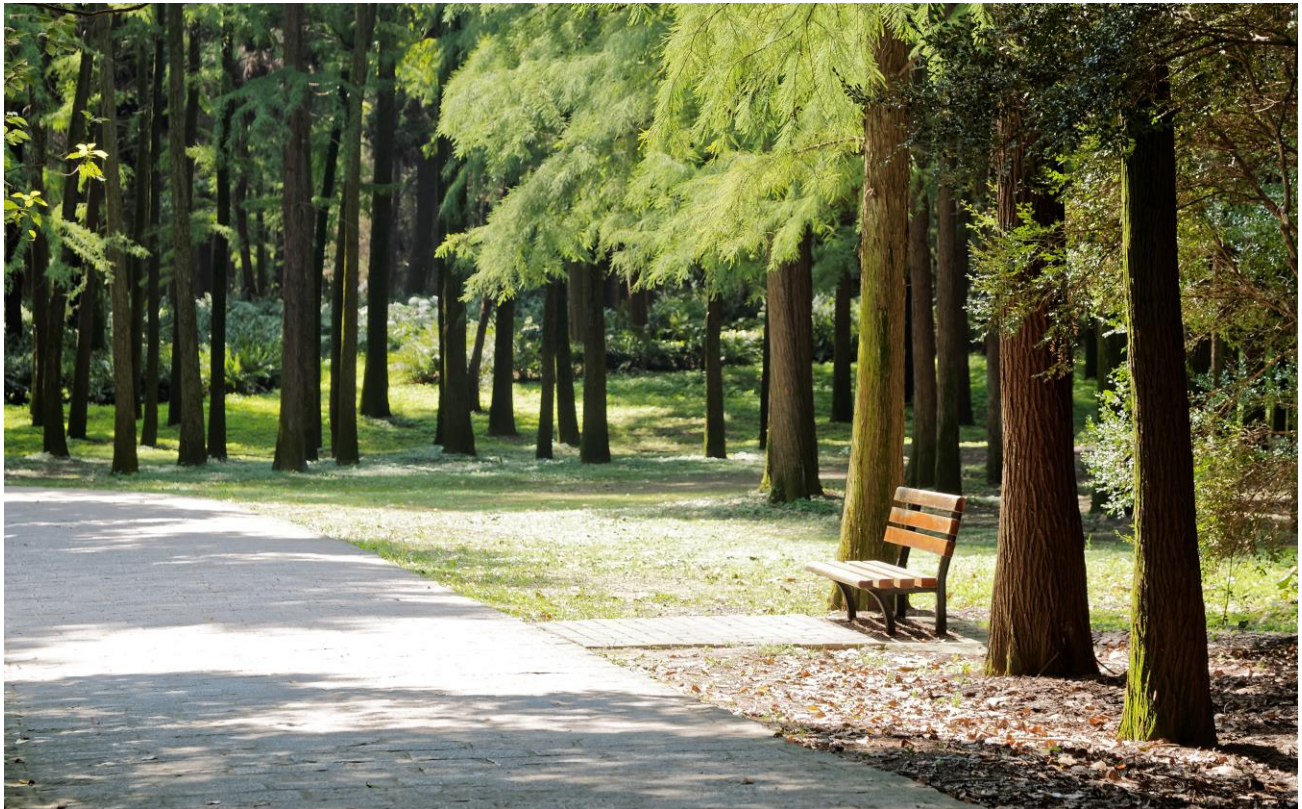


APPENDIX C: TECHNICAL SUPPORTING DOCUMENTS

APPENDIX C-11: CULTURAL HERITAGE EVALUATION REPORT

PART 3/4





**METROLINX**

An agency of the Government of Ontario  
Une agence du gouvernement de l'Ontario

# **Cultural Heritage Evaluation Report 1179 and 1181 King Street East, Hamilton, Ontario**

Prepared by AECOM  
for Metrolinx

March 3, 2017

# Authors

**Report Prepared By:** DRAFT  
Michael Greguol, MA  
Cultural Heritage Specialist

DRAFT  
Emily Game, B.A.  
Heritage Researcher

**Report Reviewed By:** DRAFT  
Fern Mackenzie, M.A., CAHP  
Senior Architectural Historian

## Revision History

Revision #	Date	Revised By:	Revision Description
0	03/03/2017	C. Latimer	Draft to Metrolinx

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# 1. Executive Summary

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AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the properties at 1179 and 1181 King Street East, in the City of Hamilton, Ontario. This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. As a part of the project, it is anticipated that building impacts may take place on the properties at 1179 and 1181 King Street East.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft Terms of Reference for Consultants: *Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. Consequently the recommendations as they relate to this CHER and the potential cultural heritage value or interest of the properties at 1179 and 1181 King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 1179 and 1181 King Street East to assess the potential cultural heritage value or interest of the properties. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

The properties at 1179 King Street East and 1181 King Street East consist of irregularly shaped lots on the north side of King Street East between Fairview Avenue and East Bend Avenue. The structure for the two properties consists of a one-storey duplex with a five bay façade that is used for residential purposes. The wooden-frame structure is clad in vinyl siding.

1179 and 1181 King Street East were historically located in the southern part of Lot 6, Concession II in Barton Township when the crown survey for the township was undertaken. By 1875, the lot had been transected in the southwest corner by King Street East and 1179 and 1181 King Street East are located on the portion of the lot that was listed to R.R. Gage. In 1875, significant urban development had not yet reached this part of Barton Township and Lot 6, Concession II was likely still under use for agricultural purposes. No structures are illustrated on the portion of the lot on which the subject properties now stand (Figure 3).

By the beginning of the 20<sup>th</sup> century, historic topographic mapping indicates that although urban development in Hamilton was expanding eastward, development was still minimal east of Sherman

Avenue South where the subject properties are located. Only a few small structures are illustrated in 1905-1909 mapping, on Lot 6, Concession II (Figure 4).

The duplex at 1179 and 1181 King Street East was constructed ca. 1915 and the original building footprint is illustrated in the 1927 (rev. 1933) Fire Insurance Plan. In 1915, 1179 King Street East was occupied by Robert Hoey, while the first resident at 1181 King Street East was listed as John Dewhurst. Ten years later, in 1920, J.J. Watts and T.C. Hennesay are listed as the tenants of 1179 King Street East and Isaac Clayton is listed as occupying 1181 King Street East. By 1930, the tenant of 1179 King Street East was listed as Robert Mathieson and 1181 King Street East was occupied by S.A. Pappin, who continued to occupy the building until 1950. Significant urban expansion eastward in Hamilton, well beyond Sherman Avenue South (Figure 5), was not shown in historic topographic mapping until 1938. In 1940, Albert Smith is shown as the tenant of 1179 King Street East, and by 1950 Peter Cook is listed as the tenant. By 1961, the tenants of 1179 and 1181 King Street East were J. Brown and Winifred MacLeod, respectively. In 1970, 1179 King Street East was occupied by T.B. Stevens and 1181 King Street East by Ernest Bishop. Today, 1179 and 1181 King Street East appear to be under residential use.

A field review of the properties at 1179 and 1181 King Street East was undertaken on January 12, 2017 and February 3, 2017 by Michael Greguol and Emily Game of AECOM. An assessment was not completed on the interior of the structures due to the timing constraints for the TPAP Amendment.



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## 2. Introduction

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### 2.1 Historical Summary

#### 2.1.1 Context

The subject properties are located within the municipal boundaries of the City of Hamilton, Ontario. Prior to the incorporation of the current municipality, the properties were located within the boundaries of Barton Township, in Wentworth County.

#### 2.1.2 Wentworth County

As part of the establishment of Upper Canada, the province was divided into administrative Districts in 1792. Wentworth County was one of several counties that made up the Home District. It was named in honour of Sir John Wentworth, Lieutenant Governor of Nova Scotia from 1792-1808. In 1816, the Home District was divided and reorganized and Wentworth County was included in the Gore District. By 1849, the original district system was abolished and replaced by a county council system and Wentworth County became an independent political entity. Townships that were included in Wentworth County at one time or another included Ancaster, Barton, Beverly, Binbrook, Caistor, Flamborough East and West, Glanford, Onondaga, Saltfleet, and Seneca. Between 1850 and 1854, Wentworth and Halton Counties were joined for government purposes into the United Counties of Wentworth and Halton; however, this change was short-lived. In 1973, Wentworth County was renamed the Regional Municipality of Hamilton-Wentworth and, in 2001, was amalgamated with six constituent municipalities into the City of Hamilton. The City of Hamilton has remained as the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

#### 2.1.3 Barton Township

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818.<sup>1</sup> The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The settlement of Barton Township began slowly, with only 102 families living in the township by 1815; most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population grew to 1,434.<sup>2</sup> Barton Township was later amalgamated into the Regional Municipality of Hamilton-Wentworth, which today is known as the City of Hamilton.

