



City of Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

Meeting #: 18-001

Date: January 18, 2018

Time: 9:30 a.m.

Location: Room 171, 1st Floor, City Hall
71 Main Street West, 1st Floor

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

1. APPROVAL OF AGENDA

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

2. DECLARATIONS OF INTEREST

3. APPROVAL OF MINUTES OF PREVIOUS MEETING

3.1 December 14, 2017

4. DELEGATION REQUESTS

4.1 Dwayne Cline, Hughson St. Baptist Church, respecting 383 Hughson Street North, Hamilton (for today's meeting)

5. CONSENT ITEMS

6. PUBLIC HEARINGS / DELEGATIONS

7. STAFF PRESENTATIONS

7.1 Hamilton Municipal Heritage Committee Member Roles and Responsibilities (to be distributed)

8. DISCUSSION ITEMS

8.1 Recommendation to Designate 104 King Street West, Dundas (Former Dundas Post Office) Under Part IV of the Ontario Heritage Act (PED18019) (Ward 13)

9. MOTIONS

10. NOTICES OF MOTION

11. GENERAL INFORMATION / OTHER BUSINESS

11.1 Correspondence from Wayne Morgan, President, Community Heritage Ontario, respecting Report 10 of the House of Commons Standing Committee on Environment and Sustainable Development entitled Preserving Canada's Heritage : The Foundation for Tomorrow

11.2 Buildings and Landscapes

(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)

- (i) Tivoli, 108 James Street North, Hamilton (D) – A. Johnson
- (ii) Book House, 167 Book Road East, Ancaster (R) – M. McGaw
- (iii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – M. McGaw
- (iv) Century Manor, 100 West 5th Street, Hamilton (D) – K. Garay
- (v) Beach Canal Lighthouse (D) – J. Partridge
- (vi) 18-22 King Street East, Hamilton (R)(NOI) – K. Stacey
- (vii) 24-28 King Street East, Hamilton (R)(NOI) – K. Stacey
- (viii) 1 St. James Place, Hamilton (D) – K. Stacey
- (ix) 43-51 King Street East, Hamilton (Kresge Property) (R) – K. Stacey
- (x) St. Thomas Anglican Church Parsonage, 18 West Avenue South, Hamilton – T. Ritchie
- (xi) 2 Hatt Street, Dundas – K. Stacey

(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)

- (i) Delta High School, 1284 Main Street East, Hamilton (D) – D. Beland
- (ii) James Street Baptist Church, 96 James Street South, Hamilton (D) – A.

Denham-Robinson

- (iii) Centenary Church, 24 Main Street West (R) – D. Beland
- (iv) Pearson Home, 493 Dundas Street East, Waterdown (D) – J. Partridge / W. Arndt
- (v) St. Giles United Church, 85 Holton Avenue South (L) – D. Beland
- (vi) 33 Bowen Street, Hamilton (R) - T. Ritchie
- (vii) 2251 Rymal Road East, Stoney Creek (R) – C. Dmitry

(c) Heritage Properties Update (green):

(Green = Properties whose status is stable)

- (i) The Royal Connaught Hotel, 112 King Street East, Hamilton (R) – T. Ritchie
- (ii) (Thomas Building) 46 - 52 James Street North, Hamilton (D) – R. Sinclair
- (iii) St. Marks, 120 Bay Street South, Hamilton (D) – A. Denham-Robinson
- (iv) Auchmar, 88 Fennell Avenue West, Hamilton (D) – K. Garay
- (v) Jimmy Thompson Pool, 1099 King Street E., Hamilton (R) – T. Ritchie
- (vi) Abrey-Zimmerman House, Courtcliffe Park, Flamborough (D) – J. Partridge
- (vii) Treble Hall, 4-12 John Street North, Hamilton (R) – T. Ritchie

(d) Heritage Properties Update (black):

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

- (i) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – K. Garay

12. PRIVATE AND CONFIDENTIAL**13. ADJOURNMENT**



Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

MINUTES 17-009

9:30 a.m.

Thursday, December 14, 2017

Room 264, 2nd Floor

Hamilton City Hall

71 Main Street West

Present: Councillors A. Johnson and J. Partridge
A. Denham-Robinson (Chair), W. Arndt, D. Beland, G. Carroll, C. Dmitry, K. Garay, M. McGaw, T. Ritchie, K. Stacey

**Absent with
Regrets:** Councillor M. Pearson – Personal, T. Wallis

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 1)

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

1. ADDED CONSENT ITEMS (Item 5)

- 5.5 Heritage Permit Applications – Delegated Approvals
- 5.6 Heritage Permit Review Sub-Committee – November 28, 2017
- 5.7 Policy & Design Working Group Notes – September 18, 2017
- 5.8 Policy & Design Working Group Notes – October 16, 2017
- 5.9 Policy & Design Working Group Notes – November 13, 2017

(Stacey/Sinclair)

That Item 5.4, Report PED17196 respecting a Summary of Current Work at St. Mark's, be moved up the agenda to immediately follow Approval of Minutes of Previous Minutes.

CARRIED

(Stacey/Sinclair)

That the Agenda for the December 14, 2017 Hamilton Municipal Heritage Committee be approved, as amended.

CARRIED

(b) DECLARATIONS OF INTEREST (Item 2)

None.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 3)

(i) October 19, 2017 (Item 3.1)

(Beland/Ritchie)

That the Minutes of the October 19, 2017 meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

CARRIED

(d) CONSENT ITEMS (Item 5)

(i) Inventory & Research Working Group Meeting Notes – September 25, 2017 (Added Item 5.1)

(A. Johnson/Partridge)

That the Inventory & Research Working Group Meeting Notes of September 25, 2017, be received.

CARRIED

(ii) Inventory & Research Working Group Meeting Notes – October 30, 2017 (Item 5.2)

(A. Johnson/Sinclair)

That the Inventory & Research Working Group Meeting Notes of October 30, 2017 be TABLED to the January 18, 2018 meeting to allow Pastor Dwayne Cline from Hughson Street Baptist Church, 383 Hughson Street North, Hamilton, to speak to the recommendations in the Meeting Notes regarding the property.

CARRIED

(iii) Information Report: Staff Comments on “A Guide to Cultural Heritage Resources in the Land Use Planning Process (Draft)” (PED17221) (Item 5.3)

(Beland/Ritchie)

That Report PED17221 respecting Staff Comments on “A Guide to Cultural Heritage Resources in the Land Use Planning Process (Draft), be received.

CARRIED

(iv) Summary of Current Work at St. Mark’s (PED17196) (Ward 2) (Item 5.4)

Carolyn Samko, Senior Project Manager, addressed the Committee respecting a Summary of Current Work at St. Mark's, with the aid of a PowerPoint presentation. A copy of the presentation has been included in the official record.

(Stacey/McGaw)

That Report PED17196 respecting a Summary of Current Work at St. Mark's, be received.

CARRIED

(v) Heritage Permit Applications – Delegated Approvals (Added Item 5.5)

(Sinclair/Dmitry)

That Items 5.5(i) to 5.5(xi), Heritage Permit Applications, Delegated Approvals, be received.

CARRIED

(vi) Heritage Permit Review Sub-Committee Minutes – November 28, 2017 (Added Item 5.6)

(Beland/McGaw)

That the Heritage Permit Review Sub-Committee Minutes of November 28, 2017, be received.

CARRIED

(vii) Policy & Design Working Group Notes – September 18, 2017 (Added Item 5.7)

(A. Johnson/Ritchie)

That the Policy & Design Working Group Notes of September 18, 2017, be received.

CARRIED

(viii) Policy & Design Working Group Notes – October 16, 2017 (Added Item 5.8)

(Beland/McGaw)

That the Policy & Design Working Group Notes of October 16, 2017, be received.

(f) PRESENTATION (Item 7)

(i) Heritage in 2017: Year in Review (Item 7.1)

Olivia Falcone, Intern with the Cultural Heritage Planners, addressed Committee with an overview of Heritage in 2017 : Year in Review, with the aid of a PowerPoint presentation. Paper copies of the presentation were distributed at the meeting. A copy of the presentation has been included in the public record.

(Partridge/Ritchie)

That the presentation respecting Heritage in 2017: Year in Review, be received.

CARRIED

The presentation is available through the Office of the City Clerk.

(g) GENERAL INFORMATION/OTHER BUSINESS (Item 11)

(i) Canada 150 - Still Standing: A Celebration of Pre-Confederation Buildings in Hamilton

Alissa Golden, Heritage Project Specialist, address the Committee respecting Canada 150 - Still Standing: A Celebration of Pre-Confederation Buildings in Hamilton, whereby the City of Hamilton recognized buildings throughout the city that were constructed and standing when Canada became a country.

(Carroll/McGaw)

That the information respecting Canada 150 - Still Standing: A Celebration of Pre-Confederation Buildings in Hamilton, be received.

CARRIED

(ii) Hamilton Municipal Heritage Committee Meeting Dates 2018 (Item 11.2)

(Carroll/McGaw)

That the information respecting Hamilton Municipal Heritage Committee Meeting Dates 2018, be received.

CARRIED

(iii) For the information of the Committee: Spectator article entitled, "Two more facades to be preserved on historic Gore Park buildings: developer" (Item 11.3)

(A. Johnson/Dmitry)

That the Hamilton Spectator article entitled, "Two more facades to be preserved on historic Gore Park buildings: developer", be received.

CARRIED

(iv) For the information of the Committee: Procedural Refresher proposed for the January 18, 2018 meeting (Item 11.4)

A. Denham-Robinson relinquished the Chair, and addressed the Committee with information respecting a Procedural Refresher for members of the Committee at the January 18, 2018 meeting. 2018 marks the last full year for the Committee before the next municipal election. The Chair advised that it would be appropriate to conduct a brief information

session at the next meeting to remind members of their roles and responsibilities.

A. Denham-Robinson assumed the Chair.

(Carroll/Garay)

That the information respecting a Procedural Refresher proposed for the January 18, 2018 meeting, be received.

CARRIED

(v) Buildings and Landscapes (Item 11.5)

There were no updates on items in the Buildings and Landscapes List.

**(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)**

- (i) Tivoli, 108 James Street North, Hamilton (D) – A. Johnson

No report.

- (ii) Book House, 167 Book Road East, Ancaster (R) – M. McGaw

No report.

- (iii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – M. McGaw

No report.

- (iv) Century Manor, 100 West 5th Street, Hamilton (D) – K. Garay

No report.

- (v) Beach Canal Lighthouse (D) – J. Partridge

No report.

- (vi) 18-22 King Street East, Hamilton (R)(NOI) – K. Stacey

No report.

- (vii) 24-28 King Street East, Hamilton (R)(NOI) – K. Stacey

No report.

- (viii) 1 St. James Place, Hamilton (D) – K. Stacey

No report.

- (ix) 43-51 King Street East, Hamilton (Kresge Property)
(R) – K. Stacey

- (x) St. Thomas Anglican Church Parsonage, 18 West
Avenue South, Hamilton – T. Ritchie

No report.

- (xi) 2 Hatt Street, Dundas – K. Stacey

No report.

**(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)**

- (i) Delta High School, 1284 Main Street East, Hamilton
(D) – D. Beland

No report.

- (ii) James Street Baptist Church, 96 James Street South,
Hamilton (D) – A. Denham-Robinson

No report.

- (iii) Centenary Church, 24 Main Street West (R) – D.
Beland

No report.

- (iv) Pearson Home, 493 Dundas Street East, Waterdown
(D) – J. Partridge / W. Arndt

No report.

- (v) St. Giles United Church, 85 Holton Avenue South (L)
– D. Beland

No report.

- (vi) 33 Bowen Street, Hamilton (R) - T. Ritchie

No report.

- (vii) 2251 Rymal Road East, Stoney Creek (R) – C. Dimitry

No report.

**(c) Heritage Properties Update (green):
(Green = Properties whose status is stable)**

- (i) The Royal Connaught Hotel, 112 King Street East, Hamilton (R) – T. Ritchie

No report.

- (ii) (Thomas Building) 46 - 52 James Street North, Hamilton (D) – R. Sinclair

No report.

- (iii) St. Marks, 120 Bay Street South, Hamilton (D) – A. Denham-Robinson

No report.

- (iv) Auchmar, 88 Fennell Avenue West, Hamilton (D) – K. Garay

No report.

- (vi) Jimmy Thompson Pool, 1099 King Street E., Hamilton (R) – T. Ritchie

No report.

- (vii) Abrey-Zimmerman House, Courtcliffe Park, Flamborough (D) – J. Partridge

- (viii) Treble Hall, 4-12 John Street North, Hamilton (R) – T. Ritchie

No report.

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

- (i) Auchmar Gate House, Claremont Lodge 71
Claremont Drive (R) – K. Garay

No report.

(h) ADJOURNMENT (Item 12)

(Garay/Beland)

That, there being no further business, the Hamilton Municipal Heritage Committee, be adjourned at 11:16 a.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk

4.1

**Form: [Request to Speak to Committee of Council](#)
Submitted on Thursday, December 14, 2017 - 2:51pm**

==Committee Requested==

Committee: Unknown

==Requestor Information==

Name of Individual: Dwayne Cline

Name of Organization: Hughson St Baptist Church

Contact Number: 905 527 3972

Email Address: dwayne@hughson.ca

Mailing Address: 383 Hughson St. N Hamilton ON L8L4N2

Reason(s) for delegation request: Wanting to speak to the Hamilton Municipal Heritage Committee on Thursday January 18th regarding the proposal for 383 Hughson St N.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT
PLANNING DIVISION

TO:	Chair and Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	January 18, 2018
SUBJECT/REPORT NO:	Recommendation to Designate 104 King Street West, Dundas (Former Dundas Post Office) Under Part IV of the <i>Ontario Heritage Act</i> (PED18019) (Ward 13)
WARD(S) AFFECTED:	Ward 13
PREPARED BY:	Chelsey Tyers Cultural Heritage Planner (905) 546-2424 Ext. 1214
SUBMITTED BY:	Steve Robichaud Director, Planning & Chief Planner Planning and Economic Development
SIGNATURE:	

RECOMMENDATION

- (a) That the designation of 104 King Street West, Dundas, shown in Appendix "A" of Report PED18019, as a property of cultural heritage value pursuant to the provisions of Part IV of the *Ontario Heritage Act*, be approved;
- (b) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED18019, be approved; and,
- (c) That the City Clerk be directed to take appropriate action to designate 104 King Street West, Dundas, under Part IV of the *Ontario Heritage Act*, in accordance with the Notice of Intention to Designate, attached as Appendix "C" to Report PED18019.

EXECUTIVE SUMMARY

On September 24, 2009, the Hamilton Municipal Heritage Committee requested designation of 104 King Street West, Dundas, under Part IV of the *Ontario Heritage Act* (see location map attached as Appendix "A" to Report PED18019). Council approved a "high" work program priority and inclusion of the property in the Register of Property of Cultural Heritage Value or Interest on March 10, 2010 (PED10110).

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The historical research and detailed description of the heritage value and attributes of the property are contained in the Cultural Heritage Assessment of the former Dundas Post Office, 104 King Street West, Community of Dundas, City of Hamilton dated September 14, 2009 and prepared by Gillespie Heritage Consulting (the full Report is attached as Appendix “D” to Report PED18019).

The subject property has been evaluated using both the Council-approved heritage evaluation criteria and the Criteria for Determining Cultural Heritage Value or Interest, as defined in Ontario Regulation 9 / 06 of the *Ontario Heritage Act*, and it has been determined to have design / physical value, historical / associative value, and contextual value worthy of designation, as it meets nine (9) of the City’s twelve (12) criteria and all nine (9) criteria as defined in Ontario Regulation 9 / 06.

The Hamilton Municipal Heritage Committee considered this designation at its meetings of April 21, May 19, June 16, and July 21, 2011 to accommodate discussions with the property owner. The Hamilton Municipal Heritage Committee recommended to Planning Committee and Council that the designation be approved with amendments to the Description of Heritage Attributes (see the Relevant Consultation section of this Report). However, given that a Notice of Intention to Designate voids all active building permits, it was agreed that the decision on designation would be put on hold to allow for the completion of interior renovations and minor exterior renovations to accommodate the adaptive re-use of the building for retail use. These renovations have since been completed.

Given that the subject property satisfies both the City and the Province’s criteria for designation, staff recommend that Hamilton Municipal Heritage Committee advise Planning Committee and Council to approve the designation By-law using the Statement of Cultural Heritage Value and Description of Heritage Attributes as originally drafted (attached as Appendix “B” to Report PED18019).

Alternatives for Consideration – See Page 10

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 property. Formal objections may be made under the *Ontario*

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Heritage Act and heard before the Conservation Review Board prior to further consideration by Council of the designation By-law.

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 *Ontario Heritage 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)). Designation does not restrict the use of a property, prohibit alterations or additions, or restrict the sale of a property. The City of Hamilton also provides heritage grant and loan programs to assist in the continuing conservation of properties, once they are designated.

HISTORICAL BACKGROUND

A request to designate 104 King Street West (Dundas) (see location map attached as Appendix "A" to Report PED18019) under Part IV of the *Ontario Heritage Act* was initiated by the Hamilton Municipal Heritage Committee (HMHC) at its meeting of September 24, 2009. On March 10, 2010 Council included the subject property on the Register of Property of Cultural Heritage Value or Interest as a "high" work program priority.

The subject property has frontage on King Street West, and is bounded by Foundry Street to the east and McMurray Street to the west. The federal government purchased the subject property in 1909 as part of a nation-wide program to construct public buildings such as post offices, customs and inland revenue offices, and courthouses in major communities.

The plans for the Post Office building were prepared by the Chief Architect's Branch of the Department of Public Works during the tenure of David Ewart as Chief Architect. Construction of the Post Office began in 1911-1912, under the supervision of James Watson as the Clerk of Works, and the building contractors were Nagel & Mills from Ingersoll, Ontario. A. W. Peene, a prominent Hamilton architect, was hired later in the project to complete alterations to the original plans and supervise the project.

The Dundas Post Office building was opened on October 30, 1913, and at one time, also held the Customs Offices. Area residents picked up their mail at the Post Office

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until door-to-door postal delivery was introduced in 1948. In the 1960-70's, the customer service functions of the building were reduced, and the building was used as a sorting facility and letter-carrier depot until August, 2009, when Canada Post moved these functions to a larger, centralized depot in Ancaster. In September 2009, Canada Post declared the building to be surplus and placed it on the real estate market. The property was transferred into private ownership in December, 2009.

The main building is two-and-one-half-storeys in height and built of buff-coloured brick with smooth and rusticated stone trim detailing (see photographs in Cultural Heritage Assessment attached as Appendix "D" to Report PED18019). The building has been built in the Romanesque Revival style of architecture and features a slate mansard roof, arched-top dormers, and a frontispiece with a 24.5 metre (80 feet) high clock tower, stone balustrades, and entrance porch. The clock tower contains a clock manufactured by J. Smith and Sons, Midland Clock Works of Derby, England, and a bell manufactured by John Taylor Bellfounders of Loughborough, England. For many years the bell tolled each hour. The original clock mechanisms and bell are reported to remain inside the tower.

The historical research and detailed description of the architectural features of the property are contained in the Cultural Heritage Assessment of the former Dundas Post Office, 104 King Street West, Community of Dundas, City of Hamilton dated September 14, 2009, prepared by Gillespie Heritage Consulting (the full report, except Section 9 - Illustrations, is attached as Appendix "D" to Report PED18019). The Cultural Heritage Assessment by Gillespie Heritage Consulting was commissioned by the Canada Post Corporation as part of their due diligence procedures prior to declaring the property to be surplus.

The HMHC previously considered this designation at its meetings of April 21, May 19, June 16, and July 21, 2011 to accommodate consultation with the property owner. The HMHC recommended to Planning Committee and Council that the designation be approved with amendments to the Description of Heritage Attributes (see the Relevant Consultation section of this Report). At their meeting on September 20, 2011 Planning Committee received, but did not approve the HMHC's recommendation. Recognizing that designation would void any active building permits, the decision on designation of the subject property was put on hold to allow the property owner to finish some renovations to the building. Email correspondence between the property owner and staff in January 2014 confirmed that the building renovations were complete and the building was occupied. Staff are bringing this recommendation forward now to address this outstanding work program item.

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POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement:

Section 2.6 of the Provincial Policy Statement pertains to Cultural Heritage and Archaeology. Sub-section 2.6.1 states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved”. The recommendations of this Report are consistent with this policy.

Urban Hamilton Official Plan:

Volume 1, Section B.3.4 - Cultural Heritage Resources Policies of the Urban Hamilton Official Plan (UHOP) states that the City shall “protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes” (B.3.4.2.1(a)), and “identify 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)). The policies also provide that the “City may, by By-law, designate individual and groups of properties of cultural heritage value under Parts IV and V, respectively, of the *Ontario Heritage Act*” (B.3.4.2.3).

The recommendations of this Report comply with these policies.

RELEVANT CONSULTATION

Pursuant to Sub-section 29 (2) of the *Ontario Heritage Act*, Council is required to consult with its Municipal Heritage Committee respecting designation of property under Sub-section (1). The content of this Report, including the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes (attached as Appendix “B” to Report PED18019), the Notice of Intention to Designate (attached as Appendix “C” to Report PED18019), and the Cultural Heritage Assessment prepared by Gillespie Heritage Consulting (attached as Appendix “D” to Report PED18019) have been reviewed by the HMHC’s Inventory and Research Sub-committee, and recommended that the designation of 104 King Street West (Dundas), under Part IV of the *Ontario Heritage Act*, be supported by the HMHC.

The HMHC considered the recommendation to designate 104 King Street West at its meeting of April 21, 2011 and tabled the report to allow the property owners to provide a delegation to the HMHC. The property owners did attend the HMHC meeting on May 19, 2017, where it was agreed that the Ward Councillor and Chair of the Heritage Permit Review Subcommittee would meet to discuss the designation. At its meeting on June 16, 2017, the HMHC recommended to Planning Committee and Council that the subject property be designated. However, on July 21, 2011, the HMHC amended their

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recommendation to Planning Committee and Council that the designation be approved with amendments to the Description of Heritage Attributes. The HMHC recommended that bullet point two (2) in the Description of Heritage Attributes (see Appendix “B” attached to Report PED18019) be amended to read, “original buff brick wall circa 1930 and bricked up windows be opened” and that bullet point six (6) be amended to read “mansard roof lines with slate roof look”. These amendments to the Description of Heritage Attributes were recommended in response to the property owners’ concerns with the designation and the intent was to permit the property owners to re-open the original window openings that were bricked in by the previous owner and to replace the slate roofing without a Heritage Permit.

At their meeting on September 20, 2011 Planning Committee received, but did not approve, the HMHC’s recommendation to allow the applicant to complete renovations. Email correspondence between the property owner and staff in January 2014 confirmed that the building renovations were complete and the building was occupied.

Staff notified the Ward Councillor of the recommendation of this report on November 7, 2011. As of the writing of this report, staff have not received any comments or concerns from the Ward Councillor.

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 cultural resources. Once a property is designated, the municipality is enabled to manage alterations to the property through the Heritage Permit process, and to ensure that the significant features of the property are maintained through the provision of financial assistance programs and the enforcement of Property Standards By-laws.

Designation is guided by the process of cultural heritage evaluation and assessment. The evaluation process, as documented in this Report and in the Cultural Heritage Assessment attached as Appendix “D” to Report PED18019, attempts to clearly identify those heritage values associated with the property. Those properties with clearly defined and distinctive heritage attributes are considered to be more worthy of designation than those where heritage attributes are poorly demonstrated or non-existent.

Typically, the Cultural Heritage Assessment Reports, for the purposes of municipal designation under Section 29 (1) of the *Ontario Heritage Act*, are prepared by consultants retained by the City. However, the report prepared by Gillespie Heritage Consulting prepared for Canada Post Corporation as part of their due diligence

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SUBJECT: Recommendation to Designate 104 King Street West, Dundas (The Former Dundas Post Office) Under Part IV of the *Ontario Heritage Act* (PED18019) (Ward 13) - Page 7 of 11

procedures prior to declaring the property to be surplus is comparable in scope to the reports prepared by the City's heritage consultants for past heritage designations, and staff are of the opinion that it meets the City's requirements. Staff prepared a Statement of Cultural Heritage Value and Interest and Description of Heritage Attributes based on this Cultural Heritage Assessment (see Appendix "B" to Report PED18019).

Council-Adopted Evaluation Criteria:

A set of criteria were endorsed by the HMHC on June 19, 2003, and were adopted by Council on October 29, 2008 (Appendix "B" of PED08211), as the Cultural Heritage Evaluation Criteria: A Framework for Evaluating the Cultural Heritage Value or Interest of Property for Designation under Part IV of the *Ontario Heritage Act*. The criteria are used to identify the cultural heritage values of a property and to assess their significance. This evaluation assists in determining a property's merit for designation under the *Ontario Heritage Act*, as well as deriving a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes.

Through the consultants' evaluation, the property meets nine (9) of the City's twelve (12) criteria pertaining to built heritage value.

Ontario Regulation 9 / 06: Criteria for Determining Cultural Heritage Value or Interest:

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 the criteria prescribed by provincial regulation. In 2006, the Province issued Ontario Regulation 9 / 06: Criteria for Determining Cultural Heritage Value or Interest. According to Sub-section 1(2) of Ontario Regulation 9 / 06, a property may be designated under Section 29 of the *Ontario Heritage Act* where it meets one or more of the identified criteria. Ontario Regulation 9 / 06 identifies criteria in three (3) broad categories: Design / Physical Value, Historical / Associative Value and Contextual Value.

As outlined in the attached Cultural Heritage Assessment (see Appendix "D" to Report PED18019), the subject property satisfies all of the nine (9) criteria contained in Ontario Regulation 9 / 06 in all three (3) categories.

The following provides an evaluation of the subject property using the criteria contained in Ontario Regulation 9 / 06: Criteria for Determining Cultural Heritage Value or Interest:

SUBJECT: Recommendation to Designate 104 King Street West, Dundas (The Former Dundas Post Office) Under Part IV of the *Ontario Heritage Act* (PED18019) (Ward 13) - Page 8 of 11

1. Design Value or Physical Value:

- i. The building is representative of the Romanesque Revival architectural style and is an example of early-twentieth century post office design in Canada. Examples of early post office buildings, particularly those with a clock tower, are becoming rare in Ontario and Canada.
- ii. The building displays a high degree of craftsmanship in the extensive use of high-quality materials and workmanship, the use of an English-made clock mechanism and bell, and incorporating Romanesque architectural detailing.
- iii. The building is associated with the Chief Architects Branch of the Department of Public Works, and with David Ewart as Chief Architect and a nationally significant architect. The building is also associated with Nagle & Mills, building contractors from Ingersoll, who built numerous public and private buildings in Southwestern Ontario, and A. W. Peene, a locally significant Hamilton architect.

2. Historical Value or Associative Value:

- i. The subject property has direct associations with early-twentieth century Federal Government infrastructure initiatives, the history and development of Canada Post, and the history and development of the community of Dundas. The building is associated with the Chief Architects Branch of the Department of Public Works, and with David Ewart as Chief Architect. The building is also associated with Nagle & Mills (local builders), A. W. Peene (a local architect), and the clock and bell manufacturers from England.
- ii. The property remains as a representation of the development of a national Canadian mail system, federal government infrastructure development and influence, and the development of late-nineteenth and early-twentieth century urban areas across Canada.
- iii. The building is associated with the Chief Architects Branch of the Department of Public Works, and with David Ewart as Chief Architect and a nationally significant architect. The building is also associated with Nagle & Mills, building contractors from Ingersoll, who built numerous public and private buildings in Southwestern Ontario, and A. W. Peene, a locally significant Hamilton architect.

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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.

SUBJECT: Recommendation to Designate 104 King Street West, Dundas (The Former Dundas Post Office) Under Part IV of the *Ontario Heritage Act* (PED18019) (Ward 13) - Page 9 of 11

3. Contextual Value:

- i. The subject property is an integral part of the character of downtown Dundas, important in supporting, maintaining and defining the character of the area. The building is consistent with the scale and materials of other buildings in the area and contributes to and supports the mixed-use, pedestrian-oriented streetscape.
- ii. The Post Office is physically and historically linked to its surroundings, as it remains in its original location on King Street West and has been a physical part of downtown Dundas since 1913. The surrounding residential and commercial land uses at one time relied on the services and employment provided within the building.
- iii. The Post Office is a landmark in downtown Dundas, due to its prominent clock / bell tower, siting and setbacks, and architectural quality.

Conclusion:

The Cultural Heritage Assessment has determined that 104 King Street West, Hamilton, is of cultural heritage value or interest, sufficient to warrant designation under Part IV of the *Ontario Heritage Act*. Staff concurs with the findings of the Cultural Heritage Assessment and confirms that the Statement of Cultural Heritage Value and Description of Heritage Attributes (attached as Appendix “B” to Report PED18019) remain applicable. With respect to the HMHC’s recommendations to modify the Description of Heritage Attributes to read, “original buff brick wall circa 1930 and bricked up windows be opened” (bullet point two) and “mansard roof lines with slate roof look” (bullet point six), staff recommend against these modifications. Firstly, the building was constructed in 1911-1913 with subsequent additions that are also considered to be of cultural heritage value. Secondly, the mansard roof and slate materials are considered to be a heritage attribute and any proposal to replace the roofing material with an alternative to slate should be subject to a Heritage Permit approval.

As such staff recommends designation of 104 King Street West, Dundas under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value or Interest and the Description of Heritage Attributes, attached as Appendix “B” to Report PED18019 and the draft Notice of Intention to Designate attached as Appendix “C” to Report PED18019.

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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 consider two alternatives: agree 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 these significant heritage resources (designation provides protection against inappropriate alterations, new construction 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 heritage grant and loan programs. Designation does not restrict the use of property, prohibit alterations and additions, nor does it restrict the sale of a property, or affect its resale value. Staff do not consider declining to designate the property to be an appropriate conservation alternative.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Built Environment and Infrastructure

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

Culture and Diversity

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

APPENDICES AND SCHEDULES ATTACHED

- Appendix "A": Location Map
- Appendix "B": Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes
- Appendix "C": Notice of Intention to Designate
- Appendix "D": Cultural Heritage Assessment of the former Dundas Post Office, 104 King Street West, Community of Dundas, City of Hamilton, prepared by Gillespie Heritage Consulting (September 14, 2009).

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- Appendix "E": Council-Adopted Heritage Designation Process

:CT

Attachs. (5)

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**The Former Dundas Post Office
104 King Street West, former Town of Dundas**

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

Statement of Cultural Heritage Value or Interest

The former Dundas Post Office, and subsequent additions, located at 104 King Street West (Dundas), possesses cultural heritage value due to the property's associations with early-twentieth century federal government infrastructure initiatives, including the development of the Canadian mail delivery system (Canada Post) and the construction of post offices, customs houses, courthouses, and other public buildings in communities throughout Canada. The original two-and-one-half storey building was constructed of buff brick, rubble stone, and ashlar limestone in 1911-1912, and was opened as a Post Office and Customs Office on October 30, 1913. The building's architectural form is typical of other public buildings built by the federal government starting in the 1880's and into the 1930-40's. The Dundas Post Office is now a rare surviving example of a Post Office building with a central clock tower. Its design and construction are associated with nationally and locally known architects, David Ewart and A. W. Peene, and was constructed using high quality materials and workmanship by building contractors Nagle & Mills of Ingersoll, Ontario. The clock tower contains a clock manufactured by J. Smith and Sons, Midland Clock Works of Derby, England, and a bell manufactured by John Taylor Bellfounders of Loughborough, England. The property is located in the downtown area of Dundas, and is valued by the community as a landmark building and for its contribution to the character of the mixed-use area.

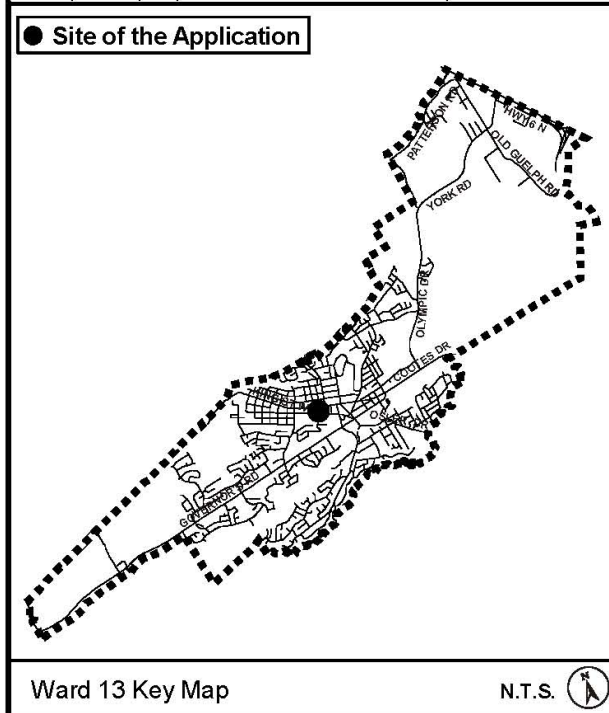
Description of Heritage Attributes

The heritage attributes of the former Dundas Post Office are derived from its built heritage value as an example of an early-twentieth century Post Office building. The heritage attributes include all façades and construction materials of the original two-and-one-half storey building, built in a U-shaped plan, and subsequent additions, including, but not limited to:

- The rubblestone foundation walls with rusticated stone on the exterior face and a smooth stone plinth;
- All buff brick walls and stone trim on all façades;
- All window and door openings on all façades;
- The rusticated and smooth stone trim, used for the arched window and door surrounds and keystones, string courses above and below windows, window lintels

and sills, door lintels, the segmental clock dial surround, pilasters of the entrance porch, and quoins on all façades;

- The three-storey frontispiece with a flat roof, clock / bell tower with a steep hipped roof and a flat-roofed portico with stone balustrade over the main entrance;
- The mansard roof(s) with slate shingles and copper flashings;
- The pyramidal roof and copper finial of the clock tower;
- The form and copper cladding of the arched-roof dormers;
- The copper fascia, eavestroughs, and downspouts;
- The stone front entrance steps, with stone knee-walls and cap stones;
- Stone inscribed with "Post Office" between the fourth and fifth storeys of the clock / bell tower;
- The clock face, bell, and all related mechanisms on the interior and exterior of the clock / bell tower; and,
- The interior of the clock / bell tower, including the metal clad floor joists, access panels, and wood ladders (two remaining).



Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
104 King Street West

Date:
November 9, 2017

Appendix "B"

Scale:
N.T.S.

Planner/Technician:
CT/VS

Subject Property

104 King Street West, Dundas

N.T.S.



CITY OF HAMILTON

Notice of Intention to Designate**104 King Street West, Dundas
The Former Dundas Post Office**

The City of Hamilton intends to designate 104 King Street West, Dundas, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

Statement of Cultural Heritage Value or Interest

Located at 104 King Street West, Dundas, the Former Dundas Post Office possesses cultural heritage value due to the property's associations with early-twentieth century Federal Government infrastructure initiatives, including the development of the Canadian mail delivery system (Canada Post) and the construction of post offices, customs houses, courthouses, and other public buildings in communities throughout Canada.

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

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

Dated at Hamilton, this day of , 2018.

R. Caterini
City Clerk
Hamilton, Ontario

CONTACT: Chelsey Tyers, Cultural Heritage Planner, Phone: (905) 546-2424 ext. 1202, E-mail: chesley.tyers@hamilton.ca

Cultural Heritage Assessment

of the former Dundas Post Office, 104 King Street West,

Community of Dundas, City of Hamilton

September 14, 2009

(with revisions resulting from a subsequent research trip to Library and Archives Canada in late September 2009)



Gillespie Heritage Consulting

38 Jerome Park Drive, Dundas, ON L9H 6H2 905 627 8607

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1 Introduction and General Background

1.1 Property Location, Size, and Current Status

The former federal Public Building, most recently a distribution centre for Canada Post Corporation, is located at 104 King Street West, in the community of Dundas, City of Hamilton.¹ The property, legally described as Lots 1-5, Plan 1453 (Block 45A) occupies a parcel of land covering approximately 12,000 square feet. It comprises just over one-third of the block between Foundry and McMurray streets, fronting onto the main commercial thoroughfare.² (Figure 1; Figure 2; Photo 1; Photo 8) The 2½ storey building with its six-storey tower was originally built in 1911-13 by the Department of Public Works for the Dominion of Canada to accommodate a post office, customs house and inland revenue office. It was enlarged and renovated several times before being closed to the public in 1991, the same year as the downtown Hamilton Post Office. These closures coincided with the relocation of mail sorting and distribution to a new larger warehouse facility on the border of Hamilton and Stoney Creek.³ At the same time, retail postal services in Hamilton and Dundas were transferred to private businesses, such as Shoppers Drug Mart.

Postal workers at the Dundas Distribution Centre (also known as the Letter Carrier Depot) were relocated to a new depot in Ancaster on August 17, 2009, leaving the Dundas Post Office building vacant.⁴ Canada Post Corporation (abbreviated as CPC) is developing plans to sell its Dundas property in the long-term while keeping the option open of using the facility on a short-term basis, if needed.

1.2 Heritage Status

In a letter dated December 1981, signed by John Addison, the Chair of the Dundas Local Architectural Conservation Advisory Committee (LACAC), the managers of the Dundas Post Office were advised that the building had been included in “a primary list of over 200 buildings considered by the Committee to be of architectural and historical importance”.⁵ The Dundas Post Office building has since been recognized by the Municipal Heritage Committee for the amalgamated City of Hamilton (HMHC) as a property worthy of preservation and protection under the Ontario Heritage Act. However, it is currently only listed on the City’s *Inventory of Buildings of Architectural and/ or Historical Interest* because Canada Post, as a Crown corporation, is not subject to the regulations imposed by municipal designation under the Act.

¹ The former Town of Dundas was one of six municipalities amalgamated in 2001 into one which inherited the name of the largest municipality, the former City of Hamilton.

