca

Planning and Economic Development Department  
Planning Division  
71 Main Street West, 4th Floor, Hamilton, Ontario, L8P 4Y5  
Phone: 905-546-2424, Ext. 1291  
Fax: 905-540-5611

FILE: HP2023-022

July 20, 2023

Wilson St. Ancaster Inc.  
c/o Authorized Planning Consultant Matt Johnston  
UrbanSolutions Planning & Land Development Consultants Inc.  
3 Studebaker Place, Unit 1  
Hamilton, ON L8L 0C8

**Re: Heritage Permit Application HP2023-022:  
Extension of Council-approved Heritage Permit Application HP2021-033 to  
Relocate the Existing Two-storey Stone Structure at 398 Wilson Street East,  
Ancaster, Marr House (Ward 12) (By-law No. 78-87)**

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**Note: This Heritage Permit application is an extension for HP2021-033, which was approved by Council on October 13, 2021 with conditions, expiring July 31, 2023. As a result of an ongoing OLT case (OLT-22-003888) related to the proposed development on the subject property, the applicant will not be able to satisfy all conditions by July 31, 2023. This Heritage Permit application HP2023-022 will extend the permit for a one-year period set to expire on July 31, 2024.**

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 HP2023-022 is approved for the designated property 398 Wilson Street East, Ancaster (Marr House) in accordance with the previously submitted Heritage Permit Application HP2021-033 for the following:

- To renew the previously Council-approved Heritage Permit HP2021-033 for the relocation of the rubble stone structure at 398 Wilson Street East, Ancaster, to 15 Lorne Avenue to address subsurface soil and groundwater contamination.

Subject to the following conditions:

- (i) 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;
- (ii) That the installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations are not completed by July

**Re: Heritage Permit Application HP2023-022: Extension of Council-approved Heritage Permit Application HP2021-033 to Relocate the Existing Two-storey Stone Structure at 398 Wilson Street East, Ancaster, Marr House (Ward 12) (By-law No. 78-87) - Page 2 of 3**

31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;

- (iii) That an Archaeological Assessment for the entirety of the site be submitted to the satisfaction of the Director of Planning and Chief Planner;
- (iv) That a full Building Condition Assessment by a qualified professional Structural Engineer with experience in heritage buildings be prepared to the satisfaction of the Director of Planning and Chief Planner;
- (v) That a signed letter from a Professional Engineer with experience in historic stone structures confirming the feasibility of relocation on the site be submitted to the satisfaction of the Director of Planning and Chief Planner;
- (vi) That a signed letter from an experienced building moving company with experience in relocating historic stone buildings be submitted to the satisfaction of the Director of Planning and Chief Planner;
- (vii) That a full Phase II ESA for the entirety of the site be submitted to the satisfaction of the Director of Planning and Chief Planner;
- (viii) That a revised Cultural Heritage Impact Assessment, assessing the proposal against required criteria and a new Statement of Cultural Heritage Value and Interest be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;
- (ix) That the designating By-law No. 78-87 be repealed in accordance with the requirements of the Ontario Heritage Act at the expense of the owner;
- (x) That a new designation By-law be prepared in accordance with the requirements of the Ontario Heritage Act for the building's new location at the expense of the owner;
- (xi) That a new Survey be prepared to accompany a new designation By-law indicating the boundaries to which the designation applies;
- (xii) That a Conservation Plan in accordance with the City's Guidelines for Conservation Plans be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;
- (xiii) That the applicant enters into a Heritage Easement Agreement with the City to the satisfaction and approval of the Director of Planning and Chief Planner prior to the issuance of any Building Permit for demolition or new construction, and that this agreement is registered on title;
- (xiv) That a Letter of Credit be provided to be held by the City based on the cost estimates for 100% of the total cost of securing, protecting, stabilizing, relocating,



**Re: Heritage Permit Application HP2023-022: Extension of Council-approved Heritage Permit Application HP2021-033 to Relocate the Existing Two-storey Stone Structure at 398 Wilson Street East, Ancaster, Marr House (Ward 12) (By-law No. 78-87) - Page 3 of 3**

monitoring for a period of three years and the total cost of restoration. Such cost estimates shall be in a form satisfactory to the Director of Planning and Chief Planner;

- (xv) That any technical studies may be subject to Peer Review at the expense of the owner where deemed necessary;
- (xvi) That if the building is to be relocated prior to site plan approval for the redevelopment of 392, 398, 400, 402, 406 and 412 Wilson Street East and 15 Lorne Avenue, then the owner shall apply for and receive approval of a Minor Site Plan Application (MDA), and any other relevant Planning Act applications for the proposed relocation; and,
- (xvii) That the owner submit an Official Plan Amendment and Zoning By-law Amendment for the redevelopment of 392, 398, 400, 402, 406 and 412 Wilson Street East and 15 Lorne Avenue or alternatively the owner provide written confirmation to the Director of Planning and Chief Planner that they will be proceeding in accordance with the existing zoning in effect for these lands.

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 work. 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 Ontario Land Tribunal within 30 days of your receipt of this Notice.

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.

If you have any further questions, feel free to contact Emily Bent, Cultural Heritage Planner, at 905-546-2424 ext. 6663 or via email at [Emily.Bent@hamilton.ca](mailto:Emily.Bent@hamilton.ca).

Yours truly,



Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: Emily Bent, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Matt Gauthier, Legislative Coordinator  
Councillor Cassar, Ward 12



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Fax: 905-540-5611

9  
August 2, 2023

FILE: HP2023-029

Jeff Rollings  
39 Elgin Street  
Dundas, ON  
L9H 2W1

**Re: Heritage Permit Application HP2023-029:  
Construction of a Rear Addition and New Deck at 39 Elgin Street, Dundas  
(Former Mayor Thomas Wilson House) (Ward 13) (By-law No. 3814-89)**

---

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 HP2023-029 is approved for the designated property at 39 Elgin Street, Dundas (The Former Mayor Thomas Wilson House), in accordance with the submitted Heritage Permit Application for the following alterations:

- Removal of the existing rear sun porch and addition;
- Reconstruction of a rear dormer clad with slate shingles, presently a flat roof element;
- Construction of an addition in the rear yard along the east elevation
- Removal, storage and reinstallation of two historic windows on the north and east; and,
- Construction of a new deck on the east elevation.

Subject to the following conditions:

- a) That the final details for the proposed stucco adhere with the City's Masonry Restoration Guidelines and be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- b) That the final details of the roofing material be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- c) That the final details for the storage of two historic windows on the rear and side elevation be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to removal;

**Re: Heritage Permit Application HP2023-029: Construction of a Rear Addition and New Deck at 39 Elgin Street, Dundas (The Former Mayor Thomas Wilson House) (Ward 13) (By-law No. 3814-89) - Page 2 of 2**

- d) That the final details for the retention, repair, or replacement of the existing barge board, and the installation of additional barge board on the modified gable, be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to removal and reinstallation;
- e) That the final details of the condition and proposed scope of work for the restoration and / or replication of the two historic windows on the rear and side elevation be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to restoration or replication;
- f) 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,
- g) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2025. If the alterations are not completed by July 31, 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.

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 Ontario Land Tribunal 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 Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291 or via email at [Lisa.Christie@hamilton.ca](mailto:Lisa.Christie@hamilton.ca).

Yours truly,



Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: Lisa Christie, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Matt Gauthier, Legislative Coordinator  
Councillor Alex Wilson, Ward 13



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Fax: 905-540-5611

August 2<sup>9</sup>, 2023

FILE: HP2023-030

Tony Reed  
6353 McNiven Road  
Burlington, ON  
L7P 0K1

**Re: Heritage Permit Application HP2023-030:  
Removal of Contemporary Additions, Restoration of the Front Façade and  
Construction of a New Rear Addition and Covered Porch at 99 Mountsberg  
Road, Flamborough (Kerr-Woolsey House) (Ward 15) (By-law No. 2000-95-H)**

---

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 HP2023-030 is approved for the designated property at 99 Mountsberg Road, Flamborough (The Kerr-Woolsey House) in accordance with the submitted Heritage Permit Application for the following alterations:

- Removal of the existing contemporary additions, including the following:
  - Two-storey brick addition along the front (south) façade;
  - One-storey porch, and balcony, along the rear (north) façade; and,
  - Enclosed porch along the east façade.
- Construction of new additions, including the following:
  - One-storey addition in the rear yard; and,
  - Porch along the east façade and the front (south) elevation.
- Installation of a new exterior door along the front (south) elevation; and,
- Replacement of the existing asphalt shingle roof with new metal shingle roofing.