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<sup>1</sup> William H. Smith, *Smith's Canadian Gazetteer*. Toronto: H. & W. Roswell. 1846.

<sup>2</sup> D'Arcy Boulton. *Sketch of His Majesty's Province of Upper Canada*. London: C. Rickaby. 1805. pp. 48-49.

## **2.2 Description of Property**

The properties at 1179 King Street East and 1181 King Street East consist of irregularly shaped lots on the north side of King Street East between Fairview Avenue and East Bend Avenue. The structure on the properties consists of a one-storey hipped-roof duplex with a five bay façade that is used for residential purposes. The wood-frame structure is clad in vinyl siding.

## **2.3 Current Context**

The properties are situated on the north side of King Street East between Fairview Avenue and East Bend Avenue. The duplex is one of a series of six early-20th century houses that extend across this block. The adjacent properties consist of 2 storey and 2½-story houses, all of varying designs and primarily of brick construction, similar to the row of houses on the south side of King Street on this block. The properties are predominantly single-detached homes that appear to have been developed in the early and mid-20<sup>th</sup> century.

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## 3. Methodology and Sources

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### 3.1 Study Approach

This CHER was prepared in accordance with Metrolinx's *Interim Cultural Heritage Management Process* (Fall 2013) and the MTCS *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). The CHER was also undertaken according to the guidelines presented in the Metrolinx document, *Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations* (April 2016) and outlined in the following tasks:

- Research and Documentation Gathering – gathered from various sources including existing heritage studies, Metrolinx records, public archives, and published materials;
- Writing – an illustrated report based on gathered background history and site investigation materials, and the application of O.Reg. 9/06 and 10/06; Evaluation, Recommendations, and Statement of Cultural Heritage Value – a summary of the applicable evaluation, and recommendations regarding whether the property meets the criteria for being a provincial heritage property, a provincial heritage property of provincial significance, or neither.

As outlined in the Draft Terms of Reference, the heritage evaluation is separated into two stand-alone components: a CHER and a CHERR. The Cultural Heritage Evaluation Report includes research conducted for the CHER and is intended to address the criteria set out in O.Reg. 9/06 and 10/06. The CHERR includes the results of the applied evaluation, and the recommended outcome of the evaluation.

Michael Greguol, Cultural Heritage Specialist, and Emily Game, Heritage Researcher for AECOM, conducted a site investigation to visually inspect and document the property on January 12th and February 3, 2017. An assessment was not completed on the interior of the structures due to the timing constraints for the TPAP Amendment.

### 3.2 Secondary Sources

A series of secondary sources were reviewed for the purposes of data collection and analysis as part of the CHER. The relevant guidelines and reference documents cited above served as a framework for undertaking the study. The *Hamilton Light Rail Transit Cultural Heritage Screening Report, City of Hamilton, Ontario* (CHSR) prepared by ASI in December 2016, provided a preliminary review of the rail corridor and the potential heritage properties identified along the corridor. Background information and applicable research was gathered from the report for the purposes of the CHER. In addition, a series of published materials including published histories pertaining to the history of Hamilton were consulted. A complete list of the sources reviewed for the report is contained in Section 15 (Bibliography).

### 3.3 Primary Sources

Where available, primary source material was consulted to provide a historical context for the evaluation of the potential heritage value of the property. Primary source research was undertaken at the Local History and Archives Department of the Hamilton Public Library, the Mills Memorial Library at McMaster

University, and at the Map and Data Centre at the University of Western Ontario. A review of the following primary sources aided in the evaluation of the structures at 1179 and 1181 King Street East:

- Illustrated Historical Atlas of the County of Wentworth, 1875;
- Hamilton City Directories, issues 1915-1970;
- Fire Insurance Plans, 1911-1964; and,
- National Topographic Series, 1909-1938.

### **3.4 Consultations**

As part of the identification of recognized and potential cultural heritage resources for the CHSR, ASI undertook consultation with the City of Hamilton, the Ontario Heritage Trust (OHT) and the MTCS. Consultation during the CHSR process took place between August and October, 2016.

As part of this CHER, AECOM undertook property-specific consultation with the same municipal and provincial staff and agencies in order to identify or confirm any existing heritage recognitions or interest in the subject properties.

The following individuals and organizations were consulted:

- Thomas Wicks, Heritage Planner, OHT;
- Chelsey Tyers, Cultural Heritage Planner, City of Hamilton;
- Asyia Patel, Assistant Cultural Heritage Planner, City of Hamilton; and,
- Rosi Zirger, Heritage Planner, MTCS.

The results of the consultation efforts have been summarized in Section 7 (Community Input).

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## 4. Heritage Recognitions

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### 4.1 Municipal

As a review of applicable municipal heritage recognitions of 1179 and 1181 King Street East adjacent properties, AECOM reviewed the City of Hamilton's heritage inventories. The following inventories and registers were reviewed:

- *Hamilton's Heritage Volume 1: List of Designated Properties and Heritage Conservation Easements under the Ontario Heritage Act*, and,
- *Hamilton's Heritage Volume 2: Inventory of Buildings of Architectural and/or Historical Interest*.

In addition, consultation efforts were undertaken to confirm levels of municipal heritage recognition, if any. The property was identified in the December 2016 CHSR as not being subject to any heritage recognitions. However, consultation with the City of Hamilton in January and February 2017 confirmed that the properties are now listed on the *City's Inventory of Buildings of Architectural and/or Historical Interest*.

### 4.2 Provincial

As a review of applicable provincial heritage recognitions for the property or adjacent properties AECOM reviewed the OHT's Provincial Plaque Guide, and list of OHT easements. The properties at 1179 and 1181 King Street East are neither the subject of a provincial plaque nor a provincial easement. In addition, OHT staff was contacted to review the *Ontario Heritage Act* Register to confirm that the property is not included on the register and that an OHT easement does not exist for the property.

A response from Thomas Wicks, Heritage Planner for the OHT confirmed that the Trust does not hold a conservation easement for 1179 King Street East of 1181 King Street East.

### 4.3 Federal

As a review of applicable federal heritage recognitions for the property or adjacent properties, AECOM reviewed the online searchable database for the Canadian Register of Historic Places as well as the Directory of Federal Heritage Designations. 1179 and 1181 King Street East and the adjacent properties are not subject to any existing federal heritage recognitions.

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## 5. Adjacent Lands

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The properties adjacent to 1179 King Street East and 1181 King Street East consist of predominantly single-detached homes that appear to have been developed in the early and mid-20<sup>th</sup> century.

Consultation with the City of Hamilton indicated that no adjacent properties are listed on the City's *Inventory of Buildings of Architectural and/or Historical Interest*.

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## 6. Archaeology

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ASI completed a Stage 1 Archaeological Assessment (AA) as part of the Rapid Transit Initiative and found that the properties at 1179 and 1181 King Street East did not retain archaeological potential and confirmed that no known archaeological assessments have previously been completed within 50 metres (m) of the properties. Consequently, at the time of production of the ASI report, no archaeological sites had been identified within or adjacent to the property. Additionally, the ASI Stage 1 AA indicates that there is no land that retains archaeological potential within 50 m of 1179 and 1181 King Street East.

The results of the Stage 1 AA determined that a Stage 2 AA must be conducted for all land identified as retaining archaeological potential that will be impacted by the proposed Rapid Transit Initiative. Based on this assessment, ASI made the following recommendations:

- The King Street right-of-way (ROW) does not retain archaeological potential due to previous land disturbance. An additional AA is not required within the ROW and those portions of the study corridor can be cleared of further archaeological concern; and,
- A Stage 2 AA should be conducted on lands determined to have archaeological potential if the proposed project is to impact these lands. This work must be done in accordance with the MTCS' *Standards and Guidelines for Consultant Archaeologists* (Ontario Government 2011) in order to identify any archaeological remains that may be present.

It should be noted that ASI's recommendations for Stage 2 archaeological work references the MCL's 2006 draft *Standards and Guidelines for Consultant Archaeologists* (MCL 2006); however, further Stage 2 archaeological work must now be conducted in accordance with current archaeological standards and guidelines (*Standards and Guidelines for Consultant Archaeologists*, Ontario Government 2011). For complete details regarding the results of the Stage 1 AA, reference should be made to the *Stage 1 Archaeological Assessment, Rapid Transit Initiative, City of Hamilton, Ontario* (February 2009).

