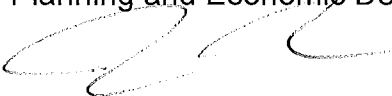




Hamilton

CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	June 4, 2015
SUBJECT / REPORT NO:	Recommendation to Designate 77 Gage Avenue North, Hamilton (former King George School) Under Part IV of the <i>Ontario Heritage Act</i> (PED15077) (Ward 3)
WARD(S) AFFECTED:	Ward 3
PREPARED BY:	Alissa Golden Cultural Heritage Planner (905) 546-2424 Ext. 1214 Steve Robichaud Director of Planning and Chief Planner
SUBMITTED BY:	Jason Thorne General Manager Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That the designation of 77 Gage Avenue North, Hamilton, shown in Appendix "A" of Report PED15077, 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 PED15077, be approved;
- (c) That the City Clerk be directed to take appropriate action to designate 77 Gage Avenue North, Hamilton under Part IV of the *Ontario Heritage Act*, in accordance with the draft Notice of Intention to Designate, attached as Appendix "C" to Report PED15077.

**SUBJECT: Recommendation to Designate 77 Gage Avenue North, Hamilton
(former King George School) Under Part IV of the *Ontario Heritage Act*
(PED15077) (Ward 3) - Page 2 of 9**

EXECUTIVE SUMMARY

On September 25, 2013, Council added 77 Gage Avenue North, Hamilton (see location map attached as Appendix "A" to this Report) to the City of Hamilton Register of Property of Cultural Heritage Value or Interest. The designation process for 77 Gage Avenue North was initiated on May 14, 2014, when Council directed staff to conduct a cultural heritage assessment of the former King George School and prepare a draft by-law for the purposes of designation under Part IV of the *Ontario Heritage Act*.

In September 2014, the City of Hamilton Planning Division retained MHBC Planning Urban Design & Landscape Architecture (MHBC), to prepare a comprehensive assessment of the cultural heritage value of the former King George School. The historical research, evaluation of the significance of the property, and detailed description of the heritage attributes, were prepared by MHBC in the fall of 2014. The detailed documentation is attached to this Report as follows: the recommended Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes as Appendix "B"; the draft Notice of Intention to Designate as Appendix "C"; and the full Cultural Heritage Assessment Report on 77 Gage Avenue North (January 16, 2015) as Appendix "D".

The subject property has been evaluated using both the City of Hamilton's Framework for Evaluating the Cultural Heritage Value or Interest of Property for Designation under Part IV of the *Ontario Heritage Act*, and the Criteria for Determining Cultural Heritage Value or Interest, as defined in *Ontario Regulation 9 / 06* of the *Ontario Heritage Act*, in accordance with the Council-approved Designation Process.

It has been determined that 77 Gage Avenue North has design / physical value, historical / associative value and contextual value, and staff recommend designation of the property under Part IV of the *Ontario Heritage Act*.

Alternatives for Consideration - See Page 8

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: Not applicable.

Staffing: Not applicable.

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

SUBJECT: Recommendation to Designate 77 Gage Avenue North, Hamilton (former King George School) Under Part IV of the *Ontario Heritage Act* (PED15077) (Ward 3) - Page 3 of 9

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

At their meeting of September 25, 2013, Council directed staff to include the former King George School, located at 77 Gage Avenue North, Hamilton (see Appendix "A" of this Report), in the City of Hamilton Register of Property of Cultural Heritage Value or Interest (the "Register"). At the time, the 3.68 ac property was comprised of three structures: the former King George School (constructed circa 1911) and an addition to the south (constructed circa 1958), both located at 77 Gage Avenue North; and, Parkview Secondary School (constructed circa 1963), located at 60 Balsam Avenue North.

Inclusion of non-designated property in the Register, established under Section 27 (1) of the *Ontario Heritage Act*, requires that Council be given 60-days notice in writing of the intention to demolish or remove a building or structure on the property, and the demolition and removal of a building or structure is prohibited during this time period.

At their meeting of May 14, 2014, Council directed staff to conduct a cultural heritage assessment and prepare a draft by-law for the purposes of designating the former King George School under Part IV of the *Ontario Heritage Act*, and report back to Planning Committee and Council for consideration as a high priority. The scope of Council's direction to staff to designate the former King George School property did not include Parkview Secondary School.

Parkview Secondary School

On July 4, 2014, staff received a Building Permit application for the demolition of Parkview Secondary School and the 1958 southern addition of the former King George School. Notice of Intention to Demolish the structures, located at 60 Balsam Avenue North and 77 Gage Avenue North, respectively, was required under Section 27 (3) of

**SUBJECT: Recommendation to Designate 77 Gage Avenue North, Hamilton
(former King George School) Under Part IV of the *Ontario Heritage Act*
(PED15077) (Ward 3) - Page 4 of 9**

the *Ontario Heritage Act*. Planning staff were of the opinion that adequate information was submitted as part of the Building Permit application for demolition and had no concerns with the removal of the 1958 addition to the former King George School as it was not determined to be of cultural heritage value or interest. The Mayor and Members of Hamilton City Council were notified of the owner's intention to demolish the structures in an Information Update Report dated July 15, 2014. Following the required 60-day notice period, the Building Permit to demolish Parkview Secondary School and the 1958 addition was issued on December 8, 2014, and the structures were subsequently demolished.

The subject property is now comprised of a two-storey brick building, known as the former King George School. The building, constructed for institutional purposes in 1911, is representative of the Edwardian Classicism style of architecture.

The historical research, evaluation of the significance of the property, and detailed description of the architectural features of the property are contained in the Cultural Heritage Assessment (January 16, 2015), prepared by MHBC (the full Report is attached as Appendix "D" to this Report). The cultural heritage assessment contains an evaluation using the City's Council-adopted heritage evaluation criteria and the criteria contained in *Ontario Regulation 9 / 06*.

Through the consultants' evaluation, it has been determined that 77 Gage Avenue North has design / physical value, historical / associative value and contextual value, and the property is now being recommended for designation under Part IV of the *Ontario Heritage Act* (see Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B", and the draft Notice of Intention to Designate, attached as Appendix "C" to this Report).

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement (2014):

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,

**SUBJECT: Recommendation to Designate 77 Gage Avenue North, Hamilton
(former King George School) Under Part IV of the *Ontario Heritage Act*
(PED15077) (Ward 3) - Page 5 of 9**

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 are consistent with these policies.

RELEVANT CONSULTATION

The property owner was notified of Council’s direction to staff to pursue designation of the property in a letter dated June 5, 2014. Staff provided the owner with a copy of the Cultural Heritage Assessment prepared by the consultants (attached as Appendix “D” to this Report) and the recommendations of this Report for information and for an opportunity to provide comment. At the time of preparing this Report, staff have not received any comment from the owner.

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 Hamilton Municipal Heritage Committee indicated support for the designation of the subject property at its meetings of March 20, 2014 and May 15, 2014, as well as the addition of the property to the Register at their meeting on September 19, 2013 (HMHC Report 13-008).

The Inventory and Research Sub-Committee of the Hamilton Municipal Heritage Committee reviewed the Cultural Heritage Assessment prepared by the consultants at its meeting on November 24, 2014, as per the Council-adopted Heritage Designation Process (attached as Appendix “E” to this Report). The Sub-committee was supportive of the designation of 77 Gage Avenue North under Part IV of the *Ontario Heritage Act*, as outlined in the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes (attached as Appendix “B” to this Report), and the Sub-committees’ comments were incorporated into the Cultural Heritage Assessment (attached as Appendix “D” of this Report).

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 the Cultural Heritage Assessment, attached

**SUBJECT: Recommendation to Designate 77 Gage Avenue North, Hamilton
(former King George School) Under Part IV of the *Ontario Heritage Act*
(PED15077) (Ward 3) - Page 6 of 9**

as Appendix "D" to this Report, attempts to clearly identify those heritage values associated with a property. 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.

Council-Adopted Evaluation Criteria:

A set of criteria were endorsed by the City of Hamilton Municipal Heritage Committee 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 all 12 of the City's 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 broad categories: Design / Physical Value, Historical / Associative Value and Contextual Value.

As outlined in the Cultural Heritage Assessment (attached as Appendix "D" of this Report), the subject property satisfies 8 of the 9 criteria contained in *Ontario Regulation 9 / 06* in all three categories.

1. Design / Physical Value:

- i. The former King George School is a representative example of the Edwardian Classicism style of architecture that was common in Ontario between approximately 1900 and 1930. Several other schools in the eastern area of Hamilton were constructed in this style as well, though only a few remain.

SUBJECT: Recommendation to Designate 77 Gage Avenue North, Hamilton (former King George School) Under Part IV of the *Ontario Heritage Act* (PED15077) (Ward 3) - Page 7 of 9

- ii. The building demonstrates a high degree of craftsmanship or artistic merit. The former King George School building reflects a balanced design with smooth brick surfaces, stone detailing, decorative brickwork and entrance features.
- iii. The property does not demonstrate a high degree of technical or scientific achievement.

2. Historical / Associative Value:

- i. The property has direct associations with the theme of public education in Hamilton. The site served the local community for 100 years, operating as a school for nearly all of them.
- ii. The property has the potential to yield an understanding of Canadian military history from its involvement in the Second World War when it was leased by the Department of National Defence and served as a military convalescent hospital to treat soldiers wounded overseas.
- iii. The former King George School reflects the work or ideas of the architectural firm of Stewart and Witton. The Hamilton architects designed many schools, residences, churches and public buildings between 1904 and 1917.

3. Contextual Value:

- i. The former King George School plays an important role in defining the character of the area as one that developed in the late-19th and early-20th century.
- ii. The former King George School is physically and historically linked to its surroundings. The property is centred in the block bounded by Gage Avenue North, Beachwood Avenue, Balsam Avenue North and Cannon Street East, spans the width between Balsam and Gage Avenue and intersects Connaught Avenue North with connections to the north and south.
- iii. The former King George School is located on Gage Avenue North, in a primarily residential neighbourhood with one- to two-storey dwellings. The building is set back from the street and its height, massing and setting make it a prominent structure in the area.

Conclusion:

The consultants have determined that 77 Gage Avenue North, 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 recommends designation of 77 Gage Avenue North 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", and the draft Notice of Intention to Designate, attached as Appendix "C" to this Report.

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 of this significant heritage resource (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 does not consider declining to designate the property to be an appropriate conservation alternative.

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN

Strategic Priority #1

A Prosperous & Healthy Community

WE enhance our image, economy and well-being by demonstrating that Hamilton is a great place to live, work, play and learn

Strategic Objective

1.6 Enhance Overall Sustainability (financial, economic, social and environmental).

**SUBJECT: Recommendation to Designate 77 Gage Avenue North, Hamilton
(former King George School) Under Part IV of the *Ontario Heritage Act*
(PED15077) (Ward 3) - Page 9 of 9**

Staff Comments:

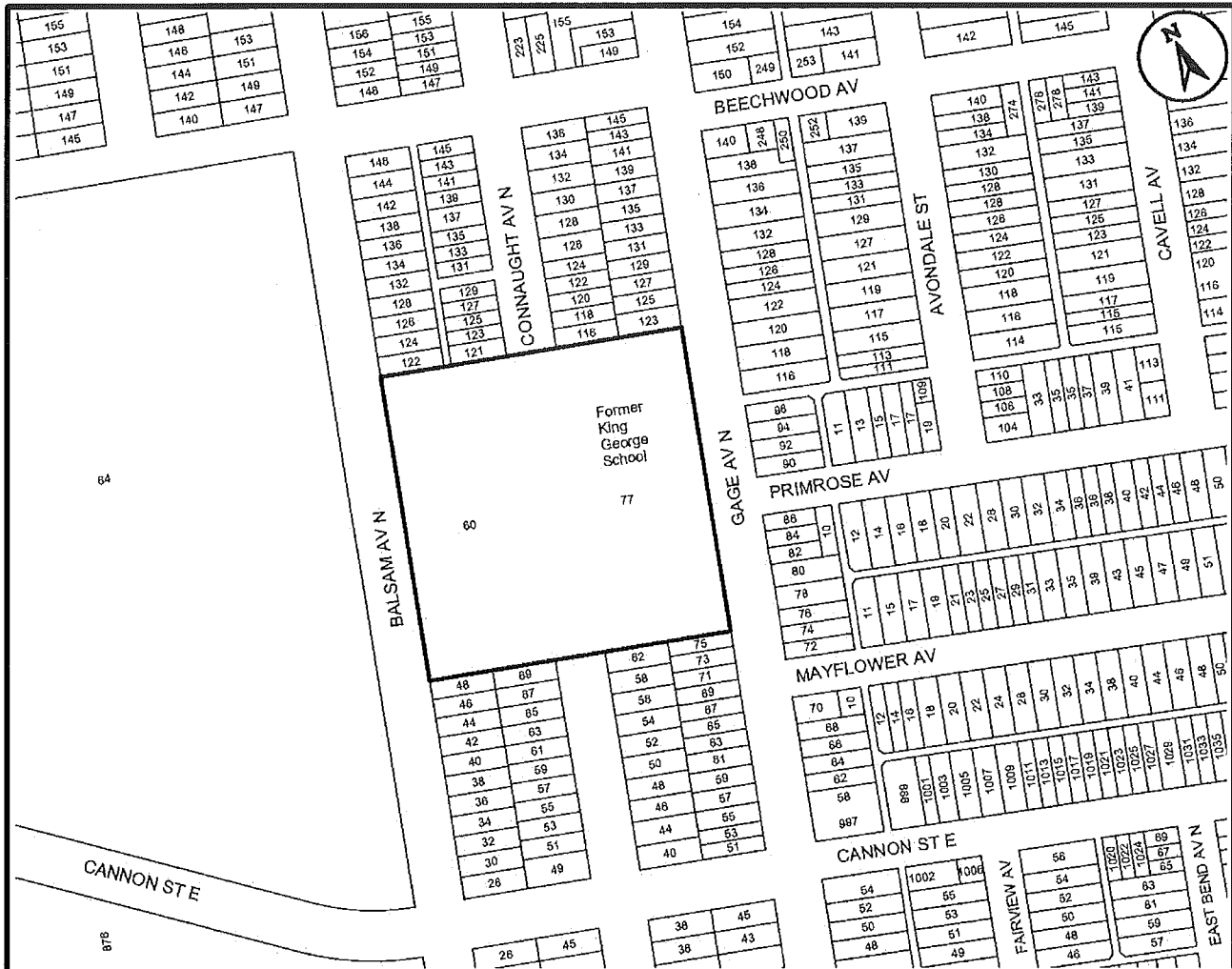
Designation of this property under Part IV of the *Ontario Heritage Act* will provide for the long-term, legal protection of this significant heritage resource. The approval of the recommendations of this Report demonstrates:

- Council's commitment to the Council-approved designation process and to existing planning policies; and,
- Council's commitment to conserving cultural heritage resources, as directed by Provincial and Federal level policies.

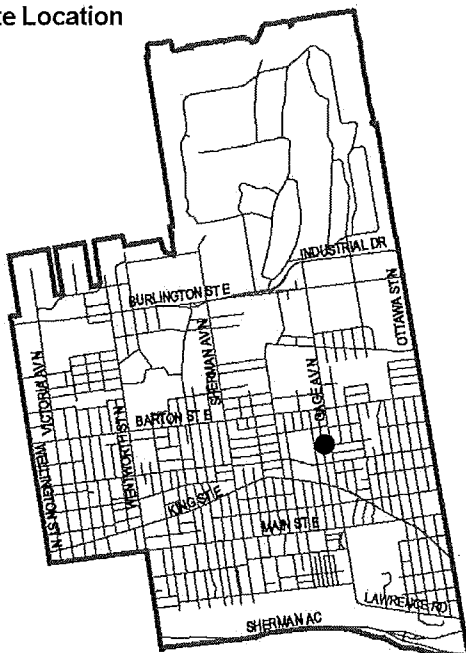
APPENDICES AND SCHEDULES ATTACHED

- Appendix "A": Location Map
- Appendix "B": Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes
- Appendix "C": Draft Notice of Intention to Designate
- Appendix "D": Cultural Heritage Assessment Report on 77 Gage Avenue North, Former King George School, Hamilton ON, MHBC, January 16, 2015
- Appendix "E": Council-Adopted Heritage Designation Process

:AG/th



● Site Location



Key Map - Ward 3

N.T.S.



Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
77 Gage Ave N

Date:
June 11, 2014

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
AG/GS

Subject Property



77 Gage Avenue North

77 Gage Avenue North, Hamilton

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

Description of Historic Place

The former King George School, a public school building, was constructed in 1911 in the Edwardian Classicism style of architecture. The property is addressed as 77 Gage Avenue North, Hamilton, and is located between Cannon Street to the south and Beechwood Avenue to the north. Residential properties are located north, south and east of the former school site. The property includes the roughly H-shaped brick building, a grassed lawn area to the east side, and asphalt parking area on the west and north sides.

Statement of Cultural Heritage Value or Interest

The former King George School has heritage value as a contributor to the Hamilton public education system for nearly 100 years (1912-2012). Between 1948 and 1963, the building served as a boy's vocational school, teaching hands-on trades and skills. During the Second World War, the building was used as a military hospital by the Department of National Defense.

The former school building is a representative example of the Edwardian Classicism style of architecture that was common in Ontario between approximately 1900 and 1930. The style arose during the Reign of King Edward VII (1901-1910), and its influences carried on in the decades following his death. In its Ontario context, the style is defined by its use of brick, classically inspired decorative elements, often minimal or understated ornamentation (in contrast to the more ornate styles of the Victorian era), large and frequent windows, and often rectangular or rectilinear plans and massing. Several other schools in the eastern area of Hamilton were constructed in this style as well, though only a few remain. The Edwardian design and school building features are still evident on the east, north and west elevations, and much of the south elevation.

The former school was designed by the architectural partnership of Stewart and Witton (Walter Wilson Stewart and William Palmer Witton), Hamilton architects who designed many public buildings and residences in Hamilton until Stewart's death in 1917.

Description of Heritage Attributes

The heritage attributes relating to the property's recognition as a former school in the Edwardian Classicism style relate to the exterior facades of the building, including:

- Brick construction;
- H-shaped plan of the original 1911 building;
- Rectangular window openings, in singles and groupings of three, four and five on all elevations;
- Stone lintels and sills;
- Continuous stone band above second storey windows;
- Vertical stone details on the projections of the east elevation and on the western section of the north elevation;
- Tapered stone lintels and band above basement windows;
- East entrance feature with brick and stone bands, stone cornice, stone keystone details, and carved shapes in stone arch;
- Round arched fanlight with tracery;
- Double entrance door opening at central east entrance;
- Segmental arched entrance feature on north elevation with stone cornice, brick and stone details;
- Flat roof;
- Parapet at roofline, including segmental arched parapets above the entrances on the east, north and south elevations; and,
- Rectangular brick courses with stone corners above the second storey windows on all elevations.

Interior features that contribute to the cultural heritage value of the former school include:

- Spacious stairwells with interior iron staircases; and,
- Wide interior hallways and abutting room configuration of the H-shaped plan.

Contextual features that contribute to the cultural heritage value of the former school include:

- Orientation of the property to Gage Avenue North;
- Views to the property from Gage Avenue North; and,
- Open space area between the front elevation and Gage Avenue North.

CITY OF HAMILTON

Notice of Intention to Designate 77 Gage Avenue North, Hamilton

The City of Hamilton intends to designate 77 Gage Avenue North in Hamilton, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

Statement of Cultural Heritage Value or Interest

The former King George School has heritage value as a contributor to the Hamilton public education system for nearly 100 years (1912-2012). Between 1948 and 1963, the building served as a boy's vocational school, teaching hands-on trades and skills. During the Second World War, the building was used as a military hospital by the Department of National Defense.

The former school building is a representative example of the Edwardian Classicism style of architecture that was common in Ontario between approximately 1900 and 1930. The style arose during the Reign of King Edward VII (1901-1910), and its influences carried on in the decades following his death. In its Ontario context, the style is defined by its use of brick, classically inspired decorative elements, often minimal or understated ornamentation (in contrast to the more ornate styles of the Victorian era), large and frequent windows, and often rectangular or rectilinear plans and massing. Several other schools in the eastern area of Hamilton were constructed in this style as well, though only a few remain. The Edwardian design and school building features are still evident on the east, north and west elevations, and much of the south elevation.

The former school was designed by the architectural partnership of Stewart and Witton (Walter Wilson Stewart and William Palmer Witton), Hamilton architects who designed many public buildings and residences in Hamilton until Stewart's death in 1917.

The 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.

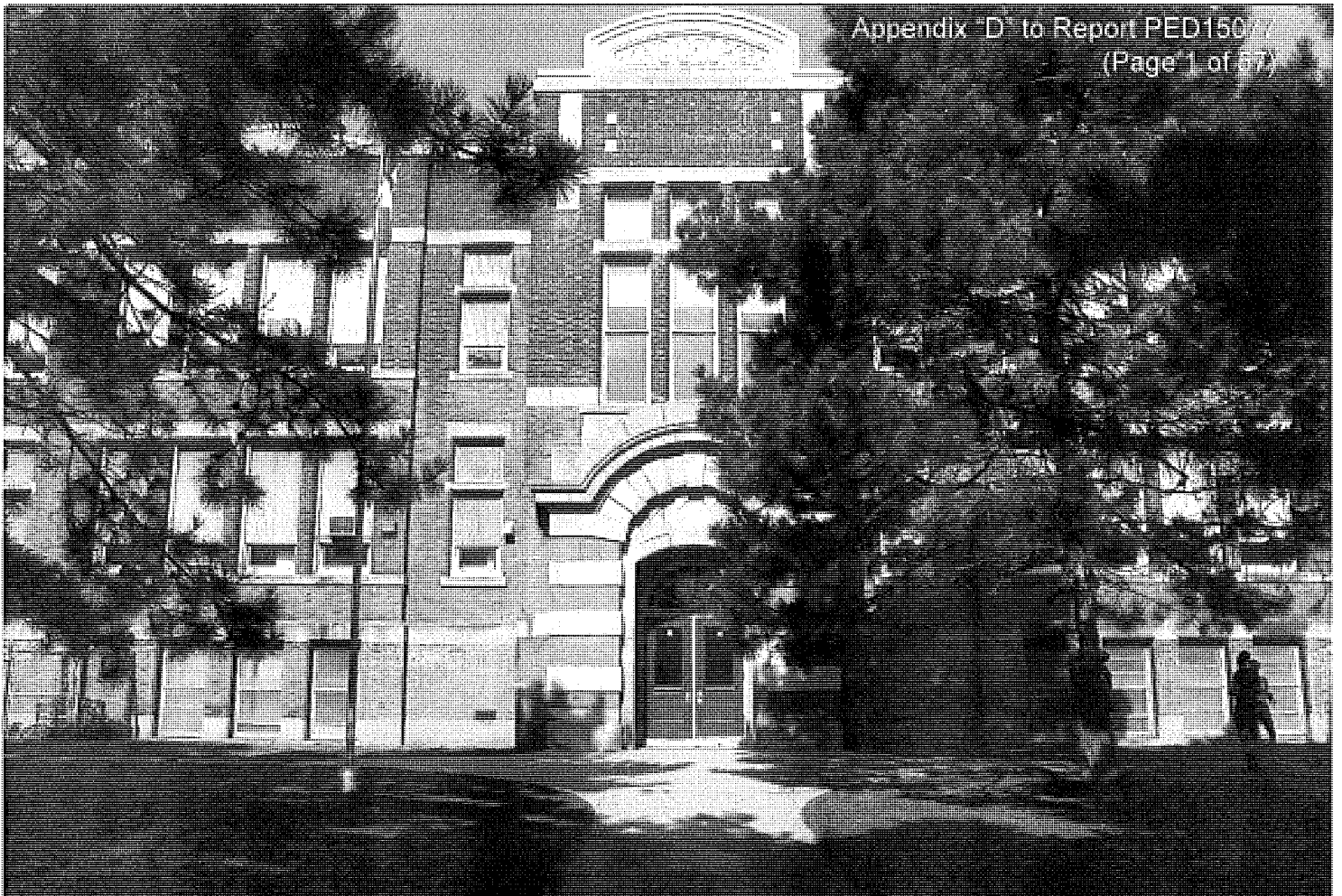
Notice of Objection

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 [REDACTED] day of [REDACTED], 2015.

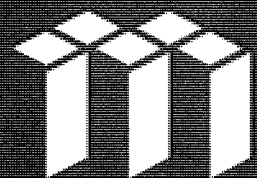
R. Caterini, City Clerk, Hamilton, Ontario

CONTACT: Alissa Golden, Cultural Heritage Planner, Phone: (905) 546-2424 ext. 1214,
E-mail: Alissa.Golden@hamilton.ca, Website: www.hamilton.ca/heritageplanning



Cultural Heritage Assessment
77 Gage Avenue North
Former King George School
Hamilton ON

January 16, 2015
PROJECT #: 0727AN



MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Contents

1.0	Introduction	1
2.0	Property Location	2
3.0	Physiographic Context	3
4.0	Settlement Context and Historical Development.....	3
5.0	Property Description.....	8
6.0	Cultural Heritage Evaluation	23
6.1	Evaluation Criteria.....	23
6.2	Evaluation of 77 Gage Avenue North, former King George School.....	24
7.0	Cultural Heritage Value: Conclusions and Recommendations.....	26
8.0	Bibliography	30
9.0	Qualifications.....	31
	APPENDIX A – Floor Plans of the King George School (Provided by the City of Hamilton).....	1
	Appendix B – Evaluation Criteria.....	2

1.0 Introduction

The City of Hamilton retained MHBC in 2014 to prepare a Cultural Heritage Assessment report for the property at 77 Gage Avenue North, Hamilton Ontario, the former King George School. On September 25, 2013 at their regular meeting, Council directed City of Hamilton Heritage Planning Staff to include the property on their *Inventory of Buildings of Architectural and/or Historical Interest*. On May 14, 2014 at their regular meeting, Council directed staff to prepare a Cultural Heritage Assessment report for the former King George School and to prepare a draft by-law for the purposes of Designation under Part IV of the *Ontario Heritage Act*. City of Hamilton staff selected MHBC from the City of Hamilton's Roster of Professional Consulting (Category 27: Built Heritage and Cultural Heritage Landscapes) in August, 2014 to prepare the Cultural Heritage Assessment for the subject. The subject property also contains the former Parkview Secondary School. Intention to demolish the Parkview School and 1950s addition of the former King George School were received by Council on July 15, 2014. This report is concerned only with assessment of the former King George School.

This report has been structured according to the standard process outlined by the City of Hamilton for Cultural Heritage Assessments. It comprises nine (9) sections, as follows:

Section 1.0 comprises this introduction;

Section 2.0 contains a description of the property, including its physical location, legal description, and dimensions of the property;

Section 3.0 provides a description of the physiographic context of the region where the subject property is located;

Section 4.0 contains a summary of the settlement context, or the broad historical development of the settlement of the subject property and surrounding area;

Section 5.0 provides a detailed description of the subject property and its heritage characteristics or attributes;

Section 6.0 contains a detailed evaluation of the subject property using Regulation 9/06 of the *Ontario Heritage Act* and criteria outlined by the City of Hamilton;

Section 7.0 provides conclusions and recommendations based on the results of the Cultural Heritage Evaluation, and provides a summary of the criteria that have been met, as well as a recommendation on whether the property should be designated, and if so, a list of heritage attributes;

Section 8.0 contains a bibliography of sources consulted during research and production of this report;

Section 9.0 contains CVs outlining the qualification of the report authors.

2.0 Property Location

The subject property is municipally addressed as 77 Gage Avenue North, in Downtown Hamilton (on title the property is addressed as 71 Gage Avenue North). The property's legal description is pt Lot 7, Con 2 Barton as in HA135561; Hamilton.

This section of Gage Avenue North contains one and one half storey to two and one half storey vernacular style residences, generally constructed in the late 19th and early 20th centuries. The subject property contains two structures, the former King George School and the former Parkview Secondary School. The lot is a square shape, with an area of 14,935 m² and a perimeter of 490 m. The structure is located on the centre eastern portion of the lot oriented to Gage Avenue North, with a frontage of 121 metres.

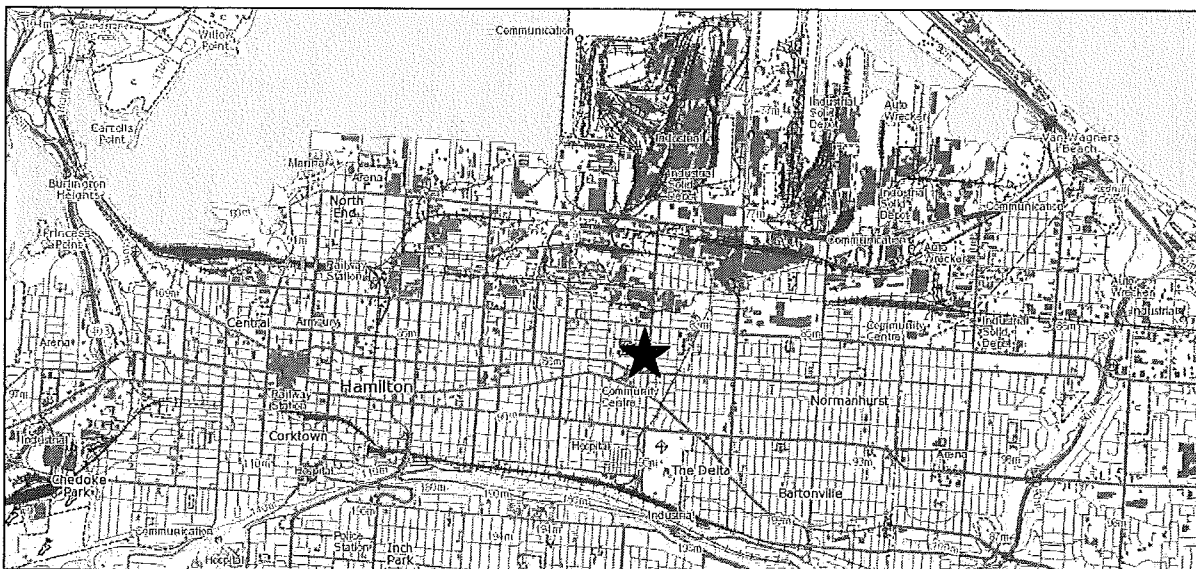


Figure 1: Contextual map of Hamilton, showing the location of the subject property as denoted by star. Source: National Atlas of Canada online, Toporama.



Figure 2: Aerial image of Gage Avenue North context. Source: VUMap 2014 Aerial image.

3.0 Physiographic Context

The study area is located within the Physiographic Region identified as the Iroquois Plain. The Iroquois Plain is a large lowland area bordering Lake Ontario, formed when the last glacier was receding, but still present, in the St. Lawrence Valley. The glacier held a body of water known as Lake Iroquois, which emptied in New York State. The Iroquois Plain that includes the study area is part of the lake bottom of Lake Iroquois, and the terrain has been smoothed by waves or deposits, in comparison to areas that were the former shorelines. The Ontario Lakehead portion of the Plain, where the study area is located, was initially cut off from the rest of Lake Ontario by a sand strip. However, land along the shorelines in many places provided elevates, dry locations ideal for the development of urban areas (Chapman and Putnam 191, 1984).

4.0 Settlement Context and Historical Development

Though now part of the City of Hamilton, the subject property was located in the former Barton Township in Wentworth County. Along with a number of other counties fronting on Lake Ontario, Wentworth was surveyed by 1791. Barton Township was surveyed using the single-front-and-rear survey system, which consisted generally of a grid containing pairs of 100 acre lots between what would become road

allowances. Many of the early settlers in the township were United Empire Loyalists, seeking respite from the American Revolution. By 1846, the publication of *Smith's Canadian Gazetteer* described Barton Township as a township of 15,392 acres of which 8,993 were currently cultivated. For a small township, it was generally well settled, with one grist mill and one saw mill, and numerous species of trees for timber, including maple, black walnut, beech, oak and some pine. The township included the town of Hamilton, located west of the subject property, which was developing as an important commercial and industrial centre on the lake. In 1841, the population of the township was 1,434.

