



# **Planning Committee**

January 17, 2017

Agenda Item 8.1

**18-22, 24 & 28 King Street East**




ARCHITECTURAL  
CONSERVANCY  
ONTARIO

- “Through education and advocacy, to encourage the conservation and re-use of structures, districts and landscapes of architectural, historic and cultural significance, to inspire and benefit Ontarians.”
- ACO founded in 1933

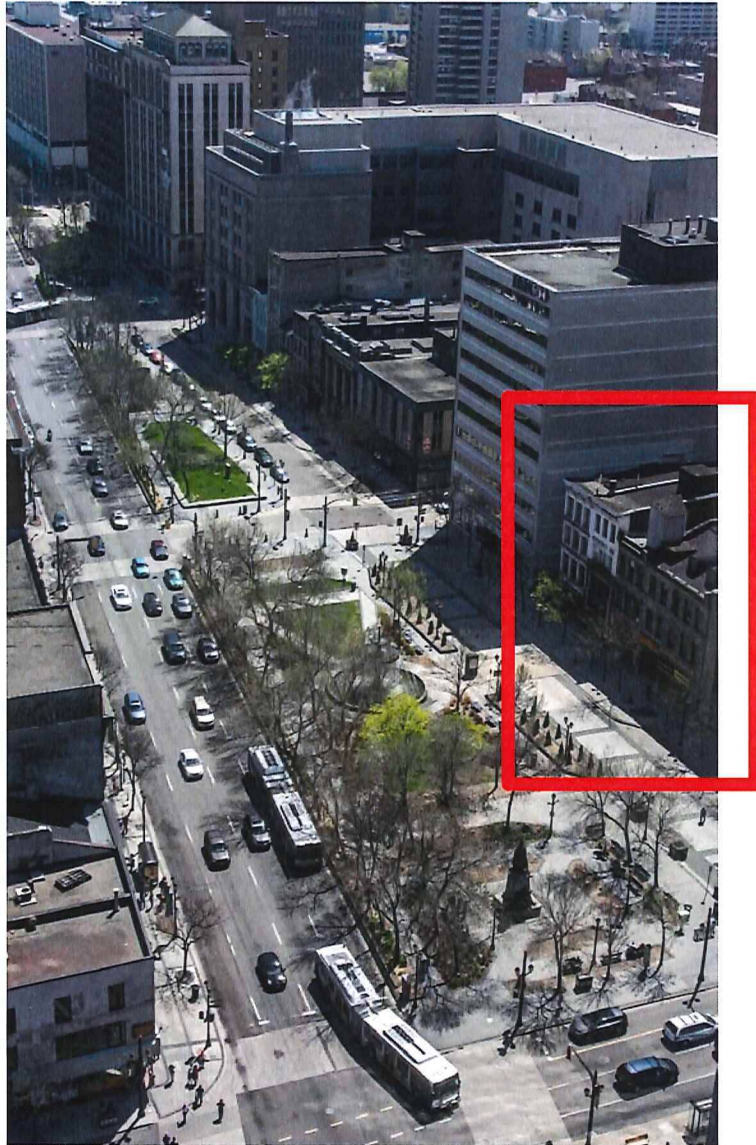


ARCHITECTURAL  
CONSERVANCY  
ONTARIO

HAMILTON  
REGION

- 1961 - 1st of 20+ branches
- 2004 co-hosted 1<sup>st</sup> joint heritage conference attracting Minister; resulted in 2005 amendment of the Ontario Heritage Act
-  primary Branch project – 15<sup>th</sup> event - May 6 & 7, 2017

# Why Are We Here Today?



- 2011 demolition of 30 King Street East
- 2012 application for demolition of listed 18-28 King Street East for proposed development
- City January 2013 issuance of demolition permits for 18-28 King Street East

Photo credit – Bill Watson (2012) for Doors Open Hamilton



# Designated - Part IV Ontario Heritage Act

- December 13, 2013 **Notices of Intention to Designate** for 18–22 and 24 and 28 King Street East
- Appealed January 2014
- **Designation stands** pending outcome of hearing by Conservation Review Board or settlement agreement between City and appellant



# **Part IV OHA Statements of Cultural Heritage Value or Interest:**

## **Historical Associations**

- **the growth and commercial prosperity of the City of Hamilton in the 19<sup>th</sup> century**