## 7. Community Input

As part of the consultation process for this report, AECOM undertook consultation with the City of Hamilton, the MTCS, and the OHT. The results of the consultation efforts are identified below in Table 7-1.

**Table 7-1: Community Input and Consultation Undertaken for 1179 and 1181 King Street East**

Contact	Contact Information	Date	Notes
<b>Chelsey Tyers,</b> <b>Heritage Planner</b> <b>City of Hamilton</b>	905-546-2424 ext. 1202 <a href="mailto:chelsey.tyers@hamilton.ca">chelsey.tyers@hamilton.ca</a>	February 1, 2017  February 6, 2017 (Response)	The City of Hamilton confirmed that 1179 King Street East and 1181 King Street East are listed on the City's <i>Inventory of Buildings of Architectural and/or Historical Interest</i> .
<b>Asiya Patel</b> <b>Assistant Cultural</b> <b>Heritage Planner</b> <b>City of Hamilton</b>	905-546-2424 ext. 7163 <a href="mailto:asiya.patel@hamilton.ca">asiya.patel@hamilton.ca</a>		
<b>Thomas Wicks</b> <b>Heritage Planner</b> <b>Ontario Heritage</b> <b>Trust</b>	416-314-5972 <a href="mailto:thomas.wicks@heritagetrust.on.ca">thomas.wicks@heritagetrust.on.ca</a>	February 1, 2017  February 9, 2017 (Response)	The OHT confirmed that the properties are not subject to an OHT conservation easement nor is it on their register.
<b>Rosi Zirger</b> <b>Heritage Planner</b> <b>Ministry of Tourism,</b> <b>Culture, and Sport</b>	416-314-7159 <a href="mailto:rosi.zirger@ontario.ca">rosi.zirger@ontario.ca</a>	February 1, 2017	Response pending.



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## 8. Discussion of Historical or Associative Value

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### 8.1 Historic Theme/Cultural Pattern

#### 8.1.1 *Transportation*

The earliest roads in Ontario were typically military roads or colonization roads. These roads often followed aboriginal hunting trails or were dictated by the topography of the land which they crossed. The Dundas Road was opened to connect Toronto with the Thames River, in what is now London, Ontario, and the Kingston Road was designed to provide a military link between Toronto and Kingston. The Kingston Road was one of the earliest and still functioning roads in southern Ontario.

Following the Crown surveys in Ontario, concession and side roads were opened on a grid that was dictated by the survey type that was used. The roads were cleared and made passable by the early land owners who built their dwellings adjacent to the concession roads. Despite being cleared, road conditions were often poor until the late 19th and early 20th centuries.

Railway transportation, both passenger and freight, greatly improved the transportation network in Ontario beginning in the mid-1800s. The opening of the Grand Trunk Railway (GTR) between Montreal and Toronto in 1856 provided a link between the two cities and provinces that was more easily travelled in comparison to mid-19th century roads. The construction of the route from Montreal to Toronto, and then on to Samia by the end of the 1860s resulted in the construction of significant structures such as the Victoria Bridge over the St. Lawrence River, and the St. Clair Tunnel in Samia. The GTR was designed to enhance the St. Lawrence-Great Lakes shipping routes in response to the railroads and shipping networks in the United States. As a result it also strengthened the connection and link between the townships, and municipal and provincial economies in Ontario.

Various railway companies were formed in Ontario to create a vast network of rail lines that spread throughout the province by the early-20th century. Nonetheless, most of the companies were eventually merged with or purchased by the Canadian National Railway (CN) or the Canadian Pacific Railway (CP).

#### 8.1.2 *Railways*

The former Toronto, Hamilton, and Buffalo Railway (TH&B) passes under King Street West approximately 155 metres east of the subject properties. The TH&B was first conceived in March 1884 as a rail line to connect Toronto to Fort Erie and Buffalo, New York through the City of Hamilton. However, as with many of the early railways in North America, funding became an issue from the beginning. In 1891, the management of the TH&B secured an amalgamation with the already constructed Brantford, Waterloo & Lake Erie Railway (BW&LER) which operated a line between Brantford and Fort Erie. By 1892, the companies were combined and became officially known as the TH&B.

A year later, the railway was purchased by a series of major railway companies, most of which were based on American interest, and by 1895, a link between Hamilton and Brantford was opened. The first few decades of the 20th century resulted in a series of spurs and belt lines being constructed by the railway, as well as amalgamations with smaller railway companies, characteristic of 19th and 20th century railway business.

Within the City of Hamilton, the TH&B and City Council wrestled with the issues of grade separation, which ultimately resulted in an agreement in 1930 for the two parties to construction a grade separation in order to prevent long trains from blocking city streets. The project was completed in 1933, including the construction of a new station and corporate offices. Between the 1930s and 1970s, the TH&B came under the control of the Michigan Central Railway, the New York Central Railway, the Penn Central Railway, and eventually Conrail. In 1977, Conrail's interest in the TH&B was sold to the Canadian Pacific Railway (CPR), and by 1987 the TH&B was fully integrated into the CPR system.

### **8.1.3 Hamilton Street Railway**

In 1873, the City of Hamilton incorporated the Hamilton Street Railway; the horse-drawn streetcar service began in May 1874 with six operating cars. The line extended along three miles of track from the GTR's passenger station east along Stuart Street South to James Street. The line travelled south to Gore Park and then east along King Street to Wellington Street. Due to popularity of the service, additional cars were added and the track was extended. New track was laid west along King Street to Locke Street and east to Wentworth Street.

The electrification process of the Hamilton Street Railway began in March 1892. A total of 12 miles of track were electrified and 15 horsecars were converted to electric street cars. Operation of the newly-electrified cars began on June 29, 1892.

At the end of the Second World War, Hamilton Street Railway sold the lines to Canada Coach for \$1.4 million. Immediately following the sale, Canada Coach announced plans to replace the street car service with busses. By 1951, the last street car was removed from service and replaced by electric trolley busses.<sup>3</sup>

The proposed B-Line follows the old streetcar route from King Street near McMaster University to Sherman Avenue. The original line turned south along Sherman Avenue and then continued east on Main Street to Kenilworth Avenue North. The B-Line will carry on King east of Sherman until it reconnects with Main Street at the Delta and proceeds to the Queenston Road traffic circle.

The present-day Hamilton transit company operates under the name of Hamilton Street Railway Company.

## **8.2 Local History**

1179 and 1181 King Street East are located within the City of Hamilton, Ontario. Historically the structures were located within Lot 6, Concession II, Barton Township in Wentworth County. The subsections below include historic information related to the settlement and growth of these areas.

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<sup>3</sup>Transit Toronto. <http://transit.toronto.on.ca/streetcar/4751.shtml>, consulted February 9, 2017.

## 8.2.1 Settlement History

As part of the establishment of Upper Canada, the province was divided into administrative Districts in 1792. As such, Wentworth County was one of several counties that made up the Home District. It was named in honour of Sir John Wentworth, Lieutenant Governor of Nova Scotia from 1792-1808. In 1816, the Home District was divided and reorganized and Wentworth County was included in the Gore District. By 1849, the original district system was abolished and replaced by a county council system and Wentworth County became an independent political entity. Townships that were included in Wentworth County at one time or another included Ancaster, Barton, Beverly, Binbrook, Caistor, Flamborough East and West, Glanford, Onondaga, Saltfleet, and Seneca. Between 1850 and 1854, Wentworth and Halton Counties were joined for government purposes into the United Counties of Wentworth and Halton; however, this change was short-lived. In 1973, Wentworth County was renamed the Regional Municipality of Hamilton-Wentworth and, in 2001, was amalgamated with six constituent municipalities into the City of Hamilton. The City of Hamilton has remained as the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818. The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The Settlement of Barton Township began slowly, with only 102 families living in the township by 1815. Most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population had grown to 1,434.

## 8.2.2 Site History

1179 and 1181 King Street East were historically located in the southern part of Lot 6, Concession II in Barton Township when the crown survey for the township was undertaken. By 1875, the lot had been transected in the southwest corner by King Street East and 1179 and 1181 King Street East are located on part of the lot that was listed to R.R. Gage. In 1875, significant urban development had not yet reached this part of Barton Township and Lot 6, Concession II was likely still used for agricultural purposes. No structures are illustrated on the part of the lot on which the subject properties now stand (Figure 3).

By the beginning of the 20<sup>th</sup> century, historic topographic mapping indicates that although urban development in Hamilton was expanding eastward, development was still minimal east of Sherman Avenue South where the subject properties are located. Only a few small structures are illustrated in 1905-1909 mapping on Lot 6, Concession II (Figure 4).