² Square footage from *The Hamilton Spectator* (current newspaper name), 22 July 1969 (clipping from Hamilton Public Library, Special Collections [abbreviated in subsequent footnotes as HPLSC]).

³ “Post office to axe retail operations”, *Dundas Star News*, 12 June 1991: 1, 4 (HPLSC card index reference); The Fountain Foundation, *Downtown Hamilton—The Heart of it All*: 35 (“The Post Office”).

⁴ Date provided by Office Supervisor Kim Thomas prior to the move and published in the *Dundas Star News*, 7 August 2009: 1-2; 21 August: 21.

⁵ A copy of this letter is one of a number of documents relating to the Dundas Post Office, in the possession of CPC and kept in a binder loaned to the author for the purpose of preparing this report.

Consequently, the HMHC is waiting for its transfer to public or private ownership before forwarding a designation recommendation to City Council. CPC is also aware of the heritage significance of the property and has therefore taken the initiative, through its realtor *CB Richard Ellis*, to have a heritage evaluation prepared prior to the sale.

During the 1980s, when post office/ public buildings (at least 40 years old) that were still owned and maintained by Public Works Canada were going to be altered, enlarged, demolished or sold, the proposed intervention had to be reported to the Federal Heritage Buildings Review Office (FHBRO). A heritage assessment was subsequently undertaken by an architectural historian employed by Parks Canada. However, once CPC took charge of these buildings after becoming a Crown corporation in 1981, it was exempt from this process.⁶ Nevertheless, valuable research was done on a number of federally-owned post office/ public buildings for FHBRO during the 1980s, which provided much useful background for this assessment of the former Dundas Post Office.⁷

1.3 Scope of Cultural Heritage Assessment

Similarly to the City of Mississauga, the City of Hamilton has a set of guidelines for heritage consultants to follow when asked by a property owner to prepare a Heritage Impact Statement or Cultural Heritage Assessment report, as required by the municipality for planning approval purposes. The City of Hamilton has two sets of guidelines which respectively apply to a Heritage Impact Statement and a Cultural Heritage Assessment. In this case, the requirements of CPC correspond in large part to the guidelines prepared by Heritage Planning staff for a Cultural Heritage Assessment as there is no development proposal at this stage, only an impending sale. This report therefore adheres to the *Cultural Heritage Assessment-Report Outline* prepared by Heritage Planning staff for the City of Hamilton. It also evaluates the Dundas Post Office building for potential designation under the Ontario Heritage Act, using the set of criteria adopted by the Province of Ontario, identified in full as Ontario Heritage Act, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest (abbreviated as OHA Criteria).

In sum, this report covers the following scope of work:

- 1) Provides a Cultural Heritage Assessment based on the report outline referred to above.
- 2) Evaluates the Dundas Post Office building for designation under the Ontario Heritage Act, using the provincial criteria referenced above.

⁶ Public Works Canada (previously the Department of Public Works) must have retained ownership and responsibility for some post office/ public buildings at least up to the late 1980s, as a number of FHBRO reports for such buildings were completed in that decade.

⁷ Staff from the Canadian Inventory of Historic Buildings (Parks Canada) supplied the author of this report with digital copies of four reports on post office buildings: three for FHBRO and an earlier one (1979) for the Historic Sites and Monuments Board of Canada (see Section 8.3.2 for full citations).

2 Historical Background on the Design and Construction of Federal Post Office/ Public Buildings in Canada

2.1 Introduction

To date, the 2006 publication, *Looking Back—Towers of Time—Ontario* written by Marc Boileau, with many photographs by the author, provides the best overview of the architectural development of federal post office/ public buildings in this province between 1871 and 1936. This period covers the tenure of five men who held the federal position of Chief Architect: Thomas Seaton Scott, Thomas L. Fuller, David Ewart, Edgar Horwood, and Thomas W. Fuller. A general introduction to each chapter on their respective legacies is followed by many photographs of specific buildings with descriptive captions. References to specific buildings in this report are provided in the following format: [*Towers of Time*: page number(s)]. A copy of Boileau's book has been included with this Cultural Heritage Assessment of the former Dundas Post Office, as the most expedient way of providing photographs and descriptions of comparable examples.

2.2 Chief Architect's Office under the Tenure of Thomas Fuller, 1881-1896

In 1871, the Department of Public Works (DPW) created an Architect's Branch, overseen by the Chief Dominion Architect, the first of whom was Thomas Seaton Scott. He was succeeded by Thomas L. Fuller, an English architect. Fuller had designed the original Centre Block of the Ottawa Parliament Buildings, built in 1859-60, and the 1878 clock tower addition [*Towers of Time*: 12]. By the time Fuller took over from Scott, a basic network of federal post offices/ public buildings, primarily located in major centres, had been established across Canada. Serving his full term under the conservative government of John A. MacDonald, Fuller was able to supervise a large scale program of public construction which included seventy-eight post offices. Construction of new public buildings served both to meet the functional requirements for local government services and establish highly visible landmarks associated with the Dominion Government, following in the wake of MacDonald's National Policy. Sixty-six of these post offices were built in small urban centres, previously considered too small to house dedicated postal facilities. Since many of these buildings contained other federal government departments, such as customs and inland revenue, they were designed to be substantial, efficient, and attractive structures, located on prominent central sites. These attributes combined gave the new federal post office/ public buildings a landmark presence in the towns where they were erected.

Fuller consolidated DPW's capability for in-house design. Under his direction the Architect's Branch, by then known as the Chief Architect's Office, employed more architects and draftsmen to draw up plans, most of whom remain anonymous, since the Chief Architect revised, approved and signed every drawing. This system, however, enabled Fuller to impose a uniformly high standard of design across the Dominion, which is clearly reflected in the quality of the design of the buildings constructed during or shortly after his tenure.

Though responsible for the construction of these buildings, DPW generally awarded contracts by public tender to local builders; this was undoubtedly the case in small urban centres. The Chief Architect's Office also assumed responsibility for "superintending" the contracts. This took the form of a regular visit by a departmental architect or clerk of works. In some cases, a local architect was hired to do the job and may also have been responsible for final design changes.

Accordingly, there was also a high level of control from the top down with respect to the construction process, which ensured that the end result matched the design intent, and that the finished buildings exhibited a high level of craftsmanship.

The federal public buildings erected under Fuller's tenure were stylistically an eclectic blend of High Victorian Gothic, Second Empire and Richardsonian Romanesque, well exemplified by the former Hamilton Post Office and Customs House, designed by the local architectural firm of Hutton & Sutter and built between 1882 and 1886. This 3½ stone masonry building with a prominent corner site on the Gore featured round-arched windows, a mansard roof with prominent dormers and end tower, a profusion of carved stone detail and a tall corner clock tower. The steeply pitched pyramidal roof raised the tower height to 140 feet, making it one of the tallest in Ontario. Unfortunately, this architecturally distinguished and solidly built structure was demolished in 1935 to make way for a new larger Dominion Public Building on the same site. [*Towers of Time*: 22, 24] A selection of notable examples of post office/ public buildings built in smaller urban centres include the following in Cornwall [*Towers of Time*: 23, 25, 26], Galt [31-33], Port Hope [34], Pembroke [41-41], all of which were constructed entirely of stone.

In sum, under the leadership of Thomas L. Fuller, the Chief Architect's Office produced a series of well-designed and constructed post offices and public buildings in towns and cities across Canada. The federal government thereby succeeded in extending its presence to small urban centres, whose citizens, in turn, took great pride in their impressive new federal buildings.⁸

2.3 Chief Architect's Office under the Tenure of David Ewart, 1897-1914

2.3.1 Introduction

It was under the direction of the next Chief Architect, that the Dundas Post Office was designed and built. David Ewart had been employed by the Architect's Branch for ten years before Thomas Scott retired but Fuller was then appointed Chief Architect and Ewart had to wait another fifteen years as his assistant before he was given the position. During the last six years of Fuller's tenure, Canada was in a crippling depression. However, by the time Ewart took over, an economic recovery was in progress and the first decade of the 20th century was a time of economic prosperity, which transformed the country's primarily agricultural-based economy into one largely based on industry and manufacturing. This, in turn, put more demands on the federal postal service, which then required more facilities. Staff in the Chief Architect's Branch increased steadily reaching a peak of 41 architects and draftsmen by 1913. 235 federal post offices and public buildings were designed and most were completed under Ewart's tenure. His branch was responsible for another significant extension of the federal presence, mostly into the smaller communities.⁹

⁸ The main source for historical background on the Chief Architect's Office under Thomas Fuller was a Historic Sites and Monuments Board of Canada Agenda Paper (1980-22) entitled, "Small Urban Post Offices, 1881-1896". The authors of this report acknowledged drawing extensively from the authoritative manuscript by Margaret Archibald: "Departmental Design in the Chief Architect's Branch of the Federal Department of Public Works", later published as *By Federal Design: the Chief Architect's Branch of the Department Public Works* (1983) and also consulted by the author of this report.

⁹ Sources for historical background on the Chief Architect's Office under David Ewart: FHBRO Building Reports 87-01,-02,-03,-04,-30; Boileau, *Towers of Time*, which spans the tenure of five chief architects, from 1871 to 1936.

Generally speaking, the towns in which the majority of new post offices were built, tended to be small but growing communities, situated along important transportation routes and/ or with a thriving industrial, manufacturing or agricultural base. In such towns, the federal government could expect to net a respectable sum in postal and, in many cases, customs revenues. From the community's standpoint, a federal building set it apart from neighbouring towns without one, signalling the government's confidence in the town's economic future and providing tangible evidence of its recognized place in the federal system.¹⁰

There was a fairly standard procedure by which a municipality usually acquired a new federal building during the tenure of Fuller and Ewart. The local Member of Parliament wrote to the Minister of Public Works, requesting that either just a post office building or a "public building"¹¹ also housing some other federal departments was needed and stating the reasons why. The request was passed on to the Chief Architect, and if approved in principle, an inspector was sent out to find a suitable site. Once a site was purchased, a standardized plan was customized by DPW in consultation with the MP. For each new building, DPW was responsible for site selection, design and construction, and after its completion, maintenance, and any subsequent alterations and new additions.

The vast majority of these buildings were designed in-house but in a few instances a private architectural firm was hired. This was the case in East Angus, Quebec, where the new federal public building was designed by Taylor and Horwood of Ottawa in 1914 and completed the following year. In the course of that project, Edgar L. Horwood was appointed Chief Architect, a position which he held for the next four years (1914-1918).¹²

While Ewart occasionally borrowed one of Fuller's earlier designs, any that he personally took design credit for had towers which allowed for the installation of four clock dials and usually also a bell synchronized with the clock. The clock/ bell tower became Ewart's trademark as Chief Architect.

2.3.2 Design and Construction of Post Office/ Public Buildings erected in Ontario under Ewart's Tenure

Southern Ontario became the manufacturing centre of Canada during Ewart's tenure, when more federal post office/ public buildings were erected in this province than any other, estimated to be more than fifty. In 1987 when FHBRO building reports were prepared for five post offices in south-western Ontario, it was estimated that only fourteen in the province had both survived and remained in federal government hands.¹³ Of the five buildings reviewed by FHBRO only Seaforth was to be renovated for continued use as a post office. The buildings still operated as

¹⁰ Introduction to the FHBRO Building Reports 87-01,-02,-03,-04,-30 (covering five Ontario post office/ public buildings erected in Ontario between 1911 and 1916: Seaforth, Harriston, Milverton, Palmerston, and Tilbury); combined in one manuscript report prepared by Jacqueline Adell, Architectural History Branch, Parks Canada, 1987.

¹¹ Federal buildings which housed more than just the post office were identified by DPW in the annual reports of the Chief Architect's Office as "public buildings".

¹² FHBRO Building Report 84-02 on the East Angus Post Office, East Angus, Quebec.

¹³ The Aylmer Post Office was then in the process of being transferred to the municipality. FHBRO Building Reports 87-01,-02,-03,-04,-30: 242 (of pages 231-280).

postal facilities were located in Burford, Chesley, Deseronto, Dundas, Elora, Fergus, Newmarket and Norwich. Illustrations from this manuscript report, a copy of which accompanies this report in PDF format, are referred to as [FHBRO 87: figure number(s)].

Towers of Time provides an update on these post office/ public buildings and others that have survived from the tenures of David Ewart and his successor, Edgar Horwood, but which had been converted to other uses prior to the 1987 FHBRO report.¹⁴ The author documents 21 surviving Ontario buildings dating from 1897 to 1918, including the Dundas Post Office. Of these, nine were still functioning as post offices or postal distribution centres in 2006.

The standardized plan adopted for the design of federal post office/ public buildings during Ewart's tenure was a 2½ storey main section over a raised basement, with a rectangular plan and a one storey rear or side annex. The half storey refers to the third storey within a mansard roof structure. The vast majority of buildings had clock towers and many also housed bells on a separate floor below the clock dials, with narrow openings for sound transmission. The corner tower was by far the most common, as the preferred site was a corner lot, giving the building two street facades, with the tower situated at the intersection of the two streets where it would have the greatest visual impact. However, when buildings had to be adapted to site restrictions that precluded a corner lot, the building was given one principle façade with either a side or central tower, as exemplified by the post offices in Clinton (1903; demolished) [*Towers of Time*: 55] and Seaforth (1913) [*Towers of Time*: 87-88; FHBRO 87: 3-11].

Exterior walls were constructed of stone or brick masonry on a stone foundation, most commonly of brick with a generous amount of stone used for sills, lintels, string courses, window, door and clock dial surrounds. The steeply sloping portion of the mansard roof was usually clad in slate tile or a standing seam galvanized iron roof. In overall massing these buildings did not deviate radically from the standard design adopted by Fuller, as exemplified by the following 2½ storey buildings with corner towers, both predominantly Romanesque Revival in style: the Woodstock Post Office and Customs House (1890) with exterior walls entirely of stone masonry [*Towers of Time*: 53-54] and the Gananoque Post Office (1914; demolished), with brick masonry walls and stone trim [*Towers of Time*: 63-64].

However, there was a trend in the early 20th century towards classical revivalism, as expressed in the work of leading Canadian architects. Classical features became predominant after 1914 and some of these buildings had flat or shallow-pitched roofs, which became the norm in the decades to follow. A very early example of this classicizing trend is the Sault Ste. Marie Post Office, Customs and Inspection House (1902), a substantial three storey brick and stone building featuring a classical cornice with end pediments [*Towers of Time*: 74-75]. A later example which displays a number of Italianate features is the Newmarket Post Office and Customs House (1914), distinguished by its lower-pitched roof with deep bracketed eaves echoed in the treatment of the top of the clock tower [*Towers of Time*: 99].

DPW also adopted a standard set of specifications for the layout and construction methods. The principal function of every federal public building was the post office, which was invariably located in a large open space on the ground floor, initially divided almost equally into a public lobby and behind-the-counter working space for postal employees. It might also have included

¹⁴ Ewart's successor, Edgar Horwood (1914-1918), mainly just completed his predecessor's projects. *Towers of Time*, Chap. 4 "Waning Fuller: David Ewart (1897-1914)": 49-72; Chap. 5 "Scott's Revival: More from David Ewart": 73-102.

a partitioned office for the postmaster. Also located on the ground floor were a mail lobby, stairwell, staff washrooms, and possibly a vault. If customs, inland revenue or other federal offices were also required, they were usually located on the second floor, as was the case with the Seaforth Post Office [FHBRO 87: 5]. The second floor plan for this building identifies the functions of the various rooms: the Customs Long Room with a counter, a vault, offices for the Customs Officer and Customs Collector and one or two washrooms. In this case, a room for the Postmaster was also located on the second floor. All buildings were eventually fitted with a suite of rooms for the caretaker on the third floor.

Doorways (both interior and exterior) consisted of wood frames with paneled wood doors, with or without glazed transoms. Windows were wood-framed with various pane configurations. Interior construction, at least up to around 1914, consisted of wood-framed partition walls with reinforced concrete or steel posts to provide support for the main floor joists in the larger open spaces and open stairways were constructed entirely of wood. Walls were finished with lath and plaster. Floor materials included concrete (for the basement floor only), and either hardwood or tile for the remainder of the public and staff areas. In the smaller federal buildings, public areas may have featured coved plaster ceilings but, generally speaking, decorative embellishments were used sparingly.¹⁵

2.3.3 Clock Towers and Mechanisms

Virtually all federal public buildings designed or renovated during Ewart's tenure were given clock towers but the clocks (and in many cases also bells) were most often installed after the building was officially opened as the acquisition of a clock or clock/ bell assembly usually entailed more lobbying on the part of the local MP on behalf of his constituents. Boileau's survey reveals that a number of clock towers were not built according to the original DPW set of plans but were heightened both for functional and symbolic reasons. It appears that the towers were invariably built taller if a Smith & Sons clock was to be installed and possibly also, or alternatively, in response to local lobbying to possess a federal building with a more imposing presence and clearly visible clock dials (reinforced by interior illumination) in an urban setting. It is interesting to note that the post office buildings for the nearby towns of Elora and Fergus were constructed at the same time and, with minor differences in detail, were based on the same DPW plan for a corner site. However, as built, the clock/ bell tower of the Fergus building is several feet taller than its Elora rival [*Towers of Time*: 84-85].

The standard DPW drawings show a window in place of the clock dial. In many instances, the buildings were completed without a clock and the circular openings for the clock dials were closed with windows or temporary boards (if it was known that a clock would be installed in the near future). However, clock dials were installed in most towers within several years. Only in rare cases, such as the Alexandria Post Office, was a clock never acquired and the circular windows remained in place [*Towers of Time*: 83]. DPW appears to have had two main suppliers of clocks during this period, identified in *Towers of Time* as Smith & Sons and W.F. Evans & Sons, both English manufacturers.¹⁶ Once the crate of components had been shipped to the

¹⁵ FHBRO Building Reports 87-01,-02,-03,-04,-30: 243. A coved ceiling is one featuring a concave moulding between the wall and the ceiling.

¹⁶ Boileau identifies numerous examples of clocks ordered from these two English companies for clock towers erected in Ontario during Ewart's tenure. He estimates that about 25 Smith & Sons clock assemblies were shipped to Ontario between 1912 and 1916. [*Towers of Time*: 32]

building site or finished building, they were usually assembled, installed and tested by a local jeweller, whose trade generally extended to watch and clock repairs.

One obvious reason for accommodation to be provided for the caretaker in the building was that the clock and bell each had to be wound up manually on a regular basis and not necessarily with the same frequency. This was one of the responsibilities of the caretaker. Access to the floor housing the clock/ bell mechanism (if above the third floor), the bell storey and the clock dial room above, was provided by ladders. This explains why keeping the clock running on time and the bell tolling on the hour was a challenge not always met when there was no longer a caretaker living on the premises.

3 Physiographic and Settlement Context

3.1 Physiography of the Dundas Valley

The greatest topographic break in the bedrocks of southern Ontario is formed by the Niagara Escarpment, where deep preglacial river valleys are found. One of the longest and the most notable break in the southern part of this escarpment is the Dundas Valley, which runs ten miles west from the Dundas Marsh (also known today as Cootes Paradise) at the tip of Lake Ontario to the point where it becomes filled with drift. Its main watercourse is Spencer Creek, which reaches the valley from the top of the escarpment via Webster's Falls and Tew's Falls.

Melting ice after the Ice Age created a large body of water covering the present-day Dundas Valley known as Lake Iroquois. The old lake bed between the escarpment and Lake Ontario formed a terrace which became known as the Iroquois Plain, consisting of deep drift cut by many gullies. The rim is sharply outlined by rock bluffs, as illustrated by the Dundas Peak. (Figure 15) From the days of early settlement, the Dundas Valley has provided the route for roads and railways from Lake Ontario to south-western Ontario.¹⁷

3.2 History of the Former Town of Dundas

The origins of the former Town of Dundas may be traced back to the building of Dundas Street under the direction of John Graves Simcoe, Lieutenant-Governor of Upper Canada, after he proposed to relocate the capital of Upper Canada, from Newark (Niagara-on-the-Lake) to London. Nothing came of this plan but Dundas Street, also known as the "Governor's Road", was nevertheless built from Burlington Bay westward to the intended seat of government. The year after Simcoe's departure in 1796, the provincial capital was moved from Newark to York. Governor's Road/ Dundas Street terminated at the west end of the marsh (Cootes Paradise) which led to Burlington Bay and Lake Ontario. This is where the first town plot, Cootes Paradise village, was laid out in 1800, the boundaries of which are still demarcated by East, North, West and South streets. (Figure 3)

The earliest settlement, however, did not grow within the planned town plot, which was not well suited to development from a topographical standpoint because of a steep rise of land from Spencer Creek to South Street. Instead, it grew up around Edward Peer's Dundas Mills, established further west alongside Spencer Creek, which provided water power to run the grist mill (present site of the Metro grocery store at the corner of Ogilvie Street and Governor's Road). As the mills multiplied, development crept westwards along the north side of Spencer Creek, where Hatt Street took shape. This street was named after Richard Hatt, who acquired Peer's Dundas Mills and built a large stone mill on the site in 1804. It is worth noting that he also operated a combined general store and the first post office, located in the stone building which survives at 2 Hatt Street, near the corner of Main Street and Governor's Road. The village was incorporated in 1847 as the Town of Dundas, with a well-established commercial core around the intersection of Main and King streets. It extended along Main Street to the new Town Hall (completed in 1848) at the intersection of Hatt, Dundas and Main and along King Street, eastward to York Street and westward to Sydenham Road. (Figure 3)

¹⁷ L.J. Chapman and D.F. Putnam, *The Physiography of Southern Ontario* (University of Toronto Press, 2nd edition: 1973): 12, 113, 153, 177.

The story of the growth of Dundas from its beginnings through three phases: the Canal Era, the Railway Age and the Factory Town is described and illustrated with maps in *Beyond Paradise—Building Dundas—1793-1950*.¹⁸ The street pattern of downtown Dundas as it exists today was largely laid out by 1875, even though many lots remained vacant for years to come. (Figure 4) The town then had a population of about 3,500 which dropped to just over 3000 by the turn-of-the-century.¹⁹ As the railway bypassed the town centre, it was not viable to successfully ship raw materials and for this reason, the Town of Dundas did not experience the same rapid growth as the City of Hamilton in the second half of the 19th century. Its economic base from the third quarter of the 19th century through the first half of the 20th century was largely based on the manufacture of finished goods which could be shipped via the railway and Lake Ontario. A number of successful industries settled and thrived in Dundas, notably, the Gartshore Iron Foundry, McKechnie and Bertram's Canada Tool Works, the Lennard Knitting Mills and Grafton & Co.'s clothing manufacturing and retail business.²⁰ By 1951, the population of Dundas had still only reached about 6500. Growth since then has been entirely due to suburban and infill residential development.

When the Town of Dundas was incorporated its commercial centre did not extend further west than Sydenham Street. However, the opening in 1837 of the prestigious Elgin House Hotel on King Street, just west of Sydenham (ranked at the time as the finest hotel west of Toronto), began to draw businesses further west along King Street. The 1851 map of Dundas (Figure 3) shows that by then commercial development had extended west along King Street to Foundry Street. Growth continued until after the turn of the 20th century but according to *Beyond Paradise*, the town's industrial vigour did not outlast the First World War and the Music Hall and Post Office (respectively located on the east and west sides of Foundry Street) were the last major downtown buildings to be erected before four decades of lethargy ensued.²¹

3.3 Development of the Area surrounding the Post Office Block

The area including and surrounding the Post Office block, bounded by King, Foundry, Hatt and McMurray streets, is documented visually by various historic and recent maps and aerial views (Figure 1 to Figure 8), full citations for which are provided in Section 8.3.3; historic photographs dating from the 1910s to the 1960s (Figure 9 to Figure 16) and recent site visit photographs (Photo 1 to Photo 9). It should be noted that all of the buildings located within the Post Office block are described in Section 3.3.5, regardless of the street they face.

3.3.1 Foundry Street

Foundry Street was so-named after the foundry established by John Gartshore and James Ewart in 1846 directly opposite on Hatt Street. In 1851 the land to the west was owned by Reverend W. McMurray, after whom McMurray Street, which did not exist then, was later named. (Figure 3)

¹⁸ Darrell A. Norris, *Beyond Paradise—Building Dundas—1793-1950* (1996):10-19.

¹⁹ Population statistics from T. Roy Woodhouse, *A Short History of the Town of Dundas* (1947).

²⁰ An historical description of each of these industries is provided by Olive Newcombe (former curator of the Dundas Museum) in her publication, *The Wheels of Progress* (1980).

²¹ *Beyond Paradise*: 18.

At the north-east corner of Foundry Street and Hatt Street was a two-storey brick-faced concrete block building erected circa 1950 to house a garage and auto painting shop on the ground floor with a bowling alley above. (Figure 7) By the early 1960s the top floor had been removed and the bowling alley moved to the ground floor. (Figure 8) After serving a variety of other uses, this building was acquired in 1999 by Vermeulen Hind Architects and converted to office and studio space for their own firm. Between the bowling alley building and the Music Hall once stood a two-storey 1840s brick house, which was demolished by its owner in 1977. Its vacant site has since served as a parking lot.²²

3.3.2 Hatt Street

The original stone building erected by Gartshore and Ewart in 1846 was enlarged many times, surviving until 1899 when the factory complex was purchased by the Valley City Seating Co., which specialized in the manufacture of wood furniture and interior fittings for churches and schools. Reorganized in the 1930s as the Valley City Manufacturing Co. Ltd., it is still thriving at this location today. Opposite this complex on the north side of Hatt Street, is a large gable roofed brick structure, originally built in 1885 as the Dundas Curling and Skating Rink Co. By 1951, it had been acquired by Canada Coach Lines for use as a bus garage and repair shop, and was subsequently purchased by Valley City for its present use as a warehouse and upholstery shop. (Figure 7; Figure 8)

3.3.3 King Street

Directly east of the Post Office block is the Music Hall building erected in 1911 to house two stores on the ground floor and a concert hall for the Dundas Amateur Opera and the Dundas Choral Society on the second floor. It became a popular social centre for town residents up to the mid-1940s. In 1987 the Music Hall building was converted to retail/office space on the ground floor with apartments above, as was the adjacent Elgin House block. Built as a hotel in 1837, the Elgin House was enlarged in the 1870s by a mansard addition and converted in 1886 to an office building, primarily to accommodate the Mechanic's Institute and the Post Office. In the late 19th and early 20th century it also housed an office and waiting room for the Hamilton & Dundas Street Railway (1879-1885), the Public Library (1883-1910), an office for the Bell Telephone Co. (1886-1913), and the Royal Bank.²³

The most important local business to be established in the block to the west of the Post Office was the Valley City Dairy located in an early 20th century two-storey brick building, still recognizable by the sculpture of a cow's head projecting from the parapet, but no longer occupied by a dairy. This photograph taken in 1922 (Figure 11) on the occasion of a parade to honour the Dundas rugby team shows the section of the south side of King Street dominated by the imposing Post Office building, with the Music Hall to the east and the two-storey commercial block in the foreground which later housed the Valley City Dairy. The two frame buildings to the east were demolished and replaced by the gas station shown on the 1951 insurance plan of Dundas (Figure 6) and in this 1954 photograph (Figure 14), which also shows the adjacent commercial block as remodelled for Valley City Dairy. The gas station property, along with the

²² "Pirie building torn down, offer made not even close", *Dundas Star*, 2 November 1977: 7 (photocopy in the file on the Dundas Post Office, DBHPL).

²³ Olive Newcombe, *Picturesque Dundas Revisited*, "The Elgin House": 66-68.

adjacent residential property on McMurray Street has since been redeveloped. The original open garage was replaced with the existing brick office and repair shop, likely in the 1970s.

By 1951, the north side of King Street immediately to the west of the Post Office contained a long two-storey early 20th century brick masonry building, then occupied by the Bell Telephone Co. of Canada Ltd., a mid-19th century 1½ storey frame dwelling (since demolished), and an Esso gas station. (Figure 6) The gas station has been owned for a number of years by Eccles Auto Service Inc. and now provides repair service only. This photograph taken in 1962 from the second storey of the Post Office (Figure 15) also shows the City Services gas station at the south-west corner of King and McMurray, the Valley City Dairy building and the Dundas Motors used car dealership on a parking lot on the west side of the extension of Albert Street, which did not exist in 1903. (Figure 5) The industrial building to the west of the parking lot is identified on the 1875 map of Dundas as the Dundas Planing Mill, since replaced by a Cashway/ Rona home improvement store which closed in 2008. (Figure 4)

To the east of the former Bell building were a variety of small two-storey 19th century buildings standing opposite the Post Office, which included a semi-detached dwelling and five commercial buildings, all of which were still standing in 1951 but have since been replaced by two larger two-storey commercial blocks. The ground floor of the 1970s block houses a Shoppers Drug Mart, with the first private retail outlet for Canada Post in Dundas. To the west of this building stands the 1890 Central Hotel and the 1899 Melbourne Hotel, both of which have been adapted to mixed commercial uses. (Figure 6, Figure 9)

3.3.4 McMurray Street

The 1903 map of Dundas (Figure 5) shows that McMurray's property had by then been surveyed and subdivided into building lots with a street called Murray (McMurray) Street.²⁴ The 1951 Fire Insurance Plan shows a mid-19th century one-storey rowhouse facing McMurray Street with a two-storey addition, which served as printing facilities and an office for the *Dundas Star* weekly newspaper from the early 20th century to 1974. (Figure 7) This building now accommodates two clothing stores and a holistic health centre. To the north were three houses, only one of which is still standing.

3.3.5 Post Office Block

Occupying the rear portion of the Post Office block in 1951, were two similar brick-faced, concrete block buildings facing Foundry Street which were built to accommodate the Brewers Warehouse (now *The Beer Store*), operated by Brewers Retail Inc. and the Liquor Control Board of Ontario (LCBO), both relocated around 1969.²⁵ (Figure 7) The former LCBO outlet at the corner of Hatt and Foundry Streets now accommodates two automotive repair/ cleaning businesses. The former Brewers Retail outlet now houses two businesses: a plumbing supply store facing Foundry Street and an auto parts store facing McMurray Street. Between the Post Office and these two buildings was a dwelling with an office facing McMurray Street and a combined dwelling and shoe repair shop facing Foundry Street, both of which were later

²⁴ It is not clear whether the street was ever called Murray Street or if this name was just an error on the 1903 map.

²⁵ "No chimes, time running out for post office at Dundas", *Hamilton Spectator*, 22 July 1969 (photocopy in scrapbook of clippings from Dundas, Hamilton and area, vol. 3, 1963-9, HPLSC).

acquired and demolished to provide additional parking for LCBO and Brewers Retail customers. Sometime since 1969, this paved parking lot was sold to the Town of Dundas and has been owned and operated by the City of Hamilton since amalgamation in 2001, providing permit parking for adjacent businesses as well as some metred spaces for the general public. Some spaces were also reserved for the parking of mail delivery vans adjacent to the Post Office building.

3.3.6 Summary

Prior to the construction of the Post Office building, the streetscape of the section of King Street west of Market Square and Sydenham Road was dominated by the 3½ storey Elgin House block, the Music Hall building (of almost equal height) and the three-storey Central Hotel with its corner tower on the opposite side of the street. Up to the mid-20th century there existed a higher proportion of dwellings, almost all of which have been demolished, to be replaced by commercial buildings or left as vacant sites for parking.

The present setting of the Post Office building comprises four streetscapes in the immediate vicinity of the block bounded by Foundry Street, Hatt Street, McMurray Street, and King Street West. The earliest major building in close proximity to the Post Office site was the 1837 Elgin House. Subsequent development took place progressively through the 19th and 20th centuries with incremental changes to the streetscapes resulting from the adaptive re-use or replacement of buildings. The present streetscapes largely comprise an eclectic mix of buildings dating from the 1840s to the 1970s which serve commercial (retail stores, service businesses, galleries, professional offices) or mixed-commercial residential uses (apartments above storefronts). The only major surviving manufacturing business in the vicinity, with two buildings on Hatt Street, is the Valley City Manufacturing Co. Ltd. The predominant use within and nearby to the west of the Post Office block are automotive parts and service shops. This cluster evolved from the closure of the two gas stations, with service bays that could have been readily adapted for exclusive auto maintenance and repair use.

4 History of the Dundas Post Office and Customs House

4.1 History of the Dundas Post Office, 1814-1911

The first unofficial post office was located in the general store that formed part of the mill complex built by Richard Hatt, known as New Dundas Mills, as early as 1804. In 1814, Hatt's store was officially designated a post office, with the address "Dundas Mills", and John Secord was appointed the first postmaster. At that time there were only seven other official post offices in Upper Canada. By 1820 there were still only five post offices in the Niagara district, which included Dundas, Grimsby, St. Catharines, Niagara and Queenston. That year the Dundas Post Office was moved to W.H. Coulson's store at the corner of Main Street and York Road.

Up to 1911, the Dundas Post Office was a migrant institution overseen by a succession of postmasters and located in various buildings, wherever space was available. These included the Cowper Block, at the south-east corner of King and Market Square (present site of the Royal Bank), the Cosgriff Block on the opposite corner, and the Elgin House, its final location from 1886 to 1913 when the new federal building was completed. The three successive postmasters during this period were John Thornton, James McQueen, and William Graham who held the position from 1891 up to his retirement in 1940.²⁶

A system of rural mail delivery was established across Canada in the first decade of the 20th century and was introduced throughout Wentworth County in October 1908.²⁷ This required more sorting at the post office, to separate mail for pick-up by urban residents from mail subsequently delivered to private boxes along the main roads. The increased sorting work necessitated by rural mail delivery may have been a contributing factor in the decision to construct a new federal public building in Dundas, primarily to meet the needs of the Post Office Department.

4.2 Choice of Dundas as a Location for a Federal Public Building and Site Selection

Though effectively by-passed by the Grand Trunk Railway, with a railway line on the lower face of the escarpment and a station at the far west end of the town, Dundas emerged as an important manufacturing centre, as previously described. A number of industries provided the major source of employment right up to the First World War and sustained the town's population. It is therefore not surprising that the Dominion Government, likely in response to lobbying by the local Member of Parliament on behalf of the citizens of the Town of Dundas, decided to build a public building to accommodate both a post office and other federal departments. The inclusion of customs offices appears to have been the last token of federal recognition of Town's role as a port of entry via the Desjardins Canal.

²⁶ "Post Offices in Dundas: Post Masters and Offices from Early Days", *Dundas Star*, 28 February 1935 (largely a reprint of an article published in the *True Banner*, 31 October 1913); "The Post Office", *Picturesque Dundas Revisited*: 24-25 (includes a detailed account of all of the postmasters and a chronology of important dates in the town's postal history from 1840 to 1948).

²⁷ "Historical Sketch of Postal Service", *Dundas Star*, 9 June 1938 (photocopy in file on the Dundas Post Office at the Dundas Museum & Archives); above-cited chronology of Dundas postal history.

Once the federal government recognized the need for a permanent purpose-built structure to house the post office, and customs and inland revenue departments, a suitable site had to be found. Sites first considered included the Cowper Block, a vacant lot beside the Collins Hotel, and Market Square, on the south side of the intersection of Sydenham Road and King Street. These were rejected in favour of the site of Campbell's Block, a long two-storey frame building housing a row of stores on the ground floor and dwelling units above. (Figure 16) As there were no suitable (if any) corner lots available on King Street by 1909, the next best alternative was the entire front portion of this block facing King Street, bounded by Foundry Street and McMurray Street. The chosen site had a frontage of 125 feet on King Street and a depth of 100 feet.²⁸ In March 1909, the Dominion Government notified the Mayor of Dundas of its intent to purchase this site and proceeded to complete the acquisition soon thereafter. Campbell's Block was subsequently demolished but the site remained vacant for the next two years.²⁹

4.3 Construction History, 1911-1913

Apparently, Liberal MP Oscar Sealy had put his weight behind the site acquisition prior to the federal election but then quickly lost interest in the project. When the fall election of 1911 arrived, after the ground had finally been broken in August, the disillusioned citizens of Dundas elected Conservative MP Gordon Wilson, who immediately took charge. He first suspended the small amount of construction that had taken place, on the grounds that "the building as previously planned was not as suitable, or as fine a character as should be erected in a town of the business importance of Dundas, which was rapidly growing in population".³⁰

According to the 1911 Report of the Chief Architect, a contract was entered into for the construction of a Public Building in Dundas on September 18, 1911 (on the site described in Section 4.2) to house the post office, customs house and inland revenue offices. The clerk of works was identified as James Watson and the contractors as Nagle & Mills (based in Ingersoll, Ontario, according to another source: see footnote 33). Plans were prepared by the Chief Architect's Branch of DPW.³¹

²⁸ Section on the Public Building in Dundas from the Report of the Chief Architect, DPW, 1911: 25 (photocopied page in the Canada Post binder).

²⁹ Research report for the Dundas Local Architectural Advisory Committee (LACAC) prepared by summer student Barbara Tom circa 1979 (abbreviated as Dundas LACAC research report); original sources: *Dundas Star* articles on the new Post Office site: 21 January 1909: 4; 28 January 1909: 4; 18 March 1909: 5 (microfilm in the archives section of the DBHPL).

³⁰ *Dundas Star*, 25 July 1912: 1 (microfilm in the archives section of the DBHPL).

³¹ Report of the Chief Architect, DPW, 1911: 25.

However, in February 1912, the well-known Hamilton architect A.W. Peene was hired to supervise supplementary work estimated to cost \$20,000 and the inspector James Watson (clerk of works) was relieved of his duties.³² No initial cost estimates were provided in the 1911 Report of the Chief Architect, but based on his extensive survey of public buildings in Ontario, Marc Boileau has indicated that a building of this size executed according to DPW's original set of plans (excluding a clock or bell) and built around 1910 to 1915 would typically have cost \$50,000 to \$60,000. The additional \$20,000 therefore represents a very substantial increase to the original budget.