## **Contextual Associations**

- **Gore Park & the King Street East streetscape**

## **Cultural Associations for 18-22 King St**

- **Architect - William Thomas**

# Gore Park & King Street East Streetscape

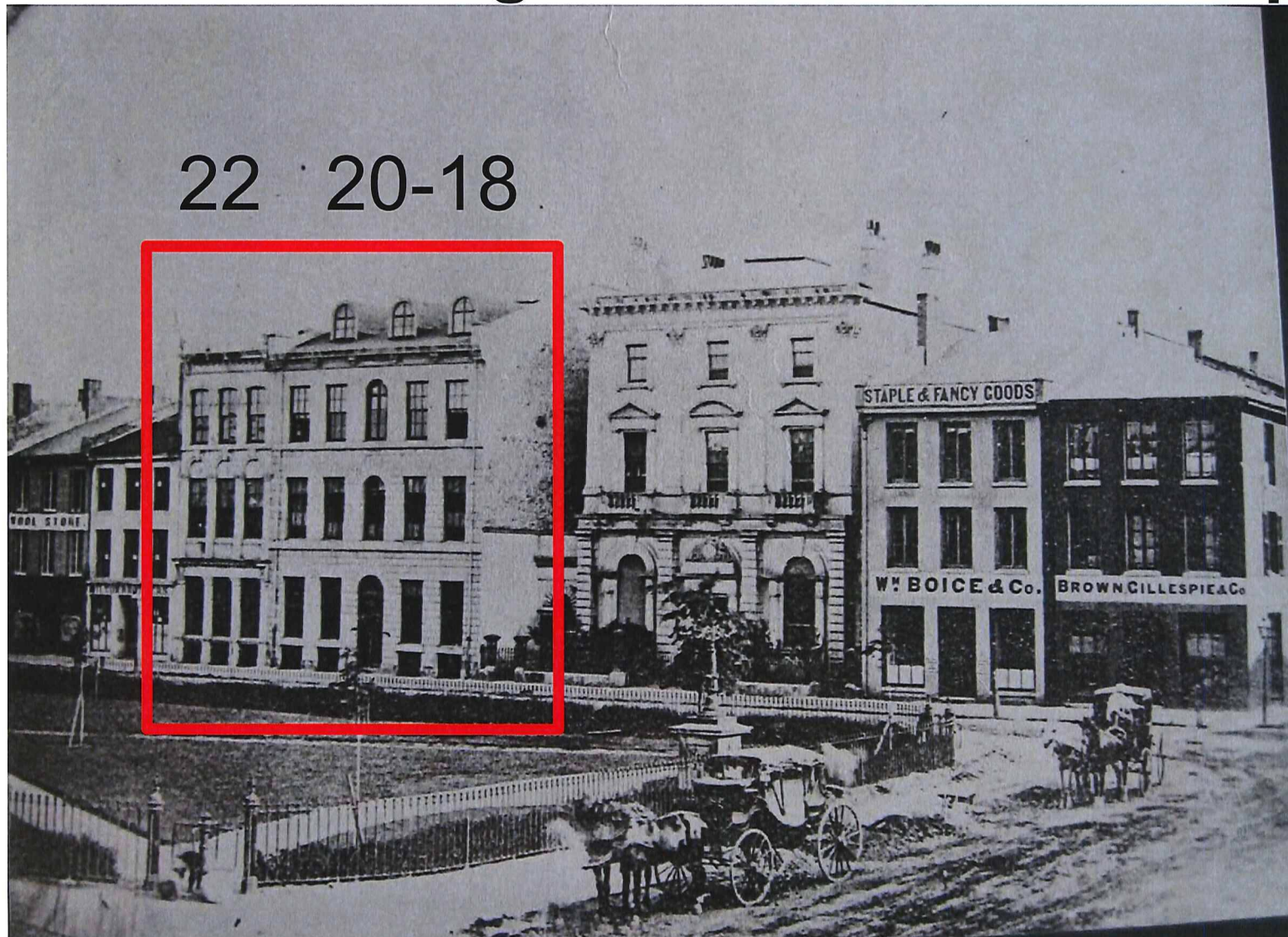


28 King St East (shown) and 24 King St East

Credit - D.M. Reid collection



# Gore Park & King Street East Streetscape



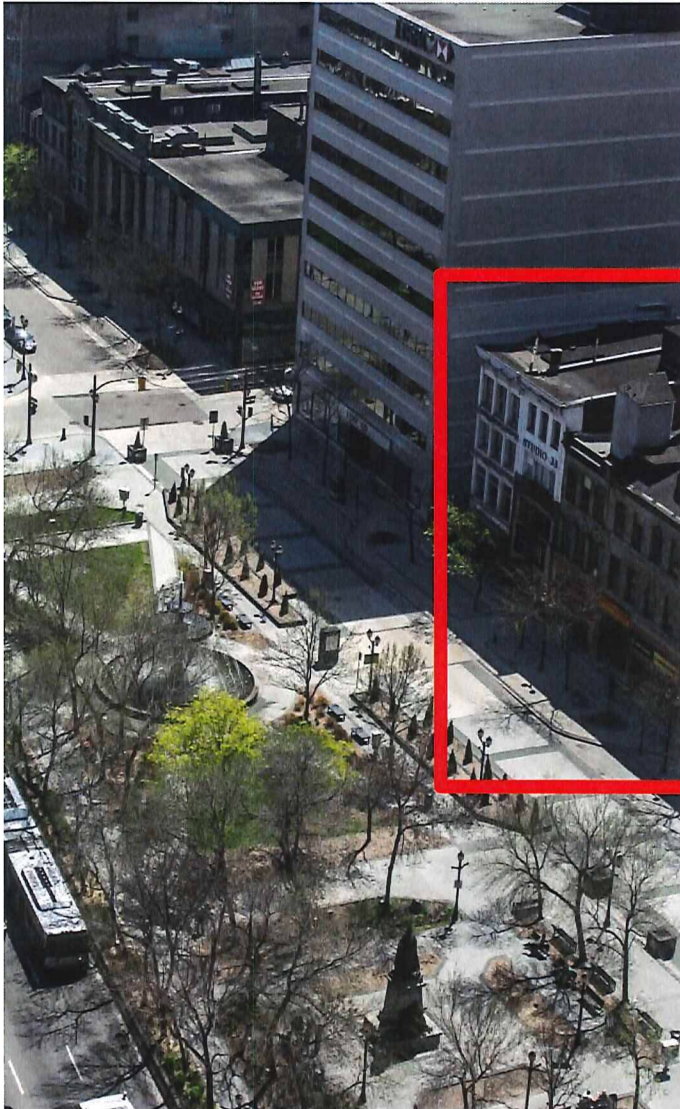


# Gore Park & King Street East Streetscape





## from **Urban Hamilton Official Plan**



### B. 3.4.5.2

- encourage the **retention and conservation** of significant built heritage resources in their original locations,
- ... **presumption in favour of retaining** the built heritage resource in its original location.

### B. 3.4.5.5.

- d. **generally reflect the former architecture** and use in the design of the new development