Subject to the following conditions:

- a) That the final details for the proposed masonry repairs including the use of appropriate mortar, in accordance with the City's Masonry Restoration Guidelines be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;

**Re: Heritage Permit Application HP2023-030:  
Removal of Contemporary Additions, Restoration of the Front Façade and  
Construction of a New Rear Addition and Covered Porch at 99 Mountsberg  
Road, Flamborough (The Kerr-Woolsey House) (Ward 15) (By-law No. 2000-  
95-H) - Page 2 of 2**

- b) That the final details of the roofing material be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- c) 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,
- d) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2025. If the alterations are not completed by July 31, 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.

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 Ontario Land Tribunal 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 Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291 or via email at [Lisa.Christie@hamilton.ca](mailto:Lisa.Christie@hamilton.ca).

Yours truly,



Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: Lisa Christie, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Matt Gauthier, Legislative Coordinator  
Councillor Ted McMeekin, Ward 15



Hamilton

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August 09, 2023

FILE: HP2023-032

Andreas Link  
33 Undermount Avenue  
Hamilton, ON  
L8P 3Z7

**Re: Heritage Permit Application HP2023-032:  
Installation of a Heat Pump System on the Side Facades at 33 Undermount  
Avenue, Hamilton (John R. Marshall House) (Ward 1) (By-law No. 90-106)**

---

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 HP2023-032 is approved for the designated property at 33 Undermount Avenue, Hamilton (John R. Marshall House), in accordance with the submitted Heritage Permit Application for the following alterations:

- Installation of two HVAC (heat-pump) units and piping to be mounted along the north and south (side) exterior elevations; and,
- Installation of a new exterior exhaust vent to facilitate interior renovations.

Subject to the following conditions:

- a) That the HVAC units be mounted to the building using galvanized/rust-proof fasteners, to the satisfaction and approval of the Director of Planning and Chief Planner;
- b) That the final details regarding location of exhaust vent and installation method be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- c) That the final details of the electrical wiring and drain lines for the HVAC units be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- d) 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 HP2023-032: Installation of a Heat Pump System on the Side Facades at 33 Undermount Avenue, Hamilton (John R. Marshall House) (Ward 1) (By-law No. 90-106) - 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,

- e) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2025. If the alterations are not completed by July 31, 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.

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 Ontario Land Tribunal 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 Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291 or via email at [Lisa.Christie@hamilton.ca](mailto:Lisa.Christie@hamilton.ca).

Yours truly,



Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: Lisa Christie, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Matt Gauthier, Legislative Coordinator  
Councillor Maureen Wilson, Ward 1



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Fax: 905-540-5611

August <sup>9</sup>2, 2023

FILE: HP2023-033

City of Hamilton - Tourism and Culture  
C/O Jarrett Zacharko  
28 James Street North  
Hamilton, ON  
L8R 1A1

**Re: Heritage Permit Application HP2023-033:  
Roof Repairs at 25 Tecumseh Street, Hamilton (Gardener's Cottage) (Ward  
1) (By-law No. 87-245)**

---

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 HP2023-033 is approved for the designated property at 25 Tecumseh Street, Hamilton (Gardener's Cottage), in accordance with the submitted Heritage Permit Application for the following alterations:

- Roof repairs, including;
  - Removal of the existing roof system and flashing;
  - Reconstruction of the existing chimney and parapet walls to the roof deck;
  - Repairs to the masonry, including the replacement of damaged bricks and mortar joints;
  - Repairs to the roof deck;
  - Installation of new asphalt roofing shingles and new metal flashing; and,
  - Replacement and installation of new fascia board, eavestroughs, and downspouts.

Subject to the following conditions:

- a) 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) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2025. If the alterations are not completed by July



**Re: Heritage Permit Application HP2023-033: Roof Repairs at 25 Tecumseh Street, Hamilton (Gardener's Cottage) (Ward 1) (By-law No. 87-245) - Page 2 of 2**

31, 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.

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 Ontario Land Tribunal 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 Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291 or via email at [Lisa.Christie@hamilton.ca](mailto:Lisa.Christie@hamilton.ca).

Yours truly,



Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: Lisa Christie, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Matt Gauthier, Legislative Coordinator  
Councillor Maureen Wilson, Ward 1

# **MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE**

**Tuesday, June 20, 2023**

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

**Attending Staff:** Emily Bent, Lisa Christie, Alissa Golden, Caylee MacPherson

**Absent with Regrets:** Karen Burke, Stefan Spolnik

Meeting was called to order by the Chairman, Charles Dimitry, at 5:00pm

## **1) Approval of Agenda:**

(Priamo/Ritchie)

That the Agenda for June 20, 2023 be approved as presented.

## **2) Approval of Minutes from Previous Meetings:**

(Carroll/Ritchie)

That the Minutes of May 16, 2023 be approved, as presented.

### 3) Heritage Permit Applications

#### a. **HP2023-023: 1280 Main Street West, Hamilton (Part IV, McMaster Alumni Hall)**

- Scope of work:
  - Renovations to the interior and exterior of Alumni Hall, including:
    - Refinishing of interior wood elements, including the coffered ceiling panels, parquet floors, wood panelling abutting the fireplace, and interior surfaces of doors and surround trim, which may include sanding, staining, and/or sealing the wood;
    - Removal of the two existing temporary stage dividers;
    - Construction of permanent drywall dividing walls in the stage to be affixed to the existing stage partition and painted a colour consistent with the stage;
    - Removal of the existing valances and draperies, including any the associated minor plaster repairs; and,
    - Replacement of the existing wood railing on the rear exterior terrace with iron railings and glass panels.
- Reason for work:
  - To replace the existing railing with a new Ontario Building Code compliant guard assembly;
  - Convert the temporary division to a permanent division between the back-preparation area and seating area; and,
  - Refurbish existing interior features.

Lisa Christie and Alissa Golden, both from the City of Hamilton, spoke on behalf of McMaster University to the Sub-Committee.

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

(Dent/Priamo)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-023 be consented to, subject to the following conditions:

a) That the proposed stain be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;

b) That the final details of the railing design be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;

c) 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,

d) Installation of the alteration(s), in accordance with this approval, shall be completed no later than June 30, 2025. If the alteration(s) are not completed by June 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.

**b. HP2023-026: 3 Main Street, Dundas (NOID, Former Valley Lodge)**

- Scope of work:
  - Renovations to the front elevation, including:
    - Installation of nine round-headed one-over-one hung wood windows in the second storey;
    - Conversion of a door opening into a window opening in the first storey, including filling in below the window with brick;
    - Removal of the six existing windows in the first storey; and,
    - Installation of seven flat-headed one-over-one hung wood windows in the first storey
  
- Reason for work:
  - To restore the existing windows to replicate the original façade.

Roger Abbiss, owner of the property, spoke to the Sub-Committee.

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

(Carroll/Ritchie)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-026 be consented to, subject to the following conditions:

- a) That the final details of the brick infill and masonry repairs shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;
  
- b) 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) Implementation/Installation of the alteration(s), in accordance with this approval, shall be completed no later than June 30, 2025. If the alteration(s) are not completed by June 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.

**c. HP2023-027: 174 Mill Street North, Flamborough (Part V, Mill Street HCD, Allen House)**

- Scope of work:
  - Construction of two new additions on the side (north) and rear (east) facades of the existing dwelling, including:
    - Removal of the existing one-storey gable-roofed rear addition to the east and construction of a new one-storey addition with a hip roof in the same location;
    - Construction of a new two-storey addition to the side (north) facade with a ground floor two-car garage fronting onto Mill Street North, set back from the front façade of the existing dwelling;
    - Conversion of one window on north elevation to a doorway to the new addition; and
    - Widening of driveway fronting onto Mill Street North.
  
- Reason for work:
  - To facilitate the construction of a two-storey addition; and,
  - To facilitate the construction of a one-storey addition.

Sean McDonald, designer, represented the property owners and spoke to the Sub-Committee.

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

(MacLaren/Ritchie)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-027 be consented to, subject to the following conditions:

- a) That the final details of the windows, garage doors, siding and roofing material be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
  
- b) That the applicant submit and receive approval for any additional planning approvals required to implement their proposal (i.e. Minor Variance);

c) 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

d) Implementation/Installation of the alteration(s), in accordance with this approval, shall be completed no later than June 30, 2025. If the alteration(s) are not completed by June 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.

**d. HP2023-028: 174 Mill Street North, Flamborough (Part V, Mill Street HCD, Allen House)**

- Scope of work:
  - Demolition of the circa 1984 detached rear accessory structure.
- Reason for work:
  - Demolition of existing rear accessory structure.

Sean McDonald, designer, represented the property owners and spoke to the Sub-Committee.