The subject property is formerly part of lots owned by members of the Gage Family, who arrived in Wentworth County in the late 18th century. Mary Gage, the widow of James Gage (who was killed in 1777 during the British attack of forts Clinton and Montgomery). Mary and her family traveled to Stoney Creek c. 1790 where her brother, Augustus Jones was working as a surveyor. The family originally resided on Lot 7 (south of the subject property). Mary's son James eventually took over responsibility of the family farmstead, which became a stopping point for people travelling between Niagara and York (Toronto). The Gage family farm was the site of the Battle of Stoney Creek during the War of 1812 (Greenfield). Gage Avenue was named after the Gage family.

By 1875, a map of Barton shows that the subject property was still located well outside the urban area of Hamilton, and was primarily rural or large estate lots. The lands between what are now Lawrence Road and Barton Street were owned by members of the Gage family, including James Gage, William Gage, A. Gage, Jonathon Gage, Jas. Gage, R.R. Gage, George Gage, G.W. Gage and P. Gage.

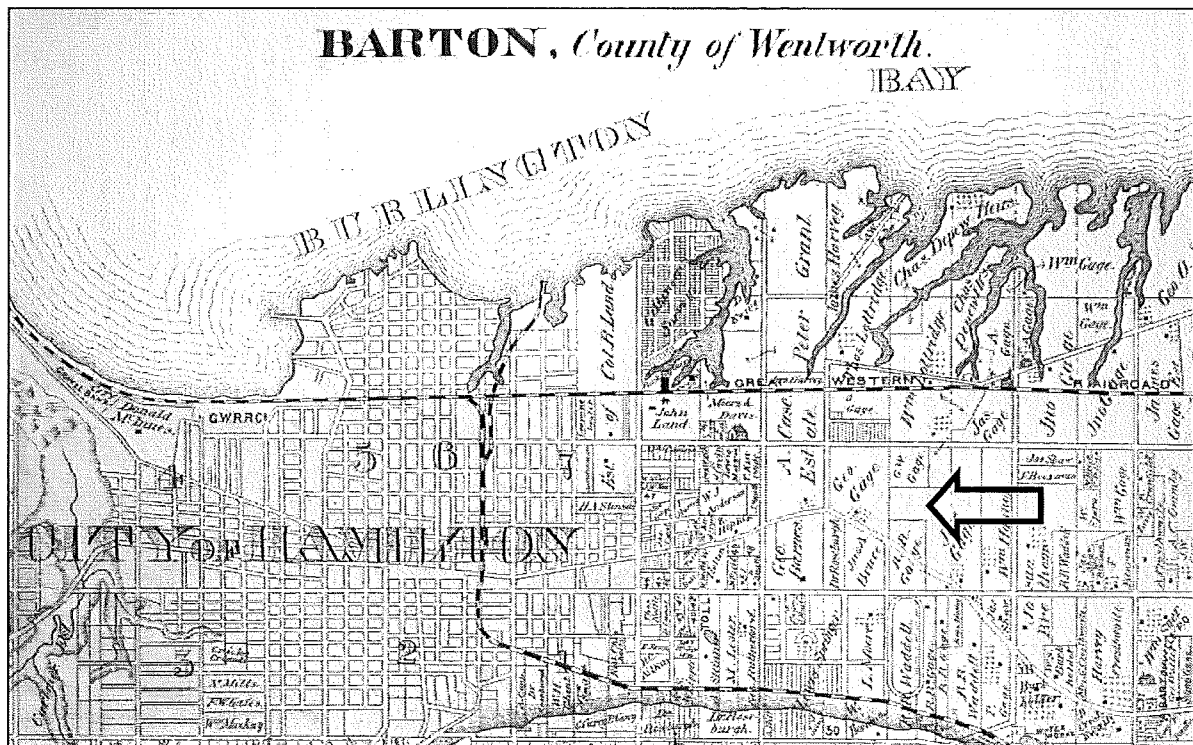


Figure 3: Excerpt of the 1875 Map of the City of Hamilton and Barton Township, from the *Illustrated Historical Atlas of Wentworth County*. Approximate location of subject property denoted by arrow.

In 1891, the City of Hamilton annexed part of Barton Township, between what is now Wentworth Street and Sherman Avenue. This area included the subject property that would become the school site. The population surge in Hamilton at the turn of the century that led to the expansion of the City boundary (and the construction of many new schools) was the result of an increasing number of manufacturing enterprises in the city. Immigrants from Europe were also arriving, and many took advantage of jobs in the heavy manufacturing industry. By 1911, one half of Hamilton's labour force was in manufacturing (Dear Drake and Reeds, 124). Much of Hamilton's development at this time was to the east, in order to secure waterfront manufacturing sites, and the development of residential and commercial neighbourhoods to support this growth followed soon after. Between 1911 and 1915 an average of 19 surveys a year were registered (compared with 6 per year, previously) (Dear et al 124).

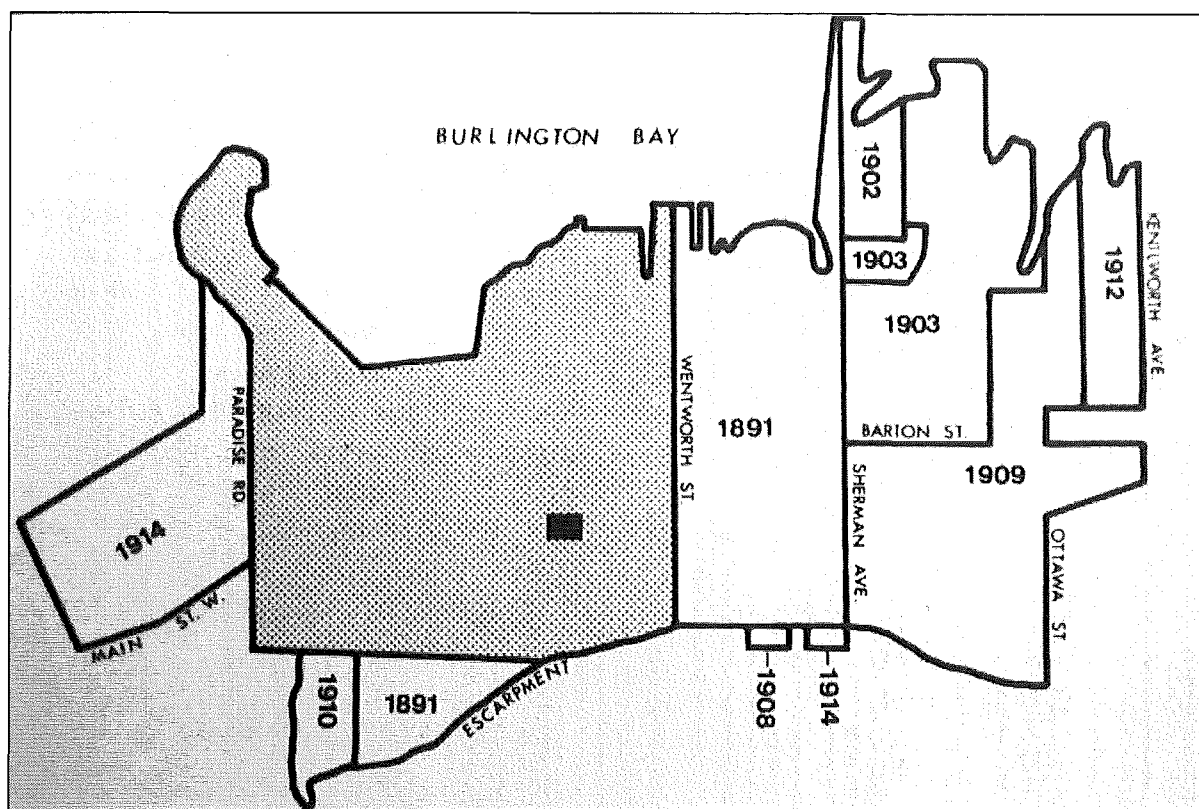


Figure 4: Map of Hamilton Annexations. Source: *Hamilton, and Illustrated History*.

Property for the King George School was purchased in 1910, when the Board of Education was making significant expansions by acquiring new schools through annexation and constructing others in response to the expanding boundary of Hamilton and the growing population at the turn of the century. The cornerstone for the school was laid on November 1, 1911 (Aikmans and Williamson, 41). The King George School was opened in 1912, a year after the visit of King George V and Queen Mary to Hamilton.

At the time of its construction, the school was one of the largest in Hamilton, with over 1000 students enrolled (Hamilton Board of Education Minutes, 1912). The School was named for King George V, the British monarch reigning at the time of its construction (Mahoney, 2012).

The building was designed by the architecture partnership Stewart and Witton, comprised of Walter Wilson Stewart and William Palmer Witton. Stewart was the son of William Stewart, a leading architect in Hamilton. Walter Wilson Stewart apprenticed with and practiced with his father until William Stewart's retirement in 1904. At this time, Walter Wilson Stewart joined with Witton, who had trained in Chicago and worked with the renowned firm Alder and Sullivan. Witton was the son of Henry B. Witton, prominent Hamilton resident and Member of Parliament. The successful partnership designed many local schools, public buildings and residences in the popular Edwardian Classical style, before Stewart's death in 1917 while fighting in World War I (Dictionary of Canadian Biography).

During the Second World War, the King George School served as a 200-bed military convalescent hospital, providing treatment for soldiers wounded overseas. The building was leased to the Department of National Defense in 1941. During the building's use as a military hospital, students were relocated to nearby schools. Plans from the Department of National Defense show that an additional L-shaped temporary structure was built beside or behind the school and connected by a corridor. The drawing does not show the exact location that the additional structure was connected to the school, but it appears that it would have been connected near one of the outer corners where there would have been sufficient space (See Figure 5). The interior of the building appears not to have been changed very much during its use as a hospital. Much speculation exists in local lore about where the military morgue would have been located. Some suggest that it was located in the basement room accessible by garage door, which was installed during the war years to allow ambulance and other vehicles access to the room (personal correspondence with Hamilton Board of Education Archives, 2014). No drawings, plans or textual records have been uncovered confirm this suggestion.

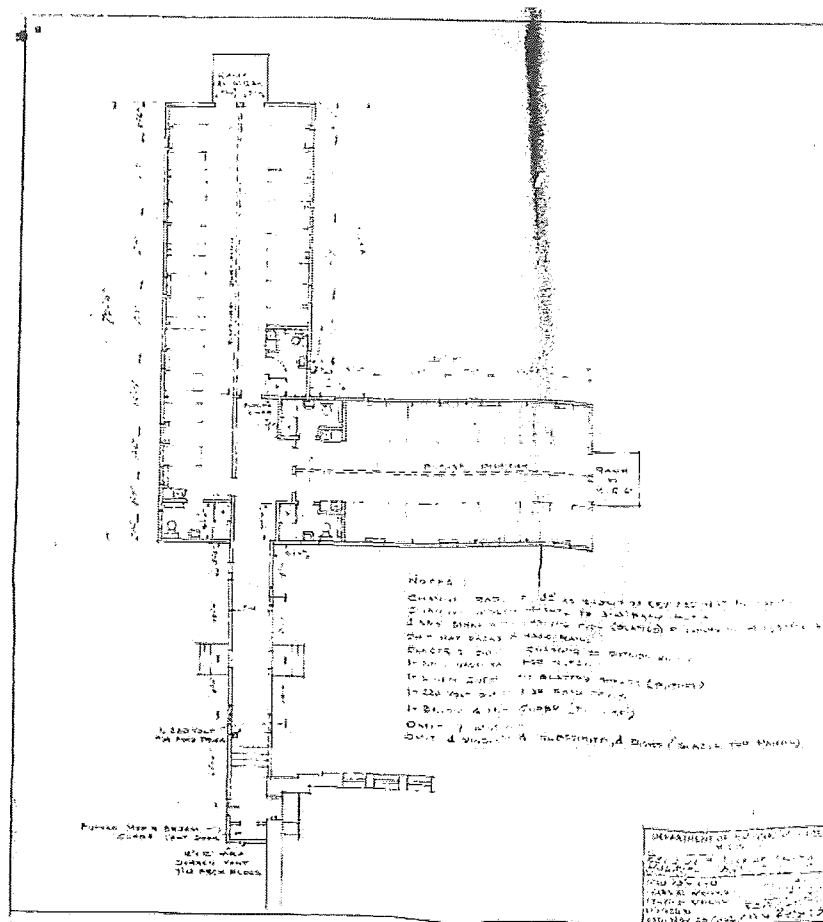


Figure 5: Department of National Defense plan. The plan provides little information about the site. Provided by the City of Hamilton.

In 1947, the property returned to its use as a school. Board of Education minutes from 1948 dictate that huts on the property of the King George School (possibly constructed during the war years) were to be demolished.

The King George School housed the Boy's Handicraft School following the demolition of the W.F. MacBeth School on Caroline Street in 1948 (Aikman and Williamson, 20). Handicraft schools provided vocational training the students by teaching 'hands-on' practical skills. A report from the building commissioner notes that in 1950, the school contained a shoe repair shop, tailor shop, and woodworking shop (City of Hamilton files). The vocational/handicraft school operated in the building until 1963, when a new building was constructed adjacent to it, named Parkview School. The King George School returned to being an elementary school after Parkview was constructed.

At the same time as it was being used for a vocational school, the King George School housed primary school classes from the over-crowded nearby Prince of Wales School. The school was called the Prince of Wales School B or Annex in the early 1950s, and then the name was reverted back to the King George

School. For the latter half of the 20th century, the school served as a primary school with kindergarten through grade 6 classes.

5.0 Property Description

The property at 77 Gage Avenue North contains the former King George School and the former Parkview School. The two buildings are connected on the southern side of the former King George School. This Cultural Heritage Assessment is focused only on the former King George School property and does not discuss the former Parkview School in detail.

The former King George School was constructed in 1911. It is a two storey (with raised basement) structure built to an H-shaped plan. The structure has a stone foundation, and is constructed of red brick, with the use of stone on window sills, lintels, roof parapets and in decorative bands below the roofline. The building is representative of the Edwardian Classicism style of architecture that was popular in Ontario between approximately 1900 and 1930. The style was defined by balanced facades, classically inspired ornamentation, smooth brick surfaces and generous windows (Blumenson 166, 1990). The windows and doors of the former school building have been modified and replaced over time. Most are partially or completely filled in. The window and door openings have remained the same size and shape.

Exterior features

The east (front) elevation faces Gage Avenue North. The east elevation is symmetrical, with projecting end wings and a central projecting frontispiece. Both of the end projections contain three rectangular bays on each of the basement and first storeys. A stone band extends from the sills and lintels of the basement windows, continuing across the entire facade. The first storey windows have stone sills and lintels (Figure 6). The second storey contains decorative rectangular brickwork with square stone corners. At the corner of the northernmost projection there is a stone marking the building's 1911 construction date (Figure 8). The central frontispiece of the east elevation contains the front entrance to the building, set at grade level. The frontispiece features an arched entrance feature, with bands of brick and stone, topped with a decorative stone arch with cornice, keystone details, and carved circle and triangular shapes. The double wooden entrance doors are topped with an arched fanlight with wood tracery. A trio of rectangular 1/1 sash windows is located above the entrance feature. Single pane square windows, separated by stone sills, are located directly above the rectangular windows. A decorative rectangular brick course with square stone corners is located above the windows, surrounded by stone insets. The name of the school is located in a segmental arched stone parapet (Figure 7).