The structure at 1179 and 1181 King Street East was constructed ca. 1915 and the original building footprint is illustrated on both the 1914 (rev. 1916, Figure 5) and the 1927 (rev. 1933) Fire Insurance Plan. In 1915, 1179 King Street East was occupied by Robert Hoey, while the first resident at 1181 King Street East was listed as John Dewhurst. Ten years later, in 1920, J.J. Watts and T.C. Hennesay are listed as the tenants of 1179 King Street East and Isaac Clayton was listed as occupying 1181 King Street East. By 1930, the tenant of 1179 King Street East was listed as Robert Mathieson and 1181 King Street East was occupied S.A. Pappin, who continued to occupy the building until 1950. Historic topographic mapping indicates that by 1938, this area of Hamilton had undergone significant urban expansion eastward, beyond Sherman Avenue South (Figure 6). By 1940, Albert Smith was shown as

the tenant of 1179 King Street East, and by 1950, Peter Cook was listed as the tenant. By 1961, the tenants of 1179 and 1181 King Street East were J. Brown and Winifred MacLeod, respectively. In 1970, 1179 King Street East was occupied by T.B. Stevens and 1181 King Street East by Ernest Bishop.

Today, 1179 and 1181 King Street East appear to be under residential use.

### **8.3 Person/Event/Organization**

The historic research undertaken for this CHER did not identify any significant people, events, or organizations that are directly related to or associated with the property, and could contribute to the potential cultural heritage interest or value of the property.

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## 9. Discussion of Design or Physical Value

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### 9.1 Style/Type/Tradition

The duplex located at 1179 and 1181 King Street East is one of many small houses that were constructed in cities and towns across Ontario, initially to house workers engaged in the war effort and then to returning veterans after the First World War (Photograph 4). They were simple and very basic, intended to get men 'back on their feet' while they found work and started families. In Hamilton, thousands of these houses were built in the northeast end of the City (Figure 7) and are disguised by nearly a century of renovations. A large neighbourhood of these wartime houses is located roughly between Tim Horton Field and The Centre Mall.

The building is a simple hipped roof vernacular frame house with no pretense of style.

### 9.2 Function

The duplex at 1179 and 1181 King Street East has functioned as a private residence since its construction c. 1915. Prior to the construction of the duplex, this section of Lot 6, Concession II appears to have been vacant.

### 9.3 Fabric

According to the 1914 Fire Insurance Maps, the duplex at 1179 and 1181 King Street East was a wooden frame building with a shingle on board roof. The present shingles on both properties are of modern manufacture. The exterior of the duplex has been clad in metal siding. The window sashes have been replaced with aluminum sash. The foundation is textured concrete block.

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## 10. Discussion of Contextual Value

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### 10.1 Social Meaning

The duplex located at 1179 and 1181 King Street East is one many duplexes that were constructed in cities across Ontario. Built in the early-20th century, the property represents a common type of residential house within the City of Hamilton known as wartime housing. The exterior of 1179 and 1181 King Street East does not retain many of its original finishes, but its simplicity, form and massing are consistent with its type. Therefore, it is somewhat out of context.

### 10.2 Environment



The properties at 1179 King Street East and 1181 King Street East consist of irregularly shaped lots on the north side of King Street East between Fairview Avenue and East Bend Avenue. The structure consists of a one-storey duplex with a five bay façade that is used for residential purposes. The wooden-frame structure is clad in vinyl siding. The adjacent properties on the north and south side of King Street East are made up of a variety of residential and commercial uses. The streets north of the subject property, including Fairview Avenue and East Bend Avenue, consist of predominantly single-detached homes that were built as wartime housing (Figure 7). The subject property that has become isolated from this context.

### 10.3 Formal Recognition

The property was identified in the December 2016 CHSR as not being subject to any heritage recognitions. However, consultation with the City of Hamilton in January and February 2017 confirmed that the property is now listed on the City's *Inventory of Buildings of Architectural and/or Historical Interest*.


## 11. Data Sheet

Table 11-1: Data Sheet for 1179 King Street East


FIELD	PROPERTY DATA
Municipal Address	1179 King Street East
Municipality	Hamilton
Approximate Area (square metres)	242
Rail Corridor	Hamilton LRT B-Line
PIN	172260292
Ownership	Private
Aerial photo showing location and boundaries	
Exterior, street-view photo	
Date of construction of built resources (known or estimated and source)	c. 1915 (Hamilton City Directories)
Date of significant alterations to built resources (known or estimated and source)	Unknown
Architect/designer/builder	Unknown

FIELD	PROPERTY DATA
Previous owners or occupants	Various residential tenants throughout 20 <sup>th</sup> century (See Section 8)
Current function	Residential
Previous function(s)	Residential
Heritage Recognition/Protection (municipal, provincial, federal)	Listed on City's <i>Inventory of Buildings of Architectural and/or Historical Interest</i> .
Local Heritage Interest	Listed on City's <i>Inventory of Buildings of Architectural and/or Historical Interest</i> .
Adjacent Lands	No protected heritage properties
Latitude or UTM Northing	43.247271°
Longitude or UTM Easting	-79.827439°

Table 11-2: Data Sheet for 1181 King Street East

FIELD	PROPERTY DATA
Municipal Address	1181 King Street East
Municipality	Hamilton
Approximate Area (square metres)	202
Rail Corridor	Hamilton LRT B-Line
PIN	172260122
Ownership	Private
Aerial photo showing location and boundaries	



FIELD	PROPERTY DATA
Exterior, street-view photo	
Date of construction of built resources (known or estimated and source)	c. 1915 (Hamilton City Directories)
Date of significant alterations to built resources (known or estimated and source)	Unknown
Architect/designer/builder	Unknown
Previous owners or occupants	Various residential tenants throughout 20 <sup>th</sup> century (See Section 8)
Current function	Residential
Previous function(s)	Residential
Heritage Recognition/Protection (municipal, provincial, federal)	Listed on City's <i>Inventory of Buildings of Architectural and/or Historical Interest</i> .
Local Heritage Interest	Listed on City's <i>Inventory of Buildings of Architectural and/or Historical Interest</i> .
Adjacent Lands	No protected heritage properties
Latitude or UTM Northing	43.247246°
Longitude or UTM Easting	-79.827388°

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## 12. Photographs

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**Photograph 1: Façade of 1179 and 1181 King Street East (AECOM, 2017)**



**Photograph 2: Façade of 1179 King Street East (AECOM, 2017)**



**Photograph 3: Façade of 1181 King Street East (AECOM, 2017)**



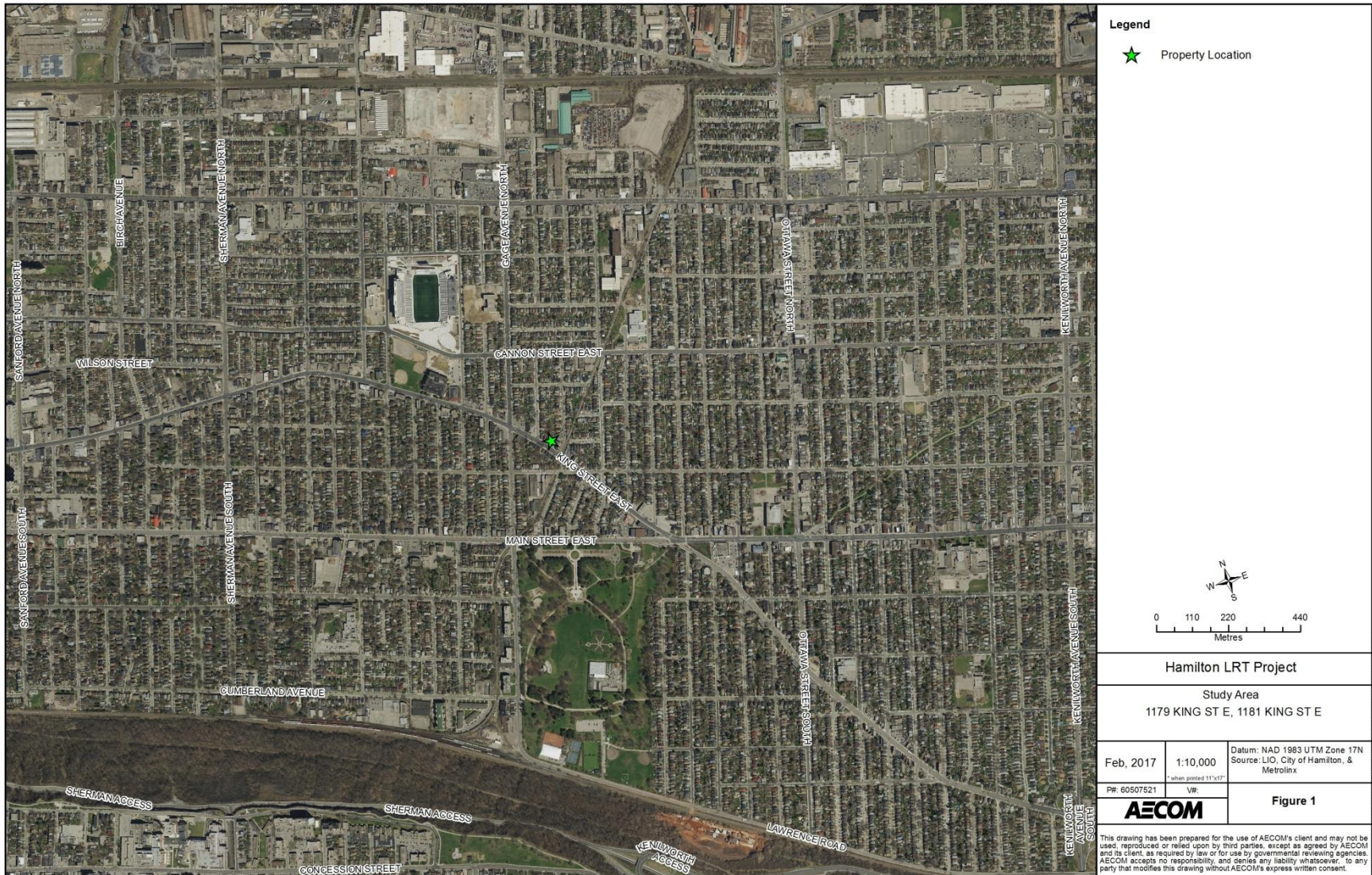
**Photograph 4: Veterans' housing on Campbell Avenue, Hamilton (G.R. Wishart, 1920)**