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

(MacLaren/Ritchie)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-028 be consented to, subject to the following conditions:

- a) 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) Implementation/Installation of the alteration(s), in accordance with this approval, shall be completed no later than June 30, 2025. If the alteration(s) are not completed by June 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.



**e. HP2023-024: 79 Markland Street, Hamilton (Part V, Durand-Markland HCD)**

- Scope of work:
  - Construction of a detached one-storey pool house at the rear of the property.
- Reason for work:
  - To permit the construction of a pool house in the rear-yard.

Michael I. Baytman, Architect, represented the property owners and spoke to the Sub-Committee.

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 HP2023-024 be consented to, subject to the following conditions:

- a) That the final details of the windows, siding and roofing material be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- b) That the applicant submit and receive approval for any additional planning approvals required to implement their proposal (i.e. Minor Variance);
- c) 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
- d) Implementation/Installation of the alteration(s), in accordance with this approval, shall be completed no later than June 30, 2025. If the alteration(s) are not completed by June 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.

**f. HP2023-025: 79 Markland Street, Hamilton (Part V, Durand-Markland HCD)**

- Scope of work:
  - Construction of a detached garage structure at the front yard of the property, including;
    - Removal of existing parking pad;
    - Pouring a new concrete pad and foundation;
    - A gable roof with west facing central dormer, clad in asphalt shingles;
    - Horizontal wood composite siding; and,
    - Installation of new hedging to provide screening.
- Reason for work:
  - To allow for the construction of a three-car garage, with additional storage.

Michael I. Baytman, Architect, represented the property owners and spoke to the Sub-Committee.

The Sub-Committee considered the application and together with input from the applicant and advice from staff, and moved a motion to recommend approval of the application subject to following conditions:

(Ritchie/Wiegand)

- a) That the final details of the windows, garage doors, siding and roofing material be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- b) That the overall design of the structure be modified to better adhere to the Heritage Conservation District Plans Guidelines for accessory structures and new construction, to the satisfaction and approval of the Director of Planning and Chief Planner;
- c) 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

d) Implementation/Installation of the alteration(s), in accordance with this approval, shall be completed no later than June 30, 2025. If the alteration(s) are not completed by June 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.

The motion failed in a vote of 2 to 6. No further motions were passed, and the Subcommittee did not recommend approval of the application.

4) **Adjournment:** Meeting was adjourned at 7:00 pm

(Priamo/Dent)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, July 18, 2023 from 5:00 – 7:30pm



Hamilton

**HERITAGE PERMIT REVIEW SUB-COMMITTEE  
STAFF LIAISON REPORT 23-008**

August 15, 2023

5:00 p.m.

Virtually via WebEx

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Pursuant to Section 11.5 of the City of Hamilton's Procedural By-law 21-021, as amended, at 5:15 p.m. the Staff Liaison to the Sub-Committee advised those in attendance that, due to technical issues, staff were not able to livestream the meeting. The Staff Liaison to the Sub-Committee noted the names of those in attendance and the meeting stood adjourned.

Present: Charles Dimitry (Chair), Tim Ritchie (Vice-Chair),  
Graham Carrol, Melissa Alexander, Andy McLaren,  
Carol Priamo, Diane Dent, Steve Wiegand, Karen  
Burke

Also  
Present: Councillor T. Hwang

Absent  
with Regrets: Stefan Spolnik

Respectfully submitted,

Alissa Golden  
Cultural Heritage Program Lead  
Planning and Economic Development

# Inventory & Research Working Group (IRWG) Meeting Notes

May 15, 2023 (6:00pm-8:00pm)  
City of Hamilton WebEx Virtual Meeting

**Present:** Janice Brown (Chair); Graham Carroll; Alissa Denham-Robinson;  
Lyn Lunsted; Julia Renaud; Karen Burke

**Staff Present:** Alissa Golden (Project Lead, Cultural Heritage)  
Meg Olfield (Intern, Heritage)  
Chris Uchiyama, LHC Heritage Planning & Archeology

**Regrets:** Ann Gillespie (Guest)

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## **RECOMMENDATIONS**

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

**1. 6 Tally Ho Drive, Dundas, On**

That staff review the property know as 6 Tally Ho Drive, Dundas, for designation under part IV of the Ontario Heritage Act, due to its physical/design value as a Victorian home with Gothic Revival, Italianate and Colonial Revival features. This 1874 property also demonstrates historical/associative value with linkages to significant families in Dundas: the Overfield Family, the Maw Family, and Ferrie Family and contextually, this property is considered the oldest in the area with linkages to a large farm estate. It is the only remaining physical and visual reminder of the rural character of this area.

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## **NOTES**

**1. Chair's Remarks**

Welcome to all.

**2. Declarations of Interest**

Re: 99 Creighton Rd. – Alissa Denham-Robinson works for the Architect associated with this property

**3. Review and Approval of Meeting Notes**

April 24, 2023 - Approved by consensus.

Janice noted that there are a couple of minor edits to be completed; for housekeeping.

#### 4. Delegation – Chris Uchiyama – LHC Heritage Planning & Archeology

##### Background

Recommendation from HMHC April 28, 2023 concerning the CHIA for 99 Creighton Rd. – That this item was referred back to IRWG.

For review, the IRWG is in receipt of the Delegation Letter by Margaret Stowe, (as received by HMHC and included on their April 28, 2023 HMHC Agenda).

##### Staff position:

- The extant building on site is comprised of a compromised circa 1895 two-storey (stone) structure with a rear wing constructed into the north east (date unknown, believed to be by early 20th century) and a two-storey addition to the south constructed circa 1999-2000, including a front verandah
- As identified in the staff report and CHIA:
  - The site is recognized as having historical/association value, but does not have sufficient tangible heritage value to warrant designated under the *Ontario Heritage Act*
  - The goal is to interpret the history of the site as part of any future planning act applications (e.g. request an interpretive or commemorative plaque)

##### What is the goal of IRWG's additional review of the history of the site?

- Clarify details of the history of the site to assist with future heritage interpretation on site
- Revise site history in CHIA and/or City documents for future reference

##### Discussion

- a) The property known as 99 Creighton was removed from the Municipal Register. There is no applicable law to require a CHIA, but this was completed by the Owner to help with the process of a Notice of Intention to demolish.
- b) The Heritage Consultant provided an update on the status of work on the property:
  - some substance and abatement work has taken place,
  - some exploratory work has been done to prepare for demolition.
- c) Through the exploratory work, concrete walls are now visible. The Heritage Consultant has reviewed their report for potential edits. It appears that the building has not been relocated. The building is depicted differently on historic mapping. The building is multi-layered – there are layers of construction. Over time, the building has been altered from an industrial use, to residential and later, a commercial use.
- d) In review of correspondence received from Margaret Stowe:
  - Alissa G. noted that staff have attempted to review additional documents and mapping.
  - The Heritage Consultant is confident in the accuracy of the Land Registry references.

- Meg O. was able to find On-land Records sited in the letter. Some dates were able to be confirmed.
- Mortgage & Ownership lineage - dates to be confirmed. Of note is the historical association and significance of John Maw (entrepreneur and inventor), who lived at 223 Creighton Road. John Maw was a prominent business man associated with Greening Wire Works.
- Contextual Value – The property is located at a prominent corner - recognizable and considered a landmark by the community. There appears to be strong community interest (ex. Coverage in print media, emails from community members, etc.). The community also believes there is a building hidden inside.

### **Next Steps**

- a) Alissa G to provide the Heritage Consultant with a summary of the IRWG discussion. Some additional notes are suggested for an CHIA update including type of construction, key dates, associations, the property is perceived as a landmark by the community.
- b) Alissa G. to speak with the Heritage Consultant to see if the CHIA can be revised. If there is no funding capacity or if is not possible, Staff will prepare a summary to be added to the file.
- c) Options for Documentation and Salvage:
  - i. Commemorative Plaquing – The Heritage Consultant could be asked to provide draft text for plaque for IRWG to review. There is also the potential for an artifact to be incorporated into the interpretation.
  - ii. Documentation during Demolition – The Heritage Consultant would have to speak with the Owner to see if they are amenable to doing that. Cost paid by the Owner.

### **5. Preliminary Research Inventory – 6 Tally Ho Drive., Dundas (Janice Brown, Graham Carroll and Julia Renaud) – See Attached Documents**

- a) This property was forwarded to the IRWG from HMHC with concern that the property is currently for sale, it is a large property with the home set back from the public right-of-way and the realty listing is encouraging development opportunities.
- b) Staff have reviewed their files and there is some existing research. Alissa G. provided this information to Janice for reference.
- c) The IRWG reviewed the property's Built Heritage Preliminary Evaluation Form - the IRWG discussed some notes, clarifications and revisions, including:
  - i. Windows appear to be well made vinyl; not wood.
  - ii. Garage building is newer construction with residential above.
  - iii. Additional notes to include tree-lined driveway, purposeful plantings, mature trees and vegetation. Where natural heritage creates character, there are visible examples of heritage trees. As a corner property, the IRWG to identify if both frontages are of interest.