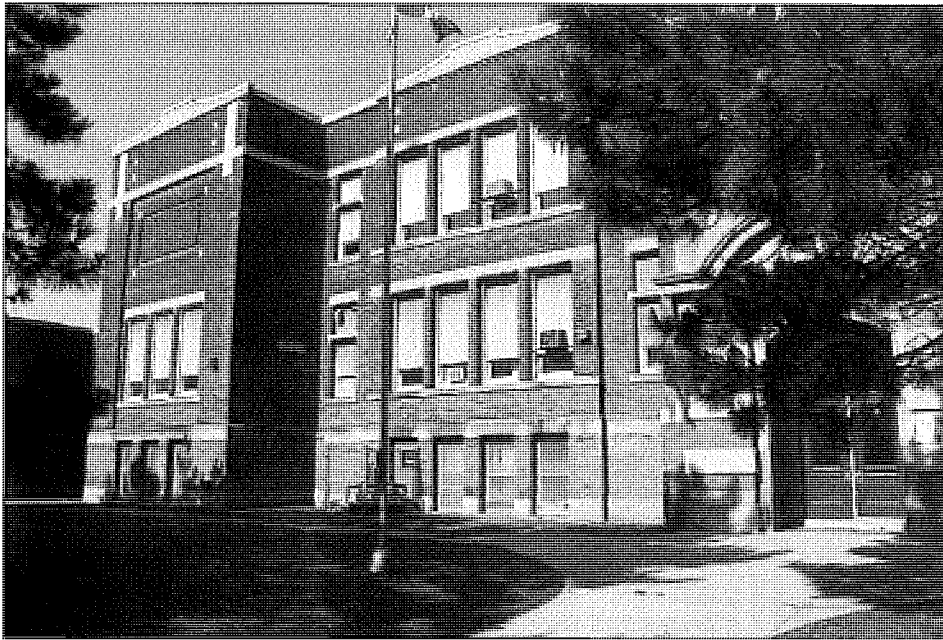


Figure 6: View looking southwest of the east elevation. MHBC 2014.



Figure 7: View looking west of the central frontispiece of the east elevation. MHBC 2014.

Between the projecting ends and frontispiece there are very slight projecting sections that contain a row of four rectangular windows on each the basement, first and second storey. The windows all have stone sills and lintels. Stone bands extend from second storey lintels across the remainder of the facade.

Decorative rectangular brick courses with square stone corners are located above the windows, as is a stone parapet. On either side of the small projecting area on the first and second storeys there are single rectangular windows separated by a stone lintel/sill from a square window. Single doors are located on the projecting wings and frontispiece, facing north and south (Figure 8). The doorways previously provided fire escape access for classrooms on the first storey, leaving interior stairways free for classrooms on the second storey. The doorways have been filled in, and the stairs have been removed. Most of the first and second storey windows on the east elevation have been partially filled or covered with corrugated siding, with small rectangular glass and metal hopper windows. The basement windows feature metal grates on the front, and two have been filled with brick and contain air vents.

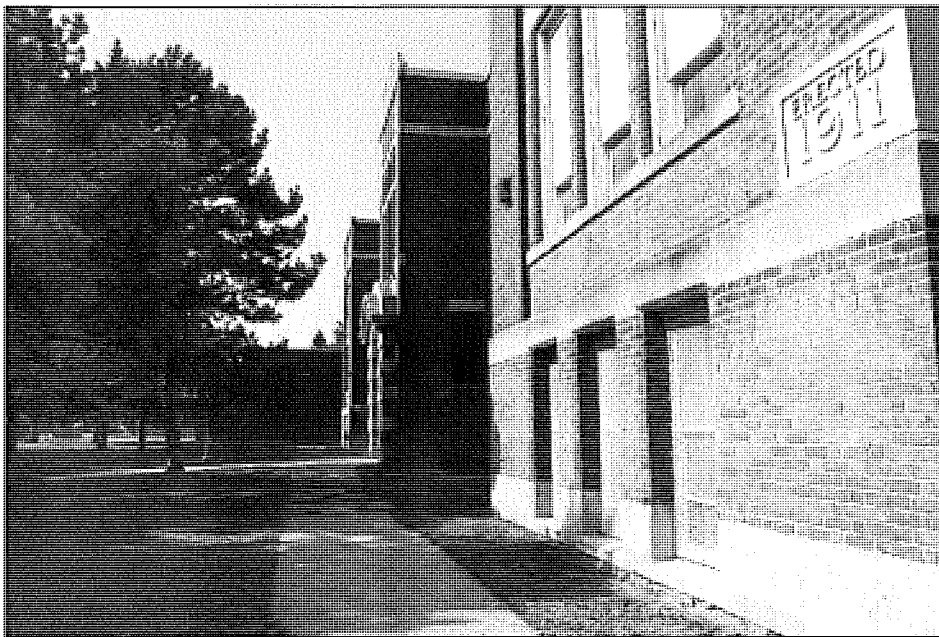


Figure 8: View looking south along the east elevation, with date stone and filled in doorways. MHBC 2014.

The north elevation contains four sections that project outwards slightly from the main wall. Two of the projections are identical, and contain rows of five rectangular windows on each storey. The projections feature the same stone sills, lintels and bands, the same rectangular brickwork with corner stones and the same stone parapets as the east elevation. These two projections flank a brick and stone segmental arch entrance feature. The entrance is comprised of metal double doors. The space above where a transom or fanlight would have been located has been covered. Above the entrance feature there are three rectangular windows separated from square windows by a stone lintel/sill (Figure 9). Rectangular brick courses with square stone corners are located above the windows, as is a segmental arched stone parapet similar to that on the east facade, but without text. The westernmost section of the north elevation features a row of three windows in the basement level and in the second storey, and the same stone lintels, sills, parapet and detailing as found on the rest of the structure (Figure 10).

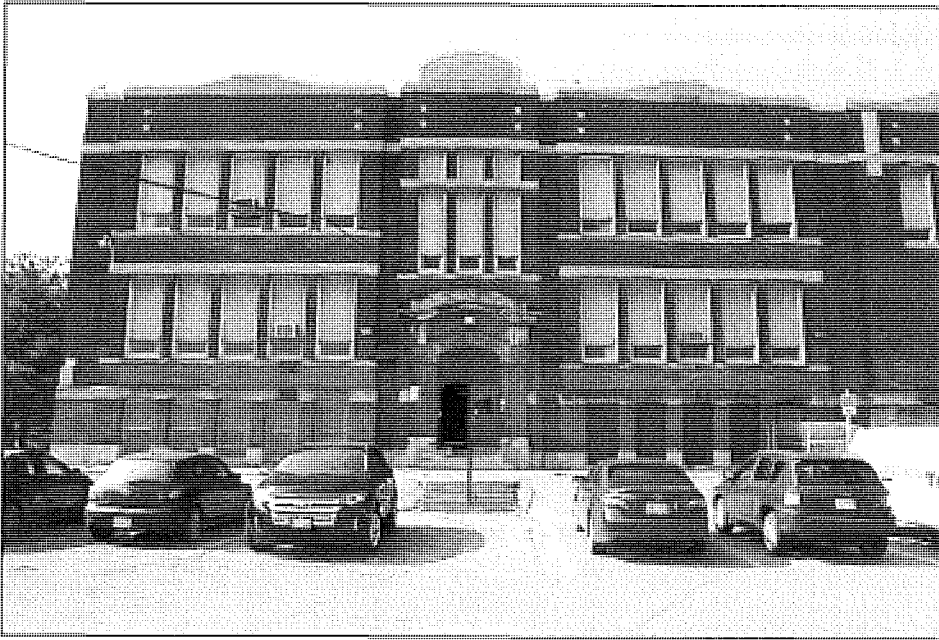


Figure 9: View looking south showing the north elevation. MHBC, 2014.

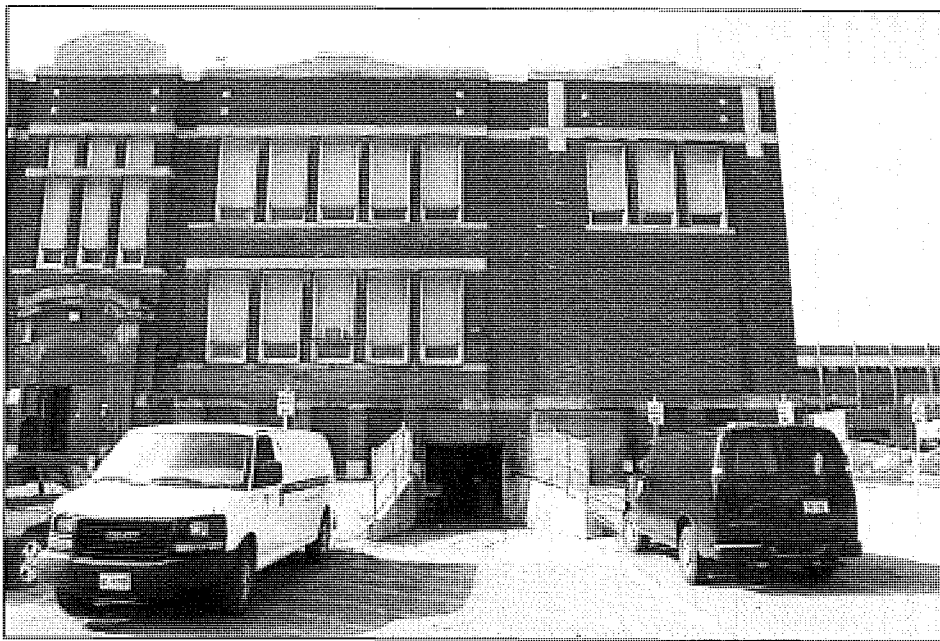


Figure 10: View looking south of the western end of the north elevation. MHBC, 2014.

The west (rear) elevation is symmetrical, with two projecting side wings and a central wing. The west facing sides of the projecting wings contain rows of four rectangular windows on each storey, with the same brickwork, stone details and parapet as found on the rest of the building (Figure 11).

The central wing is nearly symmetrical, featuring a central cluster of three rectangular windows with square windows above. The centre window is slightly shorter than the two flanking it. A rectangular projection of the basement level is located beneath the windows. On either side of the central window cluster are rows of four rectangular windows in each storey. On the northern side of the central wing there is an additional single rectangular window with square window above on the first and second storeys. In the corners, between the central wing and projecting side wings there are concrete stairways leading out from the first storey rear exits (Figure 12).



Figure 11: View looking northeast of the northern end of the west elevation. MHBC, 2014.



Figure 12: View looking east of the west elevation. MHBC, 2014.

The south elevation of the building is mostly obscured by the mid-century gymnasium addition to King George School, and by the Parkview School (Figure 13). The gymnasium was added to the school in 1959, and is clad in red brick. A single storey locker room faces east toward Gage Avenue North with a row of windows in the upper third of the wall, and an entrance door. A short hyphen separates the gymnasium from the original structure (Figure 14). Views of the south-facing wall are difficult to obtain, but the elevation repeats fenestration and decorative patterns found on the rest of the building, with evenly spaced window bays, stone lintels, sills and bands. The original south side entrance feature has been obscured.



Figure 13 View looking northwest of the south elevation, mostly obscured by the 1959 addition. MHBC, 2014.

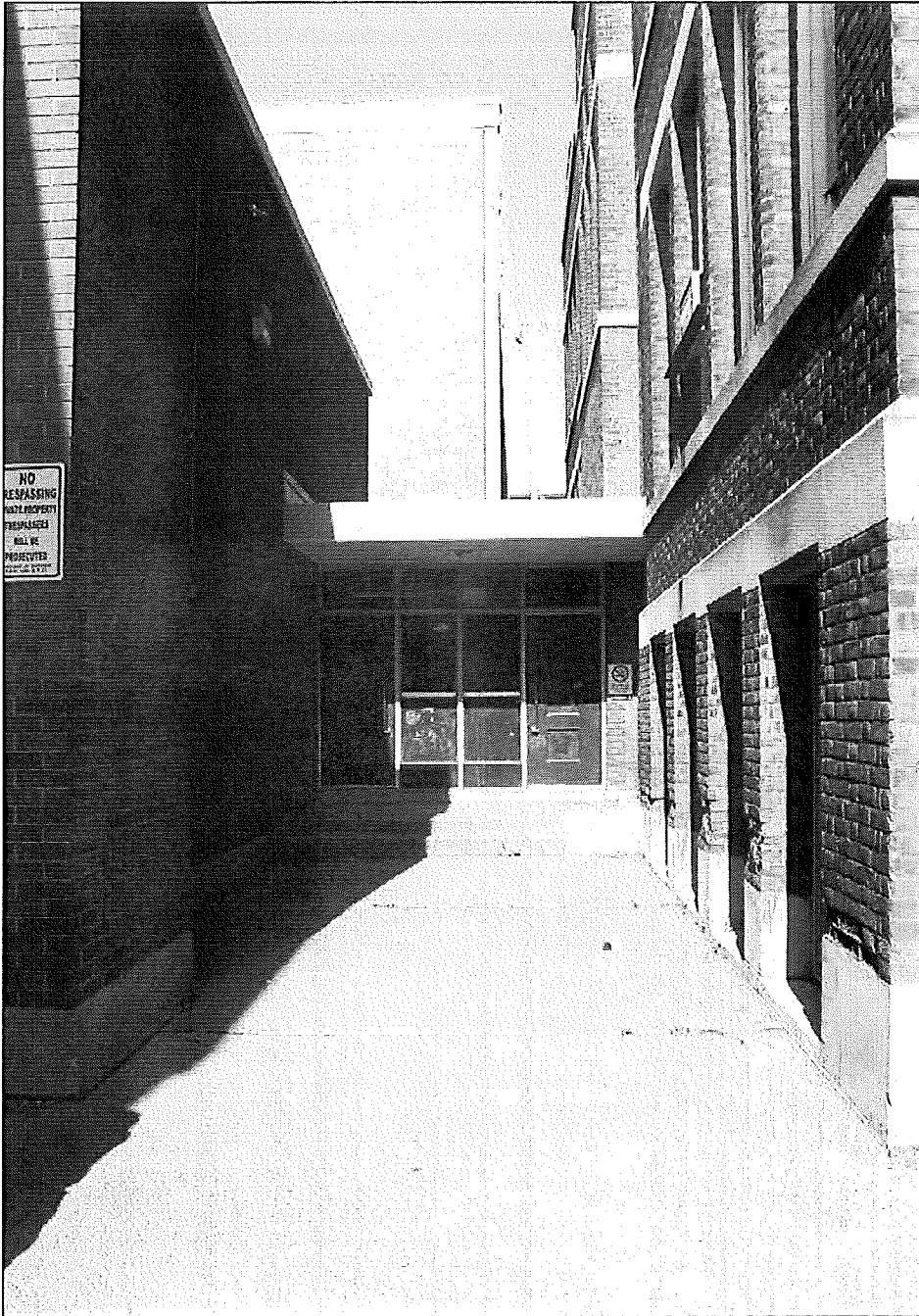


Figure 14: View looking west of the hyphen connecting the 1959 gymnasium to the 1911 structure. MHBC 2014.

Interior features

The interior of the building has been altered in varying degrees. The school features large classrooms (Figure 15) with adjoining cloakrooms (Figures 16 and 17), wide hallways (Figure 22) and iron staircases (18 and 19). Some of the classrooms have been divided into smaller rooms, and it appears that on the second floor dividing walls between two classrooms have been removed to create a larger room. In many rooms, the tall ceilings have been dropped, blocking off the top portion of windows on the inside (the windows have been covered with panels). Hardwood flooring is still present in many of the classrooms and hallway areas, as are tall wooden (Figure 22) baseboards, chalkboard frames (Figure 23), door frames and wooden classroom doors. Most of the windows have been replaced with metal frame hopper windows beneath the boarded up sections, though some wood frame windows are present in the stairwells. The stairwells are separated from the hallway with windows and doors in order to meet fire code. Floor plans of the building are available in Appendix A.

Hot water radiators are present in most rooms. On the interior stairways there are iron staircases with iron railings. The staircases feature rosette details on the stringers where the railings connect, and decorative iron newel posts (Figure 18 and 19). The stringers also include the manufacturing name "Jones Ushlin". No historical information was found regarding this company. Nearly identical iron stairways are also found in the former Gibson School at 601 Barton Street east with the name "Jones and Laud". Both schools were designed by Stewart and Witton within a few years of each other (Gibson built in 1914).

The basement boiler room area contains an old coal chute from the boiler heating system.