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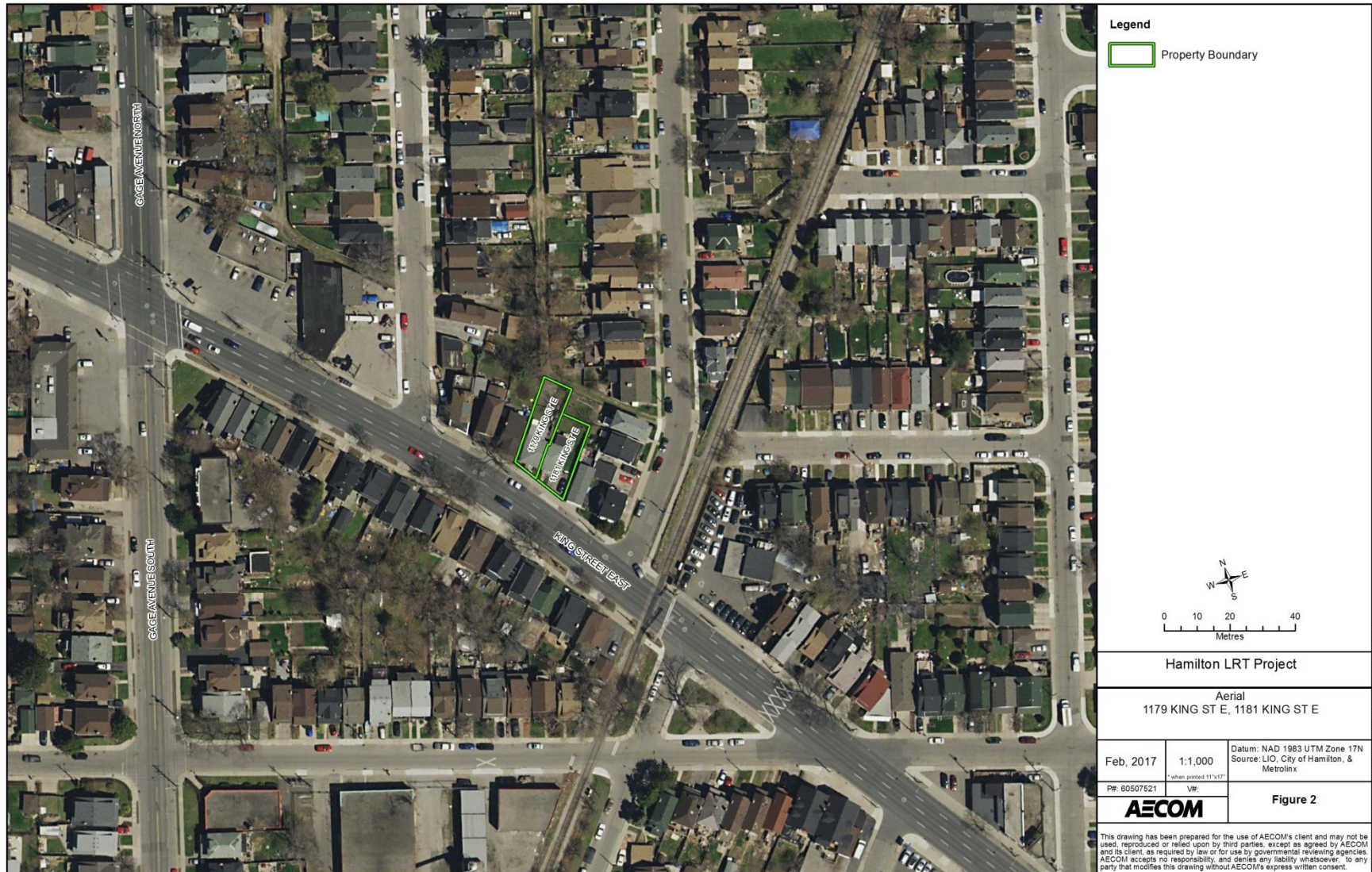
## 13. Figures

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All figures pertaining to this CHER can be found on the following pages.



