



**“A City without its Past - history buildings
is like a Man without his Memory”**

GORE PARK HISTORIC AREA



Buildings in jeopardy of demolition (shown in red)

18 – 22 King Street East

- 1840's

24 & 28 King Street East

- 1870's

- **2013 Council** approved buildings for designation and those around Gore Park of cultural historical value

WHY SAVE?

In the **URBAN HAMILTON OFFICIAL PLAN:**

- **Direction #9** *“Maintain and create attractive public and private spaces and respect the unique character of existing buildings, neighbourhoods and settlements.”*
- In **Principles** *“Hamilton’s legacy of historic buildings and streetscapes are its greatest distinction and worthy of enhanced restoration effort. The Secondary Plan builds on these strengths.”*
- As **1 of 5 Main Themes: Respecting Design and Heritage** *“... calls for a greater emphasis on urban design, heritage design and heritage conservation as critical elements of downtown revitalization”*

WHY SAVE? History

To Designate a property, it must have one of following:

Historical Significance

- **18–22** are two of the oldest pre-Confederation buildings in downtown; on the border of the 1816 Hamilton Town created by George Hamilton; in one of the four original neighbourhoods



WHY SAVE? DESIGN

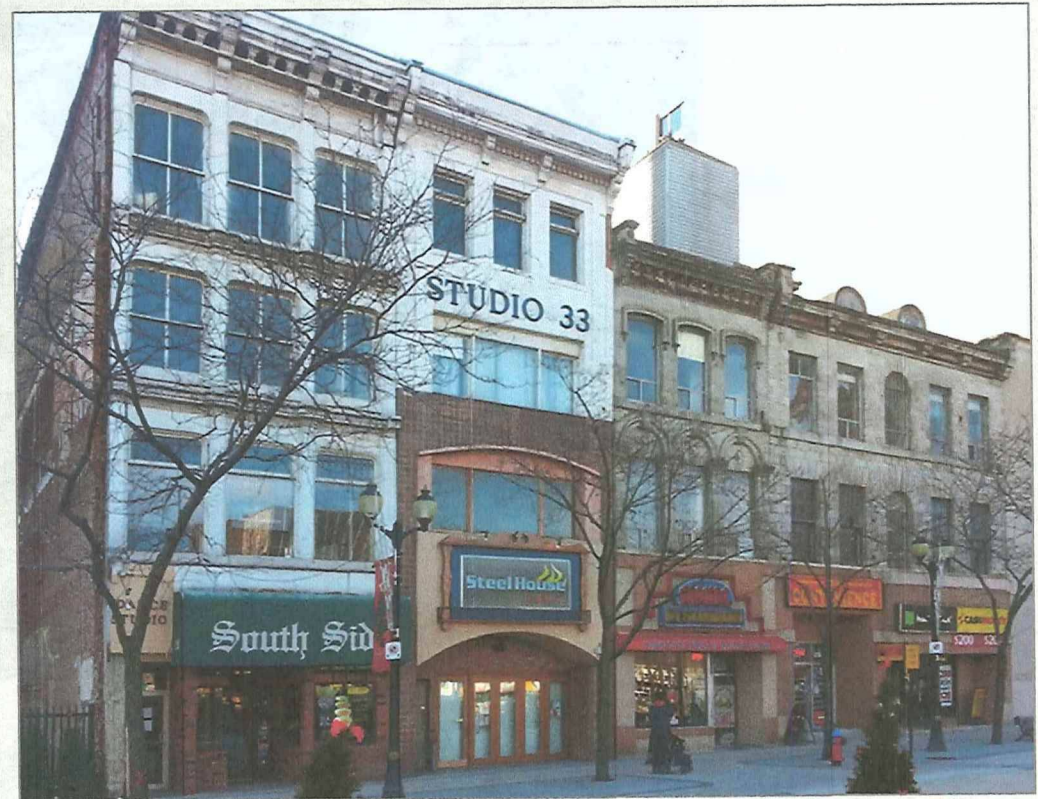
**Design/Architectural
Significance:**

18-22 King E

Georgian limestone
built by renowned
Canadian architect, William
Thomas;