Although there have been several changes to the building, the design intent of the original school is still apparent. Many of the alterations to the interior are reversible without removing heritage building fabric.

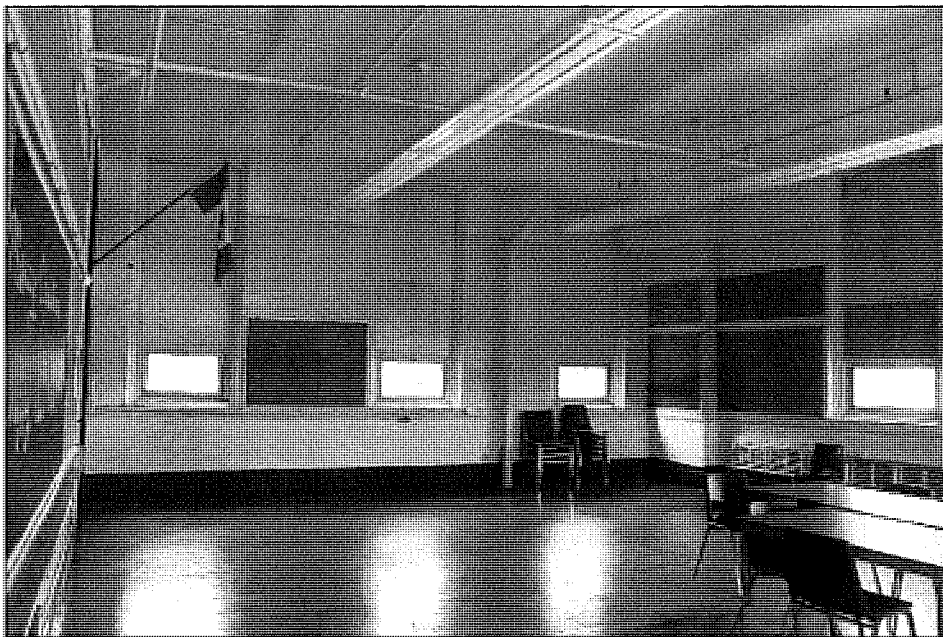


Figure 15: View of interior classroom. MHBC, 2014.

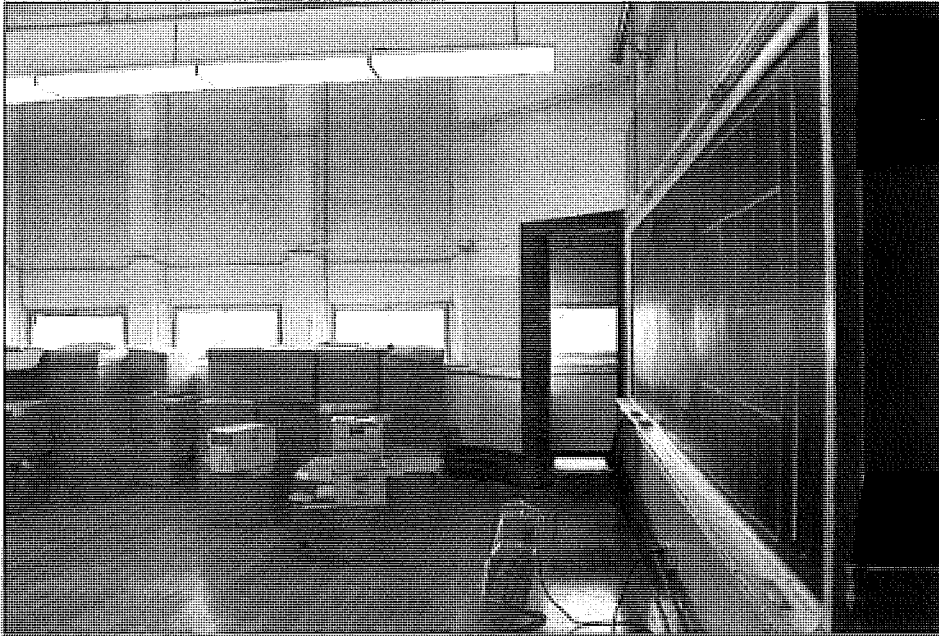


Figure 16: View of interior classroom, looking toward angled wall with entrance to cloakroom. MHBC, 2014.

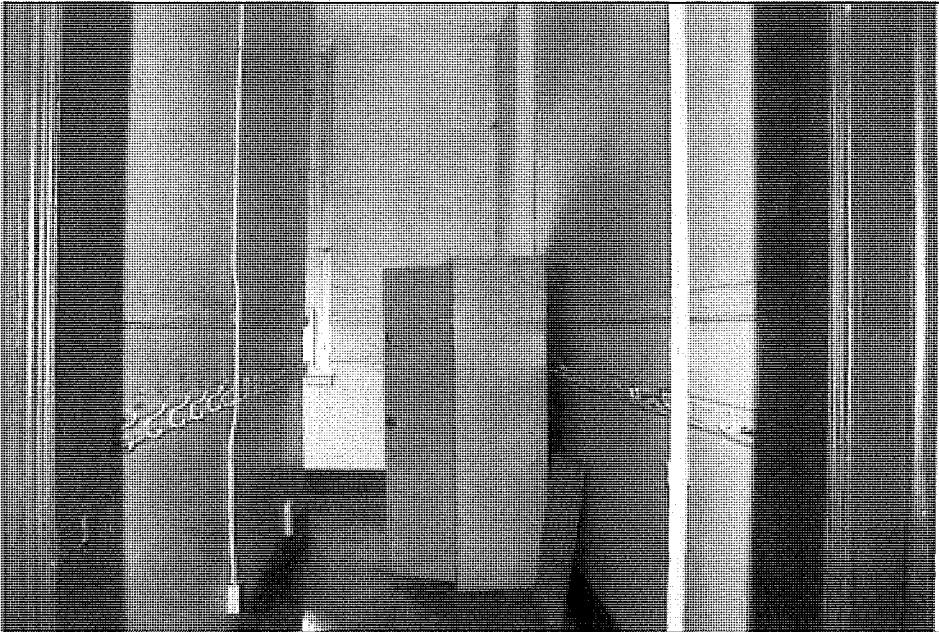


Figure 17: View of cloakroom that adjoins the classroom. MHBC, 2014.

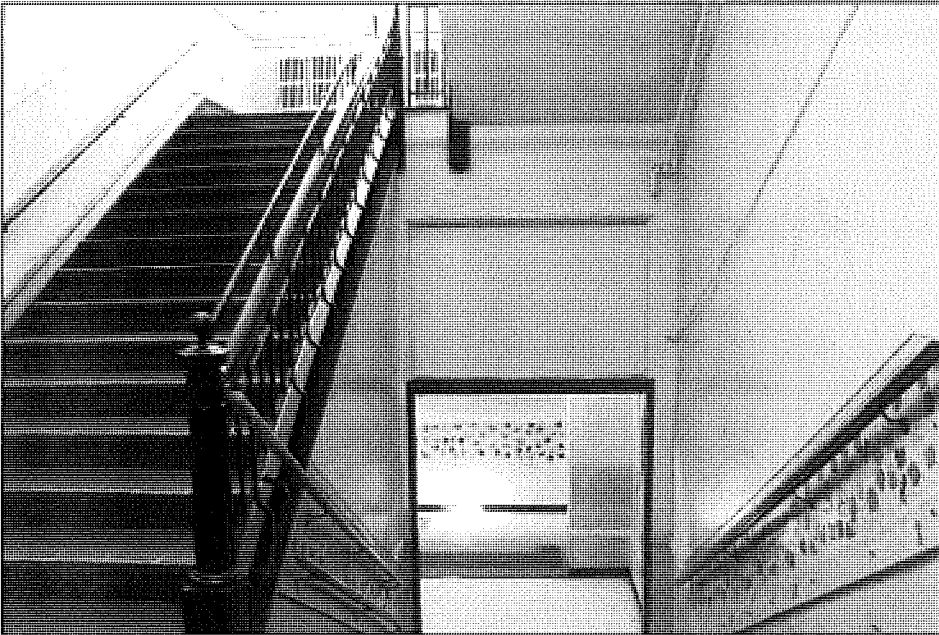


Figure 18: View of the north stairwell. MHBC 2014.

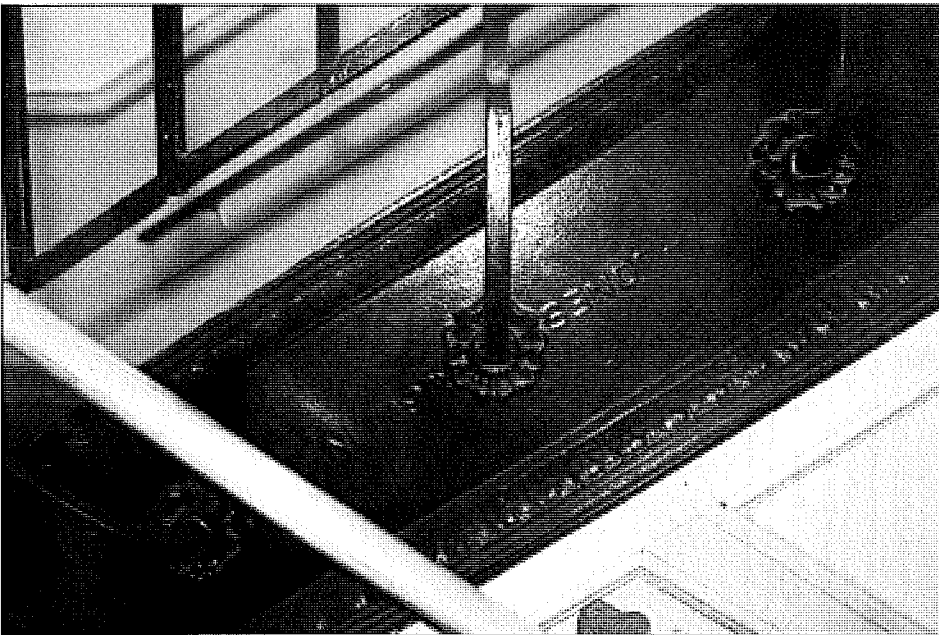


Figure 19: Detail view of rosette details on iron railings. MHBC 2014.

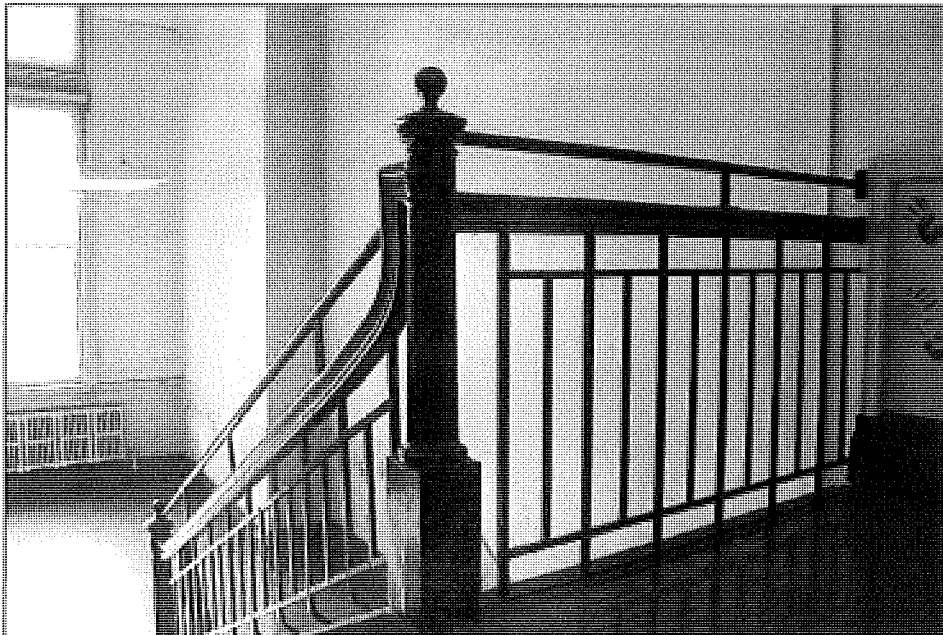


Figure 20: View of decorative newel post in the central stairwell. MHBC 2014.

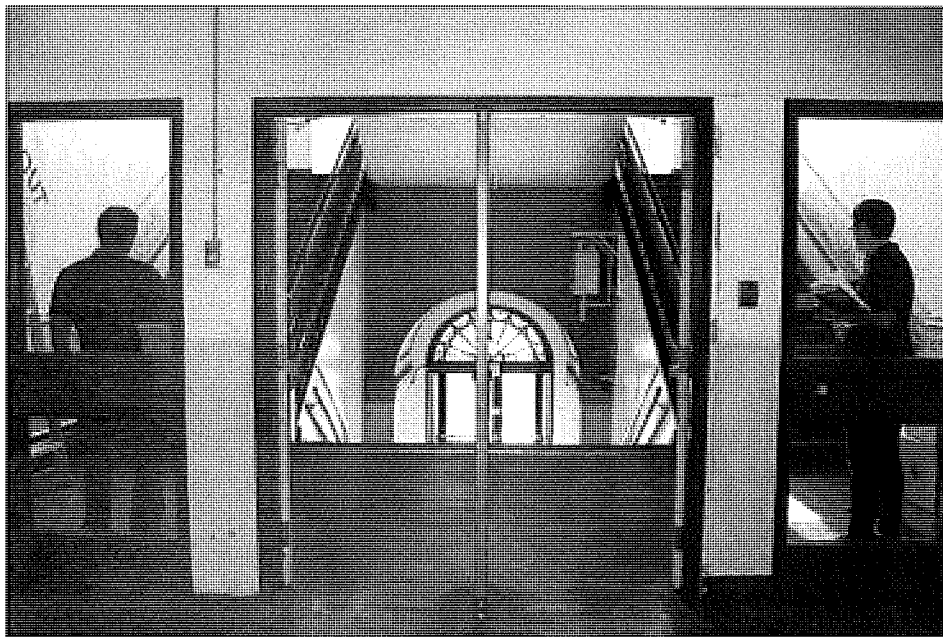


Figure 21: View looking to the central (east) stairwell, through late 20th century fire doors. MHBC, 2014.

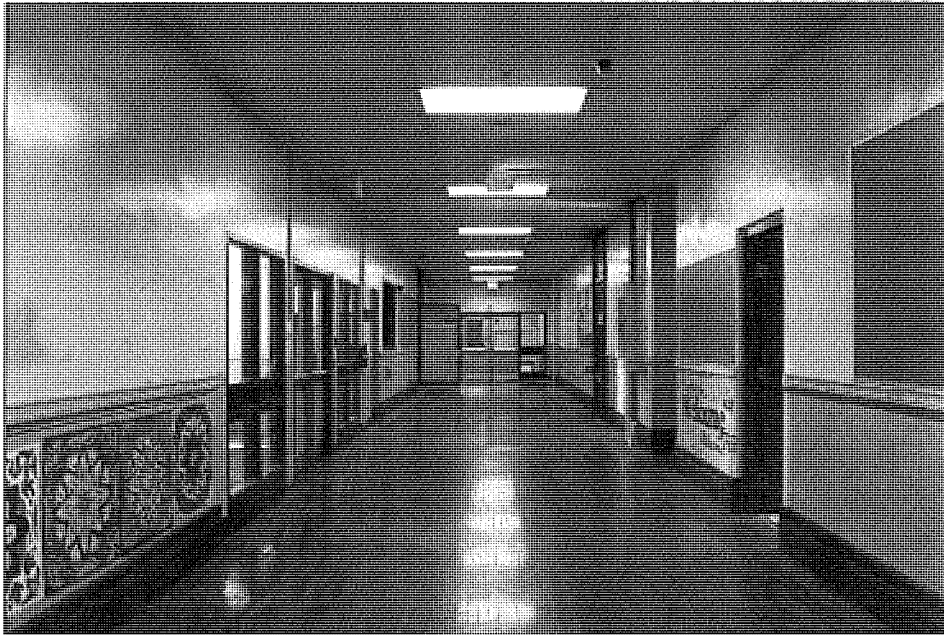


Figure 22: View looking down central interior hallway on first storey. MHBC 2014.