**Figure 1: Location of 1179 and 1181 King Street East**



**Figure 2: Aerial Photograph showing the area surrounding 1179 and 1181 King Street East**



**Figure 3: Location of 1179 and 1181 King Street East on the 1875 Historical Atlas Map (Page & Smith, 1875)**



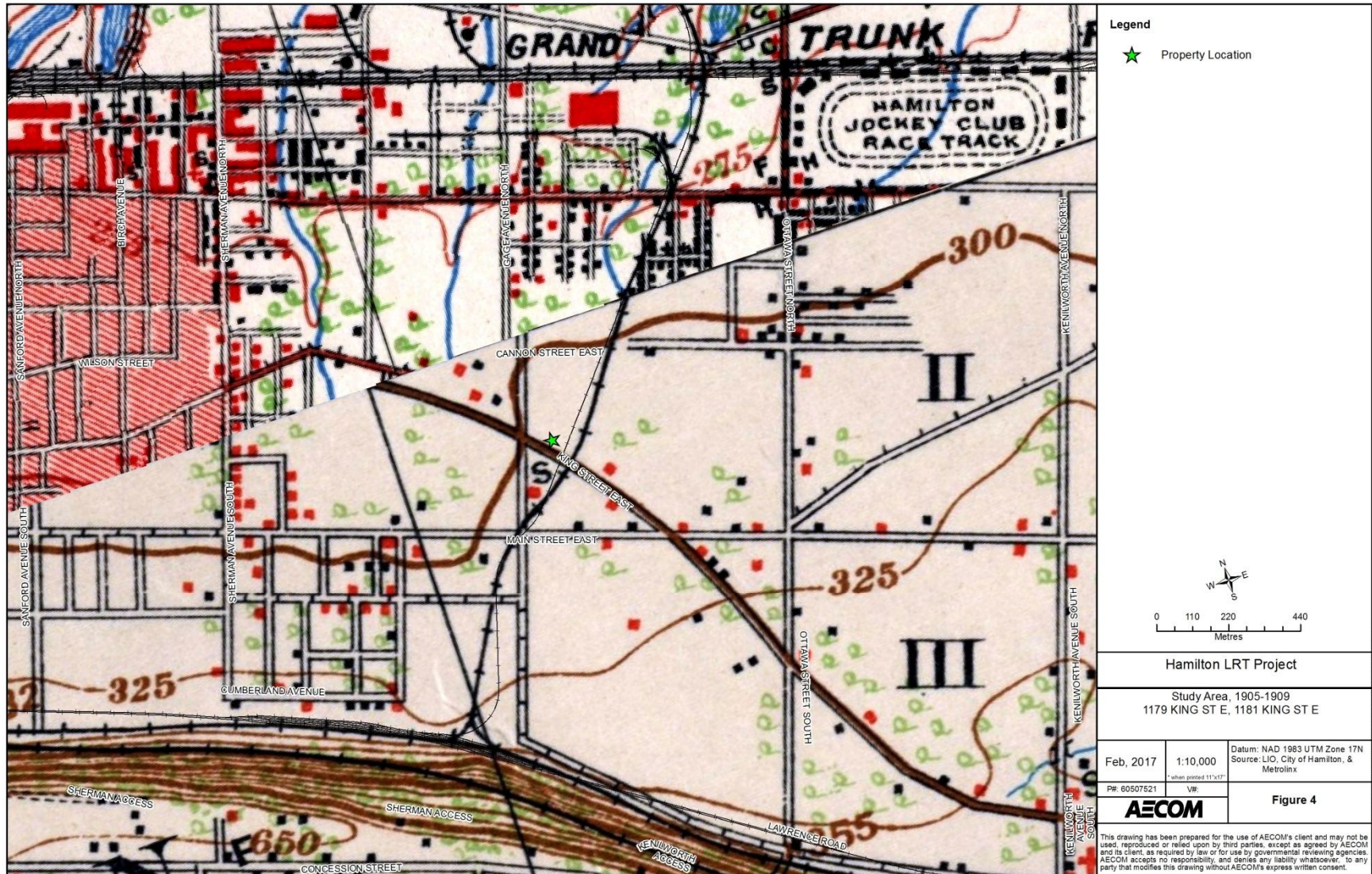


Figure 4: Location of 1179 and 1181 King Street East on the 1905-1909 NTS Map

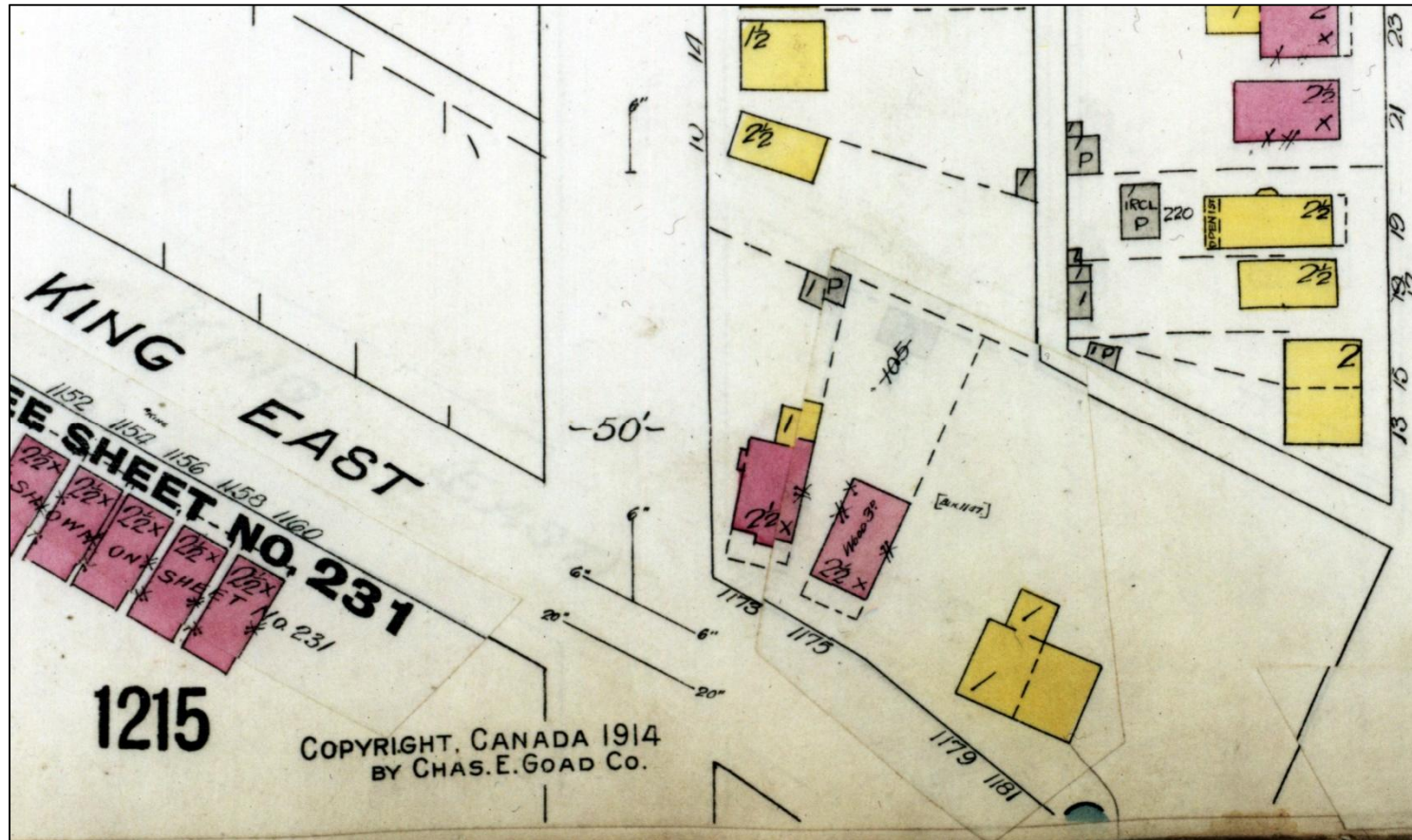
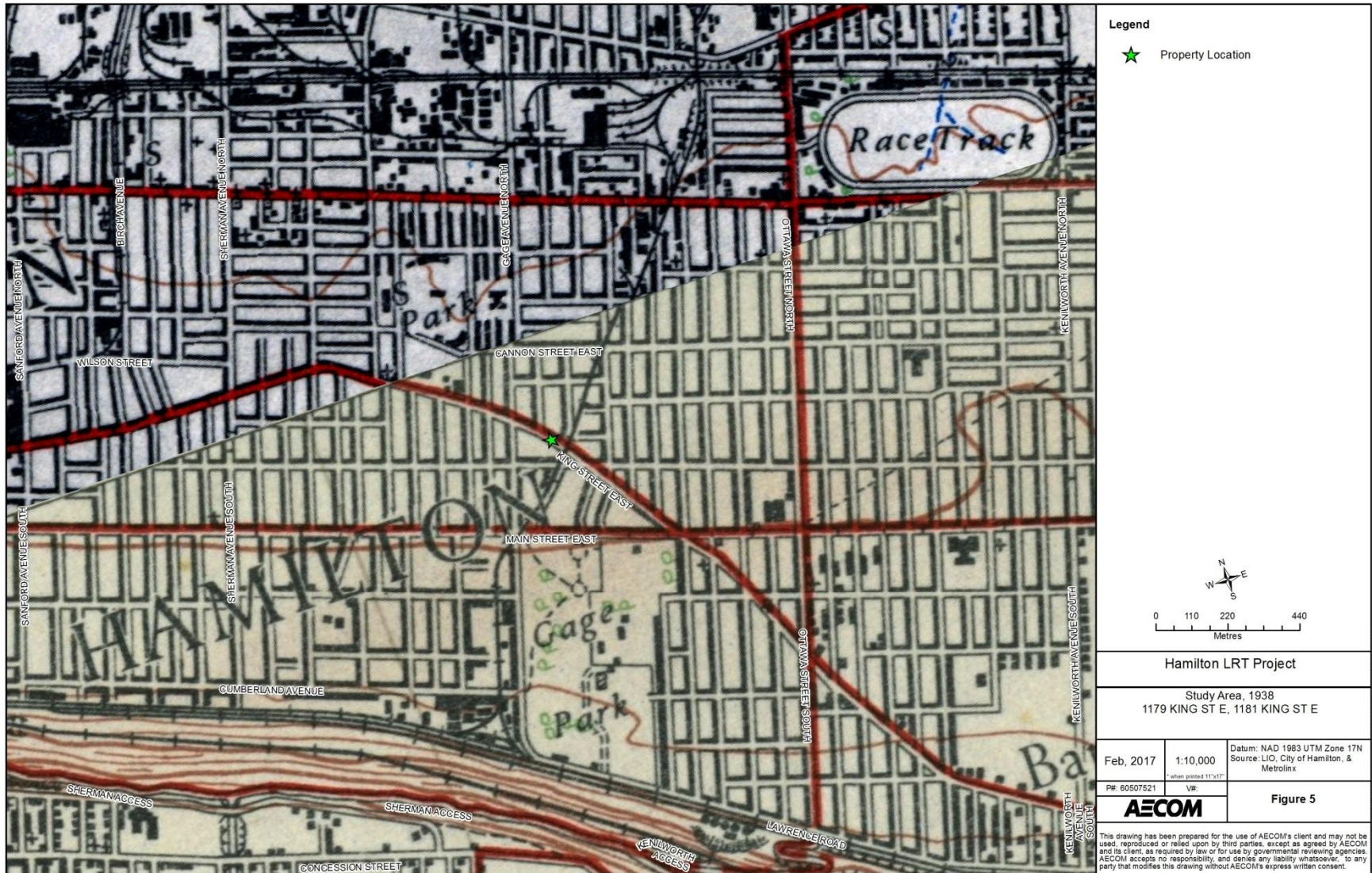