- iv. This property is part of a larger estate. IRWG to note the extent of the original property.
- v. Not visually connected but the property does define the area - last remnant of the historic agricultural context.
- vi. Modified vs Intact. This property would be an intact example.
- d) Following the discussion IRWG suggested that this property is a candidate for designation. The draft recommendation would be to request staff review this property for designation as well as for staff to reach out to owner to identify interest.
- e) Next steps - Janice to work on the contextual assessment and provide text to IRWG members for feedback.

**6. Preliminary Research Inventory – Wilmar Court (Julia Renaud and Graham Carroll)**

- a) IRWG Members were able to meet one of the property owners (#28 Wilmar Court) and learn about the property's history.
- b) All homes in the enclave were built at the same time (1950 - 1951). They were constructed with concrete block with a decorative face and appear to be well made.
- c) William Hare was the original builder.
- d) For documentation purposes, these properties have been added to the interactive heritage mapping and Alissa G. has added them to the Inventory.
- e) Graham to send Alissa G. photos for the property files.

**7. Updates**

**a. 30 Osler, Dundas**

The property owner (McMaster University) has hired Martinus Geleyense (Sotheby's International Realty Canada Brokerage) as the selling agent.

City Staff have been directed by Council to designate the property by end of 2024. Staff have been in contact with the selling agent; who will inform potential purchasers of the property's status.

**b. 222 Main St. W., Hamilton**

The property owner appears to have a tenant (Red Tree Performance Academy).

**8. New Business:**

None.

**Meeting Adjourned:** 7:15 PM

**Next Meeting:** Monday June 26, 2023 (6pm - 8pm)

Agenda items to include:  
Places of Worship Ancaster – IRWG to review character defining properties and re-assess based on Bill 23's removal of interim protection.



# BUILT HERITAGE INVENTORY FORM

Address 6 Tally Ho Drive Community Dundas

Also known as \_\_\_\_\_ Legal Description PT LT 109, PL 760, PT LT 49, CON 1 ANCASTER, ALL BEING PTS 1, 2, 3 & 4 ON 62R3979; DUNDAS; CITY OF HAMILTON CIT \_\_\_\_\_

P.I.N. 251826009055800 Roll No. \_\_\_\_\_ Ward 13 Neighbourhood Highland Park

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) 1867 Architect / Builder / Craftsperson (if known) \_\_\_\_\_

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: Cross-hip on rear addition

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

## Architectural Style / Influence:

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

**Notable Building Features:**

- Porch: Single storey  Sill(s): Lug  Tower/Spire  Bargeboard  Eaves: Plain
- Verandah: \_\_\_\_\_  Lintel(s): \_\_\_\_\_  Dome  Transom  Verges: Decorative gables
- Balcony: \_\_\_\_\_  Shutters: Original  Finial  Side light  Dormer: \_\_\_\_\_
- Door(s): Head & Side Lights  Quoins: \_\_\_\_\_  Pilaster  Pediment  Chimney: Brick
- Stairs: \_\_\_\_\_  Voussoirs: \_\_\_\_\_  Capital  Woodwork  Parapet: \_\_\_\_\_
- Fire wall: \_\_\_\_\_  Cornice: \_\_\_\_\_  Panel  Date stone  Bay: \_\_\_\_\_
- Windows: Wood 2/2 lights  Column  Cresting  Other Patterned brickwork

Notes: This large home was built in 2 stages. The first built in 1867 was a 1-1/2 storey brick Ontario vernacular. In 1874, the roof of the original home was flattened and a 2nd storey addition was added.

**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: Rear Setback:  Shallow  Deep  At ROW  Other \_\_\_\_\_  Corner Lot

**Accessory Features and Structures:**

- Features (e.g. stone wall, fountain): \_\_\_\_\_  Structures (e.g. shed, outbuilding): \_\_\_\_\_
- Garage SDU?

**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):**

LACAC (1994); Preliminary Evaluation; Real Estate Listing (2023); Photos by Tim Vogel (2015); Photos by Graham Carroll (2023)

Surveyed by: Janice Brown, Graham Carroll, & Julia Renaud	Date: May 1, 2023	Survey Area: Tally Ho & Mayfair
Staff Reviewer:	Date:	

# PRELIMINARY EVALUATION

<b>Physical / Design Value:</b>	
<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
<b>Historical / Associative Value:</b>	
<input checked="" 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 type="checkbox"/> activity <input type="checkbox"/> organization <input type="checkbox"/> institution
<input checked="" 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
<b>Contextual Value:</b>	
<input checked="" type="checkbox"/>	The property is important in: <input checked="" type="checkbox"/> defining <input type="checkbox"/> maintaining <input type="checkbox"/> supporting the character of the area
<input checked="" type="checkbox"/>	The property is linked to its surroundings: <input checked="" type="checkbox"/> physically <input type="checkbox"/> functionally <input checked="" type="checkbox"/> visually <input type="checkbox"/> historically
<input checked="" type="checkbox"/>	The property is a landmark

<p><b>Classification:</b></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>
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<p><b>Recommendation:</b></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>
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<b>Evaluated by:</b> Janice Brown, Graham Carroll, & Julia Renaud	<b>Date:</b> May 1, 2023
<b>HMHC Advice:</b>	<b>Date:</b>
<b>Planning Committee Advice:</b>	<b>Date:</b>
<b>Council Decision:</b>	<b>Date:</b>
<b>Database/GIS Update:</b>	<b>AMANDA Update:</b>

## Preliminary Evaluation

6 Tally Ho Drive, Dundas, ON

### Design/Physical Value:

This large home was built in 2 stages. The first built in 1867 was a 1-1/2 storey brick Ontario vernacular. In 1874, the roof of the original home was flattened and a 2<sup>nd</sup> storey addition was added. This vernacular Victorian home has Gothic Revival, Italianate & Colonial Revival features. Gothic Revival influences include a steeply pitched hip roof with gables, delicate wooden trimmed barge boards, finials, and patterned brickwork in each gable. The key characteristics of Colonial Revival include a mix of options, simple layouts, symmetrical window designs and gabled roofs combined with ornate Victorian features. Italianate characteristics include its rectangular shape, brick construction, 2 storeys, hipped roof, & 1 storey porch. The center bay has a flat transom, multiple panes, side panels with side lights and single door. The windows are 2 over 2 decorated with shutters, trimmed voussoirs and sills. This property displays a high degree of craftsmanship and artistic merit.

### Historical/Associative Value:

This property is associated with significant families in Dundas: the Overfield Family, the Maw Family and Ferrie Family.

Emmanuel Overfield owned a significant amount of property in Ancaster Township including lots 48, 49 & 50. 6 Tally Ho Rd is located on Lot 49. Emmanuel was well liked and a successful storekeeper. Upon his death, he divided his estate among his children and his wife. His sons were instructed to sell all real estate except for lots 48, 49, & 50. Lot 50 was set aside for his wife. Upon his wife's death, lots 48 & 49 were to be sold. His sons Benjamin and Samuel Overfield continued the business, were also successful and in 1848 offered as a gift to the Town Council the parcel of land known as Hay Scale Square for the Town Hall and Market Place. Lot 49 was eventually sold to the Maw Family and then to William Overfield Ferrie who was the son of Clarissa Wilcox Overfield of Dundas, daughter of Emmanuel.

The Maw Family were eventually owners. John Maw who was a prominent Dundas entrepreneur, superintendent of Greening Wire Works, and eventual owner of the property still standing at 223 Governors Road. The Maw's sold the property to William Overfield Ferrie who was the son of Clarissa Wilcox Overfield of Dundas, daughter of Emmanuel! William Ferrie was related to Colin Ferrie, the first Mayor of Hamilton in 1833 and Adam Ferrie, a prosperous entrepreneur in Ontario and Quebec.