Figure 23: Detail view of chalkboard frame in classroom. MHBC 2014.

Grounds, landscaping and surroundings

The property has a grassed lawn area on its east side, with several mature Austrian Pine trees. The trees provide shade and greenery, but also obscure the front elevation of the building from the street. The remainder of the property is paved asphalt. A chain link fence surrounds the property. The open lawn and green space in front of the former school is part of a formal front composition that provides a direct line of sight from the sidewalk to the grand front entrance of the school. The trees appear to have been planted several years after the construction of the school. The former school is located in a primarily residential neighbourhood, with one to two storey dwellings located nearby on Gage Avenue North, Balsam Avenue and Connaught Avenue North, which is segmented by the former school site. The "Tim Hortons" CFL football stadium is located west of the school site, on the west side of Balsam Avenue.



Figure 24: View looking north of the front lawn and vegetation at the former school site. MHBC, 2014.

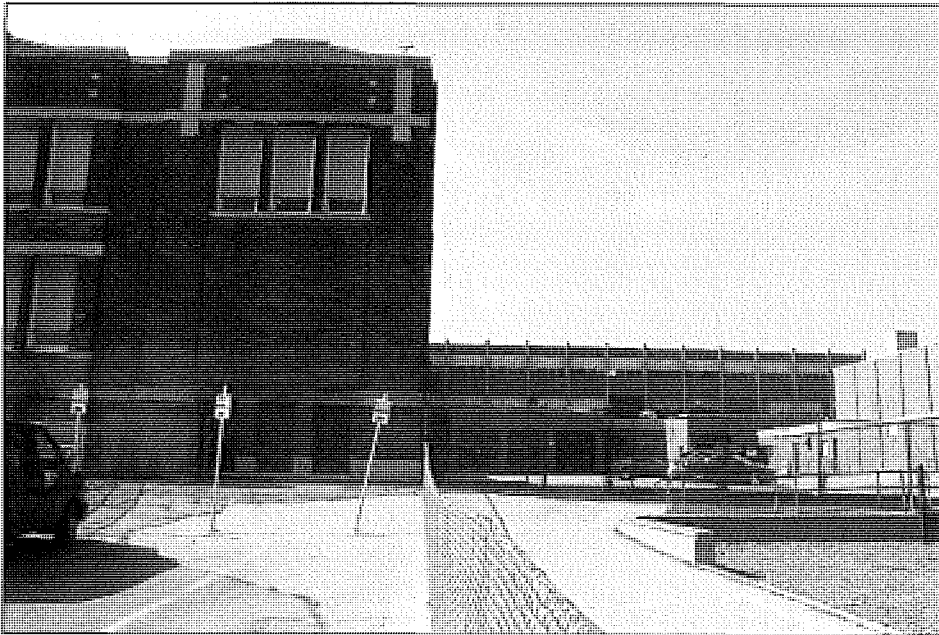


Figure 25: View looking south of the asphalt parking areas and fencing around the site. MHBC 2014.



Figure 26: View looking north from the former school site along Connaught Avenue North. MHBC 2014.



Figure 27: View looking north towards the former school site along Connaught Avenue North. MHBC, 2014.



Figure 28: View looking west of the football stadium on Balsam Avenue. MHBC, 2014.

6.0 Cultural Heritage Evaluation

6.1 Evaluation Criteria

Evaluation of this property is consistent with the framework provided by the City of Hamilton in the *City of Hamilton Framework for Cultural Heritage Evaluation*. Specifically, this evaluation uses the framework

provided for built heritage features (Section 3). The criteria by which the property is evaluated are identified below. The criteria below have been developed from, and expand on, Regulation 9/06 of the *Ontario Heritage Act*. Full Evaluation Criteria are included in Appendix B.

Historical Associations

1. *Thematic: how well does the feature or property illustrate a historical theme that is representative of significant patterns of history in the context of the community, province or nation?*
2. *Event: is the property associated with a specific event that has made a significant contribution to the community, province or nation?*
3. *Person/Group: is the feature associated with the activities of a person or group that has made a significant contribution to the community, province or nation?*

Architecture and Design

4. *Architectural merit: what is the architectural value of the resource?*
5. *Functional merit: what is the functional quality of the resource?*
6. *Designer: what is the significance of this structure as an illustration of the work of an important designer?*

Integrity

7. *Location integrity: is the structure in its original location?*
8. *Built integrity: is the structure and its components parts all there?*

Environmental Context

9. *Landmark: is it a visually conspicuous feature in the area?*
10. *Character: what is the influence of the structure on the present character of the area?*
11. *Setting: what is the integrity of the historical relationship between the structure and its immediate surroundings?*

Social Value

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

6.2 Evaluation of 77 Gage Avenue North, former King George School

Evaluation of 91 John Street South using *Ontario Regulation 9/06 of the Ontario Heritage Act*

The following table shows which criteria of Regulation 9/06 of the *Ontario Heritage Act* the property at 91 John Street South meets. Further elaboration is provided in the description below, using the City of Hamilton criteria.

Design or Physical Value – the property...	
<i>is a rare, unique, representative or early example of a style, type, expression, material or construction method</i>	✓
<i>displays a high degree of craftsmanship or artistic merit</i>	✓
<i>demonstrates a high degree of technical or scientific achievement.</i>	X
Historical or Associative Value – the property...	

<i>has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</i>	✓
<i>yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</i>	✓
<i>demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i>	✓
Contextual Value – the property...	
<i>is important in defining, maintaining or supporting the character of an area,</i>	✓
<i>is physically, functionally, visually or historically linked to its surroundings, or</i>	✓
<i>is a landmark.</i>	✓

Historical Association

The former King George School at 77 Gage Avenue North is associated with the theme of public education in Hamilton. The school was constructed in the early 20th century, when Hamilton's boundary was stretching eastwards and the population of the City was rapidly expanding. The site served the local community for 100 years, operating as a school for nearly all of them. For the majority of time it was a public elementary school, but from the late 1940s to 1960s also served as a vocational school for boys, teaching them practical, hands-on trade skills.

The former King George School is also associated with Canadian military history, as it was leased by the Department of National Defense during the Second World War and served as a military convalescent hospital to treat soldiers wounded overseas. A temporary addition for the military hospital was constructed (exact location unknown), but was removed following the war.

Architecture and Design

The former King George School is an example of public architecture designed in the Edwardian Classicism style. This style of architecture was popular in Ontario between approximately 1900 and 1930. It utilized balanced, often symmetrical facades, smooth brick surfaces, large simplified roof forms, large and numerous windows, and minimal or understated decorative detail inspired by classical traditions (including porticos; archways at main entrances, smooth stone sills, lintels and bands, keystones, brick courses or detailing). The building was a purpose-built school, and served as one for nearly a century. Its function as a school is evident in the spacious central halls, large classrooms, and adjoining cloakrooms. The King George School was designed by Hamilton Architects Walter Wilson Stewart and William Palmer Witton (of the Stewart and Witton Firm). Both architects were from Hamilton, and as a partnership designed many schools, residences, churches and public buildings between 1904 and 1917. Other schools in Hamilton designed by Stewart and Witton included the Wentworth Street Public School addition in 1906 (demolished); Picton Public School addition, 1908 (demolished); Sophia Public School addition, 1908 (demolished); Hess Street Public School addition, 1913 (demolished); Gibson School, 1914; Earl Kitchener Public School, 1914-1915; and Lloyd George School, 1917 and 1924 addition. All the remaining schools designed by Stewart and Witton share similarities in design, such as the stone lintels and continuous bands, parapets, plan profile, entrance features, and understated decorative brickwork.

Integrity

The integrity of the former King George School is relatively high. The design intent is evident on most of the exterior elevations, although the south elevation is partially obscured by the gymnasium addition, and the entrance on the south side modified by the connecting hyphen. Original windows have been replaced, but the opening size and shape and fenestration patterns on all elevations are generally still intact. Decorative features, such as stone lintels, sills, bands and parapets, as well as decorative brickwork are still intact. Brick staircases have been removed from the east elevation. Many of these changes are reversible without removing heritage building fabric.

The interior layout of wide hallways, stairwells, large classrooms and adjoining cloakrooms is still apparent, though some classrooms have been divided into smaller rooms. Many older interior features remain, including wooden doors, baseboards, chalkboard frames, cloakrooms and hardwood floors. Many interior changes, such as dropped ceilings, fire doors, partially blocked windows and classroom divisions are reversible.

The flexibility of the original design has lent itself to several uses and many changes over the years, but the original design intent is still intact. The flexibility of the building design will allow for continued future use of the structure.

Environmental Context

The former King George School is located on Gage Avenue North, in a primarily residential neighbourhood with one to two storey houses. The former school is set back from the street and its height, massing and setting make it a prominent structure in the area. The school contributes to the character of the area as one that developed in the late 19th and early 20th century, and maintains its historic relationship to its surroundings particularly on the east and north elevations where the building and schoolyard face the streetscape and residential neighbourhood.

Social Value

The King George School served the surrounding community as a school for nearly 100 years. It has social value as a contributor to the education of thousands of Hamilton's children throughout the 20th century, as well as contributing to the war effort as a military hospital during the Second World War.

7.0 Cultural Heritage Value: Conclusions and Recommendations

The property at 77 Gage Avenue North was constructed in 1911 and formally opened in 1912. The former King George School was constructed to replace the smaller, nearby Trolley Street School when Hamilton's population surged in the early 20th century. At the time of its construction, it had the highest enrollment in the City, with over 1000 students. The building primarily served as a public elementary school, but between the late 1940s and early 1960s, also served as a boy's vocational school. During the Second World War students were relocated to other nearby schools and the building was used as a military hospital.

As demonstrated in the detailed evaluation in Section 6.2, the property meets at least one criteria in each of the categories identified by the City of Hamilton and based on Regulation 9/06 of the *Ontario Heritage Act*: Historical Associations (thematic); Architecture and Design (architectural merit, functional merit, designer merit); Integrity (location integrity, built integrity); Environmental Context (character, setting); and Social value. Based on the conclusions above and results of the evaluation, the property at 77 Gage Avenue North has sufficient cultural heritage value or interest to be considered for designation under Part IV of the *Ontario Heritage Act*. The following Statement of Cultural Heritage Value or Interest and list of Heritage Attributes may be used if the property is designated.

Statement of Cultural Heritage Value or Interest

Description of Historic Place

The former King George School, a public school building was constructed in 1911 in the Edwardian Classicism style of Architecture. The property is addressed as 77 Gage Avenue North, Hamilton, and is located between Cannon Street to the south and Beechwood Avenue to the north. Residential properties are located north, south and east of the former school site. The property includes the roughly H-shaped brick building, a grassed lawn area to the east side, and asphalt parking area on the west and north sides.

Heritage Value

The former King George School has heritage value as a contributor to the Hamilton public education system for nearly 100 years (1912-2012). Between 1948 and 1963, the building served as a boy's vocational school, teaching hands-on trades and skills. During the Second World War, the building was used as a military hospital by the Department of National Defense.

The former school building is a representative example of the Edwardian Classicism style of Architecture that was common in Ontario between approximately 1900 and 1930. The style arose during the Reign of King Edward VII (1901-1910), and its influences carried on in the decades following his death. In its Ontario context, the style is defined by its use of brick, classically inspired decorative elements, often minimal or understated ornamentation (in contrast to the more ornate styles of the Victorian era), large and frequent windows, and often rectangular or rectilinear plans and massing. Several other schools in the eastern area of Hamilton were constructed in this style as well, though only a few remain. The Edwardian design and school building features are still evident on the east, north and west elevations, and much of the south elevation.

The former school was designed by the architectural partnership Stewart and Witton (Walter Wilson Stewart and William Palmer Witton), Hamilton architects who designed many public buildings and residences in Hamilton until Stewart's death in 1917.

Character-Defining Elements

The character-defining elements relating to the property's recognition as a former school in the Edwardian Classicism style relate to the exterior facades of the building, including:

- Brick construction
- H-shaped plan of the original 1911 building
- Rectangular window openings, in singles and groupings of three, four and five on all elevations
- Stone lintels and sills
- Continuous stone band above second storey windows
- Vertical stone details on the projections of the east elevation and on the western section of the north elevation;
- Tapered stone lintels and band above basement windows
- East entrance feature with brick and stone bands, stone cornice, stone keystone details, and carved shapes in stone arch;
- Round arched fanlight with tracery;
- Double entrance door opening at central east entrance;
- Segmental arched entrance feature on north elevation with stone cornice, brick and stone details;
- Flat roof
- Parapet at roofline, including segmental arched parapets above the entrances on the east, north and south elevations;
- Rectangular brick courses with stone corners above the second storey windows on all elevations;

Interior features that contribute to the cultural heritage value of the former school include:

- Spacious stairwells with interior iron staircases;
- Wide interior hallways and abutting room configuration of the H-shaped plan

Contextual features that contribute to the cultural heritage value of the former school include:

- Orientation of the property to Gage Avenue North
- Views to the property from Gage Avenue North
- Open space area between the front elevation and Gage Avenue North

It should be noted that the building contains several interior features that are of cultural heritage interest as part of the building's former use as a school, including the classroom layout and adjoining cloakrooms, wide hallways and spacious interior stairwells with iron staircases. Other features, such as the hardwood flooring, wooden baseboards, wooden doors and chalkboard frames are representative elements from the early 20th century design and contribute to the character of the building, but are less important in defining the overall character of the former school than the plan and configuration of the interior with its wide hallways, abutting multiple rooms, and spacious stairwells.

Some of the interior features such as the flooring, baseboards and doors may be suitable to a variety of future uses for the site and could be retained without compromising potential future uses. Other features, such as the existing classroom sizes, adjoining cloakrooms and chalkboard frames may be less suitable to some potential future uses of the building. It is recommended if the property is designated, that wherever possible, interior elements such as original flooring, baseboards, doors, and interior room/cloakroom layout be retained in a future use of the building. If this proves impossible to accommodate future

appropriate uses that sustain the life of the building, it is recommended that interior features be salvaged for restoration of other City of Hamilton properties, or that documentation of interior character-defining elements be undertaken and provided to the Hamilton Board of Education Archives.

8.0 Bibliography

Aikman, John. Parkview/King George Heritage Inventory. HWDSC Educational Archives & Heritage Centre. Unpublished Manuscript, September 30, 2013.

Aikman, Murray W. and Robert J. Williamson. *The Board of Education for the City of Hamilton, 1847-1997: 150 Years of Excellence*. Board of Education, 1997.

Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*. Markham ON: Fitzhenry and Whiteside, 1990.

Chapman, L.J. and Putnam, D.F. *The Physiography of Southern Ontario, Third edition*. Ontario Ministry of Natural Resources, 1984.

Dear, M.J. et al eds. *Steel City: Hamilton and Region*. Toronto, University of Toronto Press, 1987.

Evans, Lois, "King George School: A Chronological History," Unpublished manuscript, Hamilton Wentworth District School Board Archives, 2011.

Evans, Lois. "King George School: Hamilton, Ontario," Unpublished manuscript, Hamilton Wentworth District School Board Archives, 2011.

Hill, Robert G. Ed. "Stewart, Walter Wilson," and "Witton, William Palmer". *Biographical Dictionary of Architects in Canada 1800-1950*. Accessed online, September 2014.
<http://dictionaryofarchitectsincanada.org/introduction>

Houghton, Margaret. Ed. *Hamilton Street Names; An Illustrated History*. Toronto, J. Lormier, 2002.

Peters, Frank. "School Systems," *The Canadian Encyclopedia* accessed online, September 2014.
<http://www.thecanadianencyclopedia.com/en/article/school-systems/>

Smith, William H. *Smith's Canadian Gazetteer comprising statistical and general information respecting all parts of the upper province, or Canada West*. 1846.

Weaver, John C. *Hamilton: An Illustrated History*. Toronto, James Lorimer & Co., 1982.

Wood, Harold A. "Emergence of the Modern City: Hamilton, 1891-1950 in Dear, M.J. et al eds. *Steel City: Hamilton and Region*. Toronto, University of Toronto Press, 1987, pp.119-137.