# “retention & conservation” 28 & 24 King

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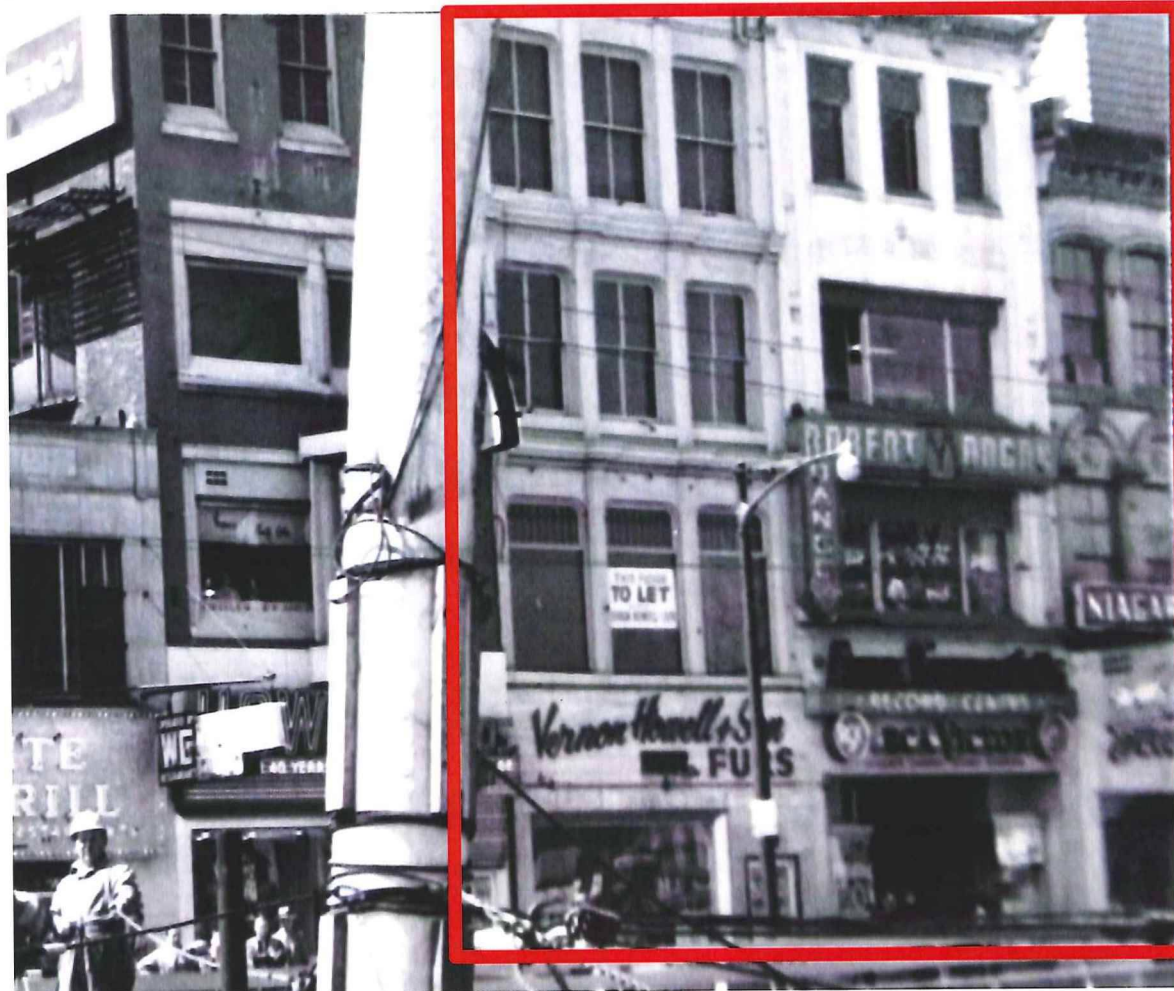


Photo Credit – HPL – Hamilton Spectator – April 28, 1960



# “retention and conservation” 18-22 King



Photo Credit – HPL – J. Brian Henley (1977)