### Contextual:

6 Tally Ho Road is the oldest property in this area. Historically it is linked to its surroundings as this property was a large farm estate. Up until 40 years ago, it contained an apple orchard. In September 1994 the last remaining 150 year old apple tree on the property was cut down. 6 Tally Ho is the only remaining physical and visual reminder of its historical beginnings. The property supports the former rural character of the area, sitting on a large lot, flanked by mature trees

with a long driveway and deep setback from the road The location of the property and the elevation reinforces its prominence in this current residential area. Today it is considered a landmark as it makes an important contribution to the streetscape and character of the residential area. ( Highland Hills)



Hamilton

# INFORMATION REPORT

<b>TO:</b>	Chair and Committee Hamilton Municipal Heritage Committee
<b>COMMITTEE DATE:</b>	August 22, 2023
<b>SUBJECT/REPORT NO:</b>	Heritage Designations Update, August 2023 (PED23169) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Alissa Golden (905) 546-2424 Ext. 1202
<b>SUBMITTED BY:</b>	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

## COUNCIL DIRECTION

On March 29, 2023, Council approved the following recommendation as part of Report PED22211(a), which responded to the changes to the *Ontario Heritage Act* implemented as part of *Bill 23, Schedule 6, More Homes Built Faster Act, 2022*:

*“That Cultural Heritage Planning staff be directed to update the Candidates for Part IV Designation list, as required, to identify properties of cultural heritage value or interest worthy of further review for potential designation under Part IV of the Ontario Heritage Act, and that the list be reported to the Hamilton Municipal Heritage Committee quarterly and be made publicly available.”*

## INFORMATION

In April 2023, updates were made to the City of Hamilton’s website to reflect the Council-approved changes to the heritage designation process, including new interactive mapping showing the properties across the city that have been identified as candidates for designation under Part IV of the *Ontario Heritage Act*. The updated designation process information can be found at [www.hamilton.ca/heritagedesignation](http://www.hamilton.ca/heritagedesignation) and the properties identified as candidates for designation can also be found in the City’s heritage resource mapping at [www.hamilton.ca/heritagemap](http://www.hamilton.ca/heritagemap).

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OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

Between May and July 2023, staff sent letters notifying the owners of properties that were previously listed on staff's work plan that they were now included on the candidates for designation list, including those properties identified as high priorities for review for designation before January 1, 2025.

Two new full-time, temporary Planning Technician II – Cultural Heritage positions were filled by the end of June 2023 and the new staff were onboarded to begin researching and evaluating the high priority candidates for designation.

Since Council approved the changes to the City's designation process in March 2023, staff have added the following properties to the public list of candidates for designation as a result of public, HMHC and owner requests, and/or from staff review:

- 223 Governor's Road, Dundas (Starfield);
- 6 Tally Ho Drive, Dundas;
- 30 South Street West, Dundas (Osler House);
- 45 Amelia Street, Hamilton (Markson / Goldblatt House);
- 23-29 Barton Street East, Hamilton;
- 460 Barton Street East, Hamilton (Bombardieri Building / Former Traders Bank);
- 876 Main Street East, Hamilton (Gage House);
- 922 Main Street East, Hamilton (Trinity Baptist Church);
- 8 Mayfair Place, Hamilton (Moses Residence);
- 322 Mount Albion Road, Hamilton (Lottridge House);
- 538 Scenic Drive, Hamilton (Enkin Residence);
- 549 Stone Church Road East, Hamilton;
- 615 Stone Church Road East, Hamilton;
- 89 Wentworth Street South, Hamilton; and,
- 84 York Boulevard, Hamilton (Philpott Memorial Church).

Since the start of 2023, the following properties have been processed for designation:

- **3 Main Street, Dundas** (Former Valley Lodge) – Notice of Intention to Designate published on June 14, 2023 and Designation By-law to be considered by Council on August 18, 2023;
- **64 Hatt Street, Dundas** (Garthshore / Valley City Manufacturing) - Recommendation to designate approved by Council on July 14, 2023, and the Notice of Intention to Designate is pending completion and/or elimination of the prescribed event (Zoning By-law Amendment Application ZAC-22-044); and,
- **115-117 George Street, Hamilton** - Designation By-law passed by Council on July 14, 2023 and Notice of By-law Passing was served on July 26, 2023.



**APPENDICES AND SCHEDULES ATTACHED**

**N/A**

(AG/sd)



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Planning Division**

<b>TO:</b>	Chair and Members Hamilton Municipal Heritage Committee
<b>COMMITTEE DATE:</b>	August 22, 2023
<b>SUBJECT/REPORT NO:</b>	Notice of Intention to Demolish the Building Located at 279 Hess Street South, Hamilton, being a Non-Designated Property Listed on the Municipal Heritage Register (PED23180) (Ward 2)
<b>WARD(S) AFFECTED:</b>	Ward 2
<b>PREPARED BY:</b>	Emily Bent (905) 546-2424 Ext. 6663
<b>SUBMITTED BY:</b>	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

That the non-designated property located at 279 Hess Street South, Hamilton, be removed from the Municipal Heritage Register.

**EXECUTIVE SUMMARY**

This Report recommends removing 279 Hess Street South, Hamilton from the Municipal Heritage Register (Register) in response to the owner submitting a Notice of Intention to Demolish (NOID) under Section 27 (9) of the *Ontario Heritage Act*, which included photo documentation of the dwelling proposed to be demolished and replaced on the property. Staff have reviewed the existing interior and exterior conditions and find that, while the existing building does have cultural heritage value or interest (CHVI) for its early, representative design of a worker's cottage and contextual value as a character supporting resource, it is not considered to have sufficient tangible cultural heritage value to warrant protection by Part IV designation under the *Ontario Heritage Act*. Further, the photographs sufficiently document the historic building, which demonstrate that the building is in poor condition. Staff recommend removing the property from the Register to facilitate its demolition.

**Alternatives for Consideration – See Page 4**

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OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

## **FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: None.

Staffing: None.

Legal: Owners of non-designated properties listed on the City's Municipal Heritage Register under Section 27 (3) of the *Ontario Heritage Act* are required to give Council 60 days' notice of their intention to demolish or remove any building or structure on the property. Council must consult with the Municipal Heritage Committee prior to removing a property from the Register under Section 27 (4) of the *Act*.

## **HISTORICAL BACKGROUND**

The property located 279 Hess Street North (see location map attached as Appendix "A" to Report PED23180) is a one-storey brick building constructed circa 1867-1899. The exterior of the building was painted white prior to 2007. In June 2017, the subject property was listed on the Register as a non-designated property of cultural heritage value or interest following the completion of the Durand Neighbourhood Built heritage Inventory (DNBHI) (PED17092). The preliminary evaluation of the property, conducted in accordance with *Ontario Regulation 9/06*, identified it as having potential cultural heritage value or interest due to:

- Its design value as an early, representative example of a worker's cottage; and,
- Its contextual value, helping to support the historic character of the neighbourhood, due to the late-nineteenth century construction of the building.

In June 2023, Cultural Heritage Planning staff spoke to the owner of 279 Hess Street South and advised of the requirement to provide a Notice of Intention to Demolish (NOID) any building or structure on the property listed under Section 27 (3) of the *Ontario Heritage Act* should they wish to apply for a building permit to construct a new dwelling on the property. As the owner did not plan to submit an application subject to the *Planning Act*, a Cultural Heritage Impact Assessment was not required.

On July 5, 2023, Cultural Heritage Planning staff received an email from the owner requesting permission to demolish the structure with the intent of constructing a new dwelling, serving as the Notice of Intention to Demolish under Section 27(9) of the *Ontario Heritage Act*. The email notice included current photos of the interior and exterior of the building, which demonstrated that the building is in poor condition.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

The Recommendation of this Report is consistent with Provincial and Municipal legislation, policy and direction, including the following relevant policies from the Urban Hamilton Official Plan, Volume 1:

- Identifying cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources (B.3.4.2.1 b));
- Maintaining the Municipal Heritage Register, pursuant to the *Ontario Heritage Act*, and seeking advice from the Municipal Heritage Committee when considering additions and removals of non-designated properties from the Register (B.3.4.2.4); and,
- Requiring a cultural heritage resource to be thoroughly documented for archival purposes in the event that rehabilitation and reuse of the resource is not viable as part of a *Planning Act* application process (B.3.4.2.13).

## **RELEVANT CONSULTATION**

### **External**

- The property owner.

### **Internal**

- Ward 2 Councillor.

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

Listing a property on the Municipal Heritage Register as a non-designated property of cultural heritage value or interest provides 60 days interim protection from demolition. The 60-day interim period is intended to allow staff time to discuss alternatives for conservation of a property with the owner, including opportunities for retention, adaptive re-use and financial incentives, and photo-documentation of the property prior to demolition. In the case of significant heritage properties, like those identified as candidates for designation, the 60-day delay could allow Council time to consider issuing a notice of intention to designate the property to prevent demolition.