By mid-April revised plans had not yet been forwarded from DPW in Ottawa and there was still no construction activity by the end of June 1912.³³ However, it appears that plans had been received by Peene's office and made public by the end of July 1912, as it was reported in the *Dundas Star* at the time that "with the numerous changes which have been made in the plans, the new Post Office will cost considerably more than originally intended, and will be one to which residents will point with pride".³⁴ Construction must have commenced soon thereafter.

The building was completed (with the second and third floors still unfinished) in 1913 and officially opened at the end of October to much acclaim. It was described by the *Dundas Star* as "one of the finest [post office] structures of the province" and "without question [...] an ornament to the town, and well suited in every respect to post office and custom needs".³⁵ In this same article, MP Gordon Wilson was given much credit for his "indefatigable energy and continuous oversight in the preparation of the plans and the erection of the building" and also "for the many features which give commodiousness and beauty to the model building which adorns the centre of the town, and so adequately meets the needs of the community, and is so much in keeping with its business importance". The customs and inland revenue offices were housed on the east side of the ground floor. The first caretaker, Charles Cooper, was appointed when the building opened.³⁶ Though officially called a "Public Building" because of its multi-purpose function, even at the time of its opening, it was referred to by the media and public as the "Post Office"; and this was the name carved into the stone tablet on the clock tower.

³² List of references and commissions for Alfred Wavell Peene (1868 -1940) prepared by Rob Hamilton, July 2009, which includes one for the Dundas Post Office: *Canadian Contract Review*, Vol. 26 (No. 15), 10 April 1912: 65. It was reported in the *Dundas Star* (1 February 1912) that the duties of inspector James Watson had been taken over by A.W. Peene (hand-written notes in the former Town of Dundas LACAC file on the Dundas Post Office). See Section 5.1 for more background on Peene.

³³ *Dundas Star*, 18 April 1912; 30 June 1912 (hand-written notes in the former Town of Dundas LACAC file on the Dundas Post Office). One of these articles identifies the contractors as Nagle & Mills from Ingersoll, Ontario.

³⁴ "New Federal Building—Dundas will have a New Post Office and Customs House", *Dundas Star*, 25 July 1912: 1 (microfilm in the archives section of the DBHPL).

³⁵ "New Post Office Pleases All: This Week's Use of New Building Causes Much Admiring Comment", *Dundas Star*, 30 October 1913 (reprinted in *Beyond Paradise*: 105).

³⁶ *Ibid.*

4.4 History since Construction

There is very little readily available information pertaining to the history of the Dundas Post Office in the two decades after the building was completed. It is not known whether a caretaker was housed on the premises from the time of the opening of the building but in 1924 the 1911 Third Floor Plan was revised to show the layout of the suite of rooms comprising the caretaker's apartment, as described and illustrated in Section 5.2.2.

Postal delivery to private homes was introduced to the Town of Dundas in 1948 with six carriers to cover a district of five sections with one spare carrier.³⁷ (Figure 17) Prior to that residents within the town limits would have had to come to the Post Office to pick up their mail at a staffed wicket or box. By that time, there were about 4000 post offices across the country, but Dundas was one of only about 100 cities and towns with mail delivery by then.³⁸

The Post Office Department began to dispose of its older buildings in the late 1950s, replacing them with modern facilities, either on their original sites or on new sites. In the former case, the original building was demolished; in the latter case, it was offered for sale. If purchased by a sympathetic owner, the building gained a second lease on life for a variety of uses, such as a restaurant, professional offices, municipal offices / archives / library, local history museum, and a police station.³⁹ An article published in the *Hamilton Spectator* in 1969, reported that "the stately old Dundas post office, centre of the business section for the past 58 years, may soon fall to progress". A spokesperson from DPW indicated that the building was not large enough for present postal operations and that the department was looking to lease space in an existing or new building. The building then accommodated seven inside staff and 23 outside employees (letter carriers). Two years earlier the building had been offered for sale to the Town of Dundas but this offer was declined.⁴⁰

³⁷ Sources for the exact date of the introduction of postal delivery to Dundas are conflicting. According to an article in the *Valley Journal*, 2 October 1974, postal delivery service was officially inaugurated on April 1st, 1948. A *Dundas Star* article dated 6 April (clipping with no year date): "News of Surrounding District. Letter Carrier Service Inaugurated at Dundas" indicated that service began on April 5th. 1948 is the year hand-written on this photo (Figure 17) from the Grightmire album, described in Section 5.1.

³⁸ "News of Surrounding District..." *Dundas Star* (full citation above).

³⁹ These are some of the adaptive re-uses mentioned by Marc Boileau in *Towers of Time* for former post office/ public buildings in Ontario that were sold to a municipality or a private owner.

⁴⁰ "No chimes, time running out for post office at Dundas", *The Hamilton Spectator*, 22 July 1969.

According to a 1973 *Dundas Star* article, the second floor, when finished (date as yet unknown), housed the excise taxation department, which moved in later years to Ottawa. It likely then moved back to the new Federal Revenue Building in Hamilton following its opening in 1955, along with the customs offices.⁴¹ The east side of the first floor of the Dundas Post Office was subsequently adapted for rural route and storage functions and was also shared for an unspecified period of time with the Department of Veterans Affairs.⁴²

It is not known when the last caretaker moved out but according to the above-cited *Dundas Star* article there was still an apartment on the third floor in 1973. Longtime resident Libby Toews recalls that after the last caretaker moved out, it was occupied on a rental basis but that must have been before 1979, when the suite was partially demolished, as described in Section 5.3.3.

In 1970, the status of the Dundas Post Office was changed to a sub-station under the administration of the City of Hamilton, effective July 1st, with outgoing mail processed in Hamilton and incoming mail still sorted and distributed to letter carriers in Dundas. The aforementioned 1973 *Dundas Star* article outlined plans for a 16-storey commercial development in the Lipton Block (King Street between Foundry and Market Square), which would have provided sufficient space for the Dundas sub-station on the ground floor of the new building.⁴³ This plan was, however, scuttled by height restrictions subsequently introduced by the Town of Dundas in the wake of public opposition to this scale of development in the historic core.

As no better alternative could be found to accommodate the Dundas sub-station, the status quo prevailed and DPW undertook some major renovation work in 1979, possibly precipitated by damage caused by a fire on the east side of the ground floor.⁴⁴ Following the completion of the 1979 renovations, the Dundas Post Office continued to serve as both a sorting and distribution centre and retail postal service outlet.

After Canada Post Corporation was created in 1981 as a successor to the Post Office Department, transfer of the ownership of land and facilities owned by the federal government took place over the next few years. According to Ross Ellis, *CB Richard Ellis*, the Dundas Post Office property was transferred from Public Works and Government Services Canada to CPC in 1981.

The retail operation of the Dundas Post Office was closed in 1991⁴⁵, presumably soon after the first private postal outlet in Dundas opened in the Shoppers Drug Mart directly opposite on the north side of King Street. After that, a lock box lobby remained open to the public for a number of years but in recent history the building functioned strictly as a sorting and distribution centre

⁴¹ The Federal Revenue Building (later known as the Revenue Canada Building) was designed to house 21 government departments needed to serve the Hamilton area. (FHBRO Building Report 93-110: Revenue Canada Building, 150 Main Street West, Hamilton)

⁴² *Dundas Star*, 29 August 1973: 5.

⁴³ "Lipton Block project plans moving ahead", *Dundas Star*, 29 August 1973: 1.

⁴⁴ Bob Austerberry and Tom Armstrong both recall that prior to the renovations in 1979, a mail carrier's bag had caught fire, causing some damage. (See Section 8.2 - Contacts)

⁴⁵ "Post Office to axe retail operations", *Dundas Star Journal*, 12 June 1991: 1, 4.

for letter carriers serving the community of Dundas. According to Office Supervisor Kim Thomas, staff most recently using the facility consisted of one superintendent, two office supervisors, and 30 to 35 letter carriers. The new facility in Ancaster accommodates a larger number of employees serving the Dundas, Ancaster, and West Hamilton area.

5 Architectural Description and Analysis

5.1 Introduction

Documentation for the structure, exterior appearance, and interior layout of the new Post Office, was provided by photocopies of what appears to be a largely complete set of the original 1911 drawings prepared by staff in the Chief Architect's Branch of DPW and approved by David Ewart and a previously cited page from the 1911 Report of the Chief Architect⁴⁶, as well as historic photographs from various sources, and articles from local newspapers (mostly from the *Dundas Star*, which has been in existence by various names since the mid-19th century).

A comparison of the original drawings and specifications with the existing building revealed that the major alteration made when local MP Gordon Wilson took political responsibility for the building project, was the heightening of the tower (in part to accommodate a Smith & Sons clock). As previously indicated, plans revised by DPW were executed under the supervision of Hamilton architect A.W. (Alfred Wavell) Peene, responsible for the design of such landmarks as the Hamilton Public Library (1913) and Stinson Street School (1895; 1915).⁴⁷

The only known photographs of the Post Office interior are part of an album created by a former postal worker and postmistress, Florence Grightmire, who worked there from 1924 to her retirement in 1966.⁴⁸ This album was donated to the Dundas Museum & Archives, which also has an extensive collection of historic postcards featuring Dundas scenes and buildings. Amongst these postcards are a number of early views of the Post Office. Selected photographs from the Grightmire album and other historic postcards/ photographs were scanned by the Archivist for use in this report (see Section 8.2-Contacts).

A valuable source of information on later alterations and additions was provided by photocopies of three more architectural drawings: a composite one dated December 1959, showing proposed exterior and interior alterations and additions, and a set of drawings prepared in 1978

⁴⁶ These drawings, included in a binder of documentation loaned to the author of this report by CPC were copied from the original ones prepared by the Chief Architect's Branch of DPW (presumably located at Library and Archives Canada in Ottawa). The photocopies do not include the identification panel with the name of the designer, draftsman or date but the references listed on a sheet in the binder give the date 1911. In total, the set includes the following drawings: plans for the ground floor (No.2B), second floor (No. 3), third floor (No.4-revised 3/5/24), and a sheet with all four floor plans including the basement (No.12); two sections (No.6 and No.7) and all four elevations (No.8A, No.9A, No.10A and No.11A). The binder also includes a photocopy of the page from the 1911 Report of the Chief Architect, which describes the proposed Public Building to be built in Dundas.

⁴⁷ Citation from a list of A.W. Peene's commissions compiled by Robert Hamilton (see Footnote 32). The adaptive re-use of these buildings is worth noting with respect to the Dundas Post Office building. The former Hamilton Public Library was acquired by the Government of Ontario in the early 1990s and converted to a courthouse. The former Stinson Street School was sold in 2009 to a developer (coincidentally Harry Stinson), who is planning to convert it to a residential condominium building.

⁴⁸ Florence Grightmire's album consists mainly of interior photos primarily intended to show staff but which also provide valuable documentation of the appearance of the interior from 1928 to 1966. Some of these photographs were published in *Picturesque Dundas Revisited*: 27-29.

for extensive interior and exterior alterations completed the following year. Also included with the 1978 set of drawings was a topographical survey plan.⁴⁹

For the sake of continuity, the evolution of the landscaping around the building from 1914 to the present day is addressed in Section 5.3.7.

5.2 Description of the Original Public Building

NOTE: References to the original 1911 drawings adopt the numbers printed on the individual drawings: e.g. No.2B, No.3, etc. All of the photocopied plans included in the Canada Post binder are listed in Footnote 46.

5.2.1 Building Exterior

ELEVATIONS: [Figure 22](#); [Figure 23](#); [Figure 24](#); [Figure 25](#)

HISTORIC PHOTOS: [Figure 28](#)-[Figure 34](#)

SITE VISIT PHOTOGRAPHS: [Photo 10](#)-[Photo 26](#)

MASSING AND DIMENSIONS:

The original Public Building was a U-shaped 2½ storey building with a one-storey infill section at the rear creating a rectangular floor plan on the ground floor. Projecting from the main front façade was a three-storey frontispiece with a flat roof, a six-storey clock/ bell tower with a steep hipped roof and a flat-roofed portico sheltering the main entrance. The symmetrical front façade had seven window bays, the outer four in the most recessed plane, two in the frontispiece, and one in the front façade of the clock tower. According to the description in the 1911 Report of the Chief Architect, the main facade of the building was 80 feet wide and the side walls from this facade were 40 feet deep, with a further depth created by the frontispiece and 16-foot square tower.⁵⁰

WALL CONSTRUCTION:

The exterior walls were load-bearing double brick masonry construction with a generous amount of stone trim. According to a 1912 *Dundas Star* article, new plans called for a buff hospital brick with cut stone from the Georgetown quarries.⁵¹ The basement walls were rubblestone with a projecting plinth of rock-faced stone ashlar. This photograph of the building under construction shows the brick and stone masonry laid almost to the top of the second storey, where windows have been framed ready for the stone lintels to be laid. ([Figure 28](#)) It also shows the two steel columns which would carry three beams to support the back half of the clock tower. (See Section 5.2.2 for a description of interior structural columns and floor plans showing their location.)

⁴⁹ See Footnotes 60 and 64.

⁵⁰ "The building has a frontage of 80 feet by a general depth of 40 feet in addition to which 40 feet in length of the middle of frontage is extended forward 8 feet 9 inches and in the middle of this the tower, 16 feet square, extends a further 6 feet, making the entire depth 54 feet 9 inches." The rear one-storey section was described as 42 feet in length by 19 feet in depth. (1911 Report of the Chief Architect: 25)

⁵¹ "New Federal Building—Dundas will have a New Post Office and Custom House", *Dundas Star*, 25 July 1912: 1.

ROOF CONSTRUCTION:

The third storey was largely contained within the wood-framed mansard roof structure. The steeply pitched sloping sections were covered with wood boards to which scallop-shaped slates were nailed in overlapping rows. The tall pyramidal roof of the clock tower was also constructed and finished in this manner. Sheet copper was used for the roofing and siding of the dormers, for the fascia, eavestroughing and downspouts of the main roof, and for the decorative finial at the pinnacle of the tower roof.

The one-storey rear section, frontispiece, and portico, all had flat roofs (or roofs with a very shallow pitch). Materials for these roof sections were not specified on the available drawings but tar and gravel laid over wood boards seems the most likely form of construction. As shown on the 1911 drawings, there were three hip-roofed steel and glass skylights on the one-storey rear section. (No. 4: [Figure 20](#); No.7: [Figure 26](#))

STONE TRIM:

The brick masonry was embellished with rock-faced and smooth stone ashlar, used for such elements as the arched window and door surrounds, string courses above and below windows, window sills, lintels of the rectangular windows and two rear doorways, the circular clock dial surrounds, pilasters, keystones, and quoins (decorative stones defining the corners of a building). All of the building corners were articulated with rock-faced stone quoins except for the entrance portico of the clock tower which had smooth-faced pilasters. Its open archway matched the treatment of the round-arched doorways and windows. The alternating pattern of stonework characteristic of quoins was echoed in the vertical segments of window and door surrounds. The stone plinth (projecting base of the exterior wall) was surmounted by triangular-shaped smooth cap stones sloped to the vertical face of the brick masonry above. There were also decorative stone balustrades around the perimeter of the flat roofs of the portico and frontispiece. All of the round-arched entrances had stone steps flanked by low stone walls of rock-faced ashlar with smooth cap stones. The name "Post Office" was carved into a smooth stone block inserted into the brick masonry between the fourth and fifth storeys of the clock tower.

DOORWAYS:

Originally, there were seven entrances to the building: three front doorways for public access: one facing King Street and two in the frontispiece facing east and west. The main public entrance was located on a landing inside the portico at the top of a short flight of steps. In addition there was a similar entrance on the west facade, initially assumed to be a dedicated staff entrance but two photos from the Grightmire album reveal that it opened onto a public vestibule with mail slots. (See Section 5.2.2 for a description and photos of the configuration of the interior of the west side of the building.) Each of the three doorways in the frontispiece consisted of a set of paneled double wood doors with glazed upper panels, surmounted by a semi-circular transom. The only available photograph clearly showing any of these doorways is the 1948 one relating to the inauguration of postal delivery, in which part of the original front doorway inside the portico is visible behind the men standing on the landing. ([Figure 17](#)) The west doorway was narrower with one three-paneled door with glazing in the top panel, as shown in this 1930s postcard view ([Figure 34](#)), represented a slight deviation from the original 1911 DPW plans. (10A: [Figure 24](#))

In addition, there were three rear doorways opening onto a raised concrete platform that served as the original loading dock. All three must have been for staff use only, judging by the utilitarian character of their vertical board construction, one of which has a round arch with a semi-circular transom that matches the adjacent window (for the sake of appearance only).

This conjecture was corroborated by a close examination of the interior layout of the customs area on the 1911 Ground Floor Plan (No. 2B: [Figure 19](#)), which indicates that the public entrance to the customs and inland revenue offices was provided by any one of the three front doorways.⁵² However, a letter sign in the transom of the window on the east side of the frontispiece indicated the location of the customs offices inside the building. ([Figure 17](#)) The central rear double doorway was the entrance to the Mail Lobby, where in-coming mail was received and out-going mail shipped out.

WINDOWS:

Windows varied in shape and size. The original ground floor windows of the front, east and west facades consisted of double-hung, one-over-one wood sash units with semi-circular transoms. This configuration continued around the back of the building to the rear walls of the two-storey wings. The upper storey windows were all rectangular in shape, with one-over-one sash units and flat stone lintels. The windows on the façade of the one-storey rear section included a pair of tall narrow windows with flat lintels (customs area) and a pair of larger windows with transoms at the back of the working area of the post office. The basement had identical short rectangular windows just above ground in the stone plinth. The clock tower, as shown on the King Street Elevation (No. 8A: [Figure 22](#)), was to have one set of tall paired windows on front facade of the third storey, tripartite openings on all four sides of the fourth storey where the bell was to be housed, and circular openings on all four sides of the fifth storey for windows or clock dials. (See MODIFICATIONS below for a description of the tower as built with an additional set of windows.)

MAIL RECEIVER:

The original exterior mail receiver (drop box) was located on the west façade of the tower and made accessible by a quarter circle set of steps in the corner of the tower and frontispiece (neither of which are shown on the original 1911 drawings). Letters were deposited in a small room on the west side of the entrance vestibule, as shown but not identified on the 1911 Ground Floor Plan. (No. 2B: [Figure 19](#))

MODIFICATIONS TO ORIGINAL ELEVATIONS:

Characteristically, the original set of DPW drawings did not show a clock in the clock tower. Instead the circular openings showed multi-paned windows, as illustrated by the 1911 elevations for the Dundas building (No. 8A, 9A, 10A and 11A: [Figure 25](#)). The only significant difference between the DPW elevations and the building exterior, as completed, was the height of the clock tower, which was raised by a full storey resulting in the insertion a second set of paired windows on the fourth storey where the clock/ bell mechanism was housed. A second minor modification, at first not observed, was the continuation of the stone lintel course around the inside walls of the U-shaped second storey, in place of the flat-arched brick lintels shown on the north-south section. (No. 7: [Figure 26](#); [Photo 26](#))

⁵² Some public buildings did have designated public entrances for the Customs House, as was the case with the original 1931 Port Credit Public Building, which had a doorway located on the rear façade. See *Heritage Impact Statement for Canada Post Facility, 31 Lakeshore Road East, Port Credit, City of Mississauga*, prepared by Gillespie Heritage Consulting for CPC (June 2008).

5.2.2 Building Interior

PLANS and SECTIONS: [Figure 18](#); [Figure 19](#); [Figure 20](#); [Figure 21](#); [Figure 26](#); [Figure 27](#)

HISTORIC PHOTOS: [Figure 35](#)-[Figure 40](#)

SITE VISIT PHOTOGRAPHS: [Photo 27](#)-[Photo 83](#) (all interior photos including later additions and alterations)

GENERAL CONSTRUCTION:

As shown on the original plans and sections, the rectangular plan of the basement and ground floor required six structural columns: four to support the recessed rear wall of the second storey and two to support the back half of the tower. The tower columns in the basement were constructed of reinforced concrete; all the rest were steel I-beams. The exposed beams supported by the steel columns on the third floor reveal their construction to be a composite of timber and steel.

Floors were supported by 2x12 wood joists running in an east-west direction with cross-bracing. Above were diagonally laid sub-floor boards with hardwood flooring (where laid) running in an east-west direction.

An open staircase from the basement up to the third floor was all wood construction with tile laid in concrete specified for the ground floor landing / corridor. (No. 6: [Figure 27](#)) Partition walls were wood-framed and finished with furring (wire mesh) and plaster, as were the inside outer walls, where finished. Sections through the building from front to back (No.7: [Figure 26](#)) and side to side (No. 6) show some of the interior doorways, from which it may be surmised that they were either solid four-panelled wood doors with moulded frames or three-paneled wood doors with a glazed upper panel. Some interior doorways may have had transom lights as indicated by drawing No. 7. No flooring materials were specified on the original plans but the 1911 Report of the Chief Architect indicated that the floors were to be wood (presumably the same narrow hardwood boards still extant in small areas of the third floor: [Photo 66](#); [Photo 67](#)), except for the basement and the bathrooms (where tile was specified).

BASEMENT AND HEATING SYSTEM ([Figure 18](#); [Photo 27](#)-[Photo 35](#)):

The 1911 Report of the Chief Architect indicates that the basement was intended to be used for "heating apparatus, fuel and stores". It had a concrete floor with rubblestone walls and some interior brick partition walls. The original chimney rising from the south-east corner of the basement is still in use, with the addition of an extra flue. ([Photo 20](#)) The 1911 Basement Floor Plan (No.12: [Figure 18](#)) also shows the footings for the rear concrete platform and the three exterior stone staircases. The basement of the original building remains largely unchanged.

The building was originally heated by a radiator system for which hot water was heated in a coal-burning boiler, evidence of which is provided on the exterior by the concrete coal chute (with an iron lid) located on the east side of the building. ([Photo 11](#)) The boiler was located in an enclosed room (presumably as a fire preventative measure) against the south wall. An important duty of the caretaker would have been to stoke the boiler with coal every morning in the colder months of the year to keep the building heated.

GROUND FLOOR ([Figure 19](#); see [Photo 36](#)-[Photo 52](#) for current views):

The ground floor was planned to accommodate the post office, and customs and inland revenue offices. Unfortunately, the 1911 Ground Floor Plan (No. 2B: [Figure 19](#)) does not show any of the original wood partitions, including the one with the wickets separating the Public Lobby from

the working space shown in a photograph from the Grightmire album. (Figure 37) Based on a 1959 drawing showing the proposed relocation of the 1950 counter (Figure 41), one may surmise that it was located in approximately the same place as this counter (in its original location) and that the partitions around the Postmaster's Office were either original or in their original location. Behind the wood partition wall with the glass transom and wickets, was working space for staff to sort mail, the Mail Lobby (originally at the back of the building) and two washrooms. There were three skylights in the one-storey section to bring more natural light into the interior, one of which was positioned over the "Ladies' Toilet", which had no exterior wall.

The original coffered plaster ceilings have been largely obscured since 1979 by dropped panel ceilings but their appearance is documented in historic photographs from the Grightmire album. (Figure 37) Some of these photos also show the original wood cove around the ceiling edges, a portion of which is still visible in the Mail Lobby, where the ceiling retained its full height. (

Figure 36; Figure 37; Photo 42) It is not known if the flat interior wood and glass skylights are still intact above the suspended ceiling.

A description of the new Post Office published in the *Dundas Star*, the week of its opening, indicated that immediately facing the front entrance were two delivery wickets, one to serve persons whose names begin with the letters from A to L and the other from M to Z. To the left were the money order, registered letter and parcel wickets; to the right and side were the lock boxes, beyond which was a private office for the Postmaster, with doorways to both the Public Lobby and the working area behind the counter, as approximately shown on the 1911 Ground Floor Plan with the 1950 counter and partitions superimposed.⁵³ (No. 2B: Figure 19). Two historic photos from the Grightmire album also show what appears to be an original wood partition wall running from front to back which enclosed the postmaster's office at the front, a public mail box lobby in the centre (with a glass transom enclosure), and another room in the south-west corner, which may have had a staff entrance from the public lobby. (Figure 35;

Figure 36)

The woodwork was described as "light oak" and the floor covering as "light tiling".⁵⁴ The only evidence of any flooring fitting this description is a small area of buff-coloured hexagonal ceramic tile exposed at the south-west corner of the front stairwell below a torn piece of linoleum flooring. (Photo 45) This written description combined with the physical evidence suggests that the hardwood originally specified for the Public Lobby was upgraded to tile, as part of the budget increase. Certainly tile would have been a much more resilient flooring material in heavily trafficked areas. This could have been the same tile specified on the 1911 DPW drawings for the staircase landing and the vestibule on the west side of the building. (No. 6: Figure 27)

On the east side of the building in a smaller area were several rooms for the customs and inland revenue operations. The customs offices were described at the time of its opening, as "convenient and commodious offices for the growing requirements of the custom house

⁵³ "New Post Office Pleases All..." *Dundas Star*, 30 October 1913.

⁵⁴ Ibid.

business in Dundas".⁵⁵ The original 1911 Ground Floor Plan (No. 2B) shows the wall partitions in this area but does not indicate their specific functions. However, an educated guess can be made from more complete floor plans of other federal public buildings erected around the same time, such as the one in Seaforth. [FHBRO 87: 4-5 (first and second floor plans)]. The largest room in the north-east corner of the Dundas building, divided by a counter into staff and public areas, must have been the Customs Long Room. The room at the front with two doorways, was likely an office for the Customs Collector. The room in the south-east corner with the double doorway would have been where goods were delivered for inspection purposes. The adjacent room with a separate entrance may have accommodated an inland revenue function.

SECOND FLOOR (Figure 20; see Photo 53-Photo 60 for current views):

The second floor was not finished at the time of the official opening, as its use had not been determined. The 1911 Second Floor Plan (No. 3: Figure 20) shows one large open interior space with unfinished walls, except for a hallway which provided access to the staircase to the ground and third floors. The U-shaped plan required only two supporting columns for the rear portion of the clock tower.

THIRD FLOOR (Figure 21; see Photo 61-Photo 69 for current views):

The original 1911 Attic Plan (part of drawing No.12 but not included in this report) shows one large open space with supporting columns for the tower and the staircase down to the second floor on the left. The revised 1924 plan (No. 4: Figure 21) also shows the layout of the caretaker's suite, which occupied about two-thirds of the floor area behind and to the east of the clock tower. The east wing included a kitchen at the back, a bedroom in the middle and a living room at the front. Overlooking the one-storey rear section was a second bedroom and a bathroom. Access to the apartment was provided from a hallway combined with the third floor landing of the staircase. The rest of the floor remained unfinished. Access to the clock tower was provided by a wood ladder propped up against the front wall of the tower, since replaced by a sturdier steel one.

5.2.3 Clock and Bell Tower

ELEVATIONS and HISTORIC PHOTOS referred to in Section 5.2.1

1911 NORTH-SOUTH SECTION (No. 7: Figure 26)

SITE VISIT PHOTOGRAPHS: Photo 10-Photo 13; Photo 16 (exterior); Photo 70-Photo 83 (interior)

The original DPW elevations of the tower showed windows in place of the clock dials, but in the case of the Dundas Post Office, the openings were just boarded up as both the clock and bell mechanisms were delivered and ready for installation around the time of the official opening, and installed by the end of November 1913.⁵⁶

The fourth floor of the clock tower housed the clock mechanism while the bell was located on a floor above a half storey (approximately 6 feet high), with floor joists covered with sheet metal panels to refract sound which would also have provided additional bracing for the tower walls.

⁵⁵ Ibid.

⁵⁶ "Handsome and Convenient—Interior Description of New Post Office Clock", *Dundas Star*, 27 November, 1913 (on microfilm in the DBHPL).

All floors of the clock tower were originally accessed by means of wood ladders, two of which remain on the third floor but are no longer used. (Photo 61; Photo 62)

Similarly to many other post office/ public buildings erected during Ewart's tenure as Chief Architect, the clock was manufactured by J. Smith and Sons, Midland Clock Works of Derby, England. It comprised four dials, each approximately six feet in diameter, and an operating mechanism with a pendulum weighing over 150 lb suspended from steel wire and wheels. The installation was executed by J.G. Colinson, a local jeweller. The dial of each clock was six feet in diameter (amongst the largest in the province, according to Marc Boileau) and was made of fine opal glass set in a circular black and gold metal frame with hands of solid copper. Two sets of wheels connected the hour and minute hands of each dial to dial rods running to the centre of the room, which caused the hands to turn in unison. The clock dials were originally illuminated with 100 candle-power tungsten lamps, and were reputedly the best lit in the province at the time (since replaced by fluorescent tubes).⁵⁷

The 800 pound bell was cast by John Taylor of Loughborough, England, in 1913, and transported with the clock components by ship to Montreal and by freight train to Dundas. Hatches must have been left in the floor directly underneath the bell and the floor below, intended to house the mechanism, so that all of the parts for the clock/ bell assembly could be hoisted up from the third floor and installed. The outer rim of the bell was struck on the hour by a hammer connected to the clock mechanism below and powered by a counterweight.⁵⁸

As previously pointed out, one of the duties of the caretaker was to climb up the steep ladder to reach the clock/ bell mechanism, which had a set of winches for both the clock and the bell. The clock needed to be wound up every six days and the bell more frequently. The experience of climbing up the clock tower certainly reinforced the benefits of providing accommodation on the premises for the caretaker.

5.3 Alterations and Additions

5.3.1 Pre-1960 Alterations and Additions

A 1927 photograph of the Post Office decorated for the Confederation Jubilee, with its oblique view of the west facade shows the building before the one-storey rear extension was added. (Figure 33) The earliest interior view showing this addition is a 1949 photograph from the Grightmire album. (Figure 39) Also visible are the five windows on the east side of the new addition. This addition was undertaken by J. Kemp Construction from 1949-50.⁵⁹ The basement was fully extended under this addition and the walls constructed of concrete block, finished on the interior with concrete parging. The original stone foundation wall of the south facade is now partly exposed as an interior partition wall, with some brick masonry infill sections. (Photo 27; Photo 28)

⁵⁷ Ibid.

⁵⁸ Ibid. Other sources on the clock and bell: "The Bells and Whistles of Early Dundas" and "Forever Dundas", *Dundas Star News*, 8 November 2000.

⁵⁹ Library and Archives Canada, Orders-in-Council, 1949 and 1950: entries for the Dundas Post Office.

The only available architectural drawing showing some of the pre-existing building conditions in the areas of the ground floor and the exterior to be further altered is the composite one prepared in December 1959 by District Architect J.E. Kelly.⁶⁰ (Figure 41; Figure 42) This drawing shows that the Mail Lobby had already been relocated to the south-west corner of this addition, with double doors opening onto a small loading platform on the west façade. As indicated on the 1959 drawing, the flooring in the Public Lobby was terrazzo. A 1950 photograph from the Grightmire album shows a small area of this flooring, with a decorative border of square mosaic tile running along the front of the counter. (Figure 40) No tangible evidence of any terrazzo flooring was found in the course of recent site visits, only a small section of exposed tile flooring as mentioned in Section 5.2.2.

The 1959 ground floor plan (Figure 41) indicates that the flooring beyond the counter in the staff working area was linoleum.⁶¹ Wood was specified in the 1911 Report of the Chief Architect and the DPW plans and appears to have been installed in the working areas but not in the Public Lobby or Postmaster's Office. However, when the one-storey extension was added, the hardwood was likely replaced by or covered with sheet linoleum. As the rear addition was not a separate interior space it would have made sense to extend the new linoleum flooring into the working area of the original ground floor.

The 1959 ground floor plan also shows that the doorway on the west façade had already been removed, the arched opening bricked in (at the lower level) and a new mail receiver installed in its place. The doorway on the west façade of the frontispiece had also been removed and replaced by a window with concrete and brick masonry infill below. (Photo 14) The original mail receiver was likely permanently closed at the same time.⁶² Another existing condition shown on the 1959 plan is a row of lock boxes with a long narrow counter in the original wall dividing the post office area from the stairwell and corridor leading to the Customs Long Room, which may have been added in conjunction with the reconfiguration of rooms to the rear, when the pre-1949 extension was built.

The counter separating the Public Lobby and the staff area was also rebuilt in 1949-50, based on a more open concept design with a modern look. The 1949 photograph shows the reconstruction of the front counter in progress and the 1950 one shows the counter as completed with the new wickets. (Figure 39; Figure 40) The vertical face and top of the new counter were clad in marble. The wickets consisted of extruded metal posts, which appear to have been fabricated of stainless steel, with metal grilles across the openings. Between each wicket were horizontal panels of ribbed glass serving as privacy screens.

⁶⁰ Department of Public Works of Canada, Building Construction Branch, Toronto: "Alterations and Additions to Federal Building—Dundas, Ontario—Architectural and Electrical Plans—DWG No. A-1", December 1959 (E.A. Gardner, Chief Architect; J.E. Kelly, District Architect).

⁶¹ It was specified on this section of the floor plan that after the existing counter had been relocated, the portion of the existing terrazzo flooring immediately behind the counter (working space side) was to be removed and the floor surface prepared for new linoleum flooring.

⁶² According to the 1978 plan for the ground floor renovations (A2: Figure 47), the metal door was to be removed and the opening filled with brick masonry.

5.3.2 1960 Alterations and Additions

EXTERIOR (Figure 42):

The aforementioned 1959 drawing shows the architectural alterations and additions undertaken in 1960. The contractor for this work was T.A. Gowling Construction Co.⁶³ The principal exterior alteration was the addition of a freight elevator shaft with a machine room on top, which was close in height to the mansard roof of the original building. It was constructed of solid brick masonry, with face brick specified to match the original and stone string courses also to match and align with the rock-faced stone sill and lintel courses of the original building. As initially built, this addition had a flat concrete slab roof with a connecting passageway that had a copper-clad gable roof. A rock-faced stone foundation with a plinth to match the original was specified. However, for reasons undetermined, the sections of the foundation wall on either side of the elevator door (west facade), were built of brick masonry, which has since suffered considerable water damage. (Photo 23)

In order to create interior openings for elevator doors on the ground and second floors, a window and part of the surrounding masonry wall had to be removed on each storey. The loading platform for the Mail Room had a set of steps running parallel to the west façade of the rear extension, which were removed to allow for the concrete platform to be extended to the elevator addition and a new set of steps constructed parallel to this wall (not the present configuration).

INTERIOR (Figure 41):

The only interior alteration shown on the 1959 drawing was the relocation of the counter and mail slots closer to the front entrance, thereby creating more working space for staff but reducing the size of the Public Lobby. Partition walls were to be extended where necessary. A note on the drawing indicates that the terrazzo flooring immediately behind the relocated counter was to be removed and the wood floor below prepared for new linoleum floor to match the existing.

The existing boiler (now fuelled by natural gas) located in the south-east corner of the basement may be the third generation of heating equipment, given its relatively small size. (Photo 27) It is not known whether the original boiler was first replaced in 1960 but the original radiators were replaced with the existing wall-mounted painted steel units (which appear to date from the 1950s or 60s), likely in conjunction with a boiler replacement.

5.3.3 1979 Alterations and Additions

The major additions and alterations made in 1979 are documented in a set of plans prepared by the Hamilton-based firm, Callum MacIver Architect, for Public Works Canada (Ontario Region), dated 1978-08-04.⁶⁴ The Canada Post binder includes photocopies of the following architectural drawings: first and second floor plans (A2 and A3: Figure 46-Figure 49), south and

⁶³ Library and Archives Canada, Orders-in-Council, 1960: entry for the Dundas Post Office.

⁶⁴ Public Works Canada, Ontario Region, "Postal Station—Dundas—Alterations and Renovations—1978-08-04" (designed and drawn by C. MacIver with a topographical survey plan by A.C. Briggs). Retired Hamilton architect Anthony Butler recalls that Callum MacIver had a modest practice in Hamilton and was at some point in partnership with Stanley Roscoe, the first City Architect whose most well-known project was the design of the existing 1960 Hamilton City Hall.

west elevations (A6: [Figure 44](#); A7: [Figure 45](#)); and two sections (A9: [Figure 51](#); A10: [Figure 51](#)). Also included as part of this set is a topographical survey plan prepared by A.C. Briggs, Ontario Land Surveyor (A01: [Figure 43](#)).

The nature of the alterations and additions undertaken in 1979 may be categorized as follows:

- additions/ alterations to meet more stringent fire and public safety regulations (e.g. the new fire exit stairwell).
- additions/ alterations to meet new provincial barrier-free standards (e.g. the ramp up to the east public entrance).
- upgrading of windows and doors for improved energy efficiency.
- alterations/ additions to provide more working space for postal operations.

EXTERIOR ([Photo 12](#); [Photo 19](#); [Photo 26](#))

Second Storey Addition:

The west wing of the second storey of the original building was extended flush with the back wall of the one-storey rear addition and a mansard roof was added. The flat-roofed top storey of the elevator shaft and the copper-clad bridging section were also wrapped with a mansard roof, resulting in a wide projection at the base, which gives it a rather top heavy appearance. Slates chosen for both new roof sections closely match the original ones in colour and shape. The new second-storey extension had no windows on the south facade where a second fireproof stairwell was located against the rear wall. The two windows on the ground floor were removed and the openings bricked up at this time.

Concrete Ramp and Removal of Stone Steps:

The set of stone steps leading up to the public entrance on the east façade of the frontispiece was replaced by a concrete ramp with a steel railing running parallel to the front façade, in order to provide barrier-free access both to the Public Lobby and the Lock Box Lobby. Site constraints necessitated that the ramp be constructed in two parallel sections with a landing, located close to the sidewalk on Foundry Street with the bottom of the ramp located near the east façade of the portico. Landscaping changes made in conjunction with the ramp construction are described in Section 5.3.7. The steel safety railing up the centre of the front steps is not shown as existing or new on the first floor plan (A2: [Figure 46](#)) but must have been added around the same time to meet current building code requirements.

Two sets of steps were removed at the front: one leading to the west doorway in the frontispiece, which had already been replaced by a window, and the quarter circle set of steps leading up to the original sealed mail receiver in the west wall of the tower. At the same time, the opening for the mail receiver was permanently bricked up.