# “presumption in favour of retaining”

Appendix “C” of Report PED16194(a)  
Page 2 of 2

30 28 24 22 20-18

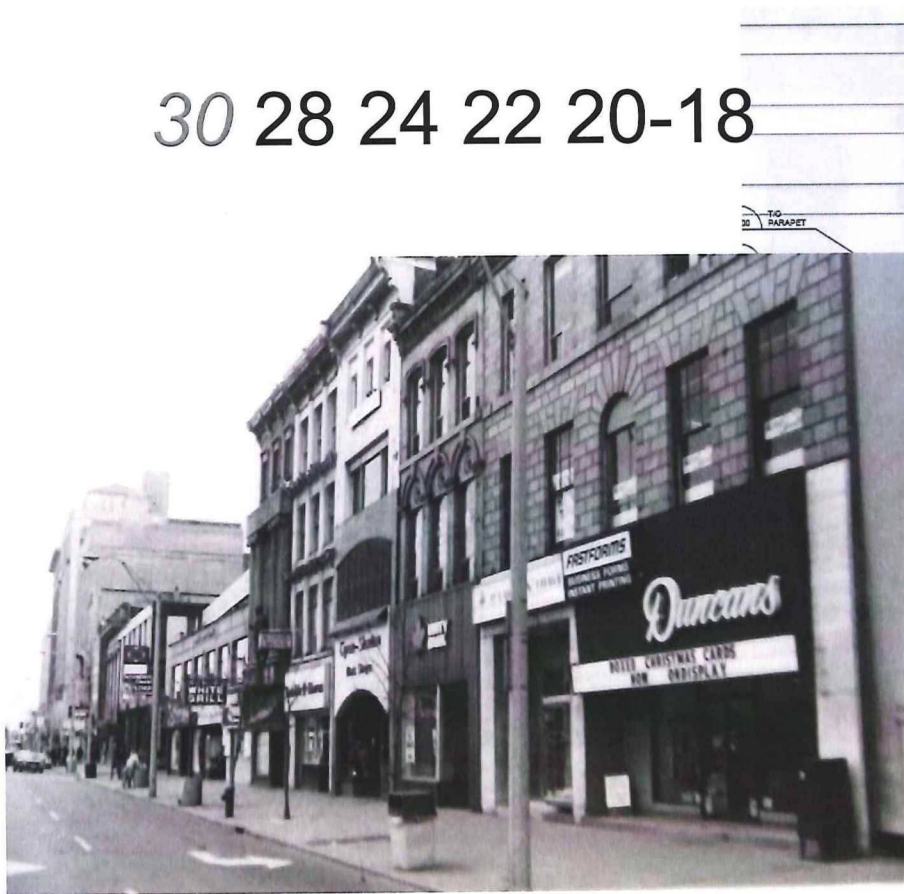


Photo Credit – HPL – J. Brian Henley (1977)



**“generally reflect the former architecture”**

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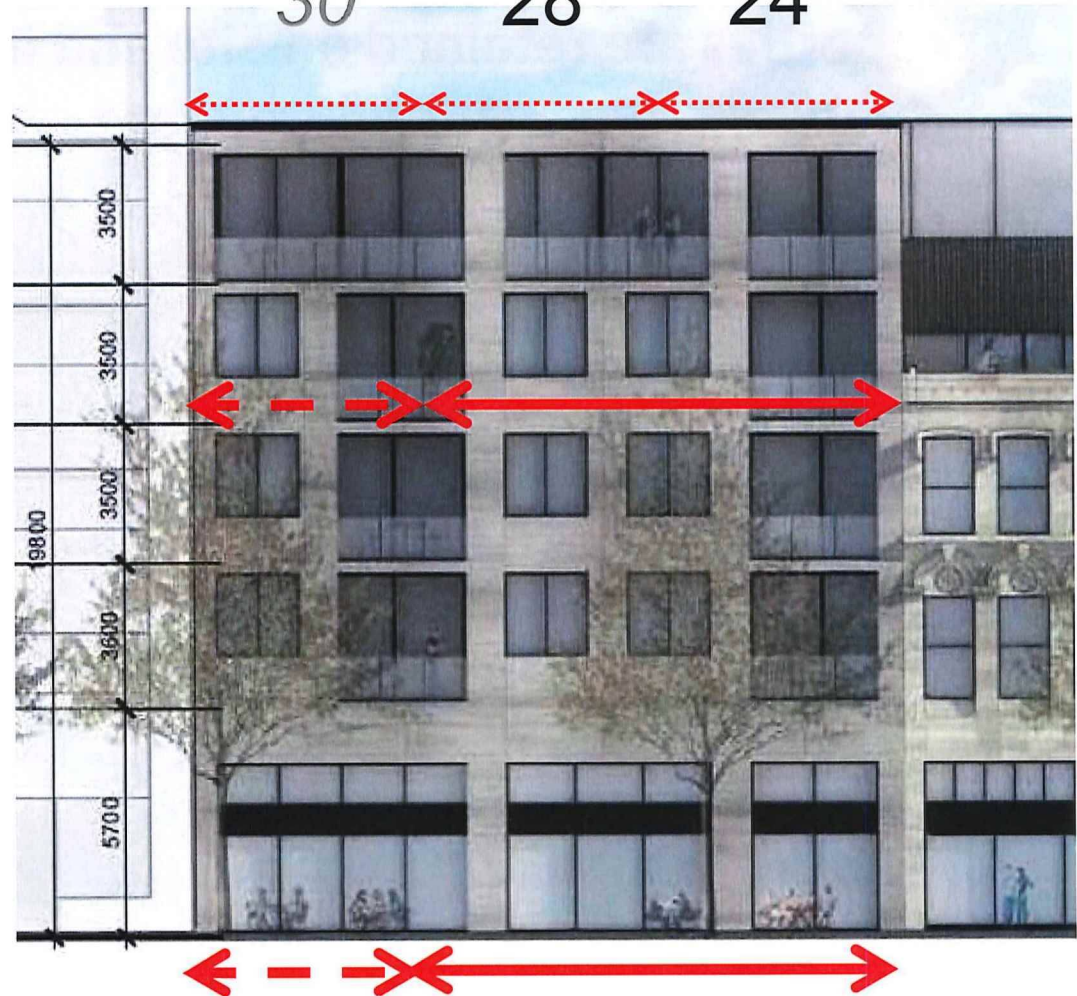