### **Review of Photo Documentation**

Staff received photo documentation of the interior and exterior of the dwelling along with the email serving as the Notice of Intent to Demolish the building located at 279 Hess Street South (attached as Appendix “B” to Report PED23180). Upon review, staff noted

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**SUBJECT: Notice of Intention to Demolish the Building Located at 279 Hess Street South, Hamilton, being a Non-Designated Property Listed on the Municipal Heritage Register (PED23180) (Ward 2) - Page 4 of 4**

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that there is significant water damage to the interior walls and ceilings, as well as water damage indicated on the exterior brick and concluded that the building is in poor condition.

**Conclusion:**

It has been determined that 279 Hess Street South does have cultural heritage value or interest (CHVI) for its design and contextual value, however, it is not considered to have sufficient tangible cultural heritage value to warrant protection by Part IV designation under the *Ontario Heritage Act*. Staff believe that the building has been sufficiently documented and recommend that the property be removed from the Municipal Heritage Register to facilitate its demolition.

**ALTERNATIVES FOR CONSIDERATION**

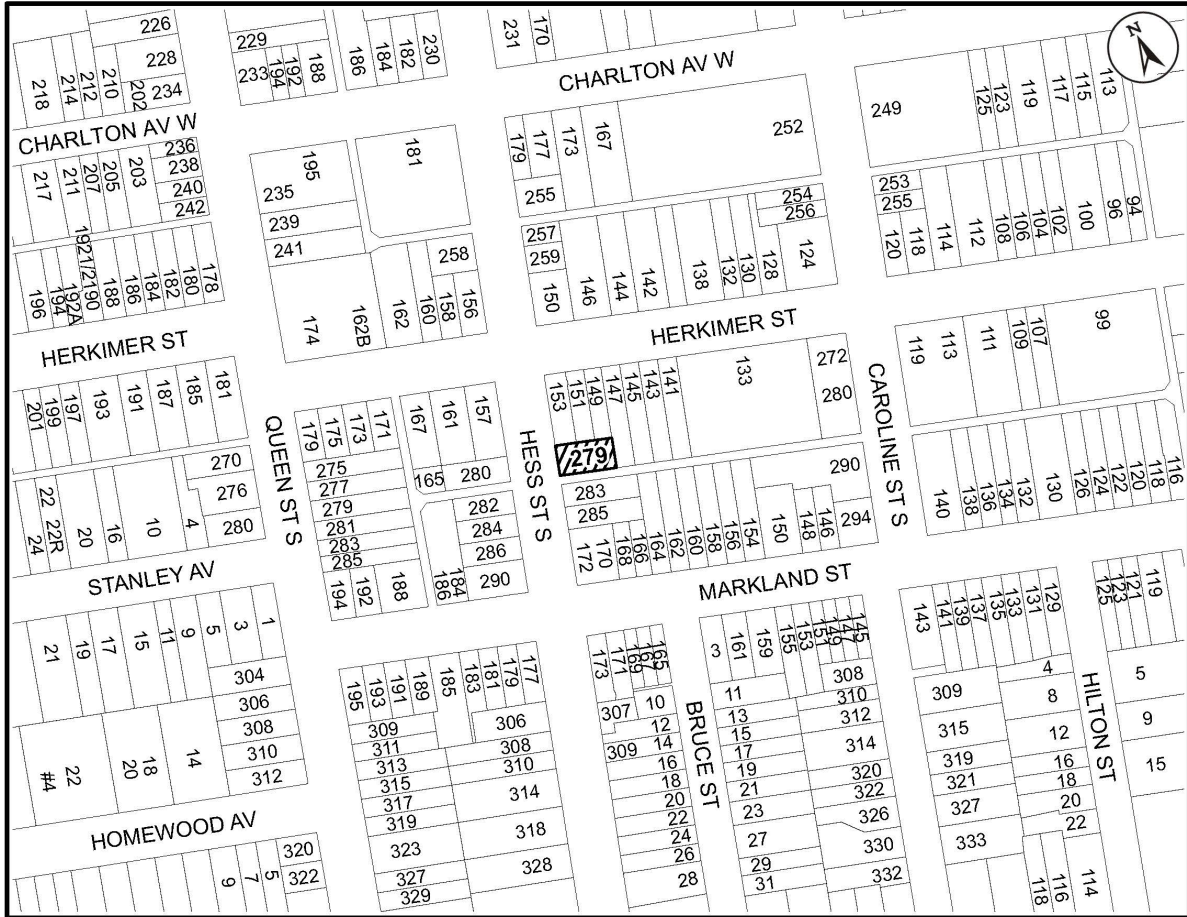
**Direct Staff to Designate the Property**

Hamilton Municipal Heritage Committee may recommend that Council direct staff to designate the subject property under Part IV of the *Ontario Heritage Act* in response to the Notice of Intention to Demolish. Staff are of the opinion that the subject property does not warrant Part IV designation and this alternative is not being recommended.

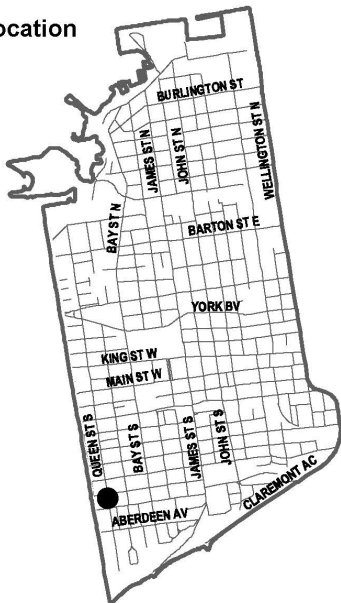
**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" to Report PED23180 – Location Map  
Appendix "B" to Report PED23180 – Photo documentation

EB/AG:sd



● Site Location



Key Map - Ward 2

## Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
279 Hess St S

Date:  
July 19, 2023

Appendix "A"

Scale:  
N.T.S

Planner/Technician:  
EB/AL

### Subject Property


 279 Hess Street South

Photo Documentation



Figure 1: View of water damage under exterior window.



Figure 2: View of damage to soffits.



Figure 3: View of damage to an interior ceiling.



Figure 4: View of exterior of the dwelling.





Figure 5: View of a measurement of a mortar crack.

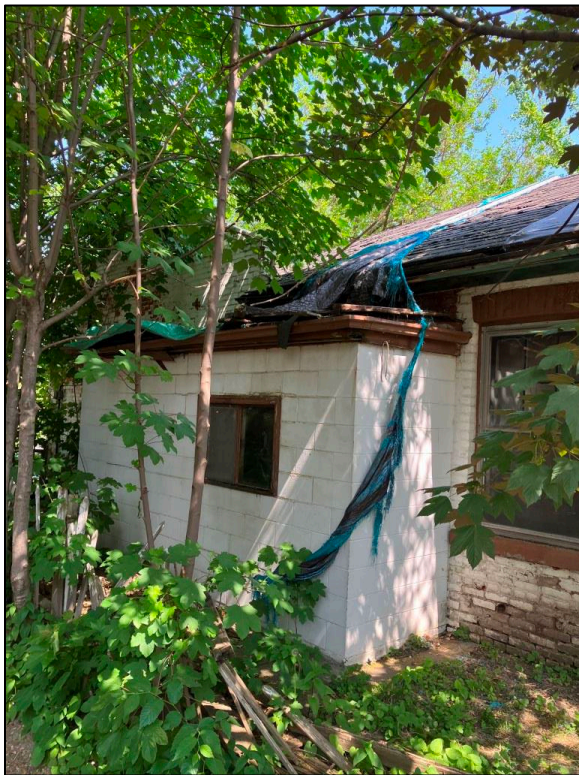


Figure 6: View of tarp covering a portion of the roof on the south elevation.

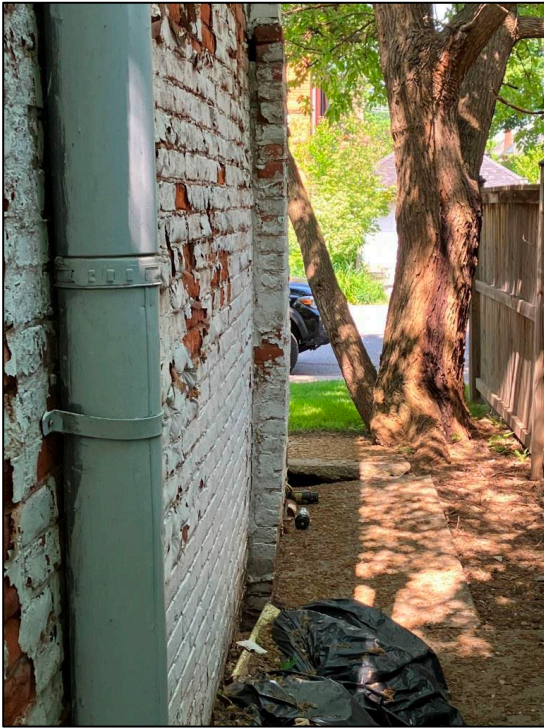


Figure 7: View of chipping paint and deteriorating brick on the north elevation.