Windows and Openings:

The mail receiver had been relocated to the original west doorway prior to 1958 but in 1979 the transom window was removed and filled in with brick and this mail receiver was also sealed up (due to the construction of a vault in the interior space behind this window bay).⁶⁵ Two more windows on the south façade of the rear extension were bricked in when the ground floor

⁶⁵ The mail receiver on the outside of the building was replaced by two of the standard free-standing metal drop boxes initially located at the south-west corner of the building.

interior space behind was converted to a fire-rated stairwell. At the same time, the two basement windows in the rear wall of the pre-1949 extension addition were removed and their openings filled with concrete block.

All of the original wood windows on the first and second stories were replaced with thermopane aluminum units, with awning-style casements at the bottom. Doorways for the two remaining public entrances were also replaced with standard commercial units fabricated of aluminum and glass. The original copper-clad dormer windows were left intact, as were the basement windows (except for the two blocked up on the south facade).

Loading Platforms and Doorways:

The loading dock area on the west side of the building had to be reconfigured at the same time that plans were made to add a second stairwell in the south-west corner of the building. The double doorway into the Mail Lobby was converted to a single doorway with a rectangular transom. A new set of concrete steps (leading to an existing platform) was added to provide access to this doorway and the new stairwell. A section of the existing platform was removed for the installation of a steel elevating dock and a window on the west facade of the pre-1949 rear extension was removed to insert a wider opening for an overhead door opening onto the adjacent concrete platform to the north (A6: [Figure 44](#); A2: [Figure 47](#)). The existing loading dock stairs against the south wall of the elevator shaft were also removed at this time. The entire floor structure from the elevator shaft to the new extension of the rear wall of the pre-1949 addition was covered with a wood-framed shed roof clad with asphalt shingles, as was the rear raised concrete platform (original loading dock). Slate was specified on the elevations (A6: [Figure 44](#); A7: [Figure 45](#)) but it appears that asphalt shingles were substituted as a cost-saving measure.

Air Handling Unit:

An air handling unit was installed on the roof of the extended one-storey rear section, presumably in conjunction with interior ductwork installed to provide central air conditioning throughout the first and second floors as part of the 1979 renovations. The second floor plan (A3: [Figure 48](#)) shows the air handling unit, but not the removal of the skylights, which must already have taken place at an earlier date. ([Photo 26](#))

INTERIOR – STAIRWELLS, FLOORING AND DOORWAYS (photos referenced by floor)

Two new enclosed fire-rated stairwells, with concrete block walls and steel staircases, were added at this time: one as previously mentioned in the south-west corner of the rear extension and one to replace the open wood staircase near the front entrance.

No new flooring materials were specified on the available 1978 drawings, but the six-inch square glazed terra cotta tiles in the two front vestibules, Public Lobby and Lock Box Lobby as well as the new washrooms on both floors must all have been laid as part of the 1979 renovations. The linoleum flooring behind the counter area was only partly replaced with new 12" square linoleum tiles, also laid throughout the working areas of the second floor.

Any new interior doorways installed at this time were hollow steel construction, consisting of extruded frames with hollow slab doors, some of which have a glazed upper panel.

INTERIOR-GROUND FLOOR (Photo 36-Photo 52)

Mail Lobby:

A new larger room to serve as the Mail Lobby was constructed of concrete block on the west side of the ground floor. Its south wall was shared with a short corridor leading to the new rear stairwell and staff entrance. The elevator now opened onto the Mail Lobby, which had two sets of swinging doors on its east wall opening onto the largest area identified on the 1978 ground floor plan as work space. (A2: Figure 46)

Vault and Postmaster's Office:

The south partition wall of the Postmaster's Office was removed for the construction of the Vault room on the north side of the Mail Lobby, also enclosed by concrete block walls. The Postmaster's Office was extended eastward from the concrete block wall shared with the Vault and enclosed with partitions constructed of drywall surmounted by aluminum and glass.

Other Alterations:

As the staircase at the front of the building was a foot or more wider than the original one, the remaining partition walls of what was assumed to have originally been the Customs Collector's Office were removed, leaving two large rooms serving as additional work space. The two washrooms were reconfigured so that both had windows on the south facade of the original building: the pair of tall narrow ones and a single wider window. (A7: Figure 45) Both were refurbished with new tile flooring, counters, partitions and fixtures. A wall with lock boxes to the west of the original staircase was retained but the area was enclosed to create wall space for additional lock boxes and seal it off from the rest of the building for after-hours use. The Lock Box Lobby was enclosed with drywall partitions surmounted by aluminum and glass transoms (similar to the Postmaster's Office). It included a mail receiver, where mail could be dropped off after hours or handed to a worker in the Mail Receiver Room via a counter with Dutch doors during open hours. To the west of the Lock Box Lobby, a Registration Room with walls extending just above the height of the doorways was added and the 1950 counter was replaced with a new Retail Service Module, as indicated on the 1978 sections. (A9: Figure 50; A10: Figure 51)

INTERIOR-SECOND FLOOR (Photo 53-Photo 60):

On the second floor, the new addition housed the enclosed rear stairwell, which opened onto a short hallway with a supervisor's office. This addition had three windows: two facing east from the stairwell and the hallway and one facing west from the office. The men's and women's washrooms were also reconfigured and refurbished as on the ground floor. New partition walls and doorways were also added on the east side to create a lunch room and a locker room for the letter carriers.

The two sections of the 1978 set of drawings (A9 and A10) show that suspended ceilings were to be hung on the first and second floors just above the capitals of the boxed-in steel columns, thereby creating lower flat paneled ceilings consisting of a metal grid filled with acoustic tile panels and plexiglass panels where fluorescent lighting tubes were located. The primary reason for lowering ceilings in this manner was to create space for new ductwork. The building is still heated by hot water but since 1979, central air conditioning has been provided by a forced air system distributing cooled air through ceiling ducts located above the suspended ceilings. These ceilings conceal both the original coffered plaster ceilings (assumed to have been left intact) and in most areas also the column caps, visible only in areas where the coffered ceilings were covered with drywall.

INTERIOR—THIRD FLOOR (Photo 61-Photo 69)

No floor plan for the third storey was included in the 1978 set of drawings from the Canada Post binder and the sections do not show any proposed changes. However, a visual inspection revealed that the existing enclosed stairwell is considerably deeper than the original one leaving only a narrow passageway between its back wall and the outside rear wall, intruding into the space previously occupied by the caretaker's apartment. Some of the partition walls, therefore, had to be removed to make way for the enclosed stairwell: the section of the north partition wall with the front doorway and the north wall of the bathroom. It seems likely that the remainder of the north partition wall enclosing the west bedroom as well as its west wall were also taken down at this time as the construction of the stairwell precluded the possibility of maintaining an apartment with its original configuration on this floor. The remaining rooms were subsequently gutted leaving only the partition walls of the living room, second bedroom and kitchen intact. Almost all of the original hardwood flooring was also removed for reasons that are not clear.

5.3.4 Alterations/ Restoration Work since 1979 and Present Condition

ALTERATIONS:

Ongoing maintenance work has been carried out on the exterior since the last major renovations were undertaken in 1979 but there have been no visible exterior alterations. On the interior, there were more changes made on the ground floor to maximize available space for mail sorting. After the Public Lobby closed in 1991, its counter was removed and sometime thereafter a partition wall was erected in front of the original front doorway to create a letter carrier's sorting booth. After the Lock Box Lobby was also closed, the space was reclaimed for lockers and staff use. No changes appear to have been made on the second floor since 1979.

RESTORATION WORK:

Like other federal public buildings of the Fuller and Ewart periods, the Dundas Post Office was a solidly constructed structure, built to last. Nevertheless, any building regardless of the soundness of the original construction is subject to the elements, which over time will be destructive to the building fabric if not monitored on a regular basis and repairs undertaken where necessary in a timely manner. Bid Documents and Specifications prepared by the Toronto firm Hassall Associates Ltd. in 1995 identified numerous relatively minor repairs to the brick and stone masonry (notably, the rear chimney and the second storey addition) as well as the slate roof, where isolated slates had become detached and fallen to the ground.⁶⁶ For this reason, a portable fence barrier was subsequently erected and left in place after any repair work undertaken at that time was completed. It is not known how many of the identified repairs were subsequently undertaken, possibly only those identified as the most urgent. Close-up photographs of the original mansard roof reveal that some of the slates were replaced at this time by new ones which are not an exact match in colour. (Figure 25; Figure 26)

PRESENT CONDITION:

An inspection of the building exterior undertaken for the purpose of preparing this report revealed that the original shell of the building, including the brick and stone masonry, the original and 1979 slate roofing, and the copper work, appears to be in good to very good condition, with a few exceptions, notably, some deterioration of the brick foundation on either

⁶⁶ Bid Documents and Specifications for the Dundas Post Office, 104 King Street West, Dundas: 2005 Cladding Repairs, prepared by Hassall Associates Ltd., August 22, 2005 (copy of report in the City of Hamilton Heritage Planning file on the Dundas Post Office).

side of the elevator door, the stone masonry of the front stairway (particularly the top step and the junction of the steps and side walls) and the north facade of the portico. (Photo 23; Photo 17; Photo 18) All of the original stone steps are still in place except for the bottom one, which has been replaced with concrete.

The original windows on the third floor were observed to be in poor condition. Exterior paint has flaked off and the exposed wood of the sashes is deteriorating. In one window the bottom rail of the upper pane had fallen away, allowing the upper pane to slide down in its frame and provide an opening where water could enter. Thus far, however, there does not seem to be any interior water damage.

The interior has been maintained in good working order for use as a sorting and distribution centre and letter carrier depot, with only minor (some makeshift) alterations, to provide more work and storage space, notably the removal of the counter separating the Public Lobby from the work space behind. Most of these alterations may be considered neutral in terms of their visual impact but the erection of a drywall partition in front of the sealed front entrance certainly detracts from the architectural integrity of the ground floor interior. (Photo 48; Photo 49)

5.3.5 Architectural Analysis

From an exterior standpoint, even with the numerous additions and alterations, the former Dundas Post Office is still a very good representative example of the federal public/ post office buildings erected by DPW under the tenure of Chief Architect David Ewart (1896-1914). Stylistically, the building exterior represents an eclectic mix of Romanesque and Classical Revival features. Though handsome in appearance, its design was not as progressive as some of the comparable federal buildings erected in Ontario in the second decade of the 20th century, as illustrated by examples referred to in Section 2.3.2.

Marc Boileau's survey of post office/ public buildings built in Ontario from 1871 to 1936 focused on those with integrated clock/ bell towers. Under the leadership of chief architects Thomas Fuller and David Ewart, the vast majority of the buildings designed by DPW had clock towers, and were built on corner lots, resulting in corner towers. The Dundas Post Office was one of only three erected under Ewart's tenure (1897-1914) with central towers, and one of only two still standing.⁶⁷

The exceptionally tall tower of the Dundas Post Office, for a building of its size, gives it a more commanding presence than public buildings of similar size but with shorter towers, such as the one in Seaforth (*Towers of Time*: 88). Boileau also claims that the six-foot diameter clock dials were amongst the largest erected on public buildings in Ontario (*Towers of Time*: 94).

5.3.6 Rehabilitation of the Clock/ Bell Mechanism

A 1969 *Spectator* article mentions that the tower bell had not tolled for five years but the clock was running thanks to a \$1,400 refurbishment paid for by the Town of Dundas several years prior.⁶⁸ It appears that the clock and bell only worked sporadically in the 1970s and ceased

⁶⁷ The Post Office in Clinton, built in 1903 was demolished by 1967. (*Towers of Time*: 55)

⁶⁸ *The Hamilton Spectator*, 22 July 1969 (clipping from HPLSC).

altogether in the mid-1980s. The reason for this was likely just a maintenance issue, given the recent rehabilitation of the clock/ bell mechanism to working order.

In 2006, the new post office supervisor and life-long resident of Dundas, Kim Thomas, took the initiative of getting the inactive clock and bell restarted. She fondly remembers checking the time on the "Big Ben" clock while walking to school in the late 1960s and early 1970s. After consulting with Graham Jones, an expert on historic clock towers in Toronto, together with partner David Frid and fellow supervisor Gabe Battaglia, the clock/ bell mechanism was restarted. According to Kim, it only took a little cleanup, minor adjustments to the weights and pendulum, and a commitment to climbing the ladder from the third floor to mechanically wind up the clock and bell pulleys as required to keep the clock running on time and the bell ringing on the hour. The clock needs to be wound up about once every six days and the bell more often. Stan Nowak, president of the Dundas Valley Historical Society, was first given a tour of the clock tower at that time and witnessed with awe the clockworks in full motion when the bell tolled on the hour. A plaque on the front of the clockworks inscribed with "J. Smith and Sons, Midland Clockworks, Derby, Eng." provides tangible evidence of its manufacturer, a company which still makes clocks under the name "Smith of Derby". The English company, which manufactured the bell (John Taylor Bells) is also still in business.⁶⁹

Both Kim and Stan have expressed a strong desire, shared widely by residents of Dundas, to see the clockworks and bell remain in the building and kept running after the property has been sold to a public or private owner. The day of the site visit made with Stan Nowak and Stewart Patch, the climb was made up the tower to view and photograph the clock mechanism, bell and clock dials around noon, when the bell was expected to toll. Unfortunately, Kim had been too busy with her duties as office supervisor to climb up the tower to wind it up. Clearly keeping the clock running on time and the bell tolling on the hour is a high-maintenance activity but a labour of love for those who appreciate the mechanics involved. Now that the building is no longer occupied, with the recent relocation of staff to the new facility in Ancaster, time once again stands still on the Post Office tower.

Overall, the clock/ bell assembly appears to be in good working condition. However, it was observed from inside the clock dial room that some restoration work is needed on the dials, where pieces of glass have become partially detached from their metal framing. (Photo 81)

5.3.7 Landscaping, 1913-2009

1913-930 (Figure 29-Figure 34):

In November 1913, it was reported in the *Dundas Star*, that DPW had agreed to have the Town of Dundas install electric light standards around the building: two with five clustered globe lights in front of the building close to King Street and two with single globe lights on the side streets.⁷⁰

⁶⁹ "Historic Clock tower working again: Future of rare landmark not clear", *Dundas Star News*, 14 April 2006 (clipping from file on the Dundas Post Office in the DBHPL).

⁷⁰ "Cluster Lights at the Post Office", *Dundas Star*, 13 November 1913" (hand-written notes in the City of Hamilton Heritage Planning file on the Dundas Post Office). It is noteworthy in this regard that the first lasting source of hydro-electric power was brought to the Town of Dundas and electric street lighting introduced in 1911 (from research undertaken by the author of this report for an article first published in the *Dundas Star News* in December 2003: "The Town of Dundas Lights Up the First Municipal Christmas Tree in Canada on December 22nd, 1914").

This circa 1914 postcard view ([Figure 31](#)) shows a group of people standing on snow-covered ground, with one of the two multi-globe standards visible in front.

Later photographs published as postcards in the 1920s show the original landscaping plan as a pathway system with grass infill ([Figure 31](#); [Figure 32](#)), as shown also on the 1978 topographical survey plan. (A01: [Figure 43](#)) The coloured postcard view looking diagonally at the building in a south-westerly direction shows a semi-mature deciduous tree on the Foundry Street side. Diagonal walkways from the King/ Foundry and King/ McMurray corners led to the east and west entrances in the frontispiece. A short but very wide walkway led from King Street to the north-facing entrance and was linked around the base of the building to the diagonal walkways. A second diagonal walkway led from the north-east corner to Foundry Street to serve visitors approaching from Hatt Street. By 1927, the front lawn segments were enhanced with circular flower beds. ([Figure 33](#))

1978-2009 ([Photo 84-Photo 87](#)):

The 1978 topographical survey plan shows that by then all of the original diagonal walkways had a concrete surface and asphalt paving had been laid to the south of the walkways on both the east and west sides of the building, except for a concrete driveway to the loading dock at the south-west corner of the property. Between the walkway and the rear property line was a gravel driveway, since resurfaced with asphalt. The 1978 ground floor plan (A2: [Figure 46](#); [Figure 47](#)) shows that interlocking concrete pavers were to be laid from the front façade to the King Street sidewalk, extending also to the McMurray and Foundry sidewalks and two concrete planters were to be installed on either side of the front entrance. As constructed and unchanged, the east planter abuts the concrete ramp and stands somewhat higher than the west planter due to a slight downward slope from the west to the east side of the property. A circular component of the west bed was likely intended to contain an annual bed but is now filled with rounded stones set into concrete. This low-maintenance solution may have been executed soon after the building was closed to the public. The remainder of the beds are planted with perennial shrubs and ground cover. The temporary wire fencing erected around the perimeter of the front of the property (including the ramp) in 1995, for public safety and subsequent roof and masonry repairs, remains in place today, acting as a reminder that the former Dundas Post Office is no longer a public building.

6 Heritage Evaluation of the Dundas Post Office Building

6.1 Introduction

The architectural and historical significance of the exterior of the Dundas Post Office building will be assessed using the provincial criteria for designating properties under the Ontario Heritage Act (see Section 6.2).

The architectural evaluation (criteria 1) will apply only to the exterior shell of the building, given the extent to which the pre-1949 building interior has been compromised by numerous alterations over the years, notably, the removal of the original wood staircase, counter, door frames and doors, and partition walls; and the removal or covering of original floor materials (ceramic tile, terrazzo, and hardwood). Also excluded is the landscaping as no original features, such as the diagonal pathways or areas of grass have survived.

6.2 Criteria for Evaluating Properties for Designation under the Ontario Heritage Act

The following evaluation of its heritage significance is based on the "Criteria for Determining Cultural Heritage Value or Interest, Ontario Regulation" under the Ontario Heritage Act, R.S.O. 1990, c.O.18 (enabling statute) as summarized below:

A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

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 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;
 - 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.

6.3 Evaluation of the former Dundas Post Office according to the above Criteria

1) The Dundas Post Office building exterior is ranked for design and physical value under the following three sub-categories:

i. a rare, unique, representative or early example of a style, type, expression, material or construction method

As concluded in Section 5.3.5, the former Dundas Post Office is a very good representative example of the federal public/ post office buildings designed by the Chief Architect's Branch of the Department of Public Works under the direction of David Ewart (1896-1914). The Romanesque and Classical Revival features were skilfully combined in a pleasing manner to produce a handsome building of eclectic design. Also noteworthy is its tall clock tower with the large clock dials. The Dundas Post Office can also claim to be a rare Ontario example of a public building with a central clock tower (one of only two surviving).

Ranking in this sub-category: HIGH.

ii. displays a high degree of craftsmanship or artistic merit

All of the original exterior materials, including the brick and stone masonry, the slate roofing and the copper flashings, fascia, dormers, eavestroughing and downspouts exhibit a high degree of craftsmanship and have, to a large extent, been maintained in good condition. The pre-1949 building (with the rear extension) also had a high degree of artistic merit, which has been somewhat compromised by additions and alterations: notably, the 1960 flat-roofed elevator addition, and its rather ungainly 1979 mansard roof addition. Other more minor alterations, such as: the infilling with brick of some of the original arched window openings and doorways and the replacement of original wood door and window frames and doors and windows, have also, but to a lesser extent, compromised the architectural integrity of the pre-1949 building. However, the brick and stone masonry of all of the additions sensitively copied the detailing of the original building and identical slates were specified for the two mansard roof additions. As a result, the exterior shell as a whole has maintained a fairly high degree of architectural integrity.

The high quality of the original design and craftsmanship of the clock dials, the bell, and the clock/ bell mechanism supplied by two English manufacturers is particularly noteworthy. Thanks to minor repairs and adjustments over the years, the mechanism is still in good working order and from 2006 to August 2009, it was demonstrated that the clock could keep time and the bell could toll on the hour, with a commitment made to the required tasks. However, with the building now vacant, the clock has stopped working and the bell is silent.

Ranking in this sub-category: HIGH for the building exterior; VERY HIGH for the clock/ bell mechanism, the bell and the clock dials.

iii. demonstrates a high degree of technical or scientific achievement

The solid brick and stone masonry walls with interior reinforced concrete and steel posts and wood joists and roof framing is typical of the construction of federal post office/ public buildings erected around 1890 to 1915. The Dundas Post Office building therefore does not demonstrate a high degree of technical or scientific achievement.

Ranking in this sub-category: LOW

Overall ranking in this category: MEDIUM-HIGH

2) The Dundas Post Office building is ranked for historical or associative value under the following sub-categories:

i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

The Post Office Department of the Dominion Government and its successor Canada Post Corporation has always been an important national institution. While building requirements have changed in response to technological advances in sorting, distribution and retail services, the surviving buildings originally erected across the country to provide postal and other federal services, retain an important associative value, regardless of what new uses they now serve or may be adapted to in the future. This is certainly true of the Dundas Post Office building, the historical significance of which is certainly recognized by the local community.

The original and pre-1949 portions of the building are directly associated with the Chief Architect's Branch of DPW, which made a major contribution to Canada's architectural heritage. DPW left an important legacy of federal post office/ public buildings, from the 1870s to the mid 1930s, when the vast majority were designed by the Chief Architect's Branch. The Dundas building reflects the high standard of design and construction set by the Chief Architect and his staff for both small and large buildings erected across the country to house post offices, customs offices and other federal services.

The Dundas Post Office building is also associated more particularly with the important legacy of Chief Architect David Ewart, who took over at a time of economic recovery and expansion. His leadership led to another significant thrust of the federal presence across the country, this time mostly into the smaller communities.

Ranking in this sub-category: HIGH

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture

Similarly to other comparable federal post office/ public buildings erected in the late 19th and early 20th century across Canada, the history and architecture of the Dundas Post Office, changes in use over time, and alterations/ additions to the building itself provide valuable insight into the process by which such buildings came to be erected in the smaller urban centres, and the evolution of mail distribution, delivery, and retail postal services which resulted in the ever-changing building requirements. The redundancy of this building to the needs of CPC, as in many other communities across the country, raises the issue of how such landmark buildings can be adapted to new uses while retaining their symbolic connection with the past.

Ranking in this sub-category: HIGH

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community

Chief Architect David Ewart left an important legacy of many federal public buildings of similar but distinctive design and solid construction, intended to be prominent landmarks in the downtown cores of the towns and cities where they were built. Their prominence was ensured by the trademark clock tower, a feature of almost all of the post office/ public buildings erected in Ontario during Ewart's tenure. Architecturally distinguished buildings, in turn, reinforced the federal presence in these communities and the important role of the federal government in providing postal, customs, inland revenue and other services of this nature, not just in cities but in smaller urban centres like Dundas.

It is not clear what role, if any, the Hamilton architect A.W. Peene had in the finalization of the original designs. However, he certainly deserves credit for his role as construction supervisor, based on the admiring comments made by staff and the general public at the time of the official opening of the Dundas Post Office in 1913, and the fact that once construction finally got underway it appears to have proceeded with no major delays. The contractors, Nagle & Mills, also deserve credit for the high construction standards displayed in the original building, still evident today on the exterior by the brick and stone masonry, slate roofing and copper elements.

Ranking in this sub-category: HIGH
Overall ranking in this category: HIGH

3) The Dundas Post Office building is ranked for contextual value under the following sub-categories (considered together):

- i. is important in defining, maintaining or supporting the character of an area; and**
- ii. is physically, functionally, visually or historically linked to its surroundings**

The property has contextual value because of the architectural merit of the pre-1949 building and its visual prominence. Since its construction, the Post Office building has always been a physical and cultural landmark of downtown Dundas. It is one of only three surviving buildings with clock or bell towers, including the 1847 Town Hall with its four dial cupola clock and the 1863 St. Augustine's Roman Catholic Church with its imposing bell tower. Neither is as tall as the Post Office tower, whose clock dials were and still are high enough to be seen from some distance, over the rooftops of the Elgin House and Music Hall buildings directly to the east, from the west on King Street and over the rooftops of commercial buildings on the north side of King Street, as viewed from between houses on Park Street. (Figure 10; Figure 12; Figure 13; Photo 1; Photo 9)

Overall ranking in this category: HIGH

When the sum of the above three ratings are averaged out the former Dundas Post Office building overall receives a HIGH ranking, when evaluated according to provincial criteria.

7 Conclusions and Recommendations

7.1 Designation under the Ontario Heritage Act

It may be concluded from the high ranking received by the Dundas Post Office building, when evaluated according to the provincial criteria, that it is clearly worthy of designation under Part IV of the Ontario Heritage Act. The protection provided by the OHA applies in general to the entire property as legally described and should also apply specifically to the following elements, by means of special mention in the *Reasons for Designation* (statement of the architectural and historical significance of a property, which accompanies the designation by-law).

- the entire exterior shell of the building (including interior structural columns and beams) with special mention of the original brick and stone masonry walls and surviving stone stairway, the slate roofing (of the original building and the second storey 1979 rear addition), and all of the sheet-copper components, notably the dormers and finial of the clock tower. (NOTE: Designating the entire exterior shell will ensure that any further exterior alterations are sympathetic to the original building and the later additions designed to complement it as any new additions/ alterations will be subject to the heritage permit process.)⁷¹)
- the entire clock/ bell assembly, including the clock mechanism housed on the fourth floor with its two detached winches, the bell on the fifth floor, the four clock dials on the sixth floor, pulleys, counterweights and connecting rods. (NOTE: The intent here is to include every moving or stationary part which enables the clock dials to keep time and the bell to toll in synchronicity with the clock.)

It is recommended that the Hamilton Municipal Heritage Committee proceed with a recommendation to City Council to designate the former Dundas Post Office property at 104 King Street West, as soon as it has passed into private/ public ownership and a copy of this report has been submitted to Heritage Planning staff for the City of Hamilton (see Section 8.2-Contacts).

7.2 Conservation and Adaptive Re-use

Although, it is beyond the scope of this Cultural Heritage Assessment to address the adaptive re-use potential of the Dundas Post Office building in detail (in terms of official plan policies, zoning restrictions, building code requirements, etc.), it is worth pointing out that the best adaptive re-use of the building would likely be a multi-purpose one, for which it was originally designed. With large open interior spaces on all three floors, and staff washrooms on the first and second floors, it would lend itself to a variety of mixed commercial uses on the first and second floors with the third floor retrofitted for office space or one or two residential units (accessed by separate stairwells). The ground floor could be easily adapted to a retail or service business, professional offices or possibly a restaurant.

⁷¹ When the new City of Hamilton was created out of the six former municipalities in 2001, the six LACACs were also merged into one Municipal Heritage Committee (HMHC). One of the sub-committees established at that time was the Heritage Permit Review Sub-committee, whose mandate is to review alterations and additions to properties designated under Part IV or V of the OHA. For more information, contact Heritage Planning staff for the City of Hamilton (see Section 8.2).

At the stage that plans are being developed by a new owner for the adaptive re-use of the Dundas Post Office building, it is recommended that an architectural firm with expertise in the conservation and rehabilitation of historic buildings be retained to provide advice on appropriate methods for the conservation of original/ pre-1949 building materials and architectural elements, as well as the removal of more recent materials and additions (to avoid damaging historic building fabric). Such expertise would also ensure that, where alterations/ additions are required to accommodate the new use(s), they are done in a way that is sensitive to the architectural character of the pre-1949 building.

In addition, a firm with expertise on the maintenance and restoration of historic clock/ bell assemblies should also be consulted to ensure that the mechanism (with all its working parts), clock dials and bell can be maintained in good working order. In the event that the CPC property is sold and the new owner does not have the resources to keep the clock running and bell tolling, at least one responsible community organization (the Dundas Valley Historical Society through its president, Stan Nowak) has expressed an interest in doing so. It is therefore recommended that the new owner discuss the logistics of keeping the clock and bell assembly functioning with local groups, such as the Dundas Valley Historical Society, the Hamilton Municipal Heritage Committee (Dundas representative), and the Dundas Community Council.⁷²

⁷² More information about these groups is provided on the following websites:

Dundas Valley Historical Society: <http://www.unityserve.org/dundashistory>

Hamilton Municipal Heritage Committee:

<http://www.myhamilton.ca/myhamilton/CityandGovernment/CityDepartments/PlanningEcDev/Development/HeritagePlanning/Committees>

Dundas Community Council: <http://www.russpowers.ca/Pages/comcouncil.html>

8 Site Visits, Contacts, Acknowledgments and Sources

8.1 Site Visits

As a resident of Dundas, it was easy to make as many visits to the site to inspect and photograph the building exterior as needed. Arrangements were made through Kim Thomas, one of the office supervisors, to view and photograph the interior, as listed below.

June 26 (Ann Gillespie and Kim Thomas): This included a tour of the basement, first and second floors, but not the tower.

July 19 (Ann Gillespie, spouse Stewart Patch, and Stan Nowak): This included a second inspection of the first and second floors along with all floors of the tower. Photographs were taken on this occasion by Stewart Patch.

August 10 (Ann Gillespie and Kim Thomas): A final inspection of the basement, first and second floors, with photographs taken to fill in gaps.

8.2 Contacts and Acknowledgments

- W.J. (Wally) Pollock (Senior Vice President and Director) and Ross Pollock (Director), *CB Richard Ellis Global Corporate Services Group, CB Richard Ellis Canada* (commercial real estate company responsible for the disposal of CPC property, West Toronto office: 416 798 6203).
- David Cuming, Senior Project Manager, Heritage and Urban Design, Planning and Economic Development Department, City of Hamilton (905 546 2424 ext. 1215).
- Sandra Kiemele, Archivist; Roberta Bailey, Collections Assistant, Dundas Museum & Archives, Dundas (905 627 7412).
- Stan Nowak, amateur local historian and president of the Dundas Valley Historical Society.
- Kim Thomas, Office Supervisor, former Dundas Distribution Centre (now based in the new sorting and distribution facility in Ancaster).
- Bob Austerberry, letter carrier from based in the Dundas Post Office/ Distribution Centre from 1982 to August 2009.
- Tom Armstrong, Supervisor, Dundas Post Office, 1980 to 1989.
- Margaret Carter, *Heritage Research Associates Inc.*, Ottawa (former Parks Canada historian).
- Anthony Butler, retired Hamilton-based architect.
- Libby Toews, long-time resident of Dundas; former Dundas LACAC and HMHC member.

I would like to thank all of the above individuals who provided information or access to documents which assisted in the preparation of this report. I am also greatly indebted to my husband, Stewart Patch, for assistance with a variety of tasks: some of the site visit photography, careful proofreading of the final draft of this report, and generally for advice, and technical and moral support throughout the duration of the research, writing and assembly of the vast number of illustrations and photographs.

8.3 Sources

NOTE: Specific articles from newspapers (on microfilm, in the form of clippings, or referenced in card indexes) are cited in the footnotes.

8.3.1 Publications

L.J. Chapman and D.F. Putnam, *The Physiography of Southern Ontario*, 2nd edition (Toronto: University of Toronto Press, 1966).

Harold Kalman, *A History of Canadian Architecture, Vol.2* (Toronto: Oxford University Press, 1994).

Margaret Archibald, *By Federal Design: the Chief Architect's Branch of the Department Public Works, 1881-1914* (Parks Canada, National Historic Parks and Sites Branch: 1983).

Marc Boileau, *Looking Back—Towers of Time—Ontario* (St. Catherines: Looking Back Press, 2006).

Olive Newcombe, *The Wheels of Progress* (Dundas Historical Museum: 1980).

Olive Newcombe, *Picturesque Dundas Update* (Dundas Historical Museum: [1980]).

Olive Newcombe, *Picturesque Dundas Revisited* (Dundas Historical Museum: 1997).

Darrell A. Norris, *Beyond Paradise—Building Dundas—1793-1950* (Dundas LACAC: 1996); section on the Dundas Post Office: 104-105.

Various authors, *Downtown Hamilton—The Heart of it All* (Hamilton: The Fountain Foundation, 1995).

8.3.2 Manuscript Reports

Historic Sites and Monuments Board of Canada, Agenda Paper: "Post Office, 25½ Mill Street, Almonte, Ontario" prepared by Janet Wright, Architectural Analyst, Canadian Inventory of Historic Buildings (CIHB) and Ted Mills, Historian, CIHB (1979-31).

Historic Sites and Monuments Board of Canada, Agenda Paper (1980-22): "Small Urban Post Offices, 1881-1896", prepared by Randy Hosteck, Architectural Historian, CIHB and Leslie Maitland, Architectural Analyst, CIHB.

Federal Heritage Buildings Review Office (FHBRO) Building Report 84-02 "East Angus Post for Office, Sherbrooke Street and Angus Road, East Angus, Quebec".

Federal Heritage Buildings Review Office (FHBRO) Building Reports 87-01,-02,-03,-04, and -30 for post office buildings in Seaforth, Harriston, Milverton, Palmerston and Tilbury, one manuscript report prepared by Jacqueline Adell, Architectural History Branch, Parks Canada, 1987. NOTE: A copy of this report has been included for reference purposes in PDF format on the accompanying CD.

Gillespie Heritage Consulting, "Heritage Impact Statement for Canada Post Facility, 31 Lakeshore Road East, Port Credit, City of Mississauga", 18 June 2008.

8.3.3 Maps and Aerial Photographs

Map of the Town of Dundas in the County of Wentworth and Halton, Canada West, surveyed and drawn by Marcus Smith, 1851; reprinted by the Dundas Heritage Association, 1972; copy in the Dundas Branch of the Hamilton Public Library (abbreviated as DBHPL).

Illustrated Historical Atlas of the County of Wentworth Ont. compiled, drawn and published by Page & Smith, Toronto, 1875; reproduced and published by the Dundas Valley School of Art, Dundas, Ontario, 1971; copy in the DBHPL.

Imperial Atlas of Wentworth County, Ontario, drawn from the original surveys and fieldnotes, [etc. by] J.W. Tyrrell, Engineer (Hamilton: The Scarborough Company, 1903); copy in the DBHPL.

Underwriters Survey Bureau, *Insurance Plan of the Town of Dundas, Ont.*, July 1951; copy in the DBHPL.

Town of Dundas Pride Application Community Improvement Plan Map, n.d. [circa 1960s]; copy in the Canada Post binder.

Section of the 2007 aerial photograph of the City of Hamilton showing the Post Office block and buildings in the immediate vicinity, accessible on-line: <http://map.hamilton.ca>.

8.3.4 Site Plans and Architectural Drawings

The following sets of drawings were scanned from photocopies in the Canada Post binder of documentation.

1911: Department of Public Works of Canada: "Public Building—Dundas—Ont.": Ground Floor Plan (No. 2B), Second Floor Plan (No. 3), Third Floor Plan (No. 4-revised 3/5/24), plus a sheet with all four floor plans including the basement (No. 12); two sections (No. 6 and No. 7) and all four elevations (No. 8A, No. 9A, No. 10A and No. 11A).

1959: Department of Public Works of Canada, Building Construction Branch, Toronto: "Alterations and Additions to Federal Building—Architectural and Electrical Plans— DWG No. A-1", December 1959 (E.A. Gardner, Chief Architect; J.E. Kelly, District Architect).

1978: Public Works Canada, Ontario Region, "Dundas Postal Station—Alterations and Renovations—1978-08-04", (designed by C. Maclver): first and second floor plans (A2, A3), west and south elevations (A6, A7), two sections (A9, A10) and a topographical survey plan prepared by A.C. Briggs, Ontario Land Surveyor (A01).

8.3.5 Archival Records

Dundas Branch of the Hamilton Public Library (DBHPL)

Articles from the *Dundas Star* on microfilm or in the form of clippings (along with other clippings from various sources) in a file on the Dundas Post Office, in the archives section of the DBHPL.

Hamilton Public Library, Special Collections (HPLSC)

Publications, articles and card catalogue references in the Special Collections department.

Dundas Museum and Archives (DMA)

Album of photographs and memorabilia created by Florence Grightmire, a postal worker/postmistress at the Dundas Post Office from 1924 to 1966 (abbreviated for reference purposes as the Grightmire album).

Postcards of the Dundas Post Office in the historic postcard collection, other photos and various clippings.

Library and Archives Canada (LAC)

Report of the Chief Architect, 1911: 25 (section on the Dundas Post Office).

Orders-in-Council: costs and contractors for the land purchase, the original building, and the 1949-50 and 1960 additions.

NOTE: LAC was assumed to be where the original 1911 DPW architectural drawings were housed but a visit in late September 2009, subsequent to the completion of this report for CPC, revealed that this was not the case. This was disappointing as a full set of architectural drawings (original building and later additions) was found for the Port Credit Post Office (located in the City of Mississauga) for which the author of this report prepared a Heritage Impact Statement for CPC in 2008 (see Section 8.3.2).

Potential source of more construction documentation in the form of annual reports (chief architect or auditor general) and public accounts for relevant fiscal years, as were found for the Port Credit Post Office.

8.3.6 City of Hamilton Documents

City of Hamilton Planning and Development Department, Community Planning and Design Section:

Hamilton's Heritage Volume 2: Inventory of Buildings of Architectural and/ or Historical Interest, September 2002 (PDF version available on-line:

<http://www.myhamilton.ca/myhamilton/CityandGovernment/CityDepartments/PlanningEcDev/Development/HeritagePlanning/Resources>.

Heritage Planning file on the Dundas Post Office (first created for the Dundas LACAC).

Cultural Heritage Assessment-Report Outline (current version).

8.3.7 Other Sources

"Criteria for Determining Cultural Heritage Value or Interest, O.Reg. 9/06"
(available on-line from the Canadian Legal Information Institute:
www.canlii.org/on/laws/regu/2006r.9/20070614/whole/html)

9 Illustrations

This section includes maps, aerial photos, site plans, architectural drawings, historic photos, identified as Figures. Full references for the 2007 aerial photo and historic maps are provided in Section 8.3.3.



Figure 1: Section of the 2007 aerial photograph of the City of Hamilton showing the Post Office block, bounded to the north by King Street, to the west by McMurray Street, to the east by Foundry Street, and the south by Hatt Street, and other buildings in the immediate vicinity.