24 & 28 King E

**High Victorian
Commercial** architecture
with decorative details

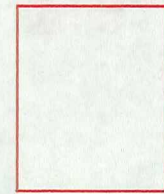


WHY SAVE? CONTEXT – GORE PARK & KING ST E

Historic
Streetscape

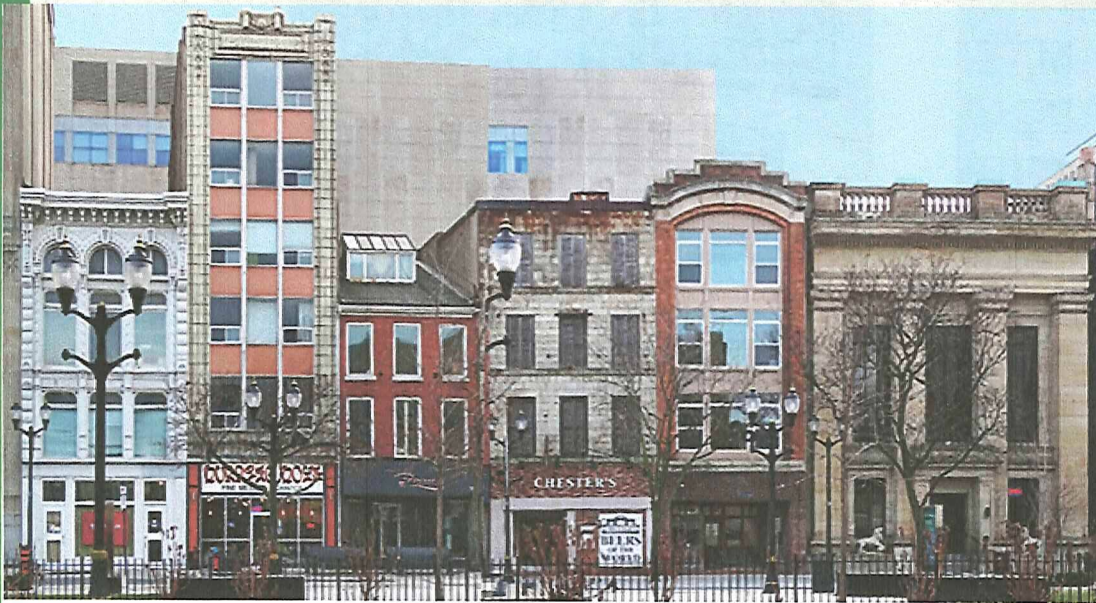


Continuity



“This space is as old as Hamilton itself and the people of Hamilton care deeply about how it is handled.” Bruce Kuwabara, Architect