Photo Credit - HPL – J. Brian Henley (October 1969)

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## from **Downtown Hamilton Secondary Plan**

B. 6.1.7.6. The City / Council may **require ... that heritage properties are retained on-site and incorporated, used or *adaptively re-used* as appropriate**

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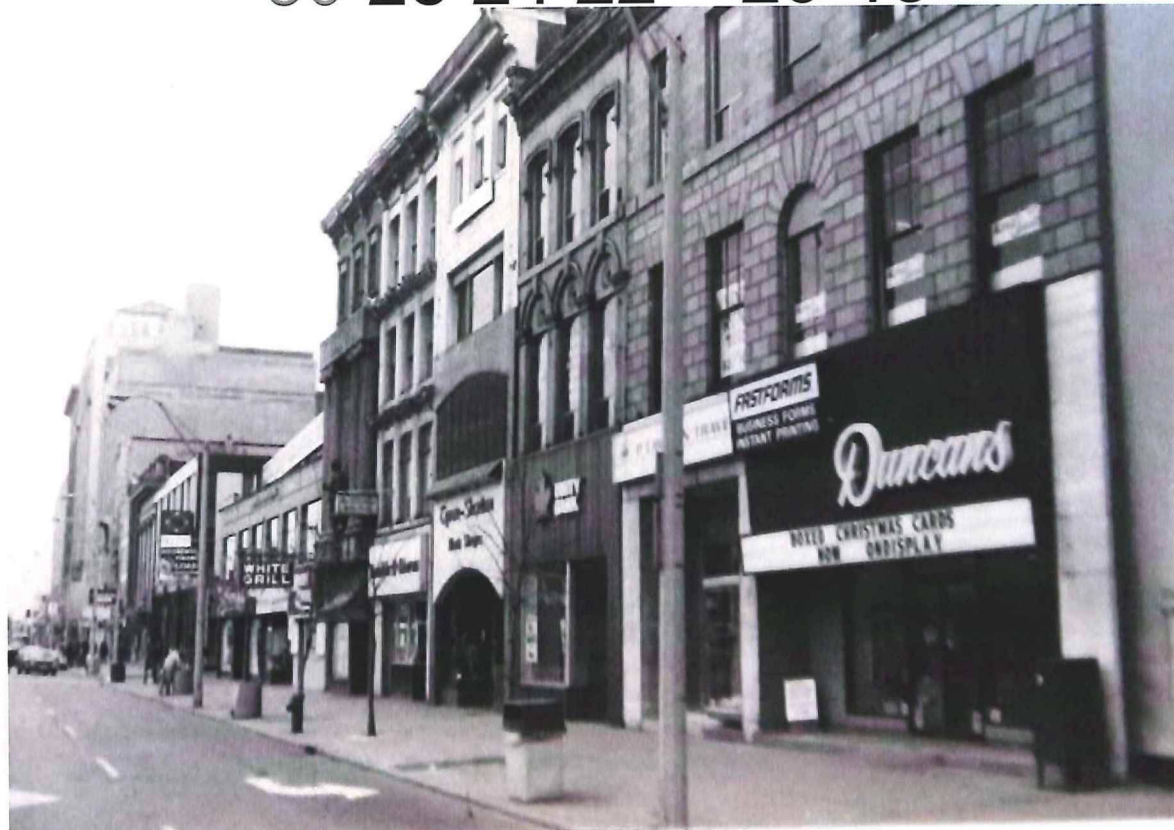


Photo Credit – HPL – J. Brian Henley (1977)