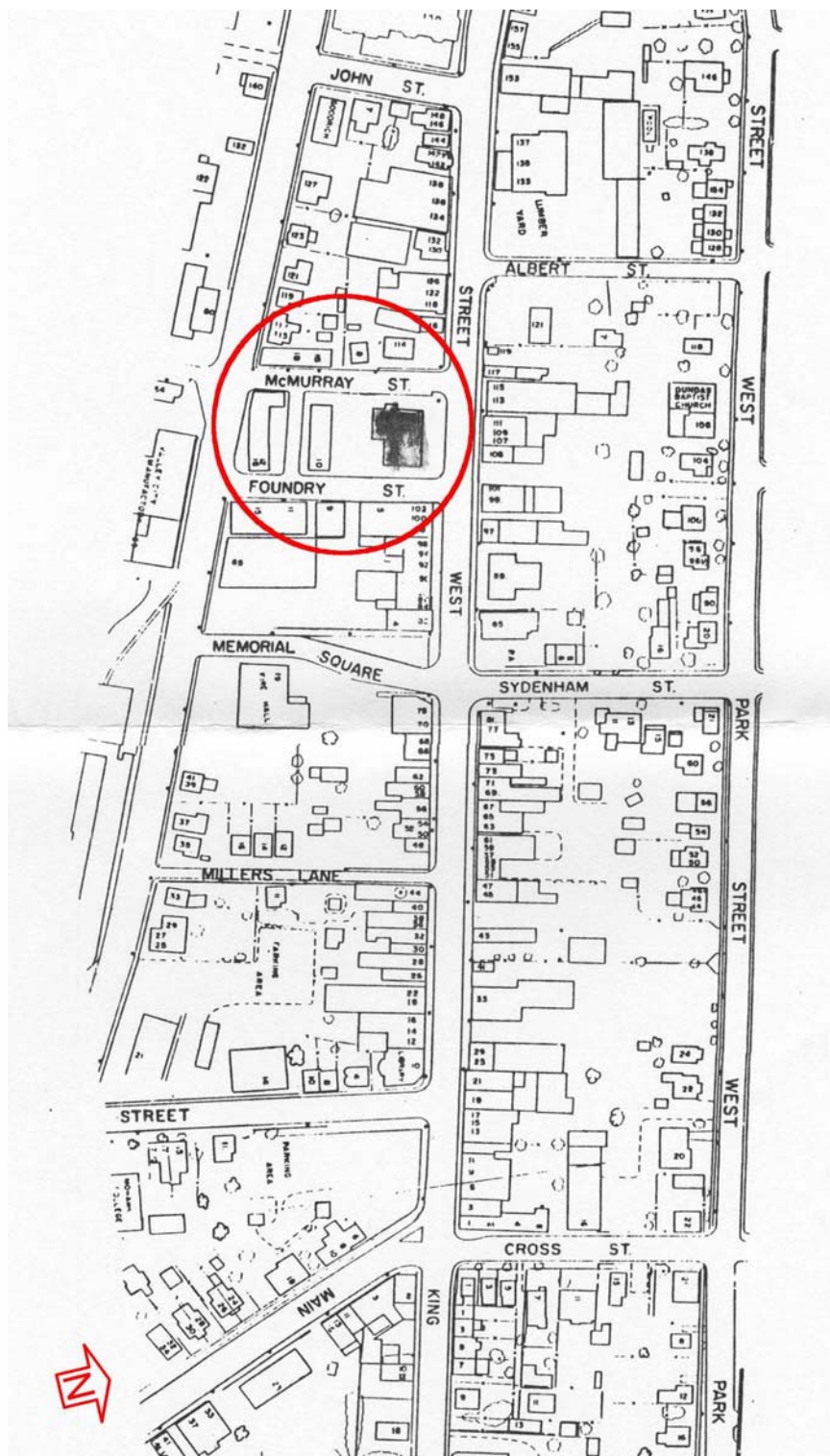


Figure 2: Section of an undated *Dundas Pride Application Community Improvement Plan Map* highlighting the Post Office building and the block bounded by King, Hatt, Foundry and McMurray Streets. Date of map estimated to be the 1960s, based on building footprints (annotated by the author of this report).

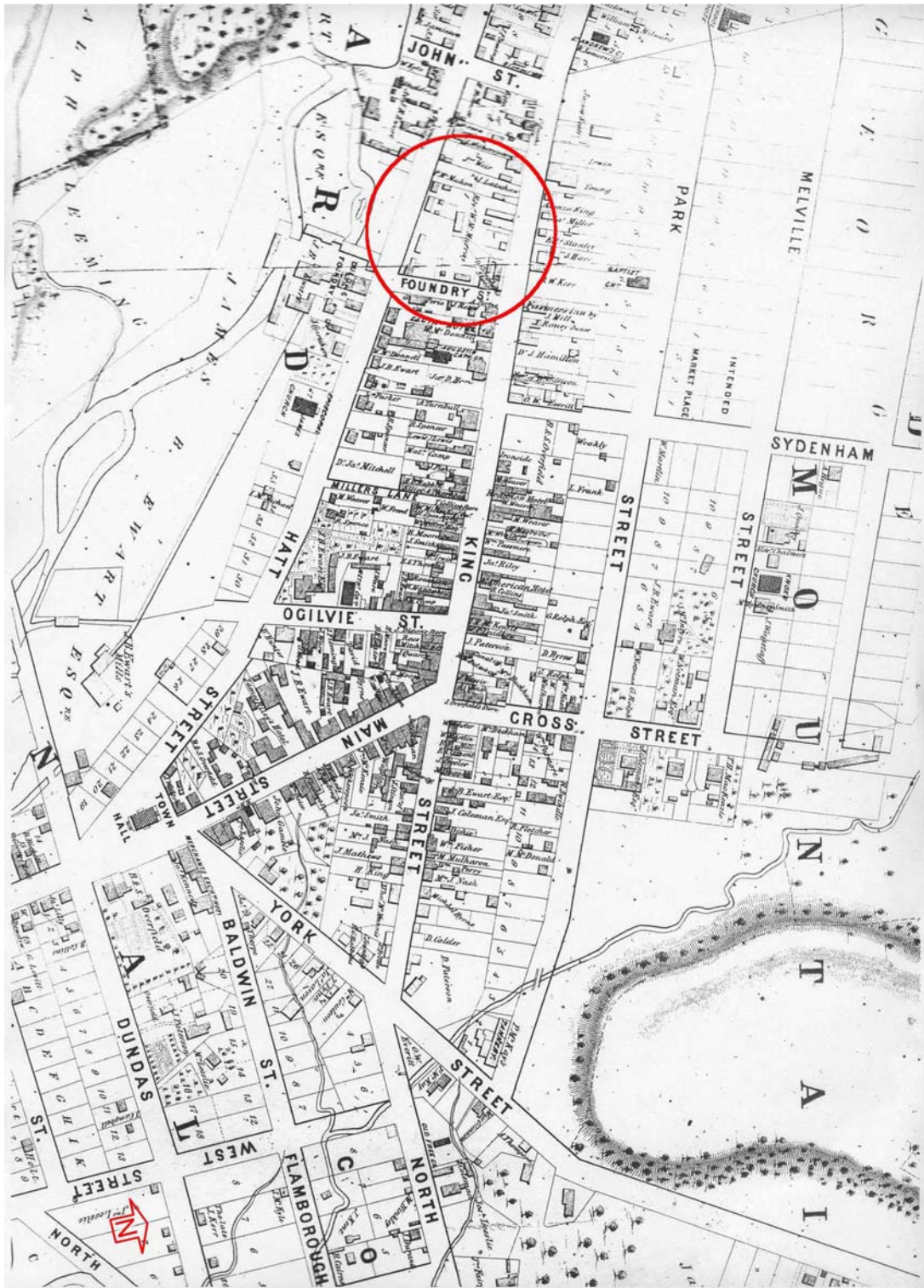


Figure 3: Section of the 1851 Marcus Smith map of the Town of Dundas with the block bounded then only on three sides by King, Hatt, and Foundry Streets. To the west was the property of the Reverend W.M. McMurray, the western edge of which would later be designated as a street named after him (annotated by the author of this report).

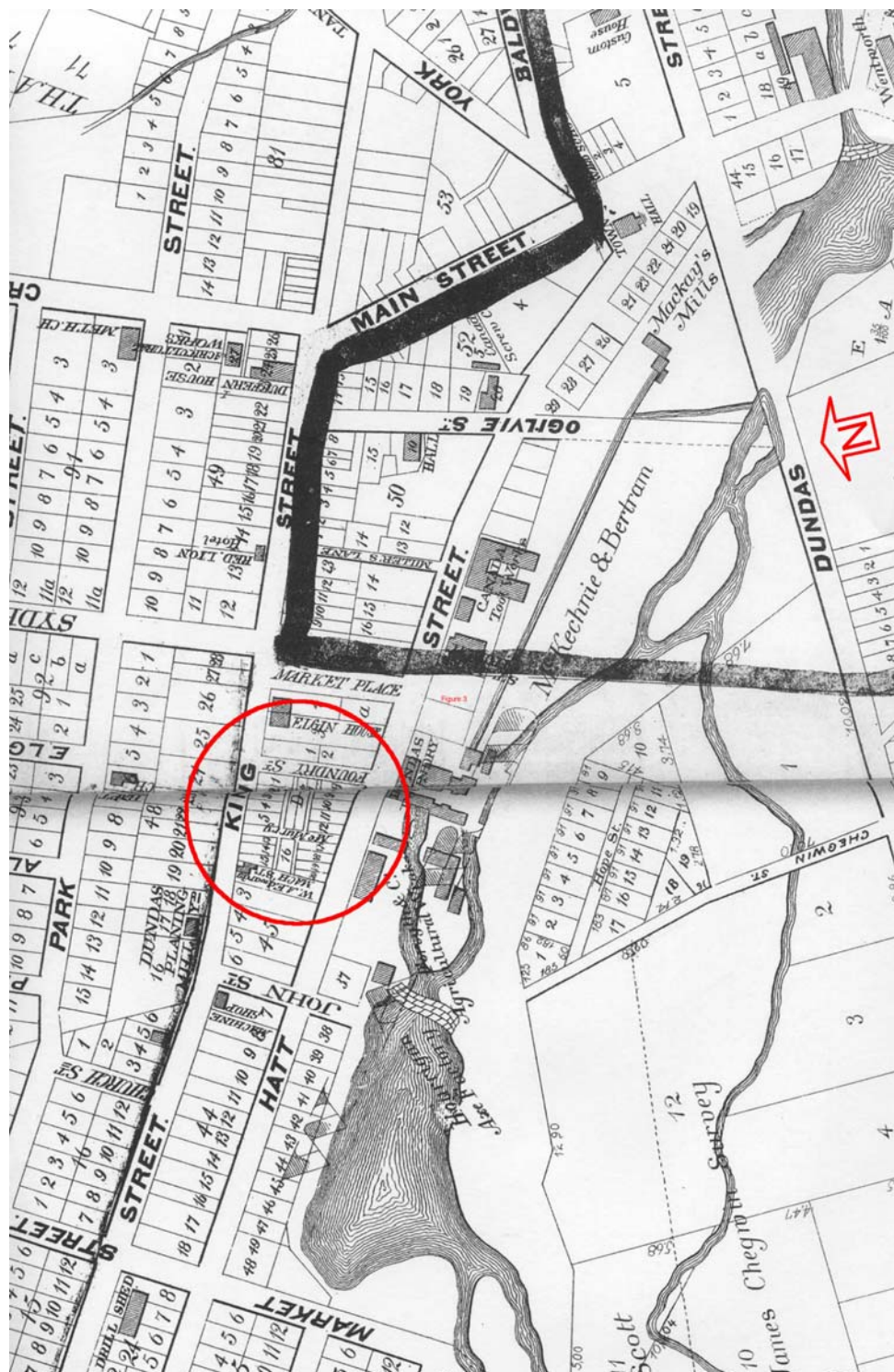


Figure 4: Section of the map of the Town of Dundas in the 1875 atlas of Wentworth County, highlighting the block bounded by King, Hatt, Foundry and McMurray streets, and the future site of the Dundas Post Office, with the Dundas Foundry to the south (map annotated by the author of this report).
NOTE: The thick black line made on the original copy of this page of the atlas is not relevant to this report.

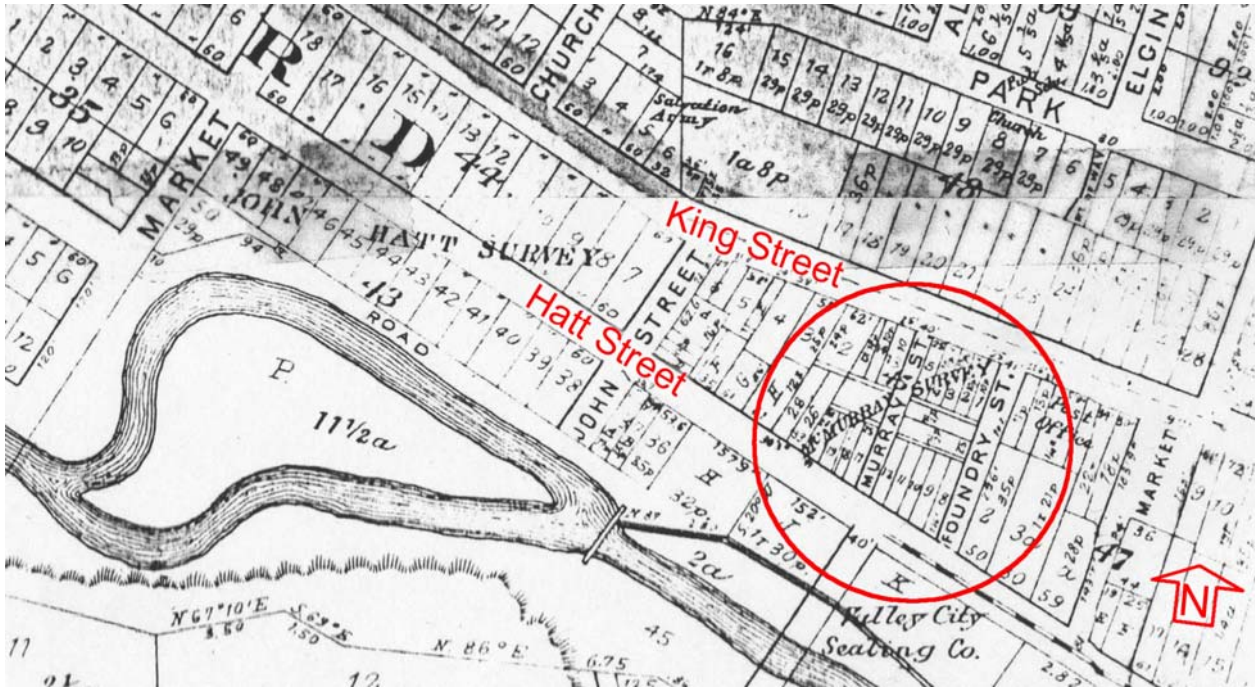


Figure 5: Section of the 1903 map of the Town of Dundas showing the McMurray Survey and the block bounded by King, Hatt, Foundry and McMurray (Murray) streets (annotated by the author of this report). Lots 1 to 5 in this survey constitute the future site of the Dundas Post Office.

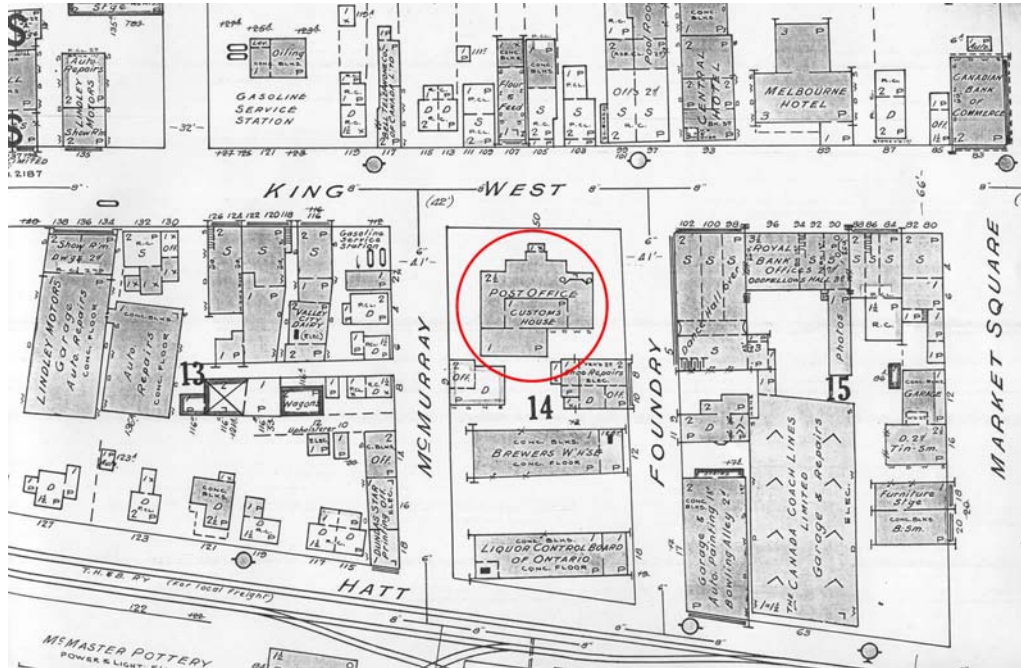


Figure 6: Section of the 1951 Fire Insurance Plan of the Town of Dundas, showing the Post Office and buildings in its immediate vicinity (annotated by the author of this report). See Figure 7 for a larger-scale vertical section.

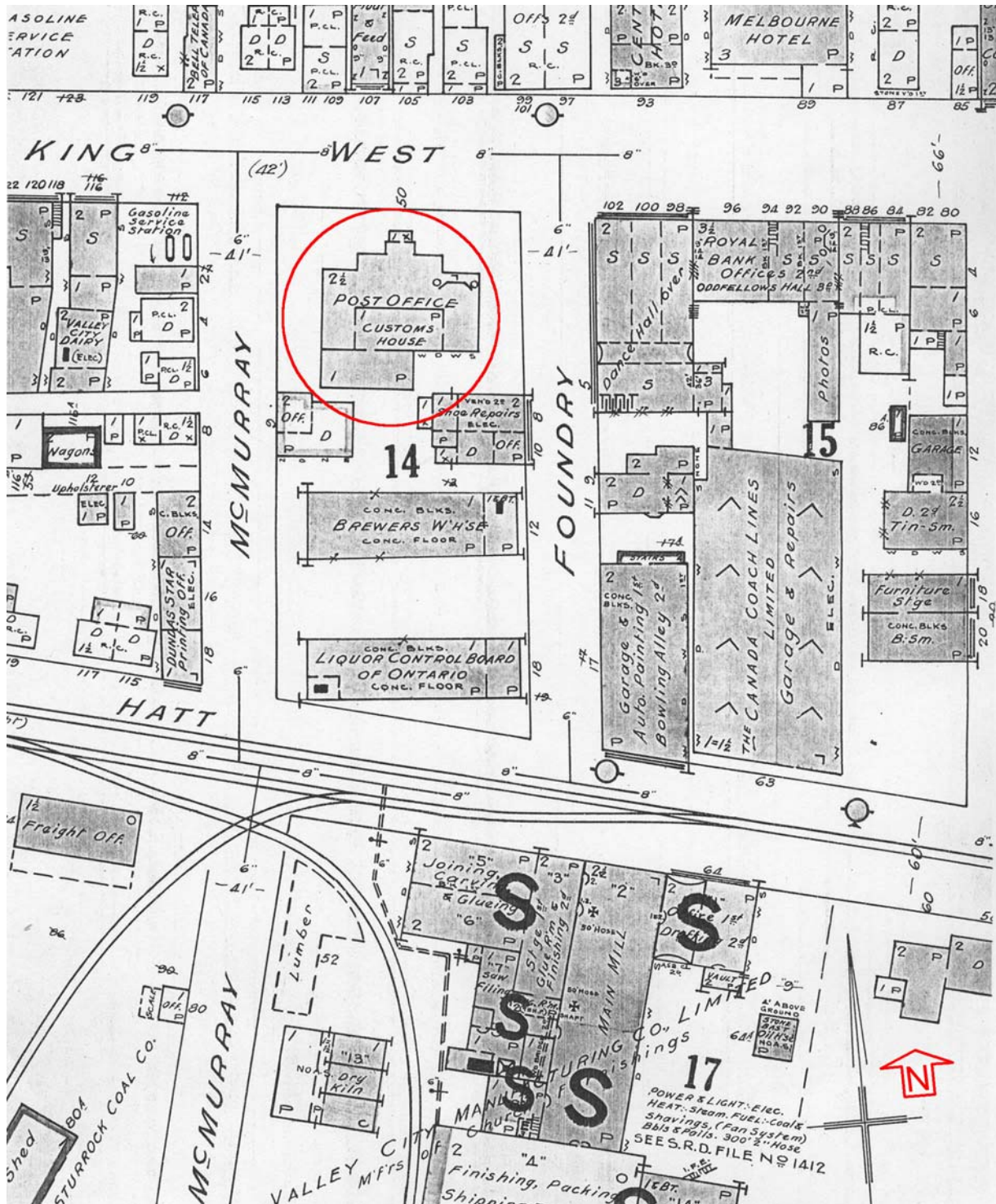


Figure 7: Vertical section of the 1951 Fire Insurance Plan showing the buildings in the vicinity of the Post Office at that time (annotated by the author of this report): the Valley City Manufacturing Co. complex on the south side of Hatt Street and the buildings directly south of the Post Office, including a two-storey frame dwelling facing McMurray Street and a two-storey brick building with a shoe repair shop facing Foundry Street, both of which were demolished since 1978 (see Figure 43).

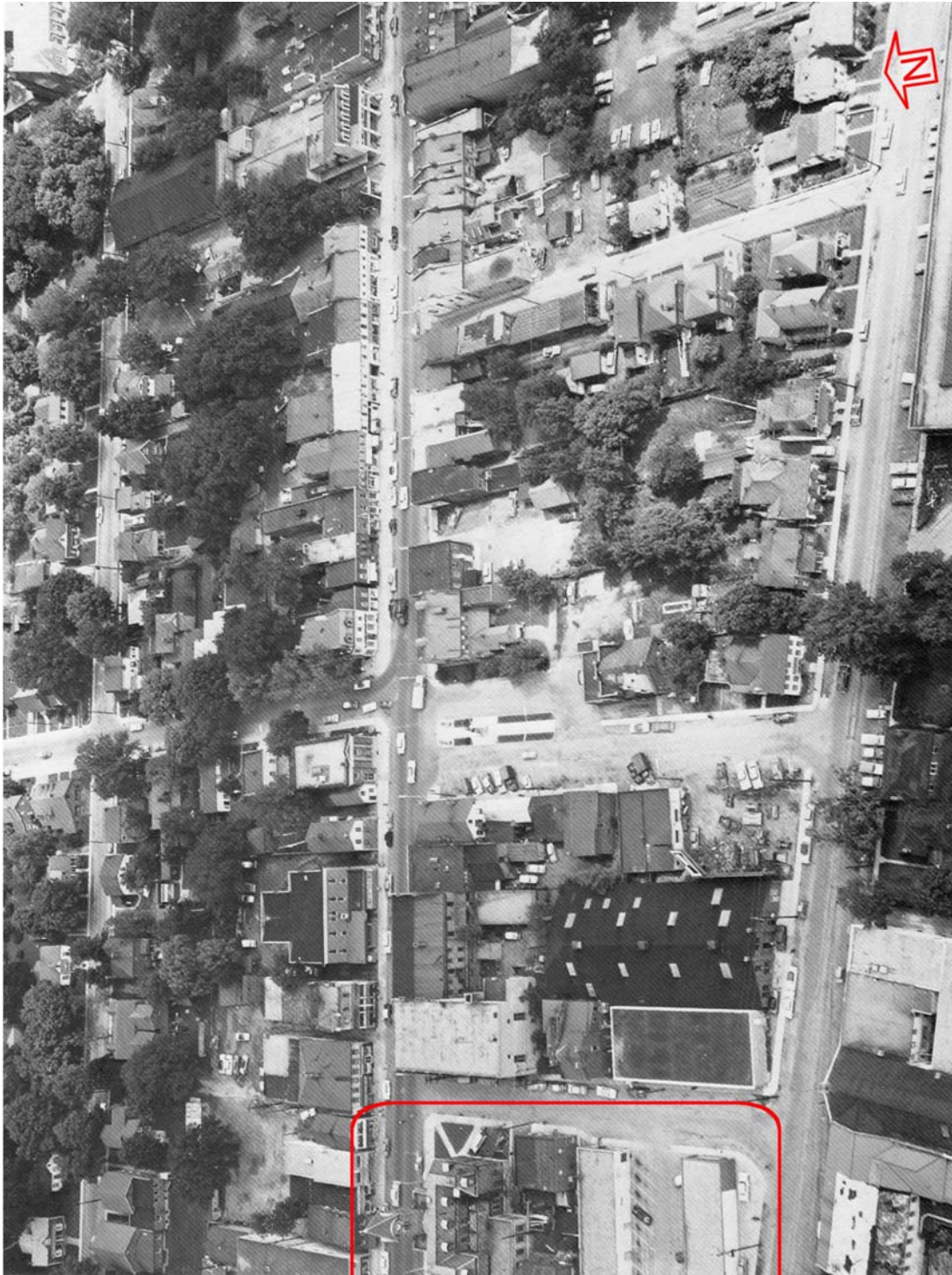


Figure 8: Aerial photo of the downtown core of Dundas taken in 1962, with the visible portion of the Post Office block highlighted (annotated by the author of this report). Shows one of the two buildings directly behind the Post Office (since demolished) and the two long one-storey concrete block structures housing the LCBO and the Brewers Retail outlets to the south. Also shows the rooftops of the one-storey bowling alley building at the south-east corner of Hatt and Foundry streets and the adjacent skating/ curling rink building to the east and Music Hall building to the north.

Photo from *The Hamilton Spectator*; published in *Prints of Paradise*: 83.



Figure 9: View looking east on King Street circa 1911, with the recently completed Music Hall building at the corner of Foundry Street (far right) and the Elgin House as enlarged with its mansard roof addition. Directly opposite is the Central Hotel. NOTE: There are hydro lines but no automobiles or street lights.

Photo from the Hamilton Public Library, Special Collections (HPLSC); published in *Prints of Paradise*: 31.



Figure 10: 1920s view looking east on King Street from west of the Lennard Knitting Mill, the large gable-roofed brick building on the south side of King Street, showing the dominant presence of the Post Office with its tall clock tower and the cast-iron posts with single globe electric lights lining both sides of the street.

Photo from the HPLSC; published in *Prints of Paradise*: 24.



Figure 11: View of the south side of King Street around the Post Office site, on the occasion of parade in honour of the Dundas Rugby Team in 1922. The cars are lined up ready to parade the athletes through town.

Photo from HPLSC; published in *Prints of Paradise*: 36.



Figure 12: View looking east along King Street from west of McMurray Street showing the tall tower of the Post Office, the two-storey brick building which later housed the Valley City Dairy in the foreground, and several dwellings on either side of the street, none of which are still standing.

Photo from the postcard collection of Russ Powers (postmarked 1935); published in *Prints of Paradise*: 25.



Figure 13: Early 1940s view of King Street looking west, with the roof of the Post Office tower visible above the rooftops of the Elgin House and Music Hall.

Photo from the HPLSC; published in *Prints of Paradise*: 35.



Figure 14: Parade which took place in 1954 to celebrate the 100th anniversary of Wentworth County. View looking south-west towards the gas station and auto repair shop at the corner of McMurray and King streets with the Valley City Dairy Bar to the west.

Photo from *The Hamilton Spectator*; published in *Prints of Paradise*: 85.



Figure 15: View from a window on the second floor of the Post Office looking south-west with the Dundas Peak in the distance (1962 photo). The partially visible dwelling facing King Street has since been demolished. The former planing mill and lumber yard had been converted to an office and parking lot for a used car dealership, since replaced by a Rona/ Cashway store.

Photo from the album of former postal worker Florence Grightmire (see Section 8.3.5).

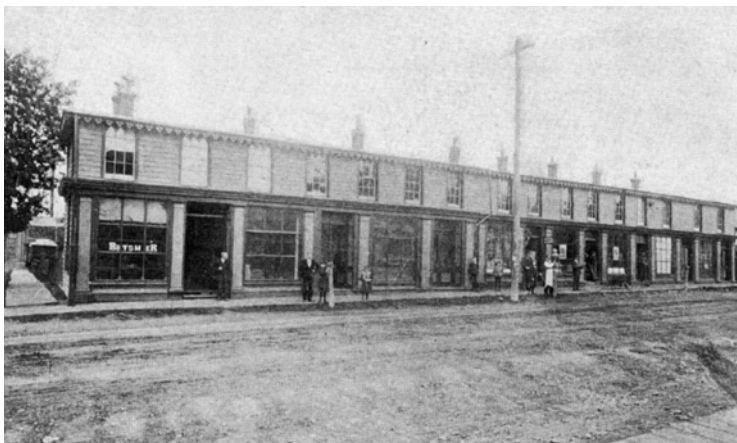


Figure 16: The long two-storey frame building known as Campbell's Block on the south side of King between Foundry and McMurray streets. King Street was still a dirt road with wood plank sidewalks.

Undated historic photo published in *Picturesque Dundas Revisited*: 25.



Figure 17: 1948 view of the six letter carriers posing with various dignitaries on the front steps of the Post Office, ready for their inaugural day of delivery after an official ceremony.

Photo dated 1948 from the Grightmire album.

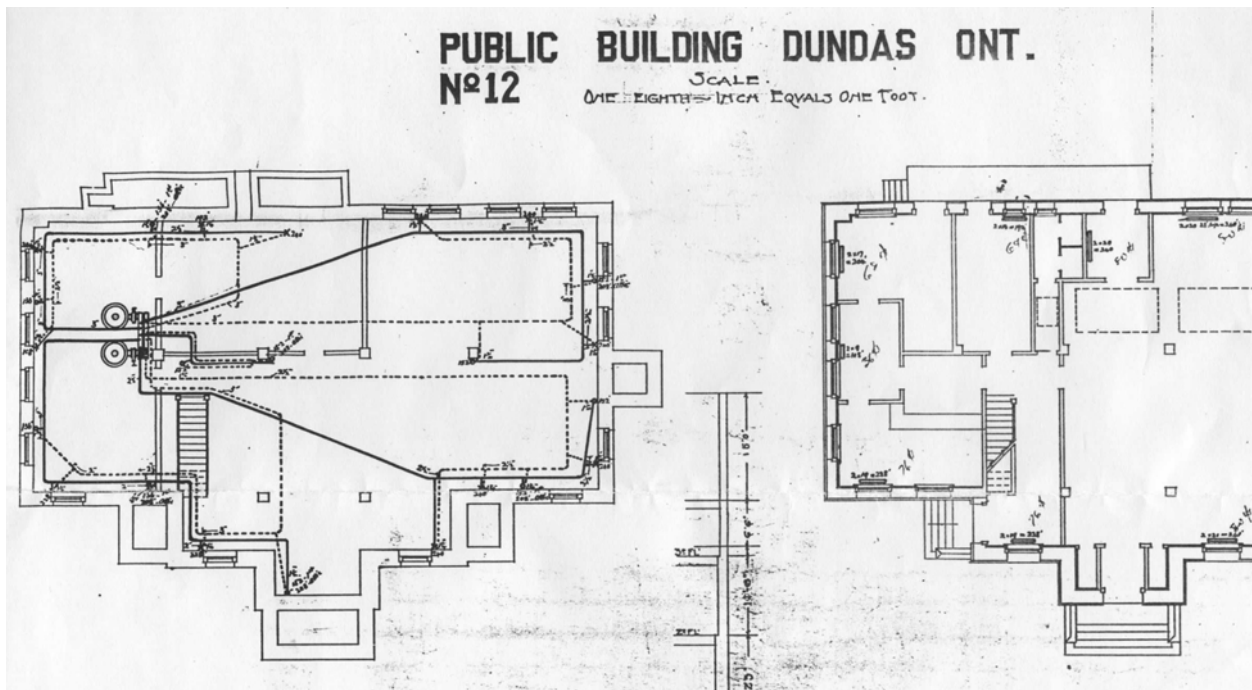


Figure 18: Section of drawing No. 12 (1911) with all four floor plans, showing the Basement Floor Plan (left). The two circular objects appear to be water tanks with solid and dashed lines indicating the location of hot and cold water pipes. The room to the right at the back of the building was the boiler room.

From the set of original 1911 architectural drawings prepared by DPW (scanned from photocopies in the Canada Post binder; cropped and annotated by the author of this report); source of plans, elevations and sections illustrated in [Figure 18](#)-[Figure 27](#)). Annotations by the author of this report.

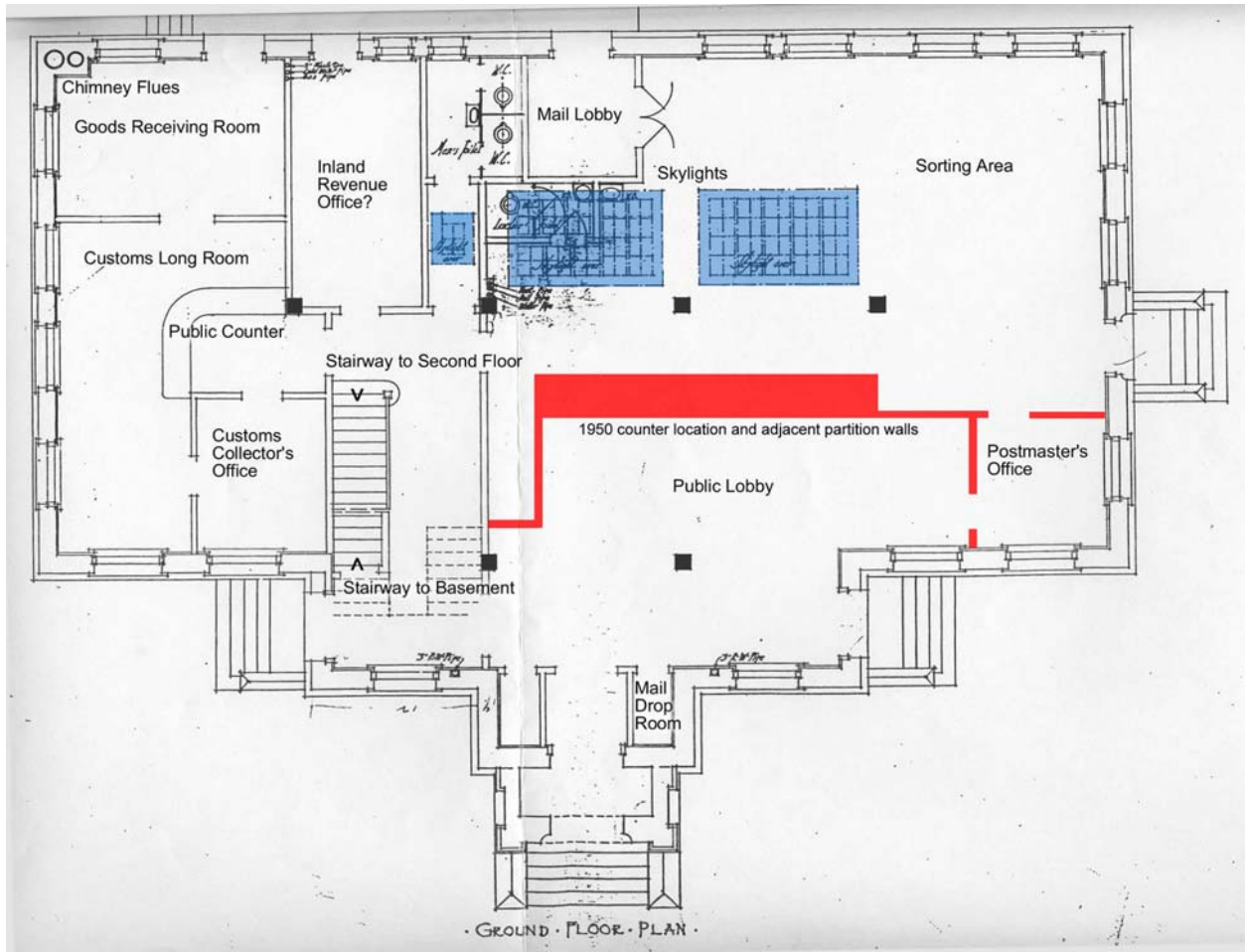


Figure 19: Drawing No. 2B: Ground Floor Plan (1911). Superimposed are the 1950 counter and partition walls dividing the Public Lobby from the working area and enclosing the Postmaster's Office (approximate configuration based on the 1959 drawing: see Figure 41). Highlighted are the six columns and three skylights.

NOTE: The layout of the ground floor is not identical to that partially shown on the above section of Drawing No. 12 (Figure 18).