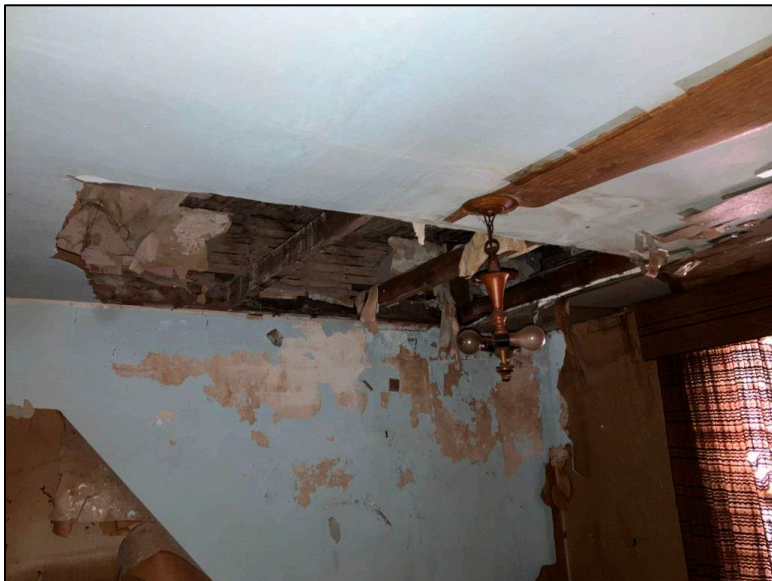


Figure 8: View of damage to an interior ceiling.



Figure 9: View of damage to interior.



Figure 10: View of damage to an interior ceiling.



Figure 11: View of the principal (west) elevation along Hess Street South.



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
Planning Division

<b>TO:</b>	Chair and Members Hamilton Municipal Heritage Committee
<b>COMMITTEE DATE:</b>	August 22, 2023
<b>SUBJECT/REPORT NO:</b>	Beasley Register Listing Objection for 214 Mary Street, Hamilton (PED22135(b)) (Ward 2)
<b>WARD(S) AFFECTED:</b>	Ward 2
<b>PREPARED BY:</b>	Alissa Golden (905) 546-2424 Ext. 4654 Emily Bent (905) 546-2424 Ext. 6663
<b>SUBMITTED BY:</b>	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

### RECOMMENDATION

- (a) That Council receive the notice of objection, attached as Appendix “A” to Report PED22135(b), from the owner of 214 Mary Street, Hamilton, objecting to the notice of Council’s decision to list the non-designated property on the Municipal Heritage Register under Section 27 of the *Ontario Heritage Act*;
- (b) That Council retain 214 Mary Street, Hamilton, on the Municipal Heritage Register as a non-designated property that Council believes to be of cultural heritage value or interest, pursuant to Section 27(8) of the *Ontario Heritage Act*.

### EXECUTIVE SUMMARY

This Report addresses the notice of objection under Section 27(7) of the *Ontario Heritage Act* from the owner of the property listed on the Municipal Heritage Register (Register) as part of the Beasley Neighbourhood Built Heritage Inventory (Beasley Inventory), approved by Council on June 22, 2022 (see Report PED22135). A Register listing objection was received on May 26, 2023 for 214 Mary Street, Hamilton. Staff recommend that Council keep the property listed on the Register until January 1, 2025 when it will be removed as per requirements of Bill 23.

**Alternatives for Consideration - See Page 6**

**FINANCIAL - STAFFING - LEGAL IMPLICATIONS**

Financial: N/A

Staffing: N/A

Legal: The *Ontario Heritage Act* enables Council to list non-designated properties that it believes to be of cultural heritage value or interest on the Register, after consultation with the Hamilton Municipal Heritage Committee. Under Section 27(7) of the *Ontario Heritage Act*, an owner can object to a property being included on the Register after receiving notice of it being listed. The owner's objection should identify the reasons for the objection and all relevant facts. Council must consider the objection and decide whether to keep the property listed on the Register or to remove it. The owner must be given notice of a Council's decision on the consideration of their objection within 90-days of the decision.

**HISTORICAL BACKGROUND**

Staff reported on the findings of the community-led Beasley Inventory project as part of Report PED22135, which was considered by the Hamilton Municipal Heritage Committee at their meeting on June 10, 2022. On June 22, 2022, Council approved the project recommendations and directed staff to list 413 properties of cultural heritage value or interest in the Beasley Neighbourhood on the Register. The owners of the subject properties were notified of the draft recommendations to list their properties in a letter dated March 31, 2022. As required under Section 27 of the *Ontario Heritage Act*, staff also notified owners of Council's decision to list their properties in letters dated July 8, 2022.

At the time of writing Report PED22135, staff received two formal listing objections in response to the notices for the properties located at 188 Mary Street and 43 Robert Street, Hamilton. These objections were considered in Report PED22135(a), with staff recommending that the two properties remain on the Register. The report was then considered by the Hamilton Municipal Heritage Committee at their meeting on September 15, 2022, with HMHC concurring with staff's recommendation.

Further to the initial objections received in 2022, an additional formal objection letter, dated May 26, 2023, for 214 Mary Street was received by staff.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

The Recommendations of this Report are consistent with Provincial and Municipal legislation, policy and direction, including:

- Determining the cultural heritage value or interest of a property based on design/physical value, historical/associative value and contextual value criteria (*Ontario Heritage Act, Ontario Regulation 9/06*);
- Ensuring significant built heritage resources are conserved (*Provincial Policy Statement, 2020, Sub-section 2.6.1*);
- Identifying cultural heritage resources through a continuing process of inventory, survey and evaluation, as the basis for wise management of these resources (*Urban Hamilton Official Plan, Section B.3.4.2.1(b)*); and,
- Refining the City's existing heritage designation process as a result of changes to the *Ontario Heritage Act* through *Bill 23, More Homes Built Faster Act, 2022*, proclaimed on January 1, 2023. Bill 23 changed to how municipalities can use the Register as a tool for heritage conservation, effectively making it a placeholder for individual Part IV designation only and will result in the automatic de-listing of all of the 2,345 non-designated properties currently listed on the Register on January 1, 2025. These properties are prohibited to be re-listed until January 1, 2030.

## **RELEVANT CONSULTATION**

### **External**

- Property owner

### **Internal**

- Councillor, Ward 2

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

When considering a property owner's objection to listing, it is important to consider the purpose of the Register. The Register is a heritage conservation management tool under the *Ontario Heritage Act*. It is an administrative record that includes non-designated properties identified by Council as being of cultural heritage value or interest. Consultation with the Hamilton Municipal Heritage Committee and a Council resolution is required to include, or remove, a property from the Register.

Listing on the Register is a way to recognize a property's heritage value or interest to a community. From a property owner's perspective, listing on the Register does not

prevent an owner from making changes or constructing additions to existing buildings, nor does it require any additional heritage approvals (like heritage permits) to do so as part of the regular Building Permit process.

### **Interim Demolition Protection**

The main intent of listing is to flag properties of heritage interest to promote their conservation and retention. An owner of a listed property is required to give 60-days notice to the City of their intention to demolish or remove a building or structure on their property, as per Section 27(1.2) of the *Ontario Heritage Act*. The demolition or removal of any building or structure is prohibited during this time period.

Listing on the Register does not prevent demolition, but the 60-day period allows staff the opportunity to discuss conservation options for the property should a notice of intention to demolish be received, including discussions with the owner respecting retention, adaptive re-use and financial incentives, and photo-documentation of the property prior to demolition. In the case of significant heritage buildings, the 60-day delay could allow Council time to consider issuing a notice of intention to designate to prevent demolition. Additionally, if demolition of a listed property is proposed as part of a development application under the *Planning Act*, staff may require that a Cultural Heritage Impact Assessment be completed in support of the application in order to confirm the cultural heritage value or interest of the property, assess the impact of the proposed demolition and explore alternatives for conservation.

Heritage buildings are finite resources. Once they are demolished they cannot be recovered. To remove a property from the Register without further consideration of the property's cultural heritage value would not be consistent with intent of the Register. Staff do not recommend that any properties be removed from the Register based on an owner's objection alone. To warrant removal from the Register, staff are of the opinion that it must be demonstrated that the property no longer retains any tangible cultural heritage value or interest as per Ontario Regulation 9/06.