9.0 Qualifications

Wendy Shearer OALA, FCSLA, ASLA, CAHP

Curriculum Vitae

EDUCATION

1981 - Bachelor of Landscape Architecture, University of Guelph

1970 - Toronto Teachers' College

1969 - Bachelor of Arts, major: History, Glendon College, York University

PROFESSIONAL AFFILIATION

- Member, College of Fellows, Canadian Society of Landscape Architects
- Full Member, Ontario Association of Landscape Architects
- Full Member, Canadian Society of Landscape Architects
- Full Member, American Society of Landscape Architects
- Full Member since 1989, Canadian Association of Heritage Professionals (formerly Canadian Association of Professional Heritage Consultants)

PROFESSIONAL SERVICE

2000 - 2001 Chair, American Society of Landscape Architects, Historic Preservation Professional Interest Group

1998 - 2010 Executive Member, Board of Directors, The Alliance for Historic Landscape Preservation, Vice-President 2001-2004, Secretary, Canadian Treasurer 2004 - 2010

1995 - 1999 Adjunct Professor, School of Landscape Architecture, University of Guelph

2007, 2009, 2011, 2013 Faculty, U Vic, Cultural Landscape Course, Cultural Resource Management Program

PROFESSIONAL EXPERIENCE

2008 - 2014 Managing Director Cultural Heritage
MacNaughton Hermesen Britton Clarkson Planning Limited

1984 - 2008 Principal, Wendy Shearer Landscape Architect Limited

PROFESSIONAL ACTIVITIES

As managing director of the Cultural Landscape Section at MHBC, Wendy has developed Cultural Landscape Conservation Plans for numerous National Historic Sites and provincially significant properties. Recent projects include:

- Legislative Assembly Grounds, Toronto
- Battlefield Park National Historic Site, Hamilton
- Former London Psychiatric Hospital redevelopment lands, London
- David Dunlap Observatory, Town of Richmond Hill
- Billings Estate National Historic Site Cemetery, Ottawa
- Oil Heritage District, Oil Springs Lambton County
- Todmorden Mills Heritage Site, Toronto

PROJECT AWARDS

2012 CAHP Restoration Award	Battlefield Park NHS restoration of 1920s Dunington-Grubb Commemorative Landscape
2012 CAHP Heritage Planning Award	Cultural Landscape Assessment for Rondeau Provincial Park
2011 Urban Design Award Merit in Restoration, City of Hamilton	Hamilton City Hall
2011 CAHP Heritage Restoration Award	Historic Landscape at Hamilton City Hall
2011 CAHP Heritage Restoration Award	Dundurn Outbuildings Long Term Use Study
2011 CAHP Heritage Restoration Award of Merit	Oil Heritage District
2010 Urban Design Award	Former Lincoln County Courthouse, City of St. Catharines
2010 Community Design Award St. Catharines	Niagara Region Courthouse Square,
2009 Urban Design Award	Prince of Wales School, Hamilton
2007 Urban Design Award	Woodward Environmental Lab, City of Hamilton
2006 Urban Design Award	University of Western Ontario, Child Care Centre, London
2006 CAPHC Heritage Restoration Award ERA Architects	Ruthven Park National Historic Site, Cayuga
2005 Hamilton Urban Design and Architecture Award of Merit For Excellence in Heritage Conservation	Dundurn National Historic Site Landscape Conservation Master Plan and Implementation, Hamilton
2005 CAPHC Heritage Restoration Award GRA Architects	The former Lincoln County Court House, St. Catharines
2003 Mike Wagner Heritage Award Outstanding Achievement	The Former Waterloo County Gaol, Governor's House and new Millennium Garden

CONTACT

Email: wendyshearer@rogers.com
Phone: 519-241-1116



CURRICULUM VITAE

Lashia Jones, B.A., M.A., CAHP

EDUCATION

2012

Master of Arts in Canadian Studies,
specializing in Heritage
Conservation
Carleton University

2009

Bachelor of Arts (Honours) in
English Literature and Cultural
Anthropology
University of Toronto

Lashia Jones is a Cultural Heritage Specialist and Heritage Planner with MHBC and joined the firm after graduating from Carleton University with a Masters Degree in Canadian Studies, specializing in heritage conservation. Prior to joining MHBC, Lashia gained practical experience working for a multi-disciplinary consulting firm and was responsible for evaluating and analyzing built heritage properties and providing historical research to supplement the findings of fieldwork. Lashia provides a variety of research and report writing services for public and private sector clients. She has experience in historical research, inventory work, evaluation and analysis on a variety of projects, including heritage conservation districts, heritage impact assessments and cultural heritage assessments, and cultural heritage bridge evaluations.

PROFESSIONAL EXPERIENCE

2012 - Present Cultural Heritage Specialist/ Heritage Planner
MacNaughton Hermsen Britton Clarkson Planning Limited

May 2011 - Heritage Planning Assistant
September 2011 City of Ottawa

2009 - 2010 Built Heritage Technician
Golder Associates Limited

April 2008 - Research and Laboratory Assistant
August 2008 Archaeologix Inc.

SELECTED PROJECT EXPERIENCE

HERITAGE CONSERVATION DISTRICTS

Barriefield Heritage Conservation District Plan Update, City of Kingston
Victoria Square Heritage Conservation District Study, City of Markham
Bala Heritage Conservation District Study, Township of Muskoka Lakes
Garden District Heritage Conservation District Study, Toronto
Port Stanley Heritage Conservation District Plan and Guidelines, Port Stanley
Meaford Heritage Conservation District Study, Meaford
Oil Springs Heritage Conservation District, Oil Springs

CONTACT

540 Bingham Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x728
F 519 576 0121
ljones@mhbcpplan.com
www.mhbcpplan.com



CURRICULUM VITAE

Lashia Jones, B.A., M.A., CAHP

HERITAGE IMPACT ASSESSMENTS/ CULTURAL HERITAGE ASSESSMENTS

- HIA for development in West Woodfield Heritage Conservation District, City of London
- HIA for development adjacent to Queen Street West Heritage Conservation District, City of Toronto
- Extension of Station Street/Haig Road EA, City of Belleville
- Integrated approach to EA/OPA, extension of Robert Ferrie Drive, City of Kitchener
- Piers 5-8 West Harbour pumping station EA, City of Hamilton
- Various Residential and Commercial properties, Richmond Hill
- Glenora Fisheries Station, Glenora
- Russell Land Registry Office, Russell
- South Quarry extension, City of Hamilton
- Development adjacent to early 20th century residence, Town of Grimsby
- Development adjacent to mid 19th century stone residence, City of Kitchener
- Rockway Centre, City of Kitchener

CULTURAL HERITAGE PLANS/MANAGEMENT PLANS

- Western Counties Health and Occupational Centre, City of London
- Burlington Heights Heritage Lands Management Plan, City of Hamilton
- Whitehern Landscape Conservation Management Plan, City of Hamilton

HERITAGE RECORDING AND DOCUMENTATION

- Barn documentation, Duntroon
- Barn foundations, Town of Caledon

HERITAGE BRIDGE EVALUATIONS

- East Cross Creek Bridge, City of Kawartha Lakes
- Prune Creek Bridge, near Hearst
- Highway 400 corridor bridges
- Highway 401 corridor bridges
- Queen Elizabeth Way (QEW) corridor bridges

CONTACT

540 Bingemans Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x728
F 519 576 0121
ljones@mhbcpplan.com
www.mhbcpplan.com

PROFESSIONAL/COMMUNITY ASSOCIATIONS

2014-present Member, Canadian Association of Heritage Professionals



CURRICULUM VITAE

Lashia Jones, B.A., M.A., CAHP

2014-present	Member, Canadian Association of Heritage Professionals Education Committee
2009-2010	Member, Stewardship committee to London Advisory Committee on Heritage (LACH)

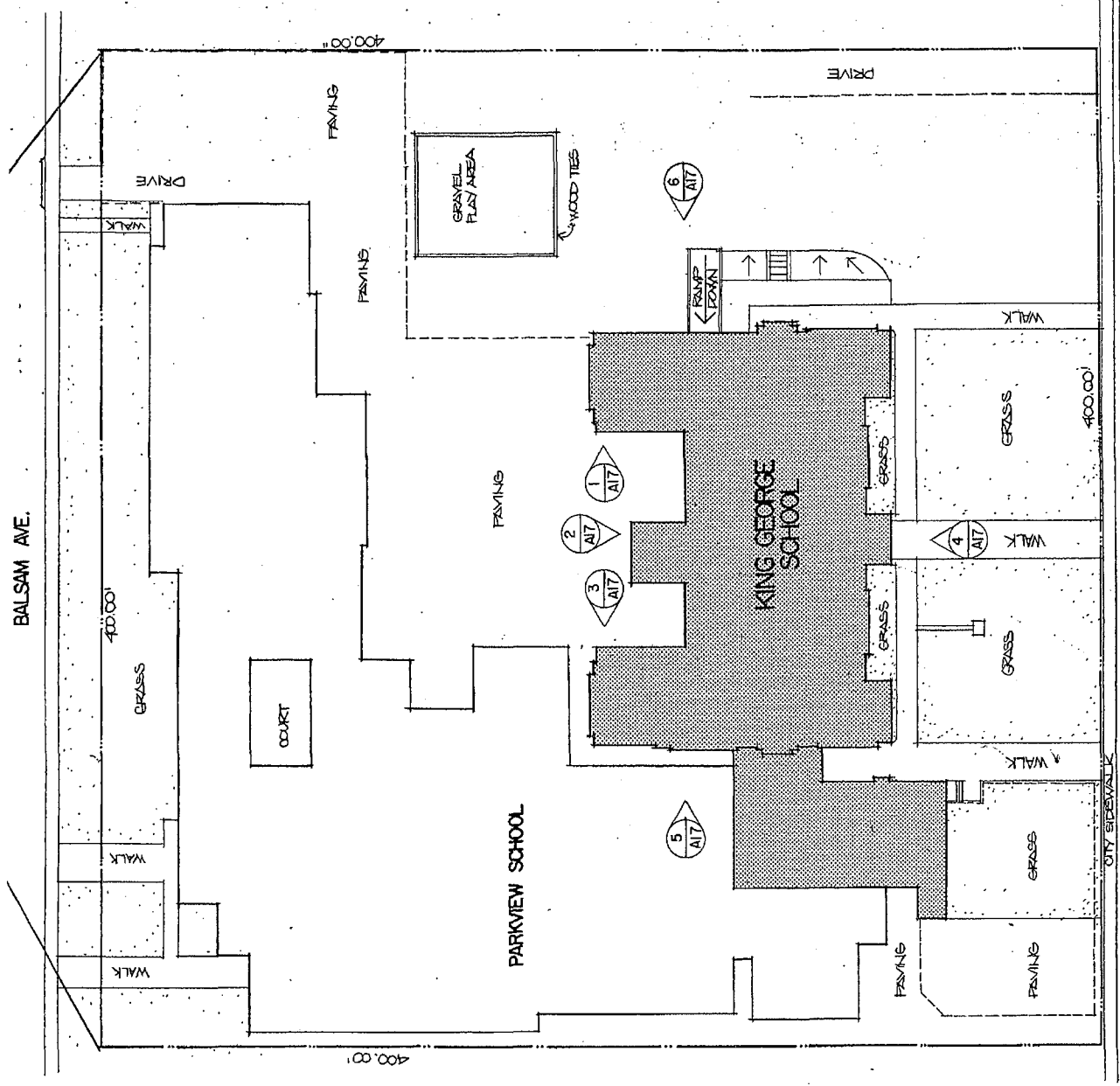
PROFESSIONAL DEVELOPMENT COURSES / CONFERENCES

2014	Heritage Building Materials Course, University of Victoria Heritage Resource Management Program
2013	Speaker, Heritage Canada Foundation National Conference
2012	Workshop: 'Architectural Styles', University of Waterloo Heritage Resources Centre, Leamington.

CONTACT

540 Bingemans Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x728
F 519 576 0121
ljones@mhbcplan.com
www.mhbcplan.com

APPENDIX A – Floor Plans of the King George School (Provided by the City of Hamilton)



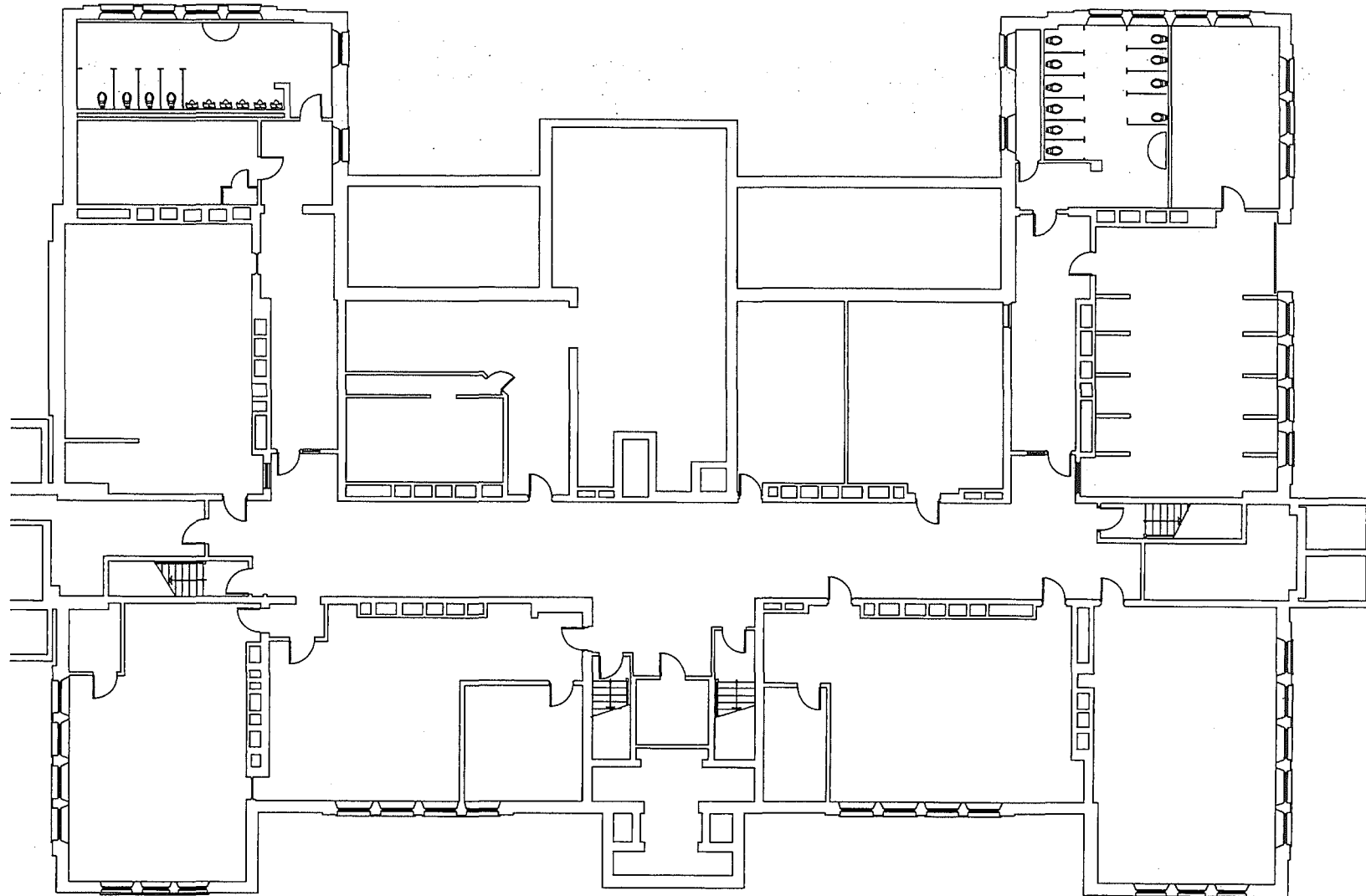
GAGE AVE. N.