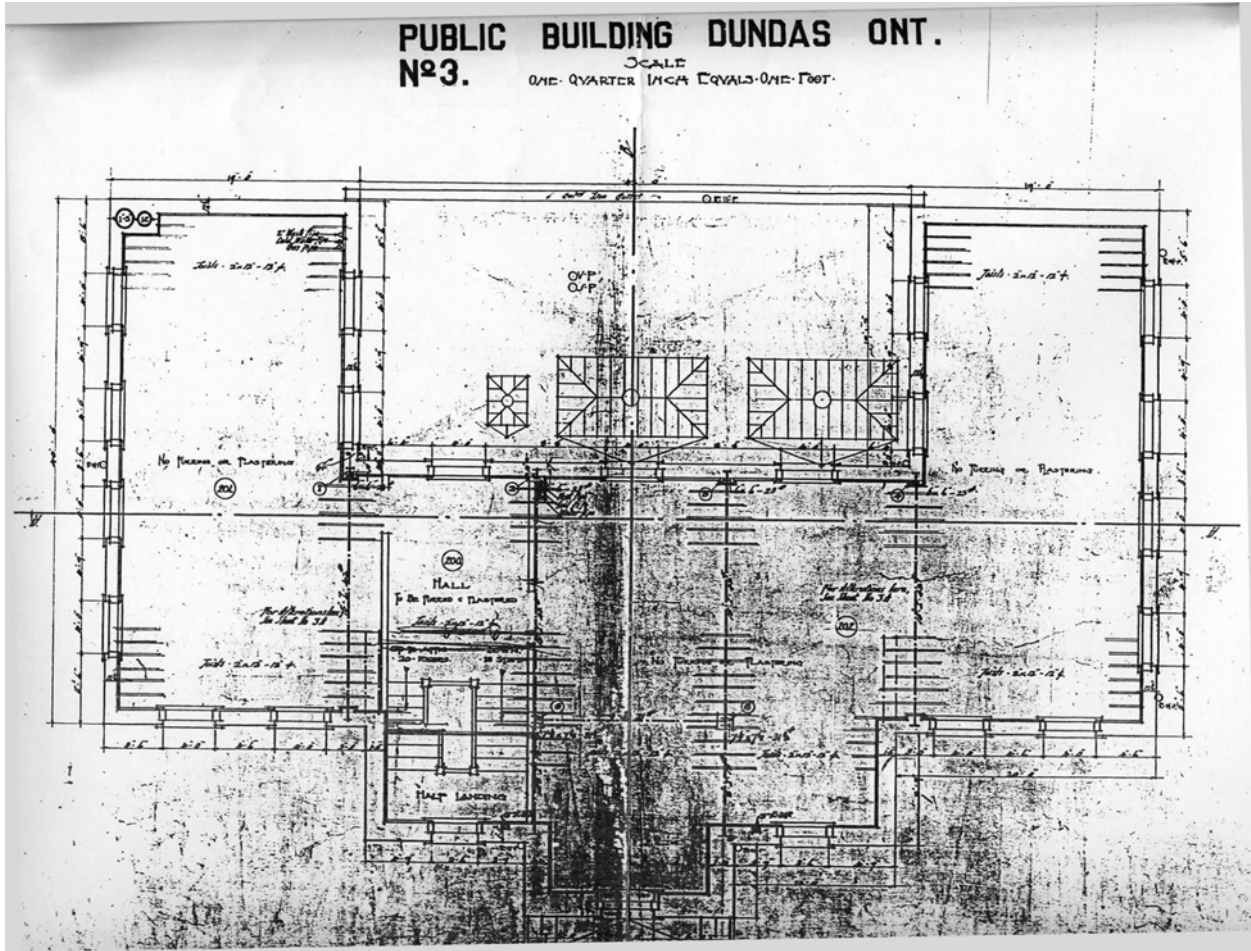


Figure 20: Drawing No. 3: Second Floor Plan (1911), showing the floor as initially left in a largely unfinished condition.

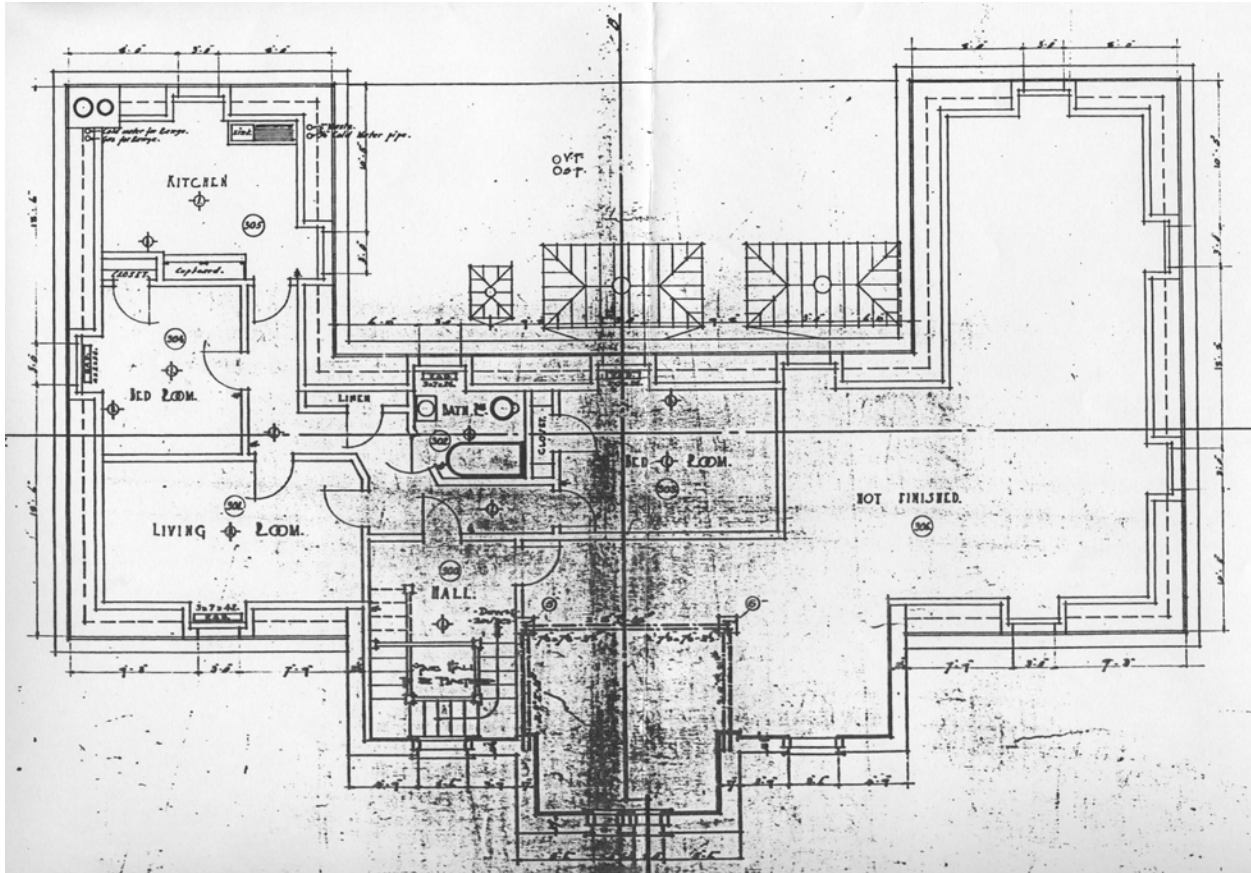


Figure 21: Drawing No. 4 (as revised in 1924): Third Floor Plan showing the layout of the caretaker's apartment, the staircase, and the area to remain unfinished on the west side of the building.



Figure 22: Drawing No. 8A (1911): King Street Elevation (north), showing the original front doorway inside the portico, with its glazed double paneled doors and semi-circular transom. Dotted lines show the below grade foundation walls, footings and basement walls. This elevation and the east and west elevations show the circular openings for the clock dials filled with multi-paned wood windows.

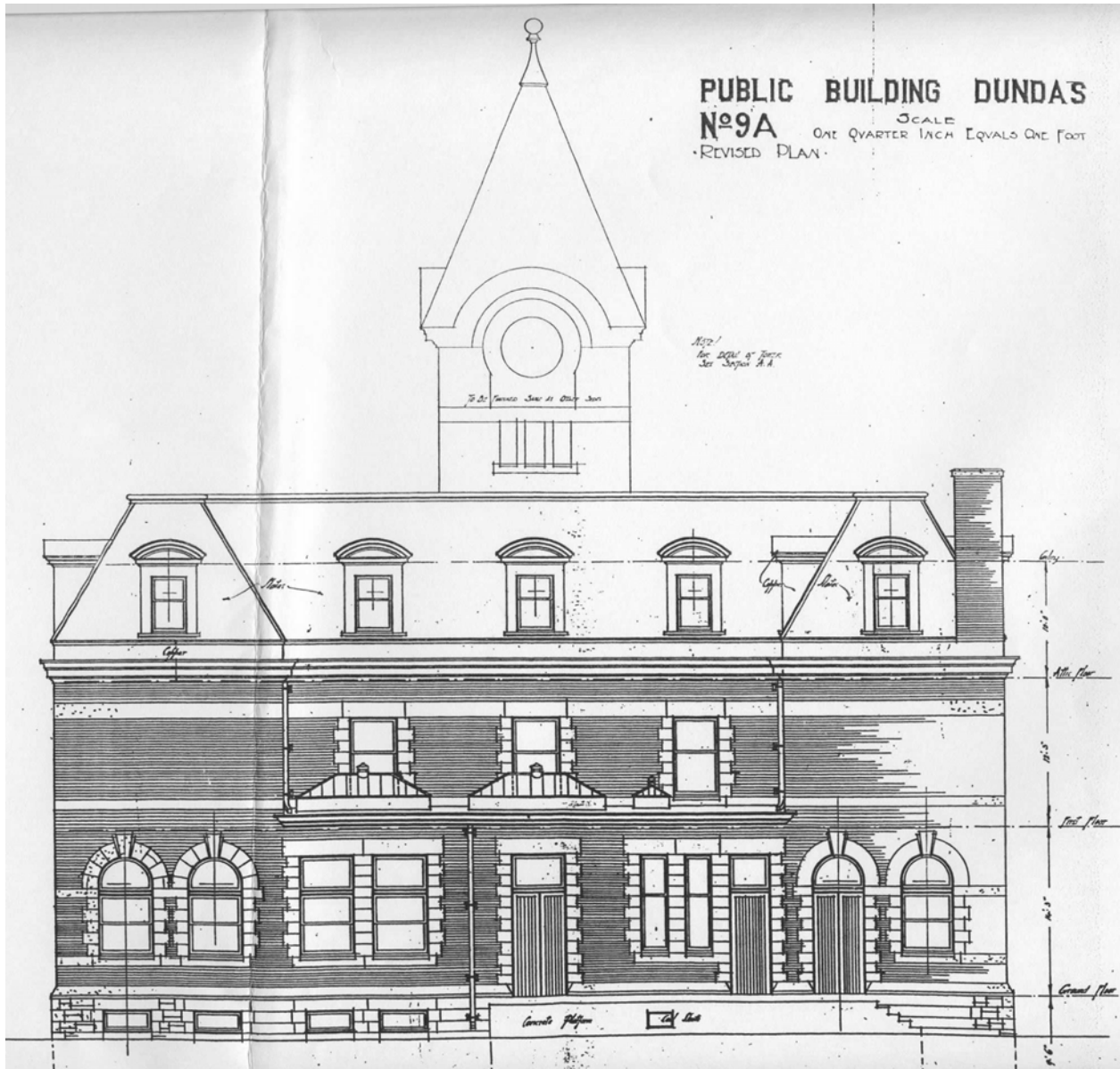


Figure 23: Drawing No. 9A (1911): Elevation to Lane (south), showing the more utilitarian vertical board wood doors at the rear for staff use opening onto the concrete loading platform and the original chimney at the south-east corner of the building (still extant in a widened form as shown in [Photo 20](#)). Also shows the three original skylights.



Figure 24: No. 10A (1911): McMurray Street Elevation (west), showing the original entrance of the west side of the frontispiece, with its double wood doors and semi-circular transom, and a similar narrower doorway with a single four-panelled door to the south. As built, this doorway had a three-panelled door with a glazed upper panel, as illustrated in [Figure 34](#).



Figure 25: Drawing No. 11A (1911): Foundry Street Elevation (east), showing the original entrance on the east wall of the frontispiece (identical to its west doorway).

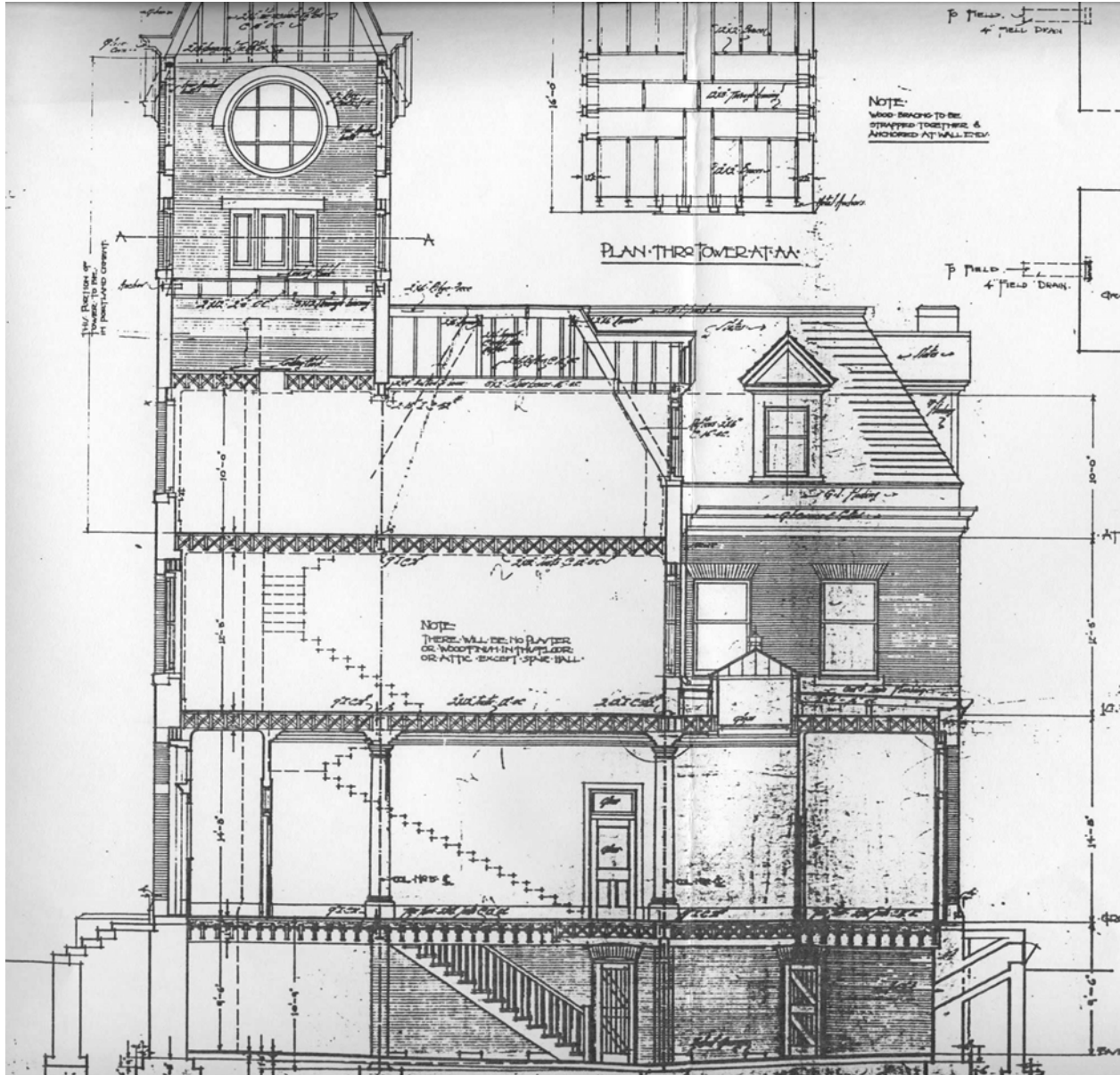


Figure 26: Drawing No. 7 (1911): Section running north-south through the central skylight, looking east. Shows the construction of the tower as originally proposed with one less floor. The wood bracing for the tower (section A-A) is located directly below the space where a bell could be hung and no floor is shown for a clock dial room. Presumably, once a bell/ clock assembly had been ordered, this section would have been revised to reflect changes need to accommodate all of its components. In the case of the Dundas Post Office an entire extra storey was added but there are no available drawings showing this modification.

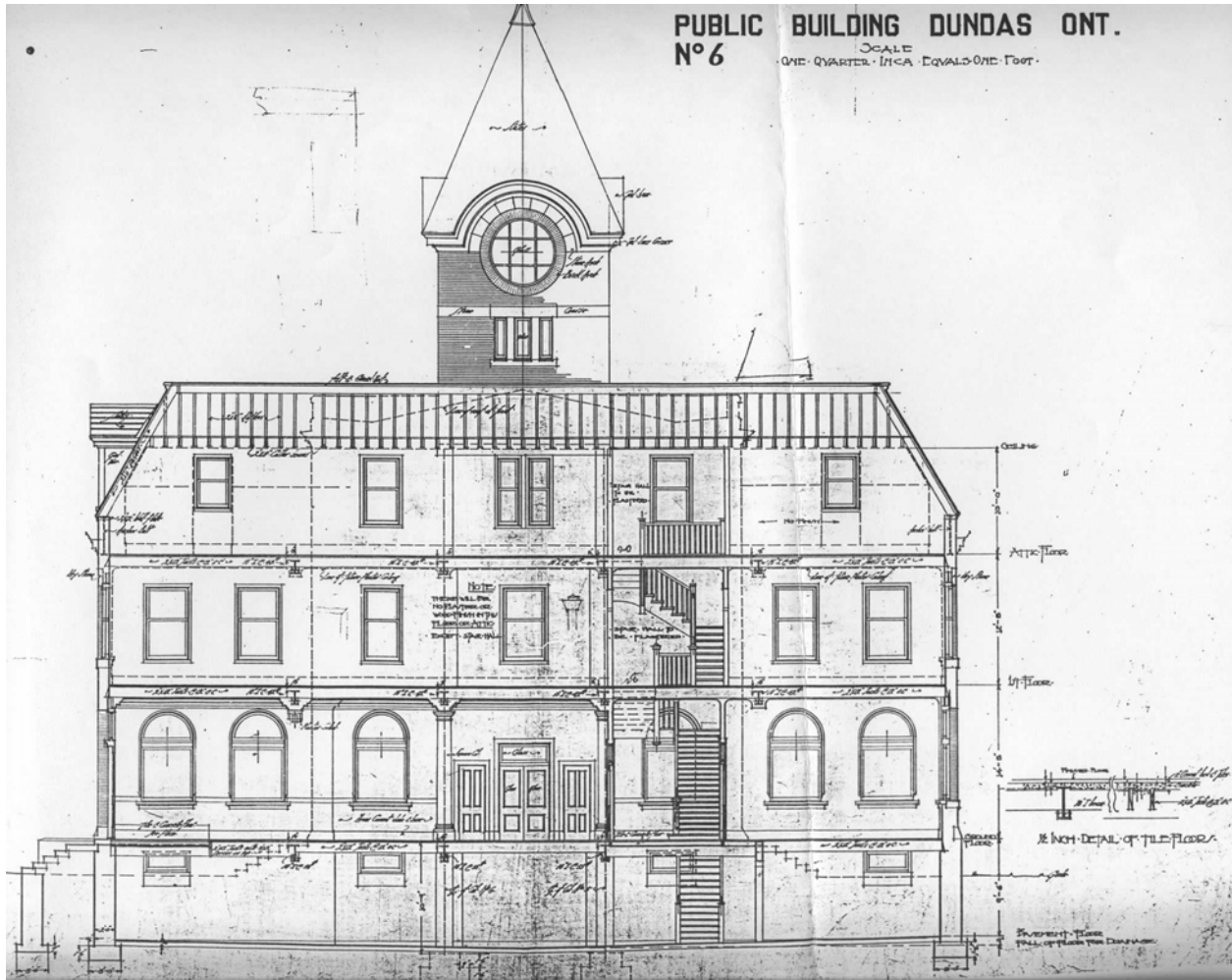


Figure 27: Drawing No. 6 (1911): Section running east-west through the central skylight, looking towards the front entrance doorway and what appears to be a set of interior doors opening onto the entrance vestibule, a door to the mail receiver room on the left and a door to another identical room on the right (likely a closet). Also shows the appearance of the original wood staircase, which is not documented in any known historic photos.



Figure 28: View looking south-east of the Dundas Post Office under construction, between the late fall of 1912 and the early spring of 1913 (based on the absence of foliage on the partially visible tree to the left). Surrounding the building are piles of bricks, stones and wood for bracing. Construction materials would have been brought short distances to the building site by horse and cart.

Photo from the Dundas Museum and Archives, published in *Picturesque Dundas Revisited*: 25.



Figure 29: Postcard view of the Dundas Post Office looking south-east, which also shows part of the two-storey building directly behind on McMurray Street (since demolished). Photo taken in the summer or early fall of 1913 after the building exterior had been completed. The openings for the clock dials are shown covered from the interior with temporary wood sheathing.

Photo printed on an AZO postcard postmarked 1913 from the postcard collection of the Dundas Museum and Archives (scanned and cropped for this report).



Figure 30: Similar postcard view of the recently completed Dundas Post Office but with the clock dials installed and pathways laid with dirt or grass cover in between the pathways and the sidewalk. This photo could have been taken late in 1913 before the globe light standards were erected. The sidewalk and pathways appear to be hard-surfaced.

Photo printed on an unused AZO postcard from the postcard collection of the Dundas Museum and Archives (scanned and cropped for this report).



Figure 31: Postcard view of the Dundas Post Office with a gathering of people in front and a man holding the flagpole on the roof who appear to be posing for this photograph. Photo taken after both the clock had been installed and the light standards erected by the Town of Dundas, which must have been after the previous view, possibly in December 1913 or early in 1914. Warm clothing and a light covering of snow on the ground around the Post Office indicate that the photo was taken in winter.

Photo printed on an unused postcard published by Rumsey & Co. from the postcard collection of the Dundas Museum and Archives (scanned and cropped for this report).



Figure 32: Postcard view of the Post Office looking south-west with a partially visible automobile parked on Foundry Street. Its appearance suggests that the photograph used was taken in the 1920s.

Photo printed on an unused unidentified hand-coloured postcard from the collection of the Dundas Museum and Archives (scanned and cropped for this report).



Figure 33: Postcard view of the Dundas Post Office decorated for the Confederation Jubilee celebrations held across the country on July 1st, 1927, with people posing for this photograph. The building exterior is still in its original condition with no rear extension. Also shows the original landscaping, with grass-covered areas between the sidewalk, pathways and building and the circular flower bed in the grassy area at the north-west corner of the property.

Photo printed on an unused AZO postcard with a hand-stamped date (July 1, 1927) from the collection of the Dundas Museum and Archives (scanned and cropped for this report).



Figure 34: Postcard view of the Dundas Post Office looking south-east and clearly showing the west facade with its original doorway and stone stairway. Judging by the appearance of the automobile, this photograph could have been taken in the 1930s or 1940s. It is not clear what building was standing at the north-west corner of King and McMurray streets (see [Figure 6](#), [Figure 12](#) and [Figure 14](#)).

Photo printed on an unused AZO postcard from the collection of the Dundas Museum and Archives (scanned and cropped for this report).



Figure 35: 1928 view looking towards the south-west corner of the ground floor through a doorway in wood partition wall to a room or vestibule beside a second public lobby, with a bank of mail cubicles to the right. Photo dated 1928 from the Grightmire album (see note below).

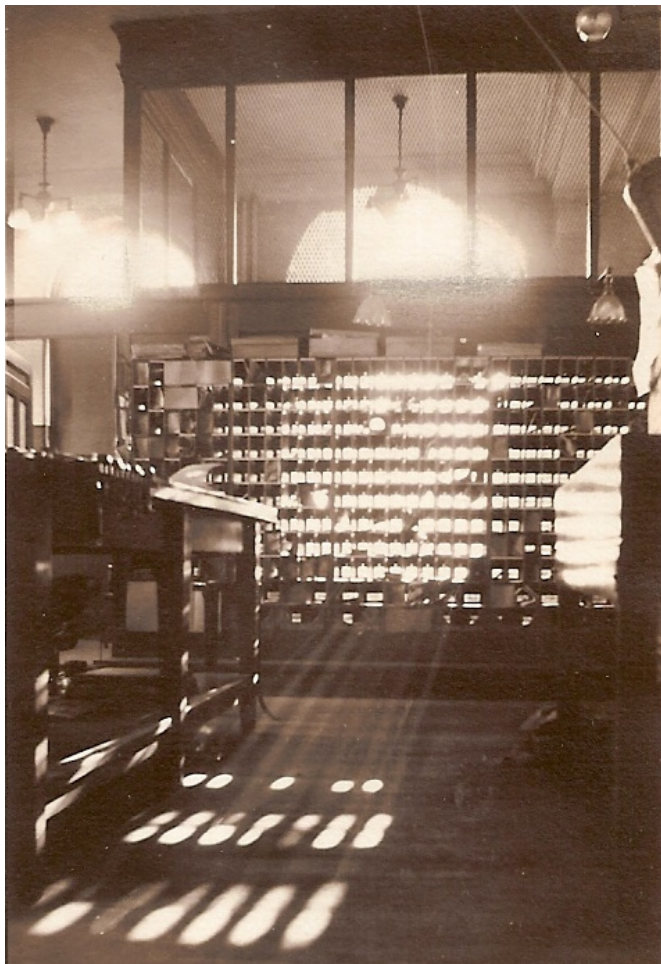


Figure 36: 1940 view looking directly west through the transom of the mail box lobby and the west doorway, with the late day sun shining through the windows and mail slots. The boxes appear to be open on the public side, suggesting this lobby was only open during office hours.

Photo dated 1940 from the Grightmire album.

NOTE: These and the following interior views (up to [Figure 40](#)) are all photographs from the album of former postal worker and postmistress, Florence Grightmire, now in the possession of the Dundas Museum & Archives. Selected photos were scanned by the Archivist and enhanced and cropped by the author of this report.

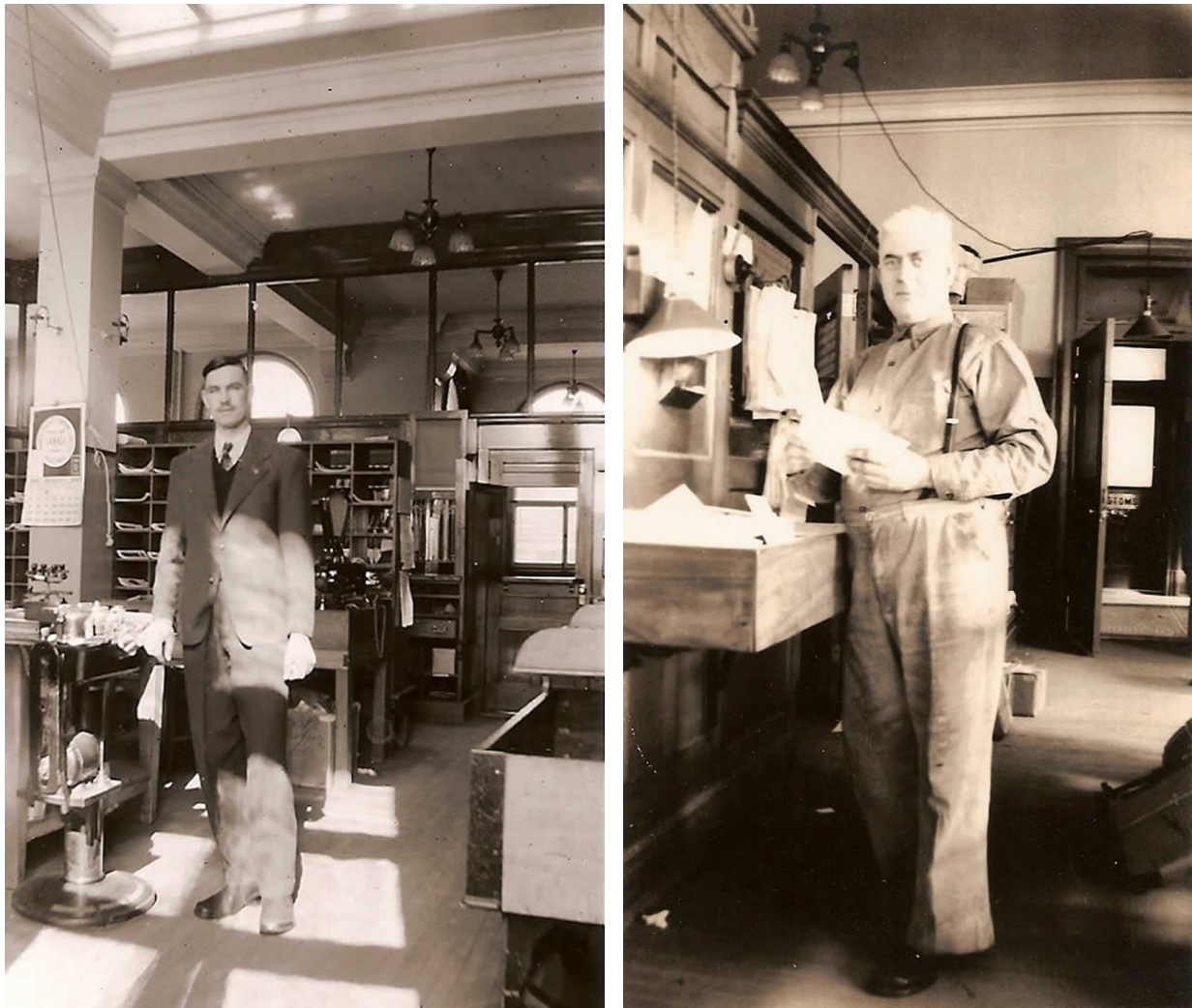


Figure 37:

Left: Former employee Fred Baker standing below the central skylight. View looking towards the front of the building and the partition wall with the wickets and doorway dividing the Public Lobby from the working area. The vertical lines in the floor provide evidence that hardwood was originally laid in the areas behind the counter.

Right: Former employee Fred Martin standing behind this partition wall at one of the wickets with the doorway to the Public Lobby on his right. Behind him (looking east) is the doorway to the corridor providing access to the customs and inland revenue offices, with a doorway beyond leading to the Customs Long Room.

Both men identified and photos dated 1940 (hand-written on the borders) from the Grightmire album.



Figure 38: View of the north-west corner of the Public Lobby equipped with a phone booth and writing desk. Also visible are two of the original radiators.

Photo dated 1940 (hand-written on the border) from the Grightmire album.



Figure 39: View of the new front counter faced with marble (wickets still under construction) and counter staff in December 1949, looking towards the rear extension. Also visible are the supporting piers marking the location of the original back wall and three of the five south-facing windows and the two east-facing ones. By this date, the original suspended lighting fixtures had been replaced by more contemporary ones (compare with fixtures shown in [Figure 37](#)).

Photo identified as Christmas 1949 (hand-written on the border) from the Grightmire album.



Figure 40: Counter as completed with the new wickets in place in 1950. Visible beyond is the transom of one of the east-facing windows and in front of the counter the terrazzo floor with its decorative tile border.

Photo dated 1950 (hand-written on the border) from the Grightmire album.

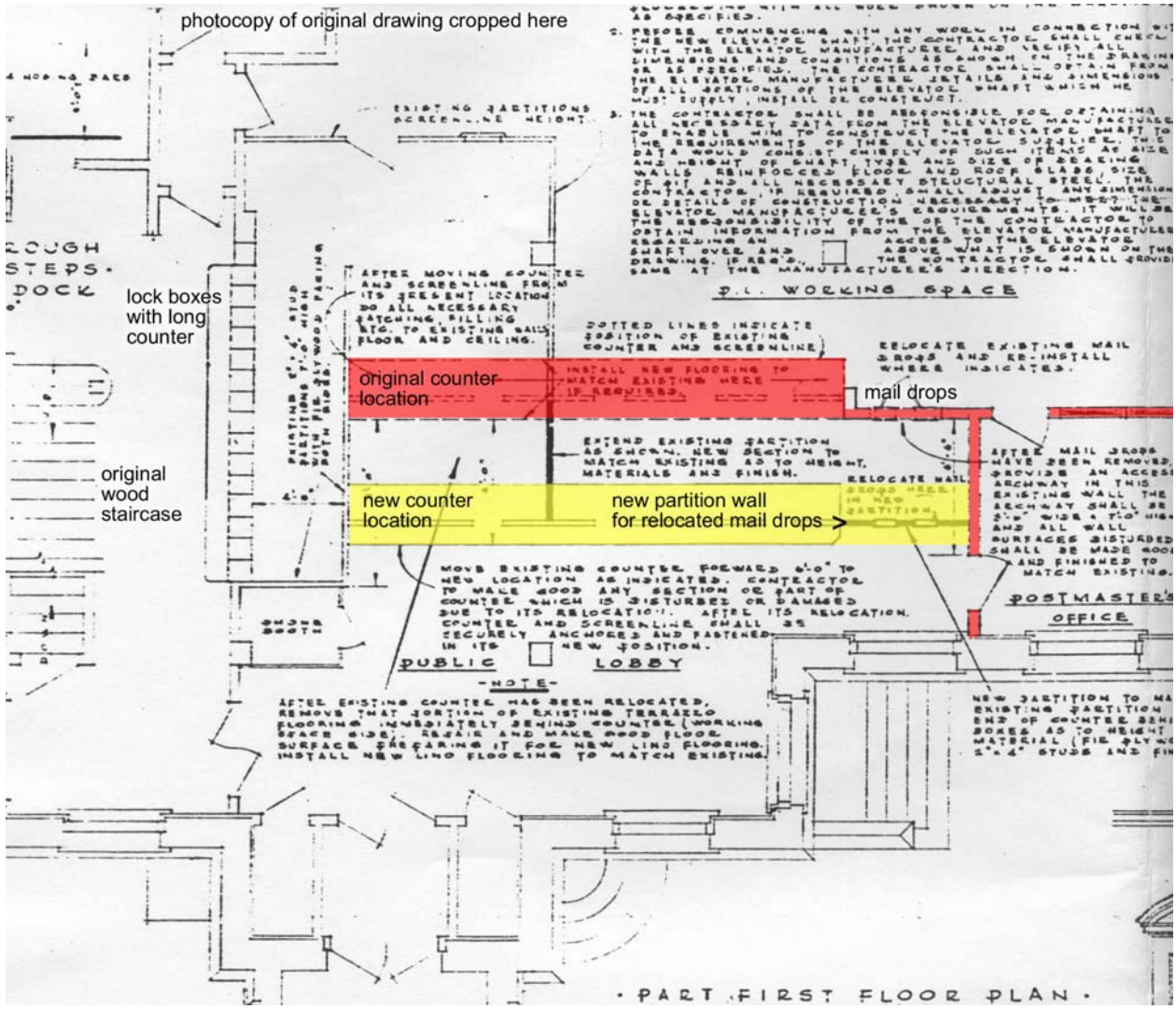


Figure 41: Section of the 1959 composite drawing showing a portion of the ground floor plan with the original and new locations of the 1950 counter highlighted (annotated by the author of this report).

Drawing prepared by District Architect J.E. Kelly for proposed alterations and additions completed in 1960 (drawing dated December 1959; photocopy in the Canada Post binder scanned and cropped for Figure 41 and Figure 42 of this report).

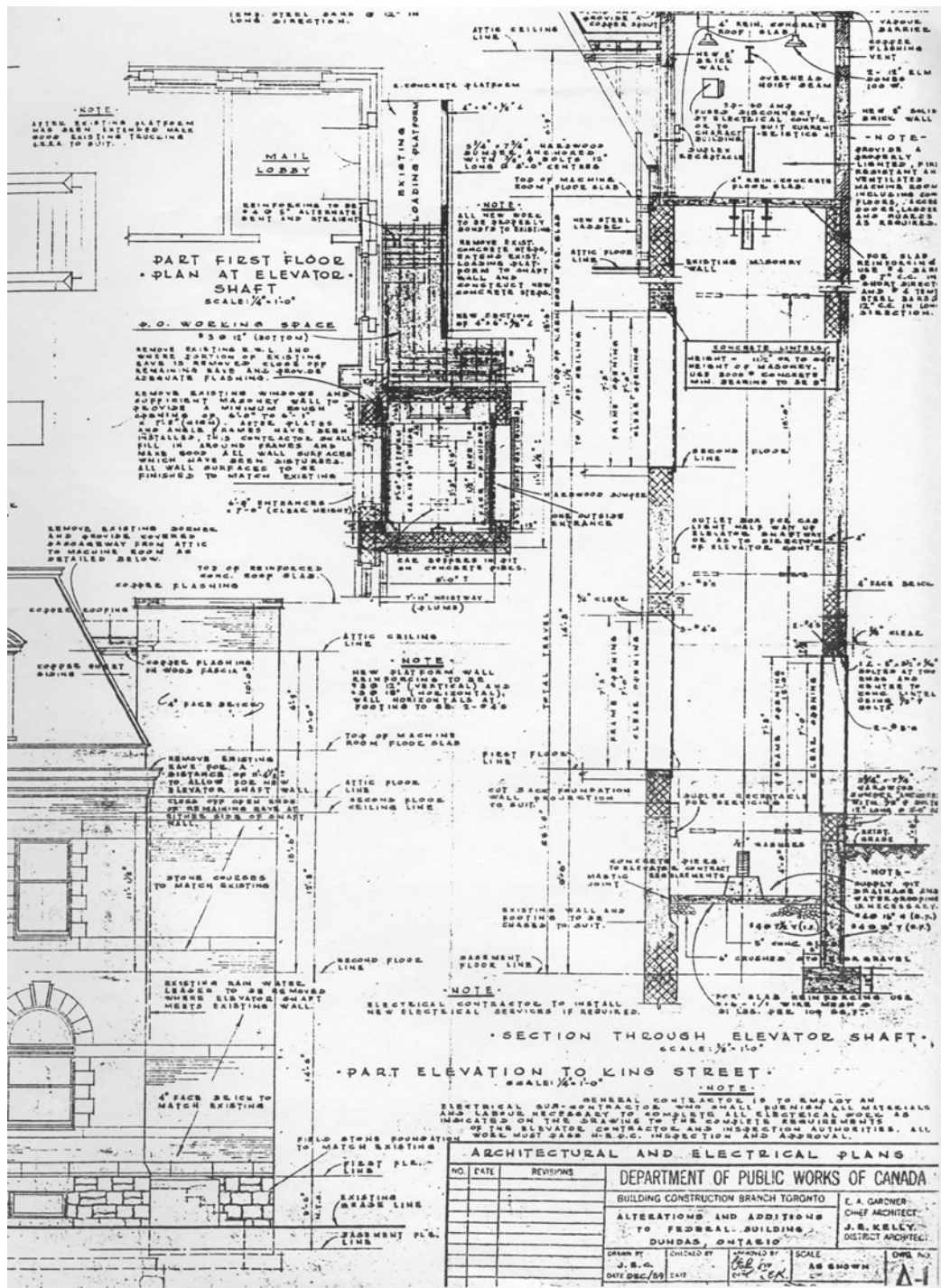


Figure 42: Section of the 1959 composite drawing showing a north elevation and section of the new elevator shaft to be added to the west facade. Also shown in plan form are alterations to be made to the loading platform due to the elevator addition.