### **Register Objections**

In addition to the two formal notices of objection received in 2022, staff have received a subsequent formal notice of objection to Council's decision to list properties on the Register as part of the Beasley Inventory for 214 Mary Street, dated May 26, 2023. The owner's objection notice is attached as Appendix "A" to Report PED22135(b). While the owner acknowledged their understanding that the property will be automatically removed from the Register on January 1, 2025 as a result of Bill 23, the owner provided a two page letter indicating their reasons for objection.



**SUBJECT: Register Listing Objection for 214 Mary Street, Hamilton  
(PED22135(b)) (Ward 2) - Page 5 of 6**

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Staff do not Recommend that the property be removed from the Register based on the owner's concerns of resale value or redevelopment impacts alone. To warrant removal from the Register, staff are of the opinion that it must be demonstrated that the property no longer retains any tangible cultural heritage value or interest as per *Ontario Regulation 9/06*. This provincial regulation sets out the criteria for determining cultural heritage value or interest based on three categories: design or physical value; historical or associative value; and contextual value.

The property was added to the Register because it was classified as a Character-Supporting Resource as part of the Beasley Inventory and Council believed it be of cultural heritage value or interest because the property supported the character of the historic Beasley Neighbourhood (see Report PED22135). Additional criteria was also identified in the preliminary evaluation for the property, including design and physical value and contextual value, attached as Appendix "B" Report PED22135(b).

The following is a summary of the owner's reasons for the listing objections, the staff assessment of the reasons for objection and staff's Recommendation for the property.

## **214 Mary Street, Hamilton**

### **Owner Objection**

The notice of objection from the owner of the property, dated May 26, 2023, is attached on page 1 of Appendix "A" to Report PED22135(b). The owner initially states they are aware that their property will be automatically removed from the Register on January 1, 2025, however, they don't believe there is a benefit to Register listing on the interim. Below is a summary of the reasons for the owner's objection to the Register listing:

- They do not believe the property is composed of any distinctive construction materials, as most homes in the area are built in the same manner;
- The owner believes that listing on the Register creates administrative roadblocks should they wish to alter the property in the future; and,
- The owner states that the Beasley Inventory report (dated February 18, 2020) is based on data from 2019, and that the market has shifted considerably since the pandemic, and that listing on the Register decreases their property value.

### **Staff Assessment and Recommendation**

The subject property is comprised of a circa 1899 two storey brick dwelling with centre gable, decorative bargeboard trim, main façade windows with segmental arches and voussoirs, three-side bay window on the first storey of the main façade and end roof gables have parapet walls with brick chimneys on each. The primary cultural heritage value or interest of the property lies in its contextual value, supporting the historic

**SUBJECT: Register Listing Objection for 214 Mary Street, Hamilton  
(PED22135(b)) (Ward 2) - Page 6 of 6**

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character of the area. Specifically, the late nineteenth century single-detached building contributes to the residential character along Mary Street within the Beasley Neighbourhood. A significant portion of the single-detached buildings in this area are from the mid-nineteenth century to the late-modern era, much of which is of brick construction or faced with brick. Although the building has been subject to a number of renovations, including painting the masonry, these do not obscure the physical value or contextual value of the building, and may be reversible in the future if the building were to be renovated or restored. The preliminary heritage evaluation for the property prepared as part of the Beasley Inventory is attached on page 1 of Appendix "B" to Report PED22135(b).

Staff have determined that the property retains physical cultural heritage value or interest and Recommend that it remain listed on the Register.

### **ALTERNATIVES FOR CONSIDERATION**

Under Section 27 of the *Ontario Heritage Act*, listing a property on the Register is a discretionary activity on the part of Council. Council, as advised by its Municipal Heritage Committee, must consider an owner's notice of objection to a Register listing and decide whether it should continue to be included on the Register or whether it should be removed.

#### **Removing from the Register**

Council may decide to remove the property from the Register. By removing a property of cultural heritage value or interest from the Register, it would no longer have interim protection from demolition under the *Ontario Heritage Act* which requires the owner to give 60-days advance notice to the municipality of their intention to demolish or remove a building or structure from the property. Staff do not recommend this alternative.

### **APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" to Report PED22135(b) - Notice of Objection  
Appendix "B" to Report PED22135(b) - Preliminary Heritage Evaluation

AG/EB:sd

## Notice of Objection

5/26/2023

Samhita Gera  
2603880 Ontario Inc.  
23 Orleans Circle  
Woodbridge, ON  
L8L4W1

City of Hamilton  
Beasley Neighbourhood Inventory Project  
Lister Block: PO Box 2040  
Hamilton, ON  
L8P 4Y5

Re: 214 Mary Street, Hamilton, ON, L8L 4W1

To Whom it may concern:

I am writing to request to have my property located at 214 Mary Street, Hamilton ON, L8L 4W1 be **removed** from the Municipal Heritage Register (currently on the register as a non designated property as it is deemed to be a Character Supporting resource) **effective immediately**.

I understand that my property will be automatically be removed on January 1, 2025. However, there are no clear benefits to having my property on this register, for me personally or for the neighborhood for the remaining 2 years.

In reviewing the document provided to me which was used to add 214 Mary onto the heritage register, I am not at all convinced that there are any distinctive features in the property that would warrant adding it to the register. In fact, I see that you recognize that it is a Stone foundation home with brick construction materials which is not at all distinctive feature as most homes are built in the same manner. I **do not** agree that my property has a historical value due to the theme associated with it. My home is just a brick home! There is nothing particular that would warrant classifying it as an "association with a certain theme". I believe that the committee has falsely classified it and added it to the Register without my permission or consideration of the actual facts. It is true that the home is old but that shouldn't be a reason it to put it on a Heritage Register at all.

Furthermore, if it is automatically coming off the register as of January 1, 2025 anyway, adding to the Heritage Register adds zero value to the city or the neighbourhood and only causes potential roadblocks for the owner (additional loopholes to obtain permission to make changes if there were any plans in the future). I do not have any current or active plans to make any alternations to the home but the thought of having to approach city officials who are still

working through a backlog from the pandemic is not an appealing one. Also, if there is a financial need to sell the property (due to the high interest rates and not being sustainable due to the economic environment), being on the register is extremely punitive as potential buyers do not want to take on a property with restrictions.

The fact that the city believes, there is little or no evidence that adding to a Heritage Register will negatively impact the value of the property to the homeowner is absolutely incorrect. I have read the report available online which is dated February 18, 2020 based on data from 2019. Needless to say this report is extremely outdated in today's dynamic environment and shouldn't hold any weight for the decision making of the committee as it is based on data before the pandemic which has shifted many market trends. The truth of the matter is, that the real estate market is quite depressed and having any stipulation whatsoever that restricts homeowners in altering their property is a hinderance. Period. The fact that being on the Heritage Register requires a short term delay absolutely decreases a property value as buyers and sellers do not want to be subjected to the red tape and delays that come with dealing with city officials who themselves are carrying a backlog of issues due to the pandemic. Furthermore, addition to the Heritage Register is absolutely meaningless. It doesn't provide any value to the city, neighborhood or the home owner. So why do it? Why is this even occurring? This is very clear in the report dated February 24, 2023 by the Planning and Economic Development Department which specifically calls out a need to substantially shift in how the city identifies and protects significant cultural heritage properties, which my property clearly isn't (a simple stone/brick home). Therefore, I would ask that 214 Mary street to be removed from the Heritage Register immediately.

In summary, there is 0 positive value to the city to adding 214 Mary Street to the Heritage Register. 214 Mary street is an older property but does not have any distinctive features to warrant it with a character supporting identification in the Heritage Register. Moreover, being placed on this Register is extremely punitive for the homeowners who are contending with extreme market and economic conditions and therefore do not need this added negative stipulation on the property to make things even worse than they already are.

Please remove 214 Mary street from the Heritage register effective immediately as this is automatically happening anyway on January 1, 2025 therefore, I do not see what the value it holds for the city to keep the property on the register for the sake of it for 2 more years at the cost of causing headaches for homeowners.

Thank you for your kind consideration. I will await your reply.

Regards,

*Samhita Gera*

Samhita Gera

## Preliminary Heritage Evaluation

### 214 Mary Street (circa 1899)



Roll Number: 251802015607500

**Classification:** Character-Supporting Resource

**Design Value:** The two storey dwelling is a representative of the Gothic-Revival style with its low side gable roof with flanking brick parapets and chimneys and stone end brackets; large center gable with bargeboard and round-headed window below; segmental windows with brick voussoirs and stone lug sills; 1st storey projecting bay window with balcony. The property displays a high degree of craftsmanship (decorative bargeboard).

**Historical Value:** The property has direct associations with a potentially significant theme. The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

**Contextual Value:** The property is important in supporting the historic character of the area and is visually and historically linked to its surroundings.