Figure 5: 1179 and 1181 King Street East, 1914 Fire Insurance Plan (rev. 1916), Chas. E. Goad



**Figure 6: Location of 1179 and 1181 King Street East on the 1938 NTS Map**

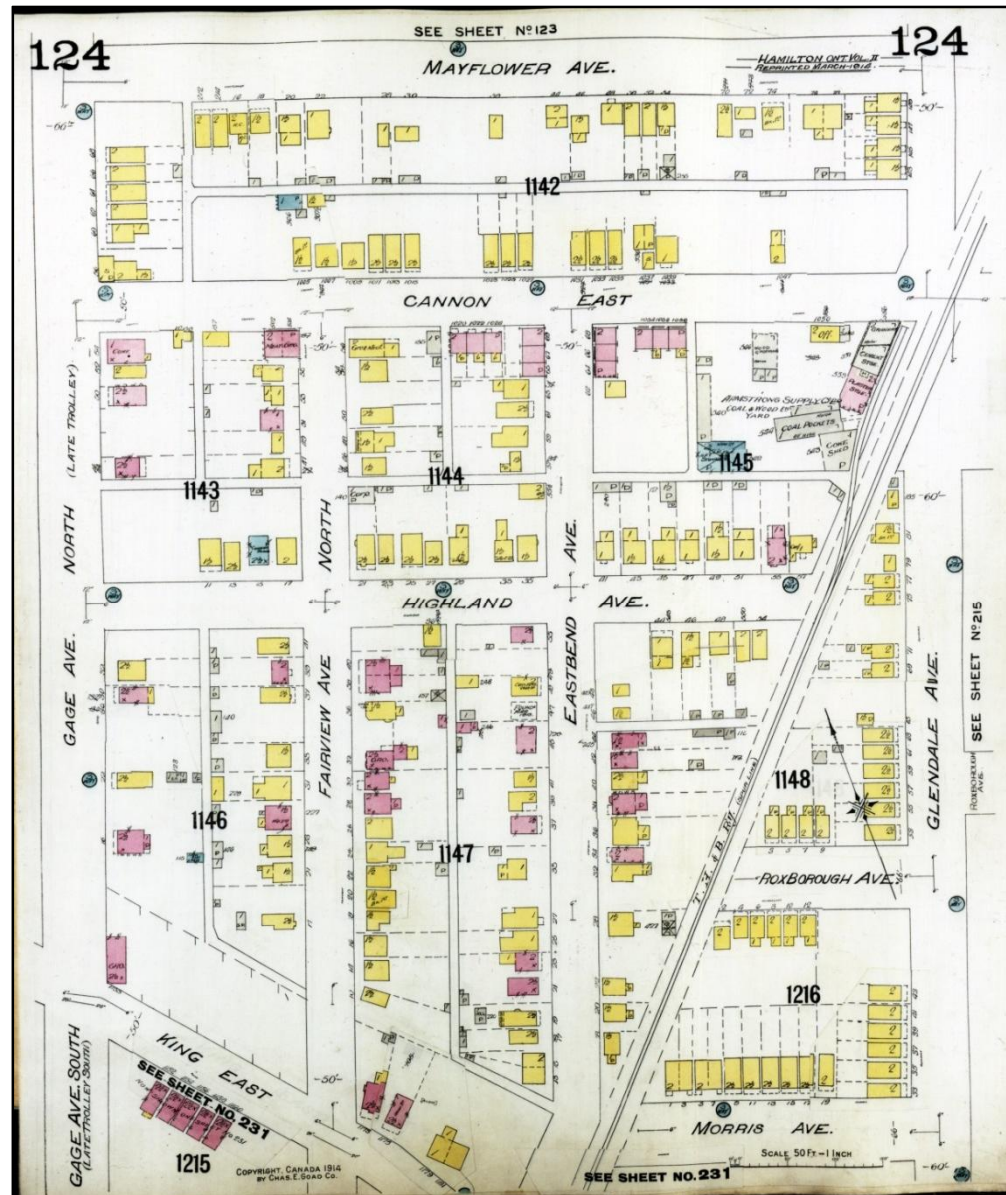


Figure 7: Goad's Fire insurance Plan, 1914 (rev 1916), showing distribution of veterans' housing as small yellow properties north of King Street East, east of Gage Avenue

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## 14. Chronology

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- 1791 Barton Township was surveyed by Augustus Jones; the first settler arrived in the township.
- 1792 Province of Upper Canada divided into administrative districts.
- 1816 Home District was divided and reorganized. As part of the reorganization, Wentworth was reorganized and included within the Gore District.
- 1850 Gore District was divided and Halton and Wentworth Counties were created.
- 1873 The Hamilton Street Railway was incorporated.
- 1875 Lot 6, Concession II on which 1179 and 1181 King Street East sits has undergone significant urban development.
- 1884 The TH&B was first conceived as a rail line to connect Toronto to Fort Erie and Buffalo, New York through the City of Hamilton.
- 1891 The management of the TH&B secured an amalgamation with the already constructed Brantford, Waterloo & Lake Erie Railway (BW&LER) which operated a line between Brantford and Fort Erie. A year later the companies were combined and officially known as the TH&B.
- 1892 Twelve miles of the Hamilton Street Railway was electrified and cars were updated.
- 1895 The TH&B opened a link between Hamilton and Brantford.
- 1915 The duplex at 1179 and 1181 King Street East is constructed and the first residents include Robert Hoey and John Dewhurst.
- 1920 J.J. Watts, T.C. Hennesay and Isaac Clayton are listed as the tenants of the duplex.
- 1930 The Hamilton City Directory lists Robert Mathieson and S.A. Pappin are listed as the tenants of 1179 and 1181 King Street East.
- 1933 The TH& B completed a grade separation project, including the construction of a new station and corporate offices.
- 1930-1970 TH&B eventually came under the control of the Michigan Central Railway, the New York Central Railway, the Penn Central Railway, and eventually Conrail.
- 1940 Albert Smith and S.A. Pappin are listed as occupying the 1179 and 1181 King Street East.
- c. 1945 The Hamilton Street Railway was sold to Canada Coach.
- 1950 Peter Cook and S.A. Pappin are listed as occupying the duplex.

- 1951 Streetcars were removed from service and replaced with electric bus trolleys.
- 1961 The Hamilton City Directory lists J. Brown and Winifred MacLeod are listed as the tenants of 1179 and 1181 King Street East.
- 1970 T.B. Stevens and Ernest Bishop are listed as the tenants of 1179 and 1181 King Street East.
- 1977 Conrail's interest in the TH&B was sold to the Canadian Pacific Railway (CPR).
- 1987 TH&B was fully integrated into the CPR system.

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**METROLINX**

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Une agence du gouvernement de l'Ontario

# **Cultural Heritage Evaluation Report Recommendations 1179 King Street East, Hamilton, Ontario**

Prepared by AECOM  
for Metrolinx

March 3, 2017

# Authors

**Report Prepared By:** DRAFT  
Michael Greguol, MA  
Cultural Heritage Specialist

DRAFT  
Emily Game, B.A.  
Heritage Researcher

**Report Reviewed By:** DRAFT  
Fern Mackenzie, MA, CAHP  
Senior Architectural Historian

## Revision History

Revision #	Date	Revised By:	Revision Description
0	03/03/2017	C. Latimer	Draft to Review

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# 1. Executive Summary

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AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the property at 1179 King Street West, in the City of Hamilton, Ontario. This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. As a part of the project, it is anticipated that building impacts may take place on the property at 1179 King Street West.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft Terms of Reference for Consultants: *Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. Consequently the recommendations as they relate to this CHER and the potential cultural heritage value or interest of the property at 1179 King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 1179 King Street East to assess the potential cultural heritage value or interest of the properties. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

The property at 1179 King Street East consists of an irregularly shaped lot on the north side of King Street East between Fairview Avenue and East Bend Avenue. The structure consists of a one-storey duplex with a five bay façade that is used to residential purposes. The wooden-frame structure is clad in vinyl siding. The structure also extends on to the property at 1181 King Street East.