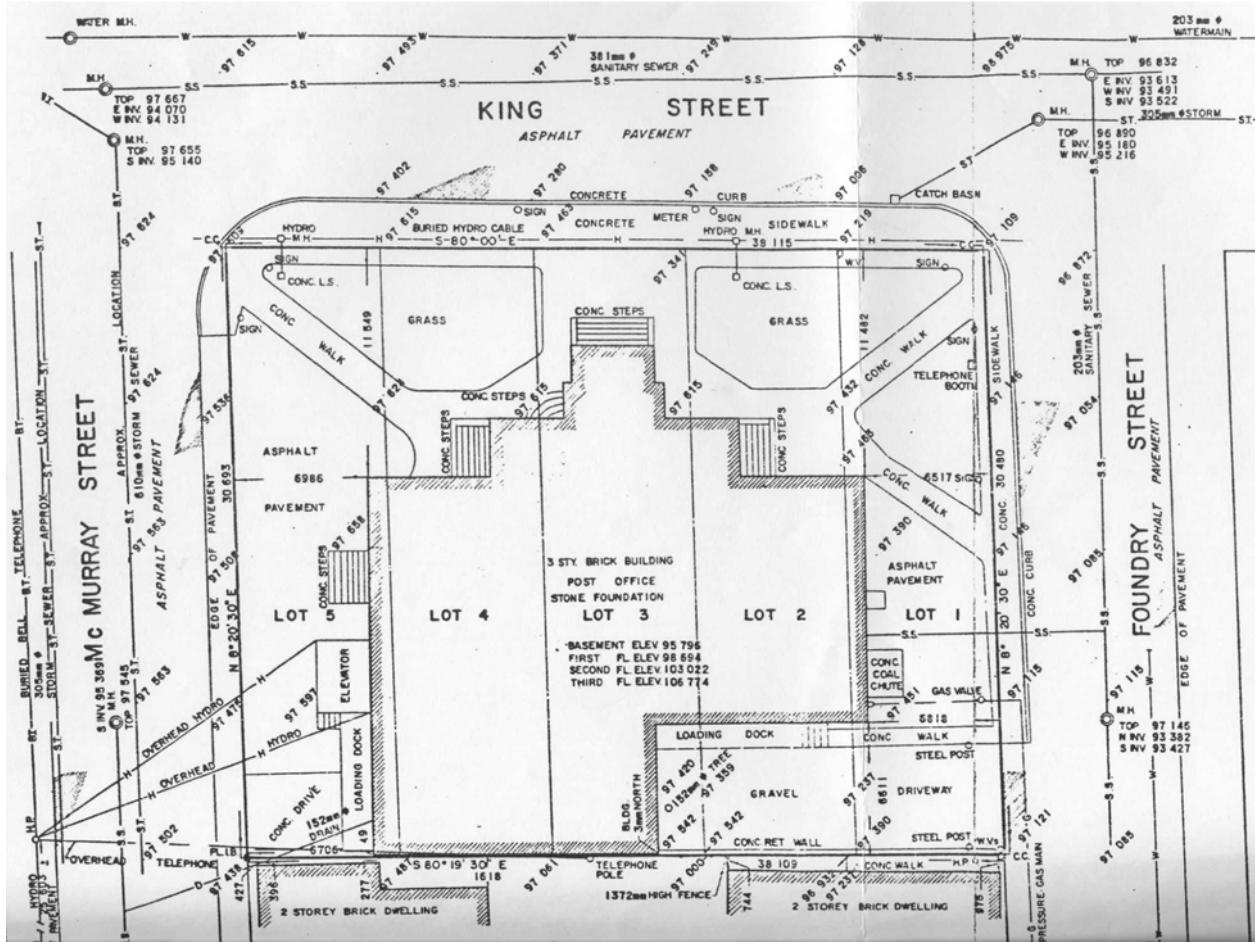


Figure 43: 1978 Topographical Survey Plan showing the original landscaping plan with the diagonal concrete walkways and areas of grass, two of which had by then been replaced with asphalt pavement.

Cropped section of the Topographical Survey Plan prepared by A.C. Briggs, Ontario Land Surveyor, 1978-08-04, as part of the 1978 set of drawings for alterations and additions to the Dundas Post Office (see Figure 44).



Figure 44: Drawing No. A6: West elevation from the 1978 set of drawings for proposed renovations and additions, showing the new aluminum windows, the second storey addition with a slate mansard roof (also to be wrapped around the mechanical room on top of the elevator shaft), the removal of one of the original round arched windows and half of the double doorway to the Mail Lobby of the pre-1949 rear extension (as shown in Figure 42). Two new doorways were to be installed: an overhead rolling metal door to the left of the new elevating dock and a single doorway with a transom to the right providing access to the new rear stairwell. The concrete platform as reconfigured for these new doorways and elevating dock was to be covered with a shed-roofed addition.

Drawings prepared by Callum MacIver Architect, for Public Works Canada (Ontario Region) and dated 1978-08-04; scanned and cropped from photocopies in the Canada Post binder for use in this report (see also Figure 45 to Figure 51).



Figure 45: Drawing No. A7: South elevation from the 1978 set of drawings for proposed renovations and additions, showing the new aluminum windows and door (original doorway for the customs receiving room), the shed-roofed porch addition with the masonry end wall over the loading dock on the west facade, and the two ground floor and two basement windows in the pre-1949 extension to be permanently blocked up. A comparison of this elevation with the 1911 one (Figure 20) shows that the original doorway to the west of the arched doorway had already been replaced with a window. Since 1979, the two narrow windows have been located in the women’s washroom and the single wider one in men’s washroom.

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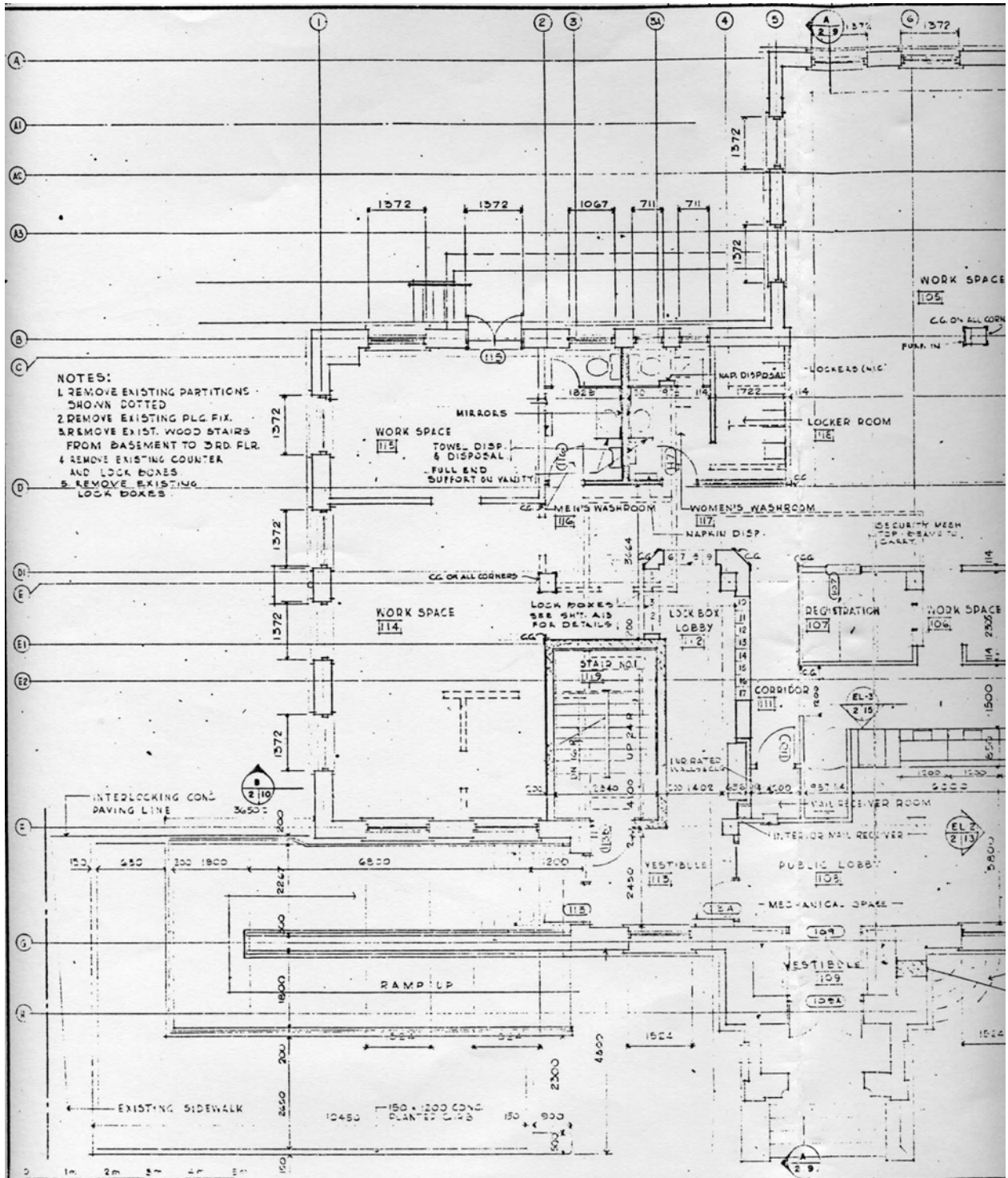


Figure 46: Drawing No. A2: East half of ground floor plan from the 1978 set of drawings for proposed renovations and additions, showing the new central concrete block stairwell, the new Lock Box Lobby, the Mail Receiver Room to the right and behind it the Registration Room.

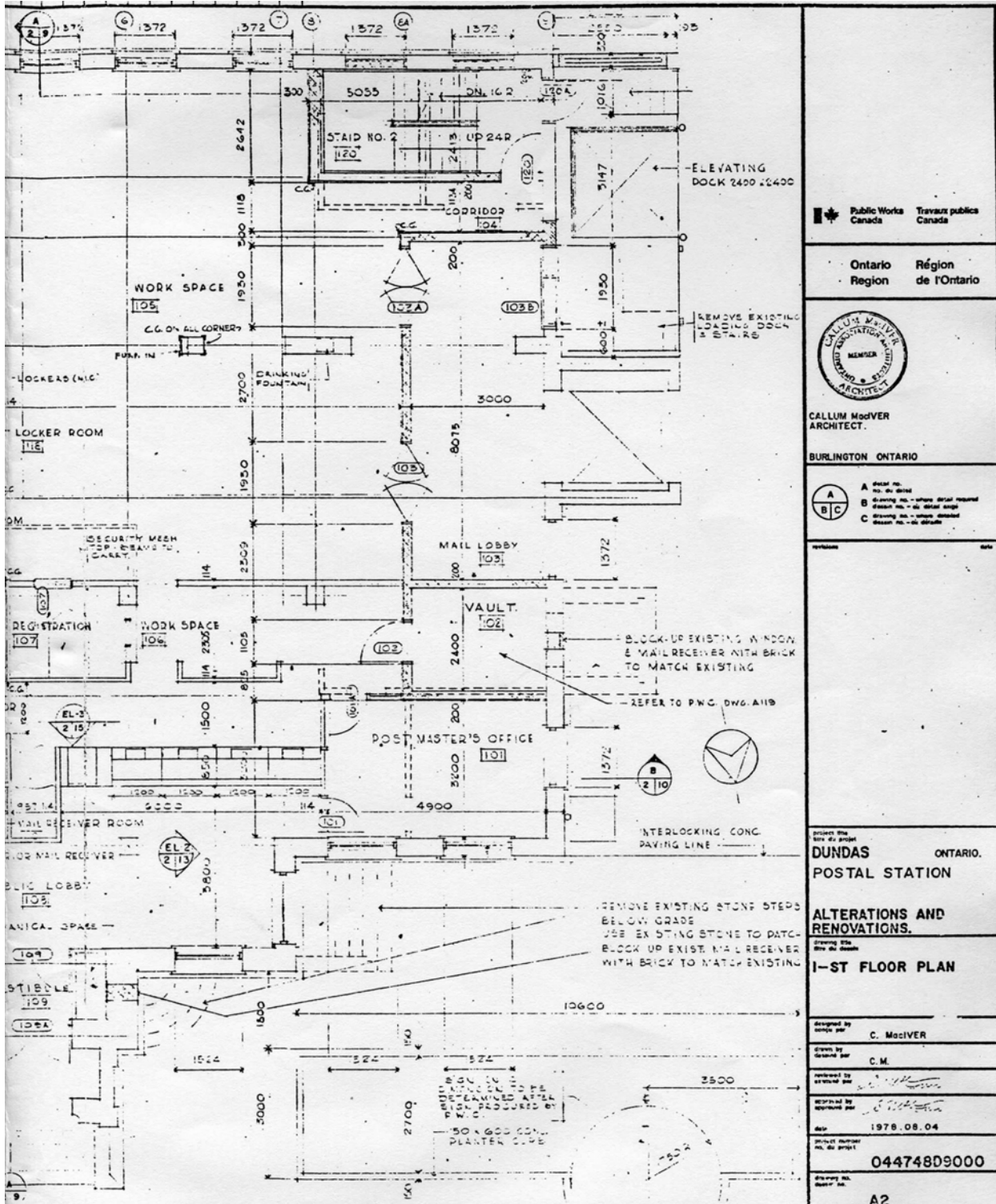


Figure 47: Drawing No. A2: West half of ground floor plan from the 1978 set of drawings for proposed renovations and additions, showing the new rear stairwell, the Vault and Mail Lobby (all with concrete block partition walls), the reconfiguration of the Postmaster's Office, and the new counter on its east side. Also shows alterations to the loading dock area, with its new loading dock doorway and new staff entrance through a doorway onto the first floor landing of the new stairwell.

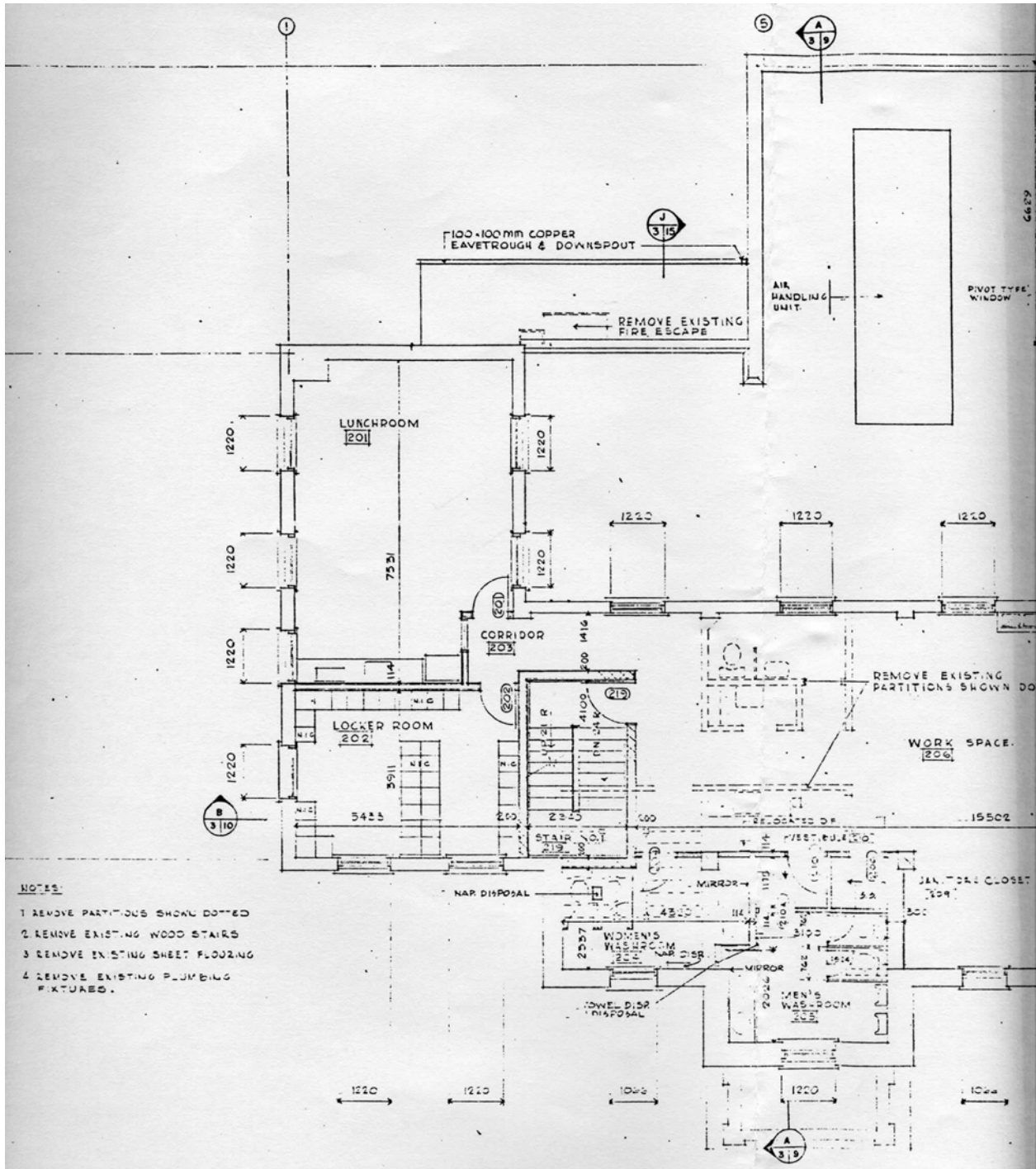


Figure 48: Drawing No. A3: East half of the second floor plan from the 1978 set of drawings for proposed renovations and additions, showing the new Locker Room and Lunchroom in the east wing, the new central concrete block stairwell and the reconfiguration of the washrooms.

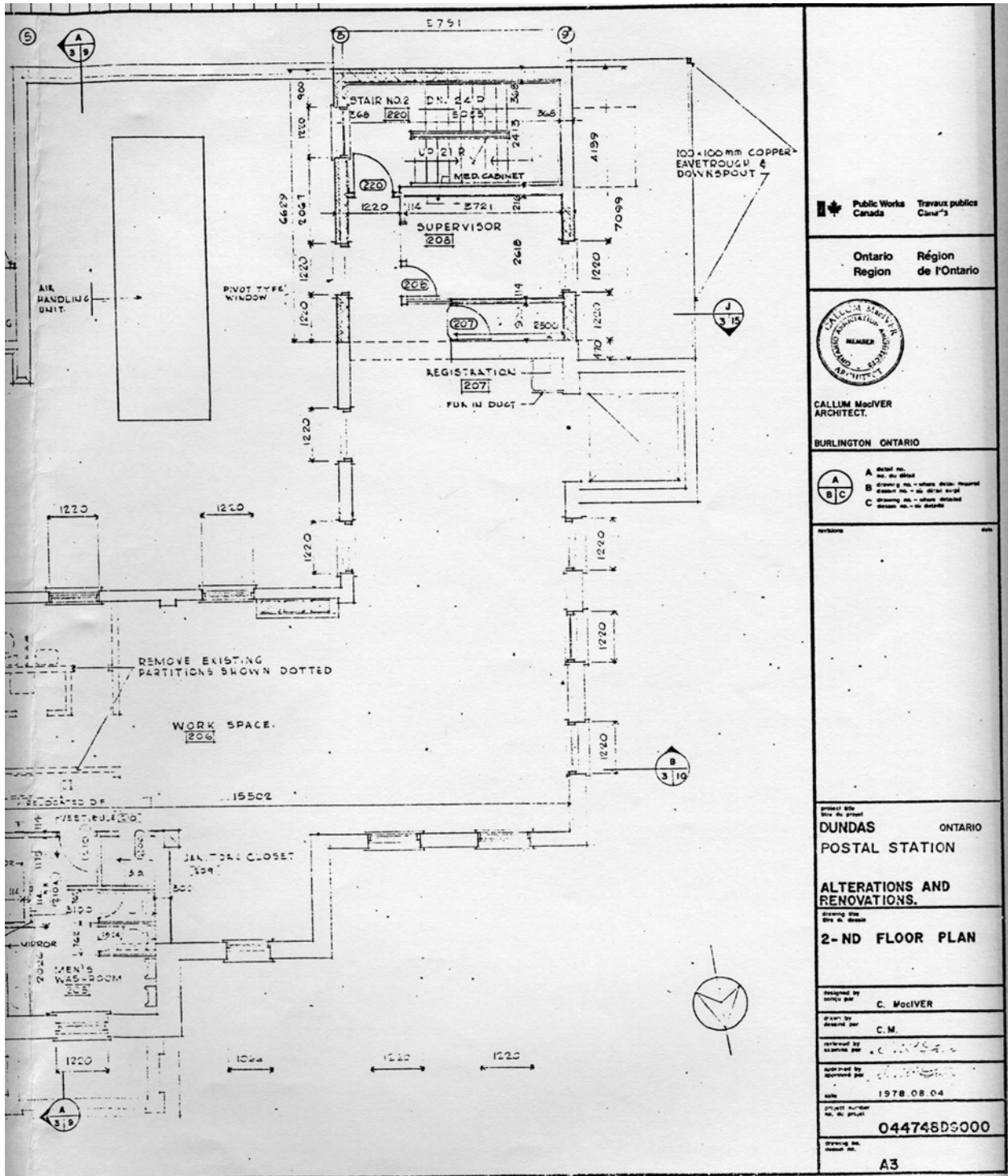


Figure 49: Drawing No. A3: West half of the second floor plan from the 1978 set of drawings for proposed renovations and additions, showing the layout of the second storey addition to the pre-1949 rear extension.

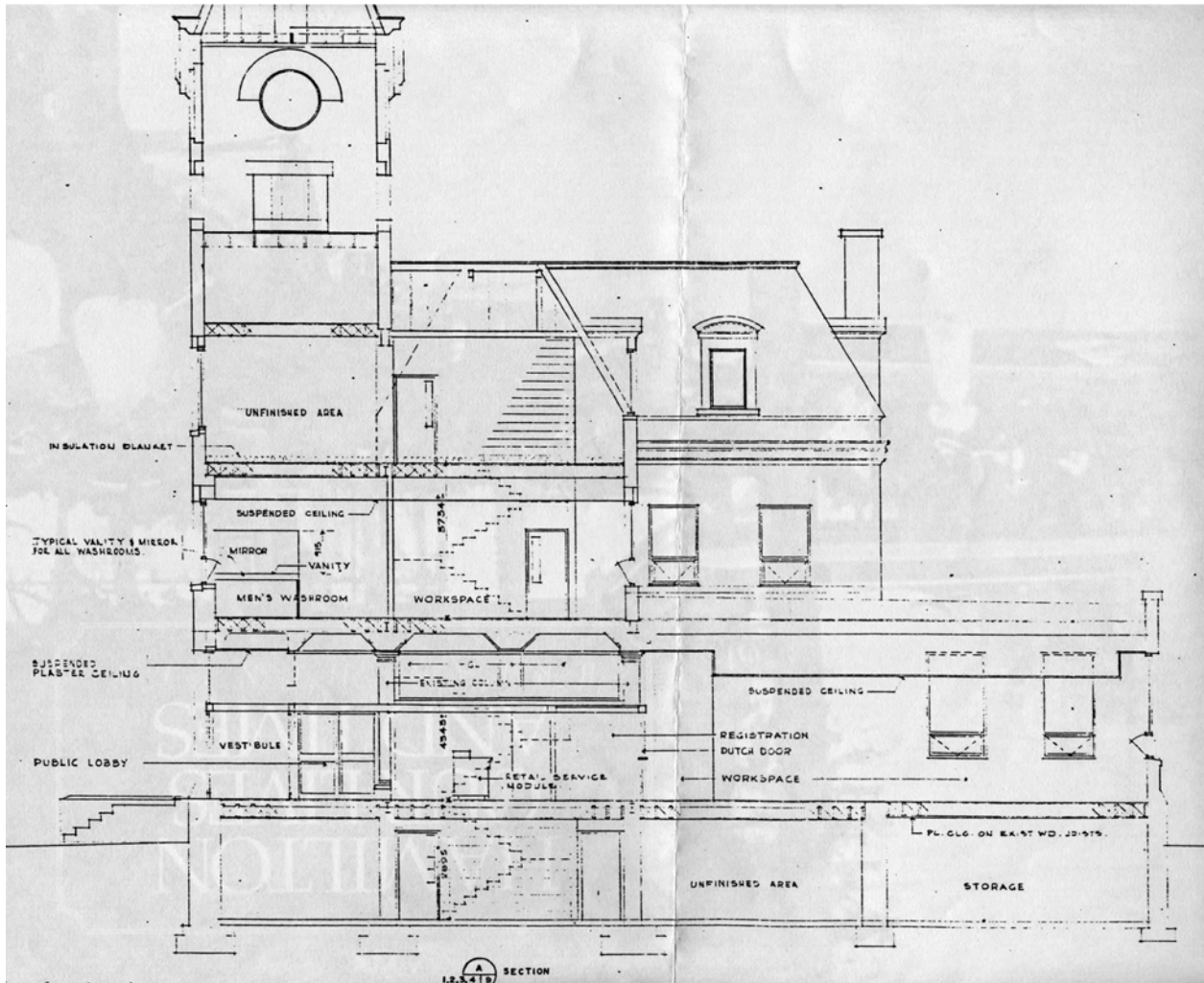


Figure 50: Drawing No. A9: North-south section from the 1978 set of drawings for proposed renovations and additions, looking east. Section through the one-storey rear extension and the registration room, showing the profile of the new counter identified as a Retail Service Module with the new east-facing doors from the Public Lobby to the ramp on the east wall of the frontispiece to the left. Also shows the suspended ceilings to be installed in some areas of the first floor and throughout the second floor as well as the interior wall of the basement which was the original rear wall of the building before the pre-1949 extension was built.

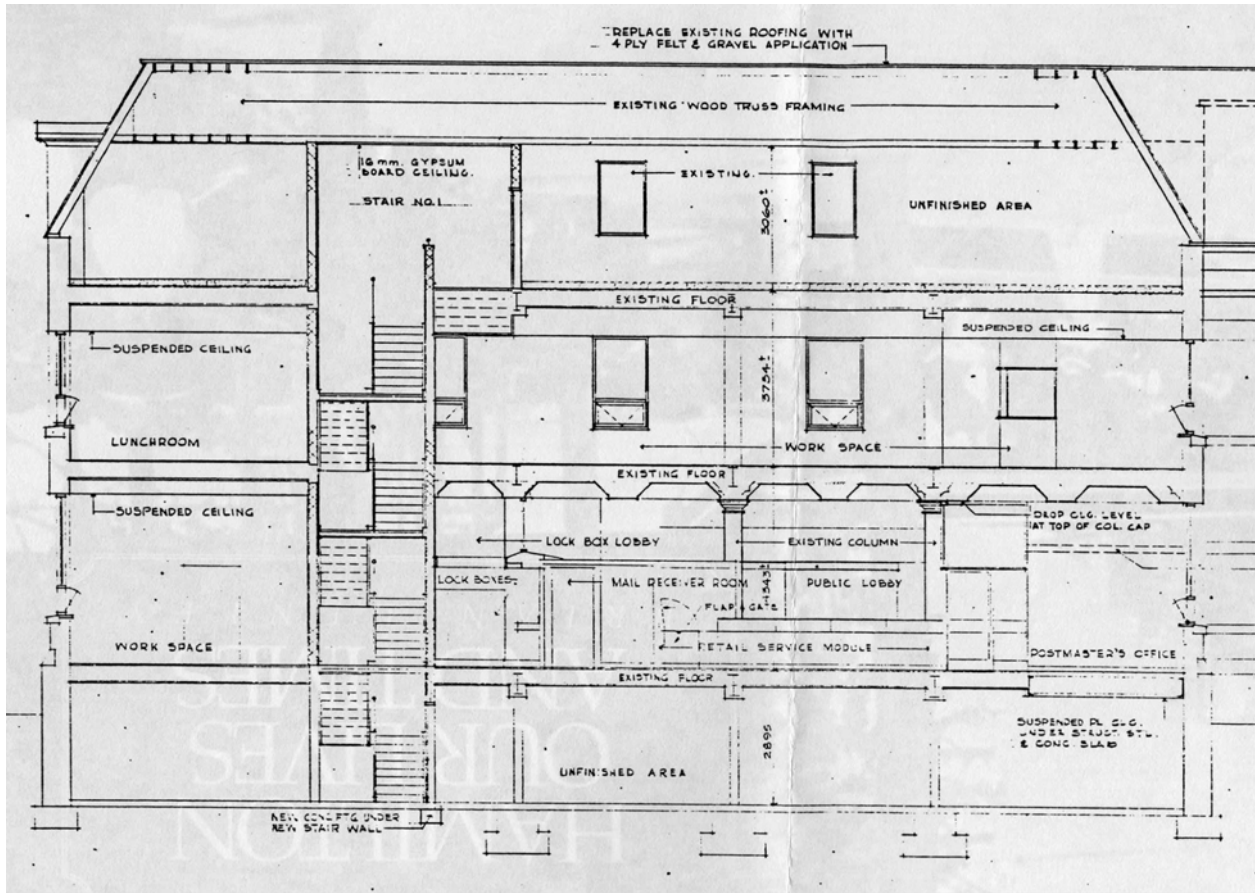


Figure 51: Drawing No. A10: East-west section from the 1978 set of drawings for proposed renovations and additions, looking south. Shows the new central concrete block stairwell from the basement up to the third floor. Also shows the new Lock Box Lobby, the Mail Receiver Room and the front of the new Retail Service Module, which replaced the 1950 counter.

10 Site Visit Photographs

Site visit photographs were taken on four occasions from May to August 2009. See Section 8.1 for dates of official site visits by the author of this report and Stewart Patch (spouse). These photographs are supplemented by a few taken by Michael Brand (a member of the Dundas Valley Historical Society), on the occasion of a site visit with Stan Nowak on November 14, 2008. The following photographs are divided into sections, as indicated in the TABLE OF CONTENTS.

10.1 Setting (Photo 1-Photo 9)



Photo 1: View of King Street looking east from west of McMurray Street, showing the Post Office, Music Hall and Elgin House buildings on the south side and signs for the two automotive repair shops and parking lots west of McMurray Street. Visible on the far right is the corner of the building which once housed the Valley City Dairy.



Photo 2: View of King Street looking north-east from the corner of McMurray Street. The building with the corner tower on the north side of King Street is the former Central Hotel. Directly across from the CPC property is a two-storey 1970s commercial block, largely occupied on the ground floor by a Shoppers Drug Mart, which housed the first Canada Post retail outlet in Dundas and continues to provide this service.



Photo 3: View from the municipal parking lot behind the CPC property with its south boundary marked by the chain link fence, looking north-east across Foundry Street to the west facade of the Music Hall building and the beyond the former Central Hotel on King Street.



Photo 4: View looking north-west across Foundry Street to the CPC property with the front half of the one-storey concrete block building that originally housed the Brewers Warehouse visible on the west side of Foundry Street.



Photo 5: View looking south-east towards the bowling alley building at the south-east corner of Foundry and Hatt streets, creatively converted by the Dundas firm of Vermeulen Hind Architects or use as their own office/ studio space. Visible on the south side of Hatt Street is part of the Valley City Manufacturing Company building complex, including the original 2½ storey stone building erected in 1846 to house John Gartshore's Dundas Iron Foundry and Machine Shop.



Photo 6: View looking north from McMurray Street, near the corner of Hatt Street towards King Street, with most of the building which once housed the *Dundas Star* Printing Office visible on the left and opposite the west facade of the one-storey building shown in Photo 4, the west half of which now accommodates an auto parts retail outlet.



Photo 7: View looking north-west along McMurray Street towards the property of Eccles Auto Service (originally a gas station) and another auto repair shop at the south-west corner of King and McMurray streets, with the only surviving dwelling on McMurray Street visible on the left. The early 20th century two-storey brick building on King Street (behind the Canada Post van) was either built for or adapted for use by the Bell Telephone Company of Canada, as indicated by the 1951 Fire Insurance Plan (Figure 6).



Photo 8: View looking north-east across McMurray Street towards the municipal parking lot and the CPC property (west and south facades of the building).



Photo 9: View looking over the top of a commercial building towards the tall Post Office tower from a gap in the residential streetscape of Park Street.

Photo taken by Michael Brand,
November 2008.

10.2 Building Exterior (Photo 10-Photo 26)



Photo 10: Front (north) facade of the former Dundas Post Office facing King Street, with the clock running on time. The lighting standard is a replica of the single-globe lamp posts erected along King Street in the second decade of the 20th century, as illustrated in [Figure 10](#).



Photo 11: East facade of the building, showing the steps to the original concrete loading platform, and one of the two east-facing windows of the pre-1949 rear extension. Alterations and additions dating back to 1979 include the replacement windows on the first and second storeys and the cantilevered shed roof over the rear platform. Also shows the original concrete coal chute with its iron lid and a window opening behind (blocked up from inside) above a doorway in the basement, which provided access to the chute.



Photo 12: West facade showing the 1960 elevator shaft, and some of the additions and alterations made in 1979, including the second-storey addition behind the elevator shaft, the mansard roof wrapped around the mechanical room on top of the shaft, and the removal of steps in front of the west entrance, which had previously been partially blocked up for the installation of a mail receiver.



Photo 13 (left): Front facade unobscured by tree foliage.

Photo 14 (right): West facades of the front sections of the building, showing the original doorway of the frontispiece replaced by a window opening (before 1959). Existing window is a 1979 replacement for whatever window was installed when the doorway was removed. Also shows a section of copper downspout near the corner of the west facade.

Both photos taken by Michael Brand, November 2008.

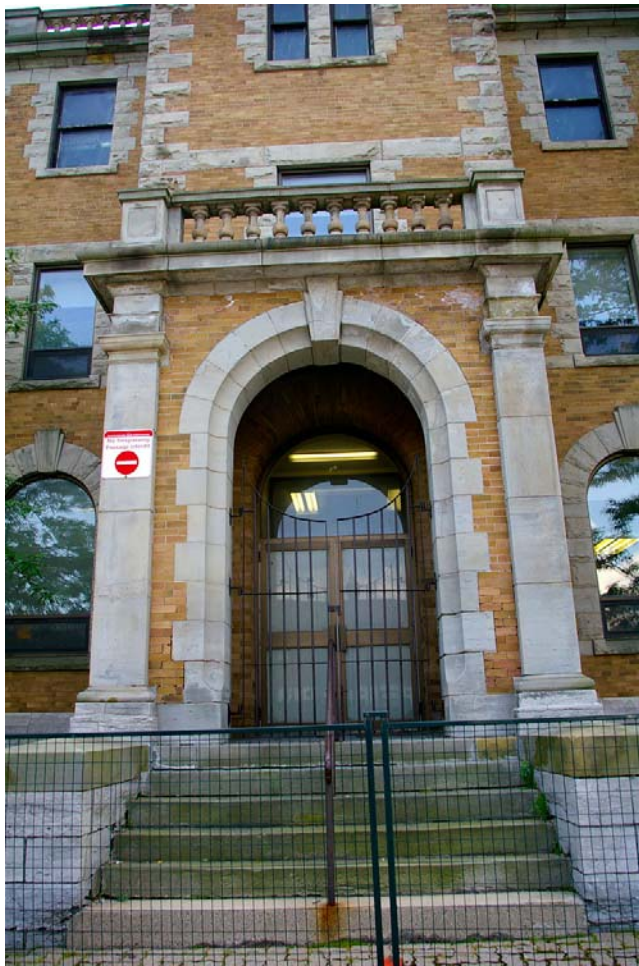


Photo 15 (left): Portico looking up the front staircase to the landing and the 1979 front doorway, which is no longer functional. The original bottom stone step has been replaced by a poured concrete one.

Photo 16 (right): The east facade of the clock tower showing one of the four clock dials and unglazed tripartite window openings of the fifth floor where the bell is housed. Also shows the copper fascia and eaves of the tower roof and the copper finial capping the pinnacle of the tall pyramid-shaped roof.

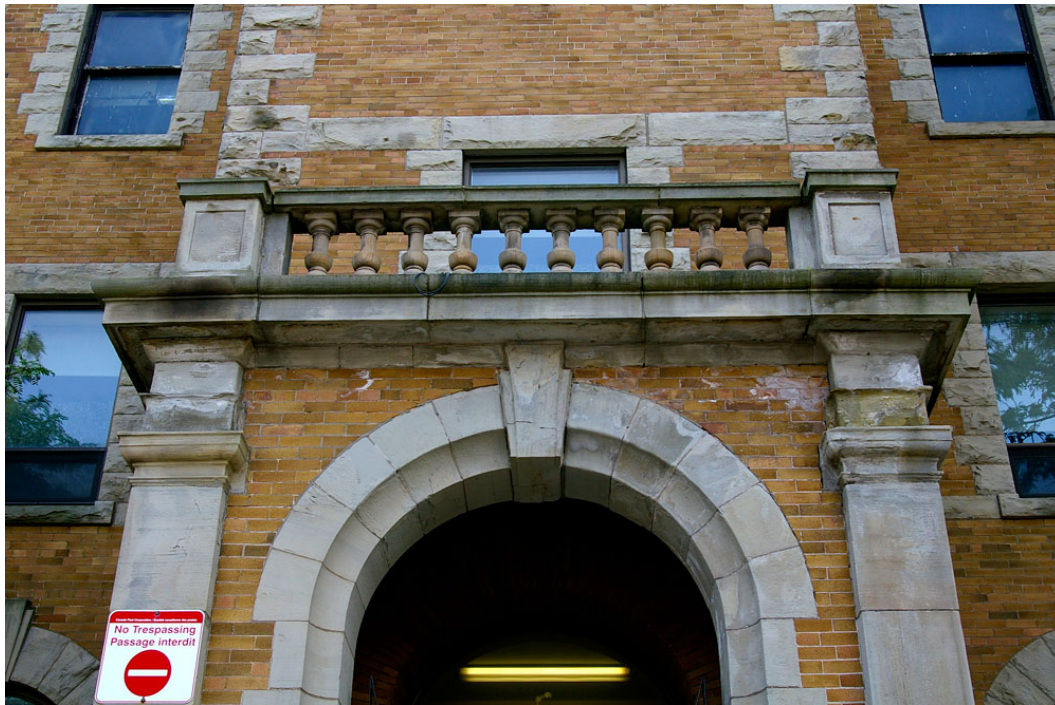


Photo 17: Close-up view of the upper half of the portico with its voussoir stone arch and prominent keystone, stone pilasters accentuating the corners, and decorative stone balustrade around three sides of the flat roof. Also shows some deterioration of the stonework at the top of the pilasters.