**“retained on-site and incorporated”**

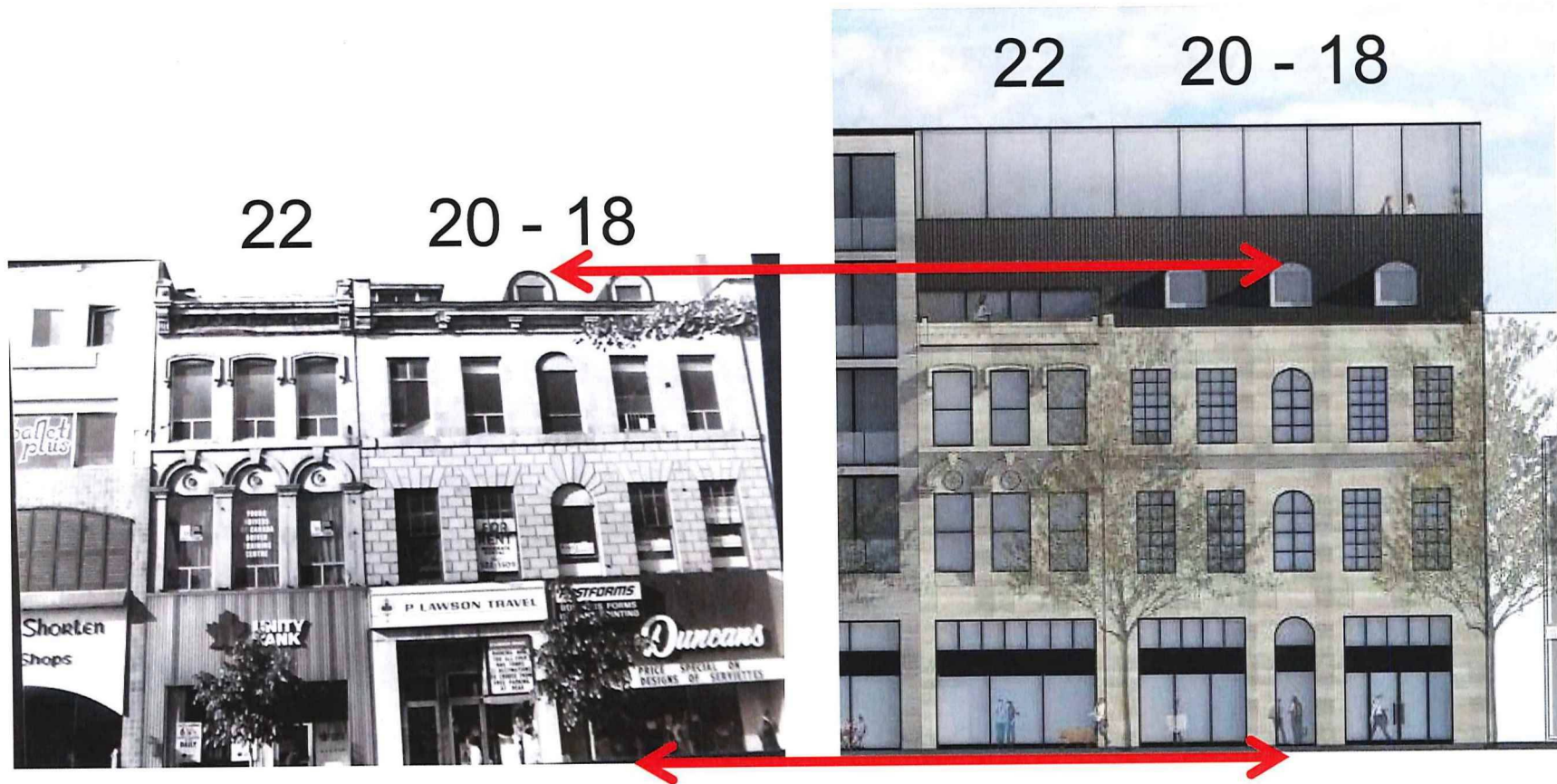


Photo Credit – HPL – J. Brian Henley (1977)

Credit - DPAl

## from **Downtown Hamilton Secondary Plan**

B. 6.1.7.8. Where alterations are proposed to the heritage buildings, the **following principles shall be followed:**

- a. Maintain the basic relations to the horizontal divisions of the building;**
- b. Maintain original façade components and materials wherever possible;**
- c. Replicate the original parts and materials where possible or substitute with similar materials and colours; and,**
- d. Remove elements that are not part of the original design and / or hide the original design, for example signage, siding or root (*sic*) treatments.”**