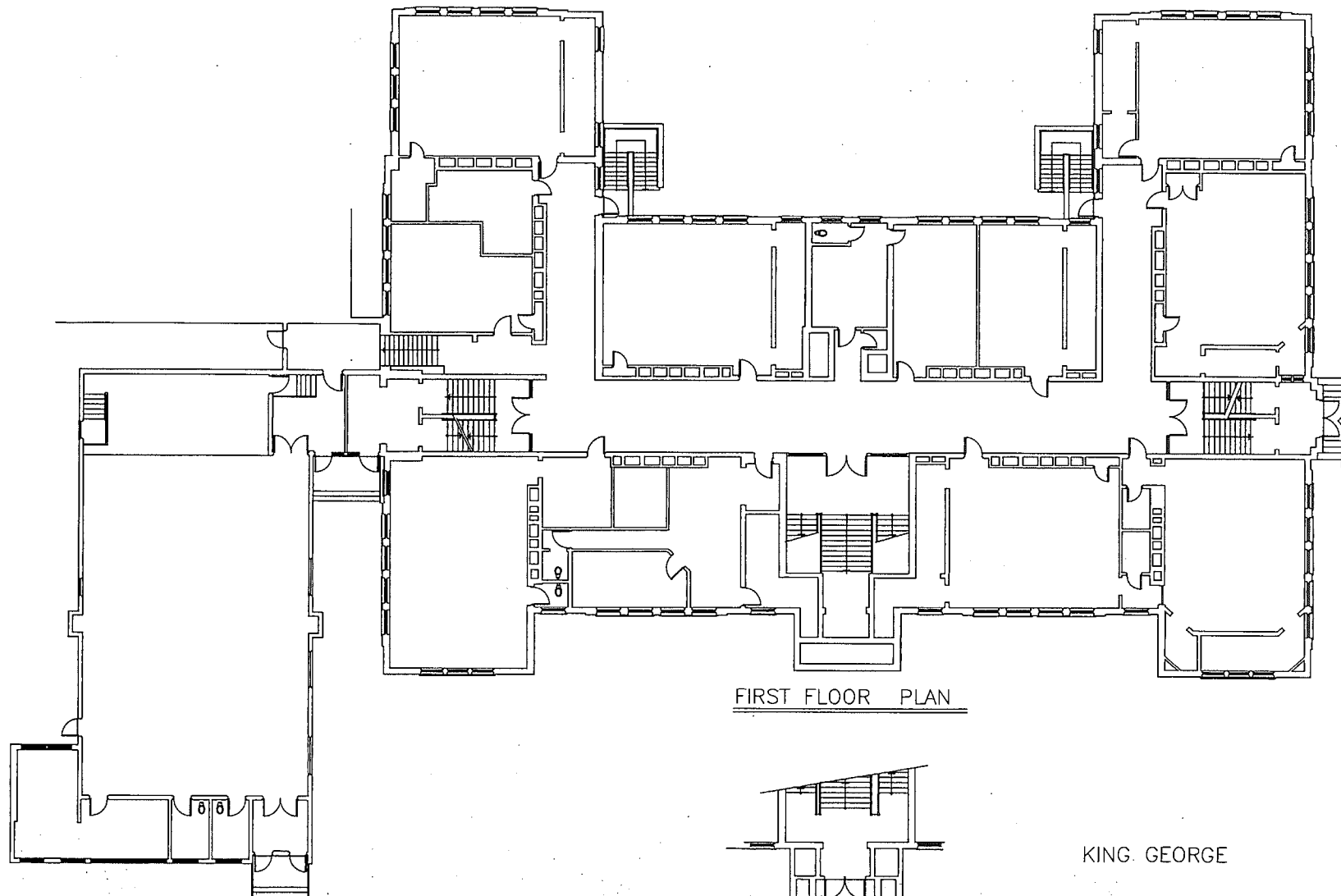
SITE PLAN 1" = 40'0"

LEGEND

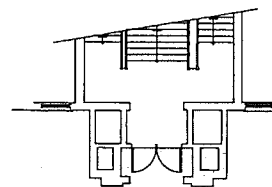
— PROPERTY LINE
- - - CHAIN LINK FENCE



KING GEORGE
LOWER FLOOR PLAN

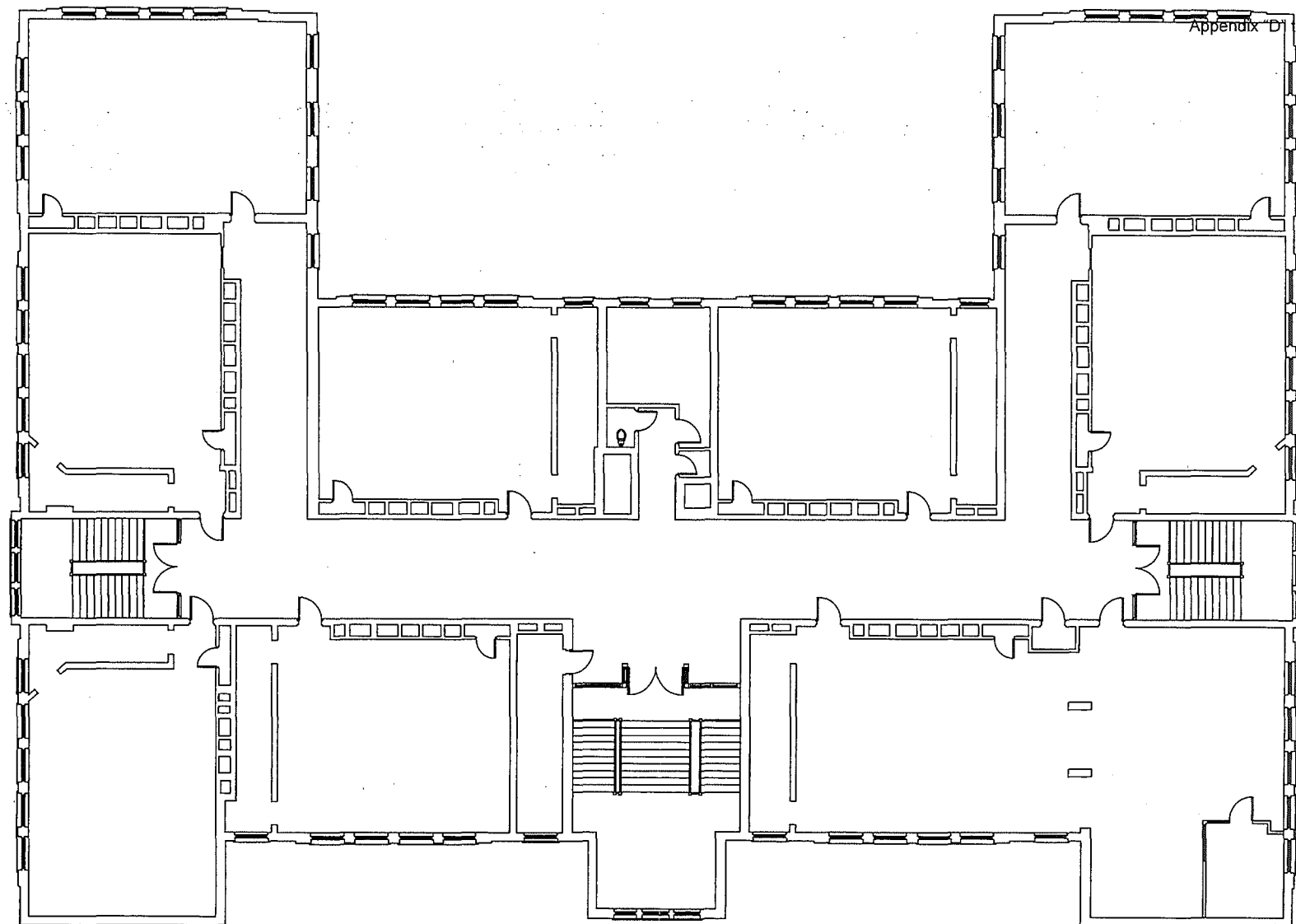


FIRST FLOOR PLAN



MID LANDING PLAN

KING. GEORGE



KING GEORGE
SECOND FLOOR PLAN

Cultural Heritage Assessment
Former King George School
77 Gage Avenue North, Hamilton Ontario

Appendix "D" to Report PED15077
(Page 44 of 57)

Appendix B – Evaluation Criteria

APPENDIX 3:

City of Hamilton Framework for Cultural Heritage Evaluation

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

1. Introduction

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

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

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

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

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

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

2. Archaeology

2.1. Introduction

The designation of archaeological sites under the Ontario Heritage Act (OHA) has traditionally been at the discretion of the Provincial Government, until the recent amendments to the OHA under the *Government Efficiency Act, 2002*. Among other

effects, these changes extend this capacity to municipalities, hence the process herein of defining the City of Hamilton criteria for OHA designation of archaeological sites.

2.2. *Hamilton Archaeology*

The City of Hamilton has approximately 735 archaeological sites currently (2001) registered by archaeologists on the Ontario Archaeological Sites Database, maintained by the Ontario Ministry of Culture (MCL). Numerous other sites are known to exist, but are not as yet registered on the OASD. Further, a large number of unknown sites exist, but have not yet been identified. Many of these sites, whether registered or not, are too small to warrant significant investigation, other than to establish and map their presence and general nature.

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

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

2.3. *Archaeological Work*

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

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

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

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

2.4. Archaeologists

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

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

2.5. Designation of Archaeological Sites

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

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

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

2.6. Determination of Significance

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The archaeological potential of a property is determined through an evaluation of a variety of factors. These include proximity to physiographic features, known

archaeological sites, historic features, and degrees of landscape alteration/disturbance. If a property is identified as having very high potential, designation may be warranted prior to field survey, or further impact.

3. Built Heritage

3.1. Introduction

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

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

Historical Associations

1. *Thematic: how well does the feature or property illustrate a historical theme that is representative of significant patterns of history in the context of the community, province or nation?*

The criterion evaluates the resource in the context of broad themes of community history. In assessing a resource, the evaluation should relate its importance specifically and with some precision to relevant themes usually of some duration, such as agricultural settlement, village or town development, recreational activities, suburbanization and industrial growth.

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

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

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

This criterion evaluates the feature with respect to its **direct** association with a person or group, (i.e., ownership, use or occupancy of the resource). The significance of the person or group must be clearly described such as the impact on future activities, duration and scale of influence and number and range of people

affected, e.g., the Calder or Book family in Ancaster. Public buildings such as post offices or courthouses though frequented by many important persons will seldom merit recognition under this criterion.

Architecture and Design

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

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

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

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

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

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

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

Integrity

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

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

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

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

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

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

Environmental Context

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

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

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

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

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

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

Social Value

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

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

4. Cultural Heritage Landscapes

4.1. Introduction

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

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

"Cultural heritage landscape" is specifically defined to mean:

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

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

in regard to other matters, important in terms of amount, content, representation or effect.

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

Typically cultural heritage landscapes comprise many items or objects that have been made or modified by human hands. Importantly, cultural heritage landscapes reflect human activity (including both the intended and accidental results of development,

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

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

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

4.2. Applying the Evaluation Criteria

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

The criteria recognize the value and merit of all types of cultural heritage landscapes. If at any time it is proposed to undertake a comparative evaluation amongst many landscapes such comparative analysis should be used only to compare like or similar landscapes. An industrial landscape, for example must be assessed through comparison with other industrial landscapes, not with a townscape or rural landscape. The intent in applying the criteria is not to categorize or differentiate amongst different types of landscape based upon quality. In using and applying the criteria it is important that particular types of cultural heritage landscapes are each valued for their inherent character and are consistently evaluated and compared with similar or the same types.

4.3. The Evaluation Criteria for Cultural Heritage Landscapes

Historical Associations

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

This criterion evaluates the cultural landscape in the context of the broad themes of the City's history. In assessing the landscape, the evaluation should relate the landscape specifically to those themes, sub-themes and material heritage features, e.g., ports/industrial areas and cottage and resort communities.

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

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

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

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

Scenic Amenity

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

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

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

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

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

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

Integrity

7. *Integrity: is it all there?*

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

Design

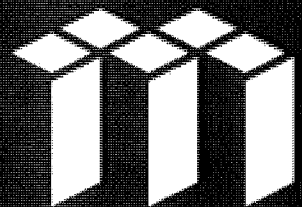
8. *Design: has the landscape been purposefully designed or planned?*

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

Social Value

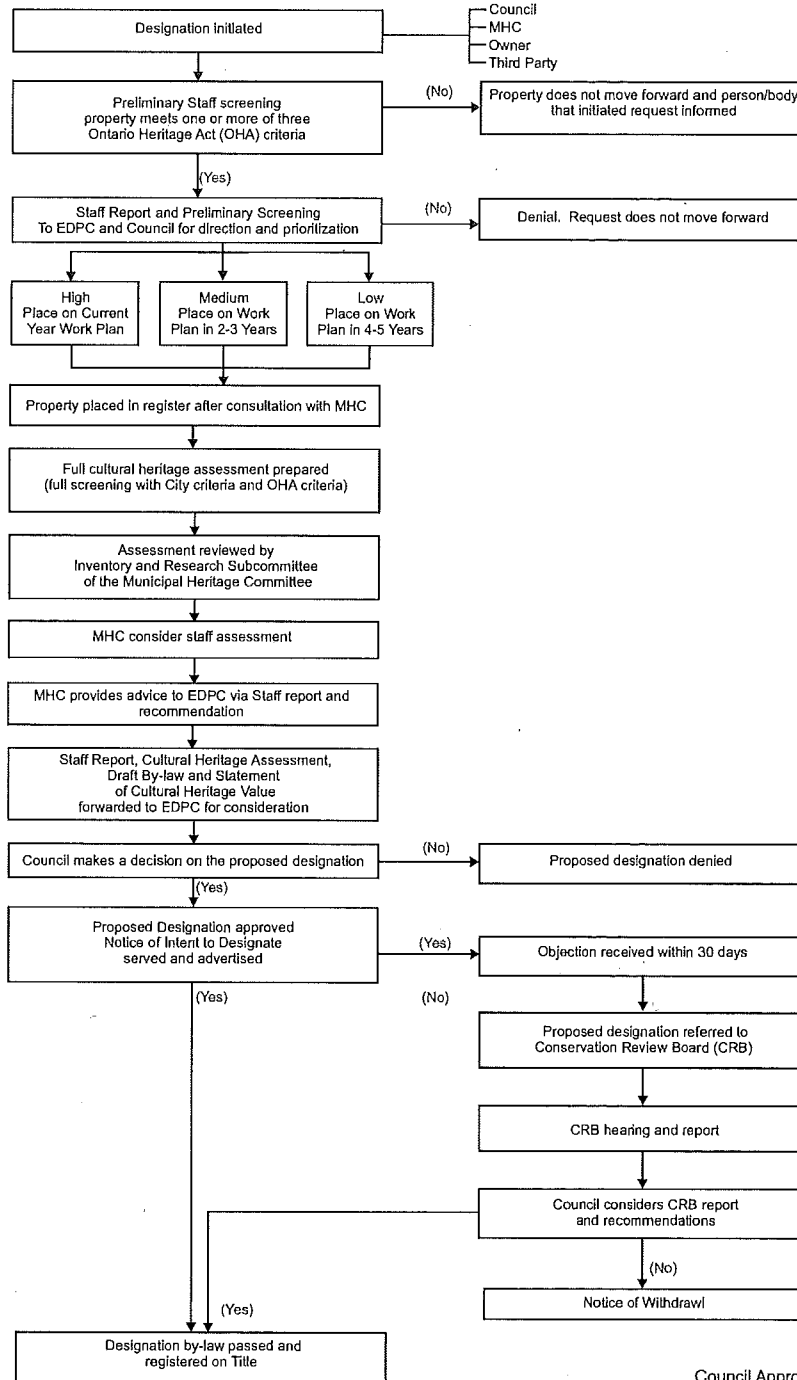
9. *Public perception: is the landscape regarded as having importance within the City?*

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



MHBC
P L A N N I N G
U R B A N D E S I G N
& L A N D S C A P E
A R C H I T E C T U R E

DESIGNATION PROCESS



Council Approved on October 29, 2008