Photo 18: Close-up view of the front stairway with the low stone piers on either side of the stone/concrete steps, the metal safety railing erected for repairs undertaken in the mid-1990s and the metal security gates in the portico archway (date of installation unknown).



Photo 19: South facade looking north-west showing the one-storey pre-1949 extension and the 1979 second storey extension of the west wing.



Photo 20: Close-up view of the south-facing slate mansard roof of the east wing, with its copper-clad dormer, and the original brick chimney with a third flue added to its west side (date unknown). All of the dormers are identical to this one, featuring a curved roof with a front-facing segmental arch and a one-over-one wood sash window.



Photo 21 (left): Back wall of the west wing, showing the 1979 second storey addition, the shed roof addition to the loading dock with a solid brick masonry end wall and wood-clad roof gable, and the two ground floor windows blocked up at this time for the new rear stairwell.

Photo 22 (right): A similar but shallower cantilevered shed roof was also added to the original concrete loading dock platform on the east side of the rear facade at that time.



Photo 23: Detail of one of the two sections of deteriorated brick masonry foundation flanking the elevator doorway on the west facade. To the right is the concrete loading dock platform.



Photo 24: Detail of the foundation wall of the pre-1949 rear extension, showing some of the original stone caps salvaged from the original rear wall and a longer poured concrete capstone to the left. Also shows the double brick masonry construction of the extension with one header course for every four stringer courses (same as the original building).



Photo 25: Close-up view of the scalloped slates and two of the three copper-clad dormers on the south face of the mansard roof. Photo taken from a window on the east facade of the second storey addition (see below). Shows some of the recent darker grey replacement slates (1990s repair work).



Photo 26: View of the tar and gravel roof of the one storey section as enlarged by the pre-1949 rear extension with the air handling unit installed in 1979. Also shows the copper fascia and eavestroughing (relined with pre-finished galvanized iron) of the original building and the shallower copper fascia and eavestroughing of the 1979 addition. Photo taken through a dirty window on the third floor of the west facade of the east wing looking south-west towards McMurray Street.

10.3 Building Interior (Photo 27-Photo 83)

BASEMENT (Photo 27-Photo 35)



Photo 27: View looking south-east towards the original rear wall of the basement, constructed of rubblestone construction with some brick masonry infill. On the right is an opening leading into the pre-1949 rear extension and the doorway to the enclosed concrete block stairwell added in 1979. Flooring throughout both areas is poured concrete.



Photo 28: View of the concrete back wall of the pre-1949 rear extension, from close to its west wall looking south-east. Shows the poured concrete floor and the reinforced concrete beams supporting the floor above.



Photo 29: View of a large portion of the original basement looking north-east towards the front wall, showing a portion of the west wall of the boiler room (brick masonry construction) and the reinforced concrete column on the west side of the basement. The other three columns supporting the ground floor and back wall of the second floor are steel I-beams embedded in the east-west brick masonry wall of the boiler room, as shown on the 1911 Basement Floor Plan (Figure 18).



Photo 30: Inspection of the basement with Office Supervisor Kim Thomas. View looking towards the north-west corner with the west and north facing windows on the left and the north window of the frontispiece on the far right partially obscured by one of the two reinforced concrete columns supporting the back half of the clock tower.



Photo 31: Inside face of the rear (south facing) stone masonry wall of the original basement with a section of brick masonry construction, the reason for which remains unclear.



Photo 32: Section of the east wall of the basement of the original building showing the rubblestone construction and three of the four above grade fixed-paned wood windows with metal bars on the exterior.



Photo 33: View of the south-east corner of the basement showing the existing gas-fueled boiler (first or second replacement for the original coal-burning boiler). The doorway behind the furnace, not shown on the 1911 Basement Plan (Figure 12), was located under the fourth window on the east facade, which has since been blocked up. It provided access to the coal chute ([Photo 11](#)).



Photo 34: An oblique view of the east-facing brick masonry wall of the boiler room looking towards the rear (south) rubblestone wall, with hot water pipes and a cylindrical tank for the original boiler.



Photo 35: Rear stairwell on the landing between the ground floor and the basement, showing the concrete block construction of the foundation walls of the pre-1949 rear extension and a section of exposed double brick masonry wall above.

GROUND FLOOR (Photo 36-Photo 52)



Photo 36: Ground floor looking north-west to the front of the building, with the former Postmaster's Office in the corner (as partitioned in 1979) and the doorway to the Vault room. The column in the foreground marks the location of the original rear wall.



Photo 37: Ground floor looking directly east, past the room identified on the 1978 ground floor plan as the Registration Room (on the left; see A2: [Figure 46](#)) towards the east side of the building, which originally housed offices for the customs and inland revenue departments.



Photo 38: Ground floor looking directly south towards the back wall of the rear extension, with a partitioned office area not shown on the 1978 ground floor plan (A2: [Figure 47](#)). Nearest column, with the exposed cap, is one of the original four supporting the rear wall of the second storey.



Photo 39: South-east corner of the pre-1949 rear extension looking east through one of the two east-facing windows. Shows the column and wall section marking the location of the rear wall of the original building. The flooring in this area appears to be the original sheet linoleum laid when the addition was built. Shows a variety of shelves and bins used to sort and move mail within the building.



Photo 40: Ground floor looking directly west to the one set of double swinging doors opening onto the Mail Lobby, with the doorway to the former Vault visible to the right of the column.



Photo 41: The 1979 Mail Lobby enclosed with concrete block partition walls, looking towards the south wall and the west-facing doorway with the overhead metal rolling door opening onto the loading dock. Visible on the far right is the elevator entrance.



Photo 42: Detail of the original wood cove between the outer wall and the ceiling, which is now only visible in the Mail Room. View of the north-west corner with an original arched window opening on the west facade. The interior concrete block partition wall separates the Mail Lobby from the Vault room.



Photo 43: View looking north to the window on the west side of the front facade of the frontispiece, with the north-south glazed partition wall of the former Postmaster's Office as enlarged in 1979, visible to the left and shown on the 1978 ground floor plan (A2: [Figure 47](#)). The ceilings were not dropped in this area or the adjacent office.



Photo 44: Close-up view of the above photograph showing the glazed terra cotta tile laid in the Public Lobby and the two enclosed entrance vestibules, as part of the 1979 renovations. This tile ended in front of the counter and abutting it is a section of what appears to be original sheet linoleum flooring which still covers a portion of the working area on the ground floor.



Photo 45: A small area of hexagonal tile floor exposed beneath old linoleum flooring near the back corner of a north-south partition wall to the left of the original front counter which was moved forward in 1960.



Photo 46: Detail of one of the original column caps left exposed by the higher ceiling in this area. The column, located at the south-west corner of the Registration Room, is one of four supporting the rear wall of the second storey.



Photo 47: Staff side of the west wall of the former Lock Box Lobby looking north-east through the Dutch doors of the wicket towards the east entrance vestibule, as shown on the 1978 ground floor plan (A2: Figure 46).



Photo 48: View from beside the west partition wall towards the main entrance facing King Street. The doorway has been blocked up in recent history with a drywall partition to create an additional letter sorting booth. The rooms to the left (original Mail Receiver Room) and right have also been sealed off from the former Public Lobby area. The doors of the inner vestibule, as rebuilt in aluminum and glass in 1979, were removed, likely when the letter sorting booth was created. The door frame and glass transom above were left intact.



Photo 49 (left): Letter carrier's booth in the front entrance vestibule. The transom above marks the location of the inner set of vestibule doors installed in 1979.

Photo 50 (right): East vestibule created in 1979 for the Lock Box Lobby. View looking east out of the doorway to the ramp, which served as the barrier-free entrance.



Photo 51 (left): Glazed terra cotta tile flooring in the women's washroom.

Photo 52 (right): View through an original doorway with a moulded wood frame (with the doors removed) looking north from the room in the south-east corner of the original building towards the area originally occupied by the Customs Long Room, as reconfigured in 1979 to provide additional work space for postal workers. Also shows the square linoleum tile flooring laid in a staggered pattern in all areas of the ground floor, not tiled or where the original sheet linoleum was retained.

INTERIOR: Second Floor (Photo 53-Photo 59)



Photo 53: Second floor looking south through the south-west wing of the 1913 building and a rectangular archway in the original rear wall to the 1979 addition, which includes a hallway with an office on the right leading to the rear stairwell. On the right (west facade) is the elevator entrance in the 1960 addition.



Photo 54: North-west corner of the second floor looking directly north, with the window on the west side of the frontispiece partially visible on the right. This and subsequent photos show the dropped panel ceilings installed throughout the second floor of the 1913 building in 1979. Many of the plexiglass panels which originally covered recessed fluorescent lighting tubes have been removed.



Photo 55: North-west corner of the second floor looking west. The linoleum tiles are identical to the ones on the ground floor, all laid as part of the 1979 renovations.



Photo 56: Second floor looking east towards the open doorway to the lunch room in the south-east wing, with three doors on the left (from west to east): the janitor's closet, the men's washroom and the women's washroom (barely visible in the corner above a sorting booth). Directly ahead but mostly obscured from view is the doorway (fire exit) to the enclosed concrete block stairwell constructed as part of the 1979 renovations.



Photo 57: Second floor looking south through the south-west wing of the original building into the 1979 addition, which includes a hallway with an office on the right leading to the rear stairwell.



Photo 58: View of the north-west corner of the second floor looking directly north, with the west window of the frontispiece partially visible on the right. This and subsequent photos show the dropped panel ceiling installed in 1979. Many of the plexiglass panels which originally covered the recessed fluorescent lighting tubes have been removed.



Photo 59: Second floor looking east towards the open doorway to the lunch room in the south-east wing, with three doors on the left: (from west to east) the janitor's closet, the men's washroom and the women's washroom (barely visible in the corner above the sorting booth). Directly ahead but mostly obscured from view is the doorway (fire exit) to the enclosed concrete block stairwell constructed as part of the 1979 renovations (A2: [Figure 47](#)).

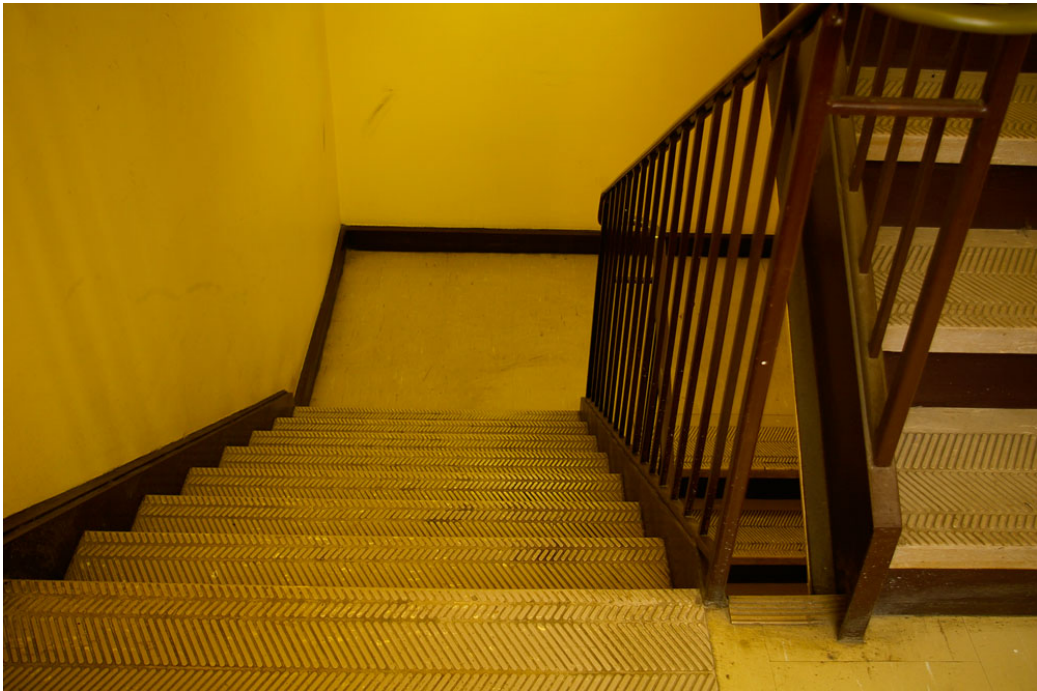


Photo 60: Inside the rear stairwell at the second floor level, looking down towards the landing and the west wall of the pre-1949 rear extension, directly above the new doorway. Shows the fireproof steel staircase (with rubber treads) and balustrade with the same linoleum tile flooring as on the first and second floors (but laid in a checkerboard pattern). Stair flight on the right leads up to the third floor.

INTERIOR: Third Floor (Photo 61-Photo 69)



Photo 61: Unfinished area of the third floor looking south-west, with the author and Stan Nowak standing in front of the doorway to the 1979 addition. Visible beyond is the exposed concrete block wall and doorway of the rear stairwell. The short ladder and doorway leads to the mechanical room on top of the 1960 elevator shaft. Also shows the juncture of the framing for the mansard roof with the top of the brick masonry wall of the original building and newer brick masonry and roof alterations for the bridging section of the elevator shaft, as shown on the sections of the 1959 drawing showing the elevator addition (A-1: [Figure 42](#)). Lying on the floor is one of two remaining original wood ladders used to access the clock tower (replaced with steel ones).



Photo 62: Third floor looking south-west towards the unfinished area on the west side with a plastered wall and section of the ceiling marking the footprint of the south-facing bedroom of the caretaker's suite. Visible is the steel I-beam column supporting the south-west corner of the corner of the clock tower. The south-east corner is supported by an identical column now embedded in the north-west corner of the 1979 concrete block stairwell addition, as shown in [Photo 63](#) and [Photo 64](#).



Photo 63: Part of the unfinished area of the third floor and the south-facing bedroom of the caretaker's suite (delineated by the plaster ceiling) looking north-east towards the 1979 stairwell addition, the north-east corner of the clock tower (with the steel ladder) and the east window of the frontispiece (originally in the open stairwell with the wood staircase, as shown on the 1911 Third Floor Plan (No. 4: [Figure 21](#))).



Photo 64: Third floor looking directly east towards the concrete block enclosure of the stairwell which replaced the original wood staircase in 1979 and left only a narrow passageway to the remaining rooms of the caretaker's apartment, which was then rendered unusable. The window directly ahead on the east facade was located in the second bedroom. The bathroom would have occupied part of the narrow passage, as shown on the Third Floor Plan, as revised in 1924 (No. 4: [Figure 21](#)).

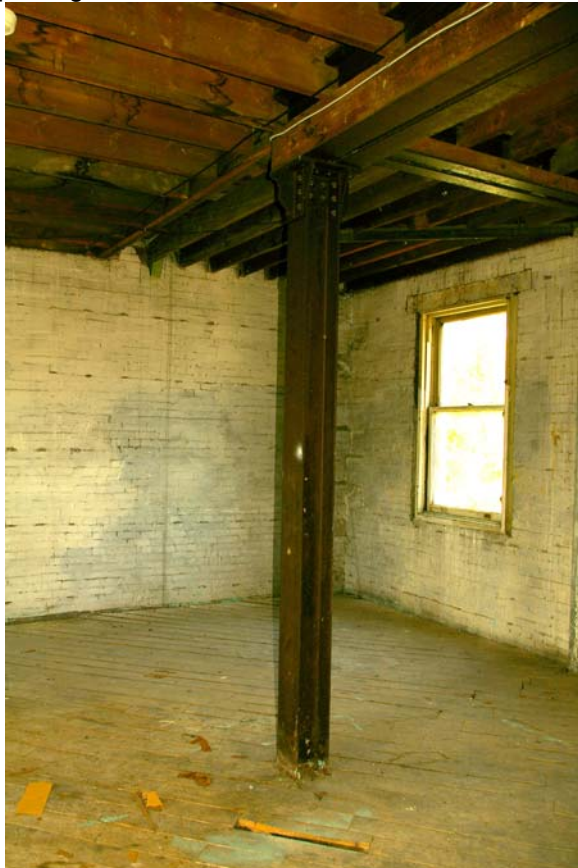


Photo 65: Detail of the steel I-beam column carrying two of the structural beams supporting the back half of the clock tower, consisting of two timber beams reinforced by a steel plate sandwiched in between. Also visible is the window on the west side of the frontispiece and its west wall, which was extended back beyond the main facade (corner visible in [Photo 64](#) on the far left). The east wall of the frontispiece was also extended and formed the east wall of the hall for the original wood staircase, as shown on the Third Floor Plan, as revised in 1924.



Photo 66 (left): View looking east along the narrow passageway behind the concrete block stairwell through the doorway of the east bedroom of the caretaker's apartment. Shows a remnant of the hardwood floor laid throughout most of the apartment and the linen closet doorway on the right.

Photo 67 (right): Doorway to the closet on the south wall of the east bedroom, showing the appearance of the original moulded wood frames and baseboards. A remnant of the original hardwood flooring was left intact inside the closet. All of the original paneled wood doors have been removed.



Photo 68 (left): Kitchen of the caretaker's apartment, stripped of radiators and plumbing fixtures. View looking towards the rear window in the south-east wing. Shows the slope created by the mansard roof and the vertical board wood wainscoting below the level of the window sill. The original flooring in the kitchen and bathroom was likely linoleum, all removed revealing the diagonal board sub-flooring.

Photo 69 (right): A hole in the kitchen wall reveals its construction: wire mesh on lath with a plaster finish.

10.4 Clock Tower Interior (Photo 70-Photo 83)

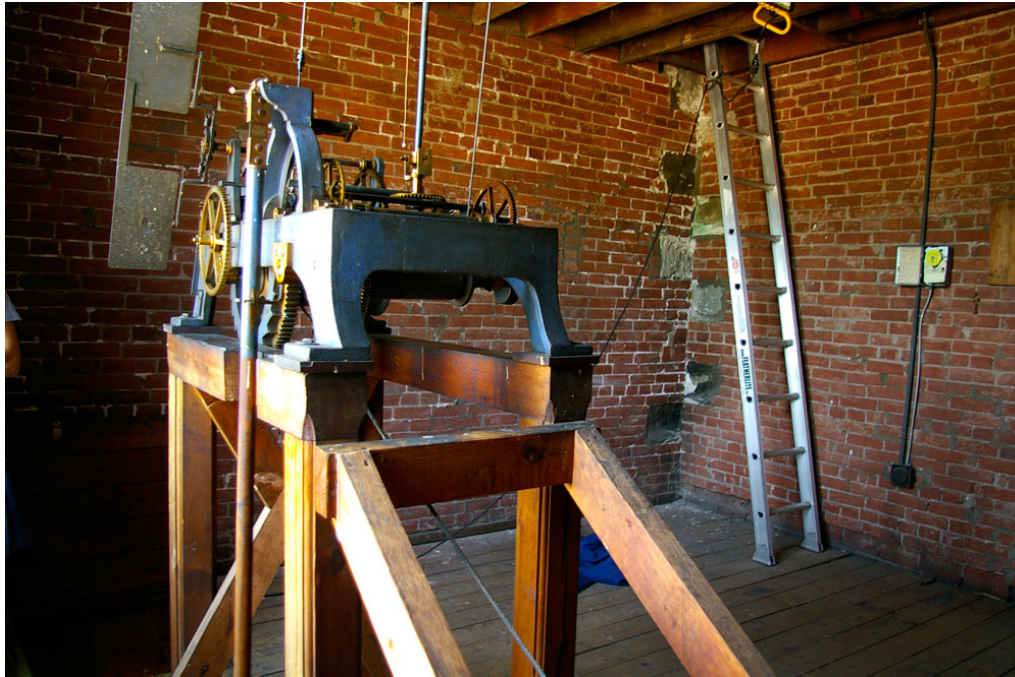


Photo 70: The clock mechanism on the fourth floor, looking towards the south-east corner of the clock tower, with the ladder up to the half-floor below the fifth floor housing the bell.

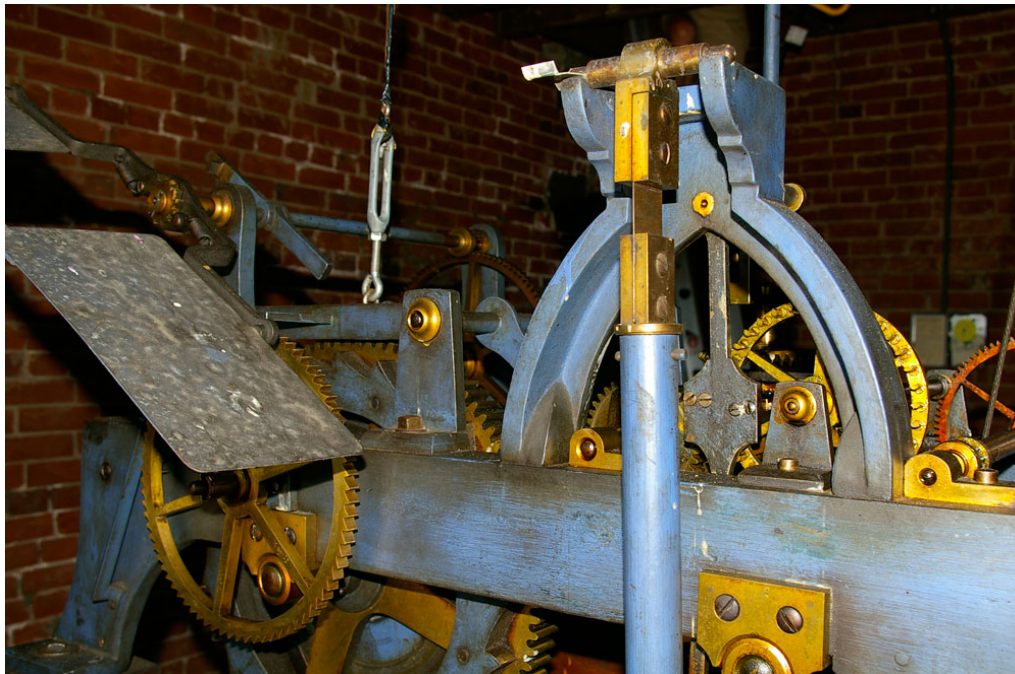


Photo 71: Closer view of the back of the clock mechanism facing the window on the King Street facade, showing the various toothed gears and top of the clock pendulum.

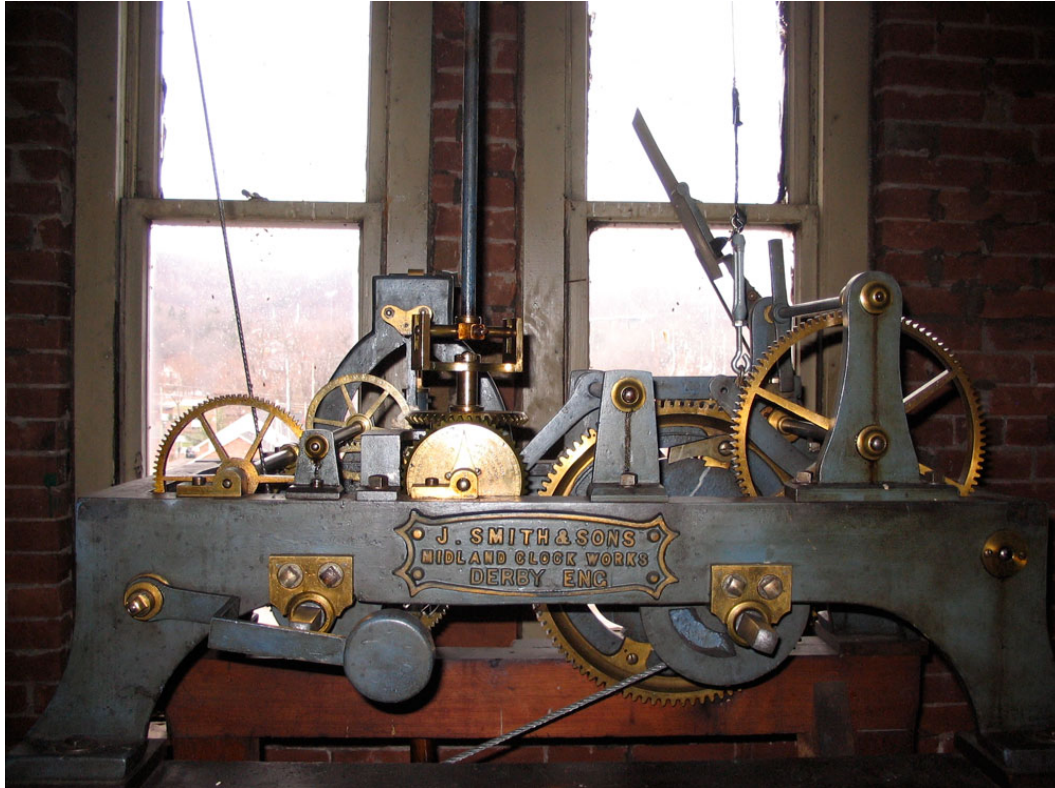


Photo 72: Front of the clock mechanism with the plate bearing the manufacturer's name, looking north through the pair of narrow windows facing King Street. Shows the bottom end of the vertical drive shaft connected on the sixth floor to the horizontal rods connected, in turn, to each of the clock dials.



Photo 73: One of the two winches used to wind the clock and bell spindles visible in Photo 72. Winch measures approximately 18 inches in length.

Photos by Michael Brand, November 2008.



Photo 74: Bell and clock mechanism showing the clock pendulum and the counterweight for the bell hanging in front of the brick wall on the west side of the tower.



Photo 75: Stan Nowak climbs the steel ladder to the floor housing the bell.

Photo by Michael Brand, November 2008.



Photo 76: Fifth floor housing the bell. Shows the galvanized-iron panels covering the floor structure, which was intended to deflect the sound of the bell away from the floors below and out the openings.



Photo 77: View of the cast-iron bell, showing the manufacturer's name cast into the metal, and the hammer connected to the mechanism below (shown in its position of rest).

Photo by Michael Brand, November 2008.



Photo 78 (left): Bell showing method of suspension from a thick plank bolted to two ceiling joists.

Photo 79 (right): Ladder from the fifth floor to the sixth floor housing the clock dials.

Photos by Michael Brand, November 2008.



Photo 80: Two of the clock dials and the rods connecting them to the vertical drive shaft which is attached to a gear on the mechanism below.



Photo 81: One of the clock dials showing the interior construction of the metal and glass dial set in a circular wood frame. Visible through the opaque glass are the Roman numerals on the outer face. In recent history the clock dials have been illuminated by fluorescent lighting tubes.



Photo 82 (left): Clock dial assembly showing the vertical drive shaft going through the floor to attach to the mechanism on the fourth floor.

Photo 83 (right): View of the interior of the tower roof looking straight up to its peak. Shows the roof framing and the horizontal boards on which the slates were laid.

Photos by Michael Brand, November 2008.

10.5 Landscaping (Photo 84-Photo 87)

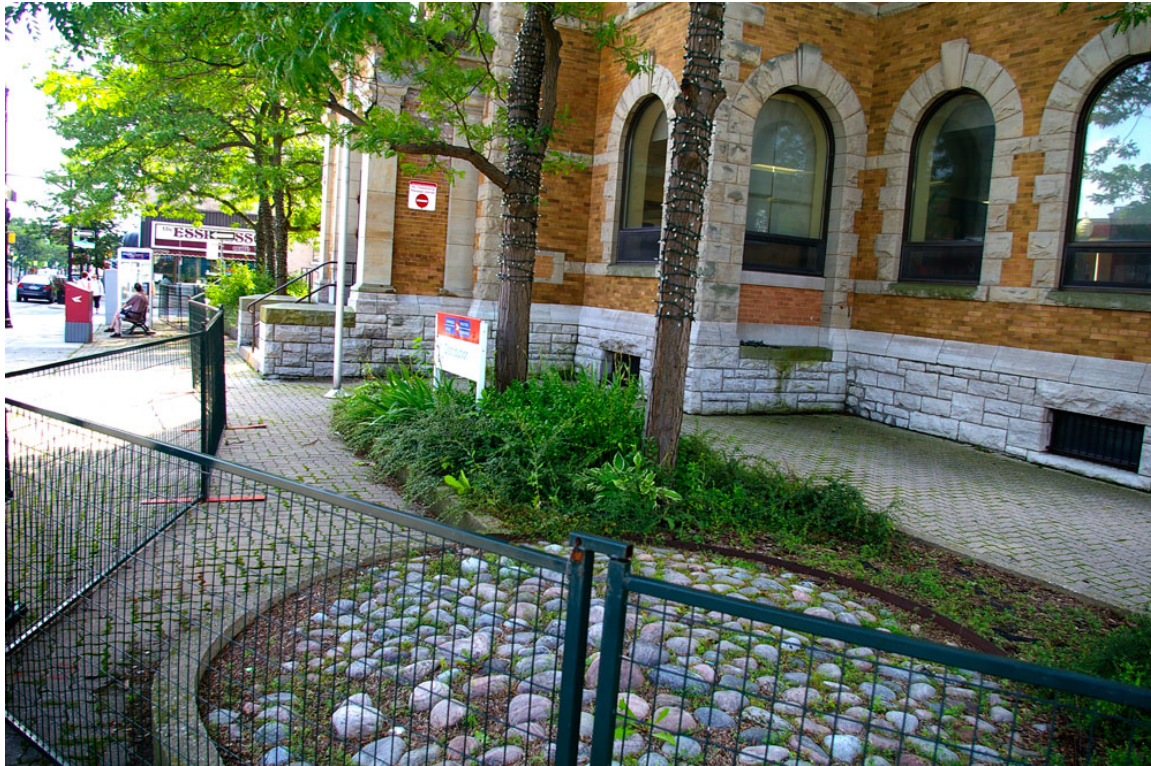


Photo 84: View of the front landscaping looking east from outside the temporary fencing near the north-west corner of the CPC property. The interlocking concrete pavers were laid and the raised rectangular and circular concrete planters installed in 1979, as indicated (but not very clearly) on the 1978 ground floor plan (A2: [Figure 46](#); [Figure 47](#)). The rectangular bed was planted with perennial shrubs and ground cover and three locust trees. The circular bed, likely originally planted with flowering annuals, is now filled with low-maintenance rounded stones and gravel.



Photo 85: View of the landscaping at the north-west corner of the CPC property through the temporary fencing towards the north-west corner of the building and the asphalt paving beyond the front yard, with its hard surface of concrete pavers.



Photo 86: View of the front landscaping looking west towards McMurray Street, which shows the three locust trees that must have been planted after the planter was installed in 1979. To the right is a municipal bus shelter on the sidewalk abutting the King Street frontage of the CPC property.



Photo 87: View of front landscaping looking east towards Foundry Street with the concrete planter and ramp installed in 1979. Similarly, to the west planter, the east planter contains low perennial shrubs, ground cover and three locust trees.

December 29, 2017

Hamilton
Ms. Alissa Denham-Robinson
Chairperson
Hamilton Municipal Heritage Committee
c/o Loren Kolar, Legislative Coordinator
71 Main St West
Hamilton, ON L8P 4Y5

Dear Ms. Alissa Denham-Robinson,

Community Heritage Ontario (CHO) is writing to all Ontario municipal heritage committees seeking support for federal action on the conservation of heritage properties.

CHO seeks the support of both your Heritage Committee and your Municipal Council in each writing to the federal Minister of Environment with copies to the Minister of Finance and your member(s) of federal Parliament supporting the recommendations of the federal House of Commons Standing Committee on Environment and Sustainable Development contained in report 10 regarding the preservation of Canada's heritage. A copy of the seventeen Committee recommendations is attached. The full report is available for viewing at: <http://www.ourcommons.ca/DocumentViewer/en/42-1/ENVI/report-10>.

While all of the Committee's recommendations are worthy of support, it would be helpful if, in your letters, you emphasized recommendation number eleven, a proposed tax credit for restoration and preservation work on buildings listed in the Canadian Register of Historic Places. The tax credit program could be similar to one that has been utilized for years by the United States federal government. That tax credit program has achieved success in conserving America's heritage properties while at the same time generating substantial economic development.

Implementation of the Committee's recommendations will not only help conserve federally owned heritage properties but will also assist in the conservation of privately owned heritage properties.

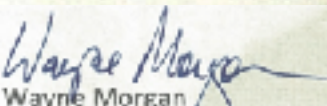
It is essential that we demonstrate widespread support for a federal government role in conserving Canada's heritage and that this role should be pursued through the implementation of the Standing Committee's recommendations.

Input is being sought by the federal government on these recommendations over the next two months. It is important that letters of support be received by the federal Ministers no later than February 28, 2018.

Sincerely,

Wayne Morgan
President, Community Heritage Ontario

Recommendations Attached



Wayne Morgan
President, Community Heritage Ontario

RECOMMENDATIONS

of Report 10 of the House of Commons Standing Committee on Environment and Sustainable Development - Preserving Canada's Heritage: The Foundation for Tomorrow

The Committee Recommends that the federal government:

1. *Policy on Management of Real Property* be integrated in new legislation so that custodian departments of designated federal heritage buildings are required to protect the commemorative integrity of these buildings and prevent demolition-by-neglect.
2. introduce legislation to provide statutory protection for federal heritage buildings.
3. introduce legislation imposing on Crown corporations the same requirements imposed on federal departments and agencies by the *Policy on Management of Real Property* regarding the management of federal heritage buildings, in order to protect the commemorative integrity of buildings owned by these Crown corporations and prevent their demolition-by-neglect.
4. introduce legislation to establish a process to protect, conserve, document and exhibit archaeological resources on federal land and under waters of federal responsibility.
5. introduce legislation to provide a statutory obligation on federal departments, agencies and Crown corporations to protect the commemorative integrity of all national historic sites of Canada.
6. introduce legislation to provide a statutory obligation on federal departments, agencies and Crown corporations to protect the integrity of federal heritage buildings owned by the federal government or under its jurisdiction.
7. Treasury Board Secretariat work with federal departments and agencies to ensure that they invest 2% of the asset replacement value annually towards the maintenance and repair of federal heritage buildings, as recommended in the Treasury Board Secretariat's *Guide to the Management of Real Property*.
8. adopt a policy requiring federal departments and agencies to, when deemed appropriate, give preference to existing heritage buildings when considering leasing or purchasing space.
9. introduce legislation to:
 - a. ensure that federal actions do not adversely impact the commemorative integrity of national historic sites of Canada or the integrity of heritage sites and buildings designated by provinces and municipalities in Canada;
 - b. provide statutory protection for Canadian World Heritage sites;
 - c. ensure that federal actions take into consideration the heritage values of Canada's historic places; and
 - d. give statutory recognition of the Canadian Register of Historic Places and the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

10. restore the funding level for the National Cost-Sharing Program for Heritage Places to a minimum of \$10 million per year.
11. establish a tax credit for the restoration and preservation of buildings listed on the Canadian Register of Historic Places.
12. in co-operation with provincial and territorial governments, work to adapt future versions of Canada's *National Model Building Codes* in a manner that will facilitate the restoration and the rehabilitation of existing buildings and the preservation of their heritage characteristics.
13. Parks Canada review its National Cost-Sharing Program and, if it is determined that rural sites are under-represented in applications for funding or in the awarding of funding, steps should be taken to improve the program.
14. consider supporting an initiative modelled after the "Main Street America" model, to encourage public and private investment in commercial historic buildings in rural areas and small cities as a catalyst for community sustainability and economic development.
15. support an Indigenous-led initiative that will be responsible for:
 - a. determining how places that are important to Canada's Indigenous peoples should be protected and preserved;
 - b. enhancing the capacity of Indigenous communities to preserve places that are important to them; and
 - c. presenting the perspective of Indigenous communities regarding the protection of places that are important to them to the Historic Sites and Monuments Board of Canada and its Secretariat, Parks Canada and other federal government departments and agencies.
16. Parks Canada, in cooperation with Indigenous groups, include Indigenous registrars in the Canadian Register of Historic Places to improve the process by which Indigenous places that are important to Indigenous peoples are identified and designated.
17. in support of the Truth and Reconciliation Commission's calls to action 79 and 81, and in consultation with Indigenous groups:
 - a. introduce legislation amending the *Historic Sites and Monuments Act* to add First Nations, Inuit, and Métis representation on the Historic Sites and Monuments Board of Canada and its Secretariat.
 - b. The Historic Sites and Monuments Board of Canada revise the policies, criteria, and practices of the National Program of Historical Commemoration to integrate Indigenous history, heritage values, and memory practices into Canada's national heritage and history.
 - c. Parks Canada develop and implement a national heritage plan and strategy for commemorating and, where appropriate, conserving residential school sites, the history and legacy of residential schools, and the contributions of Indigenous peoples to Canada's history.
 - d. in collaboration with Residential School Survivors, commission and install a publicly accessible, highly visible, Residential Schools National Monument in the city of Ottawa to honour Survivors and all the children who were lost to their families and communities.