CONTINUITY



54 - 68 King East

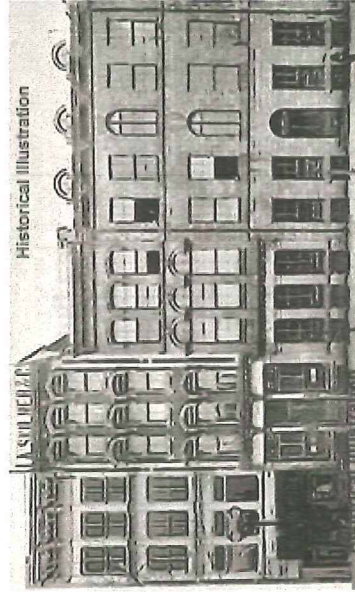
Hughson



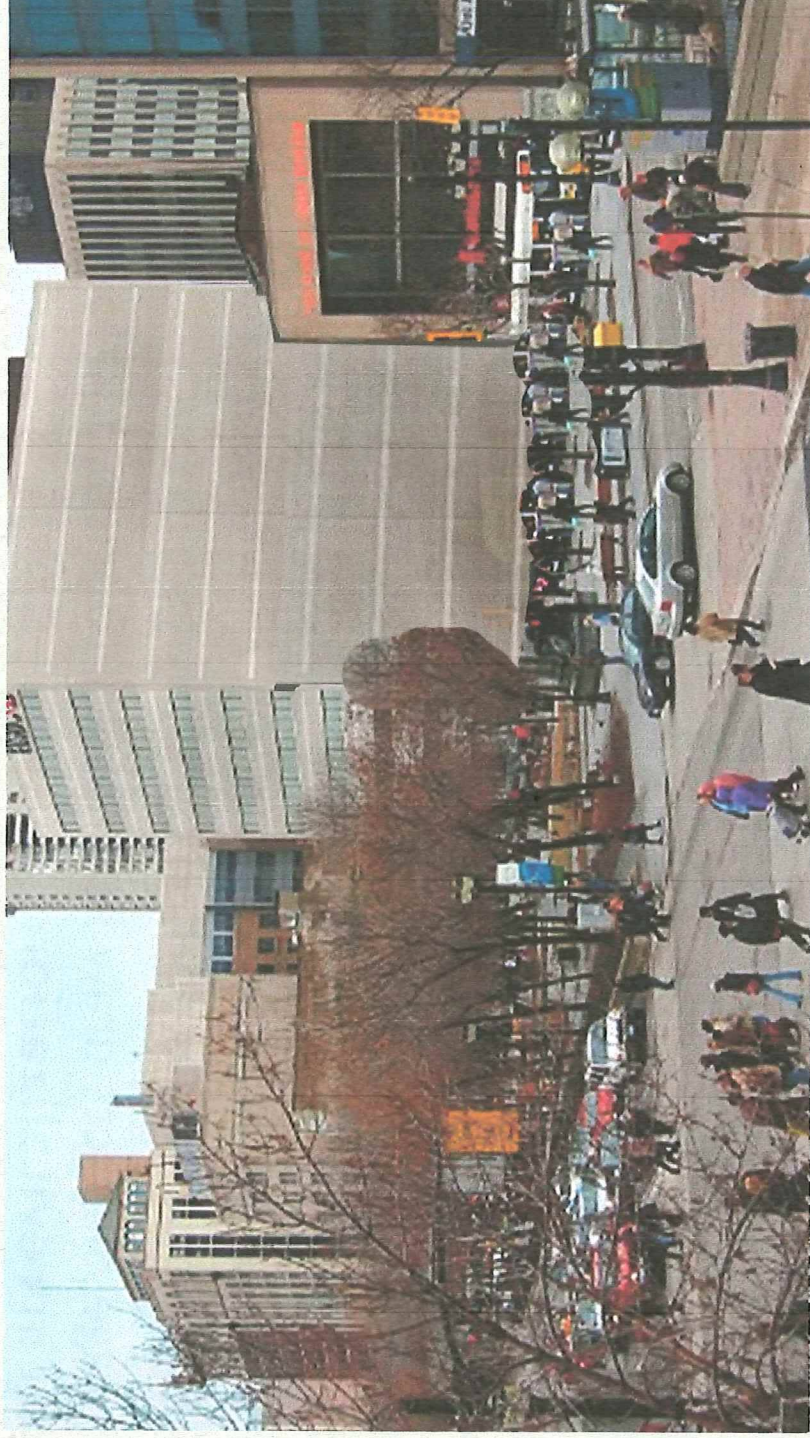
18 - 28 King East

- A piece of a bigger picture not an isolated block

TRANSFORMATIONS



TRANSFORMATIONS IN PLACE

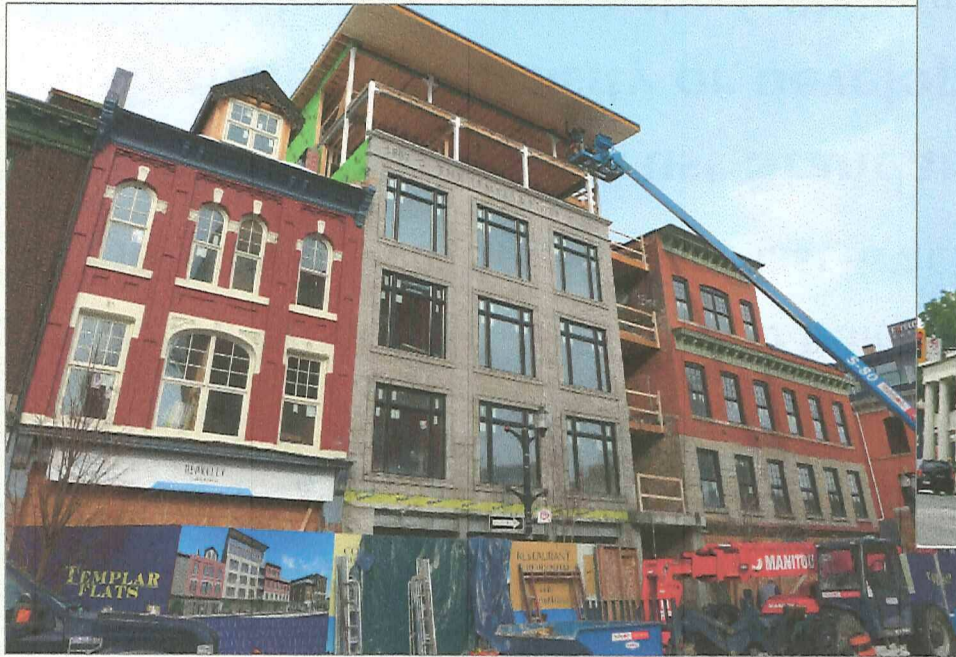


HERITAGE REVITALIZATION = ECONOMIC REVITALIZATION

- Heritage architectural reuse has saved the economies of downtowns. Demolitions have had the opposite effect
- Historic areas attract small businesses, tourists, local use and lots of street traffic. Increases vitality and local pride which is palpable
- An economic success story in less than 5 years on King William with Lister, Templar Flats and Empire Times
- Heritage districts draw businesses, tourists, and local patrons and result in **revitalization**
- The environment – the greenest building is the one that is already there

HERITAGE REVITALIZATION = ECONOMIC REVITALIZATION

Templar Flats, King William St, Hamilton



Dundas Main Street Commercial

RESOURCES & RECOMMENDATIONS

- **Ontario Heritage Act ToolKit for Municipal Governments**
 - **OHA Designations** of 100 buildings from Hamilton Built Heritage Inventory Project fast-tracked
 - **Ontario Heritage Trust Standards** for heritage buildings
 - **“Transfers of density or development rights** shall be undertaken to achieve the following policy objectives:
 - a) retention of heritage buildings and groups of heritage buildings/heritage streetscapes”
- (as found in the Secondary Plan, **City of Hamilton**

MORATORIUM ON DEMOLITIONS

GORE HERITAGE CONSERVATION DISTRICT AND STUDY

“The Value of a Heritage Conservation District - The ability to designate unique areas to assist in the preservation of exceptional neighbourhoods, streetscapes, and architectural features that are emblematic of specific eras and locales”

- City undertakes a Gore Park Heritage Conservation District Study towards creating a Heritage Conservation District (imposing a moratorium on demolition permits and a review of current and impending demolition requests for this area eg Kresge's Deco building)