**“maintain basic relations to horizontal divisions”**

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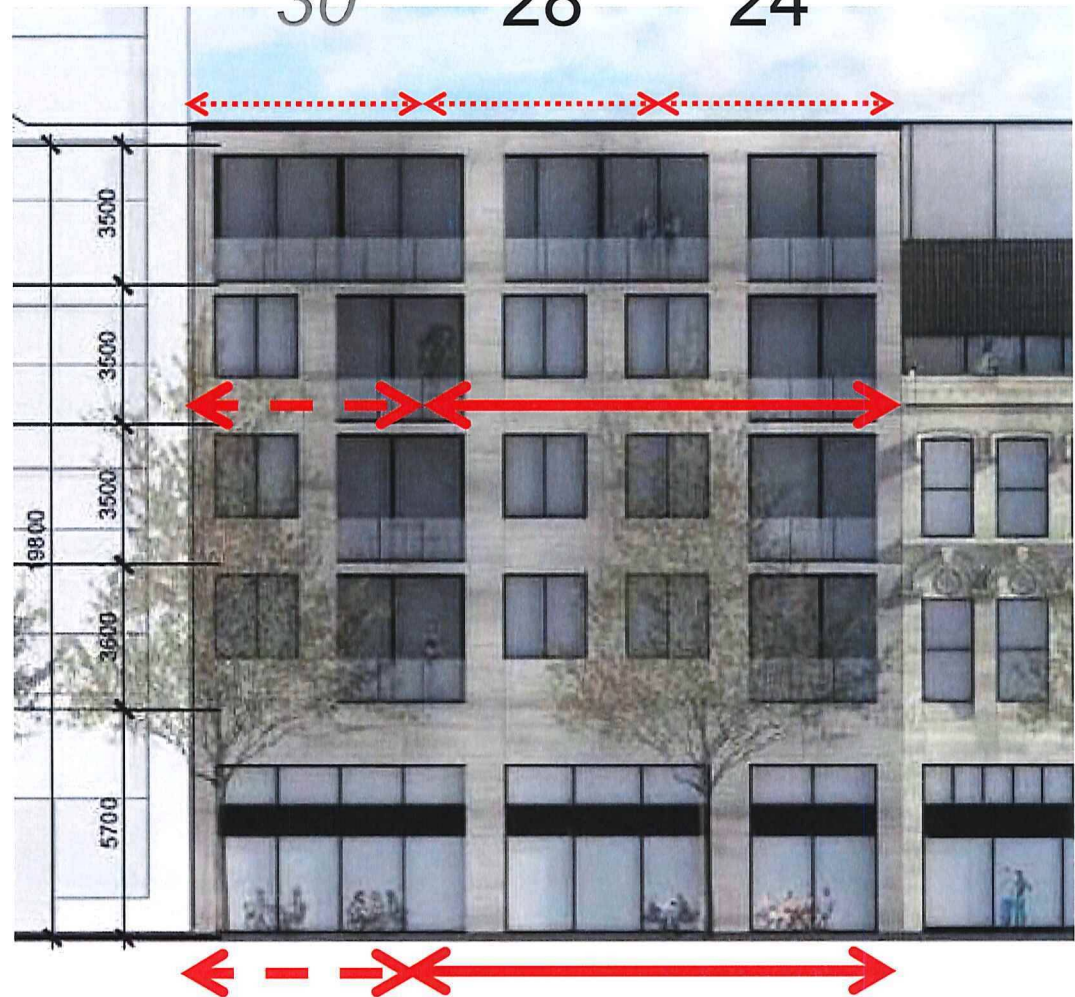


Photo Credit - HPL – J. Brian Henley (October 1969)

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**“maintain original façade components & mat’ls”**



Photo Credit - HPL – Hamilton Spectator (April 28, 1960)



# ACO Hamilton Region Branch

## Respectfully Requests:

- **endorsement** of MHC December 15, 2016 **denial** of 24 & 28 King East heritage permit for (total) demolition, and
- **rejection** of MHC December 15, 2016 **approval** of 18- 22 King East heritage permit for (substantially total) demolition with retention of only the façade

# ACO Hamilton Region Branch

## Respectfully Asks:

In recognition of Canada's/Ontario's Sesquicentennial:

- 2017 designation of a **Heritage Conservation District (HCD) for the Gore Precinct**; the 1<sup>st</sup> HCD in Hamilton
  - under the 2005 amended Ontario Heritage Act and
  - since the late 1990s designation of the Beach Strip HCD





# Thank you



[www.arconserv.ca/hamilton](http://www.arconserv.ca/hamilton)