1179 King Street East was historically located in the southern part of Lot 6, Concession II in Barton Township when the crown survey for the township was undertaken. By 1875, the lot had been transected in the southwest corner by King Street East and 1179 King Street East is located on the portion of the lot that was listed to R.R. Gage. In 1875, significant urban development had not yet reached this part of Barton Township and Lot 6, Concession II was likely still under use for agricultural purposes. No structures were illustrated in historic mapping on the portion of the lot on which the subject properties is located (Figure 3 of the CHER).

By the beginning of the 20<sup>th</sup> century, historic topographic mapping indicates that although urban development in Hamilton was expanding eastward, development was still minimal east of Sherman

Avenue South where the subject properties are located. Only a few small structures are illustrated in 1905-1909 mapping on Lot 6, Concession II.

The duplex at 1179 and 1181 King Street East was constructed ca. 1915 and the original building footprint is illustrated on both the 1914 (rev. 1916), and 1927 (rev. 1933) Fire Insurance Plans. In 1915, 1179 King Street East was occupied by Robert Hoey, ten years later in 1920, J.J. Watts and T.C. Hennessey are listed as the tenants of 1179 King Street East. By 1930, the tenant of 1179 King Street East is listed as Robert Mathieson. Historic topographic mapping indicates that by 1938, this area of Hamilton had undergone significant urban expansion eastward, well beyond Sherman Avenue South. By 1940, Albert Smith is shown as the tenant of 1179 King Street East and by 1961 J. Brown is occupying the house. In 1970, 1179 King Street East was occupied by T.B. Stevens. Today, 1179 King Street East appears to be under residential use.

A field review of the privately owned property at 1179 King Street East was undertaken on February 3, 2017 by Emily Game of AECOM. An assessment was not completed on the interior of the structure due to the timing constraints for the TPAP Amendment.

The application of O.Reg 9/06 and O.Reg. 10/06 concluded that 1179 King Street East does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the nine criteria. Therefore, this CHERR recommends that the property at 1179 King Street East is not considered a Provincial Heritage Property (PHP).

## 2. Ontario Regulation 9/06 Evaluation

*Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest (O. Reg. 9/06)* provides criteria to apply to a potential heritage property to evaluate its heritage value. If a privately-owned property meets one or more of the following criteria it may be designated by a municipality under Section 29 of the *Ontario Heritage Act*. For the purposes of this CHER, O. Reg. 9/06 considers the evaluation of the property as part of the community context. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that a property may be considered a Provincial Heritage Property (PHP) if it meets one or more of the criteria under O. Reg. 9/06. The application of the criteria for 1179 King Street East is included in Table 2-1 below.

**Table 2-1: O.Reg. 9/06 Evaluation for 1179 King Street East**

Criterion	Response (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
i) Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	No	The structure located on the property at 1179 King Street East is a common example of an early/mid-20 <sup>th</sup> century one storey residential duplex. The duplex is one of many small houses that were constructed in cities and towns across Ontario, initially to house workers engaged in the war effort and then to house returning veterans following the First World War. These houses were simple and very basic, intended to get the men 'back on their feet' while they found work and started families. The building is a simple hipped roof vernacular frame house with no pretense of style.
ii) Displays a high degree of craftsmanship or artistic merit; or	No	The property is of common design and does not display a high degree of craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The property is a common residential structure and does not display a high degree of technical or scientific achievement.

Criterion	Response (Yes/No)	Rationale
<b>2) The property has <i>historic or associative value</i> because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	The historic research undertaken for this CHER did not identify any significant people, events, or organizations that are directly related to or associated with the property, and could contribute to the potential cultural heritage
ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or	No	The property does not have potential to yield information that contributes to an understanding of a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	A specific architect or builder for the property could not be determined.
<b>3) The property has <i>contextual value</i> because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area;	No	The property at 1179 King Street East forms a component of the larger residential block on the north side of King Street East. However, it is not of the same character or type, and has a negative impact on the character of the area.
ii) Is physically, functionally, visually, or historically linked to its surroundings; or	No	The building is one of a series of early 20 <sup>th</sup> century buildings located along this portion of King Street East. Although it has been a part of the streetscape since 1915, it does not appear to be physically, functionally, visually, or historical linked to its surroundings.
iii) Is a landmark.	No	The property at 1179 King Street East is not considered a landmark.



### 3. Ontario Regulation 10/06 Evaluation

Ontario Regulation 10/06, *Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance* (O. Reg. 10/06), provides criteria against which to assess a property to determine if the property holds provincial heritage significance. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that Ministries and prescribed public bodies shall apply the criteria in O. Reg. 10/06 to determine whether a property is of provincial significance. Therefore, for the purpose of this CHER O. Reg 10/06 considers the evaluation of the property as a part of the provincial context. If the property meets the criteria, it may be considered a Provincial Heritage Property of Provincial Significance (PHPPS). The application of the criteria for 1179 King Street East is in Table 3-1, below.

**Table 3-1: O.Reg. 10/06 Evaluation for 1179 King Street East**

Criterion	Response (Yes/No)	Rationale
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	1179 King Street East does not represent a theme or pattern in Ontario's history. Residential structures similar to this are found throughout towns and cities in Ontario.
2. The property yields, or had the potential to yield, information that contributes to an understanding of Ontario's history.	No	1179 King Street East does not yield, and is not anticipated to yield information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare, or unique aspect of Ontario's cultural heritage.	No	1179 King Street East does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage. The form and massing of the structures are commonly found in Ontario.
4. The property is of aesthetic, visual, or contextual importance to the province.	No	1179 King Street East property is not of aesthetic, visual, or contextual importance to the province.
5. The property demonstrates a high degree of excellence or creative, technical, or scientific achievement at a provincial level in a given period.	No	1179 King Street East does not demonstrate a high degree of excellence or creative, technical, or scientific achievement at a provincial level.

<b>Criterion</b>	<b>Response (Yes/No)</b>	<b>Rationale</b>
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province.	No	1179 King Street East does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No	1179 King Street East does not have strong or special associations with the life or work of a person, group, or organization of importance to the province or with an event of importance to the province.
8. The property is located in an unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	1179 King Street East is not located in an unorganized territory.

---

## 4. Recommended Outcome of Evaluation

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The application of O.Reg. 9/06 and O.Reg. 10/06 concluded that 1179 King Street East does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the nine criteria. Therefore, this CHERR recommends that the property at 1179 King Street East is not considered a Provincial Heritage Property (PHP). As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes have not been prepared for this property.



**METROLINX**

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Une agence du gouvernement de l'Ontario

# **Cultural Heritage Evaluation Report Recommendations 1181 King Street East, Hamilton, Ontario**

Prepared by AECOM  
for Metrolinx

March 1, 2017

# Authors

**Report Prepared By:** DRAFT  
Michael Greguol, MA  
Cultural Heritage Specialist

DRAFT  
Emily Game, B.A.  
Heritage Researcher

**Report Reviewed By:** DRAFT  
Fern Mackenzie, MA, CAHP  
Senior Architectural Historian

## Revision History

Revision #	Date	Revised By:	Revision Description
0	03/03/2017	C, Latimer	Draft to Metrolinx

# Statement of Qualifications and Limitations

The attached Report (the "Report") has been prepared by AECOM Canada Ltd. ("AECOM") for the benefit of the Client ("Client") in accordance with the agreement between AECOM and Client, including the scope of work detailed therein (the "Agreement").

The information, data, recommendations and conclusions contained in the Report (collectively, the "Information"):

- is subject to the scope, schedule, and other constraints and limitations in the Agreement and the qualifications contained in the Report (the "Limitations");
- represents AECOM's professional judgement in light of the Limitations and industry standards for the preparation of similar reports;
- may be based on information provided to AECOM which has not been independently verified;
- has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
- must be read as a whole and sections thereof should not be read out of such context;
- was prepared for the specific purposes described in the Report and the Agreement; and
- in the case of subsurface, environmental or geotechnical conditions, may be based on limited testing and on the assumption that such conditions are uniform and not variable either geographically or over time.

AECOM shall be entitled to rely upon the accuracy and completeness of information that was provided to it and has no obligation to update such information. AECOM accepts no responsibility for any events or circumstances that may have occurred since the date on which the Report was prepared and, in the case of subsurface, environmental or geotechnical conditions, is not responsible for any variability in such conditions, geographically or over time.

AECOM agrees that the Report represents its professional judgement as described above and that the Information has been prepared for the specific purpose and use described in the Report and the Agreement, but AECOM makes no other representations, or any guarantees or warranties whatsoever, whether express or implied, with respect to the Report, the Information or any part thereof.

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Except (1) as agreed to in writing by AECOM and Client; (2) as required by-law; or (3) to the extent used by governmental reviewing agencies for the purpose of obtaining permits or approvals, the Report and the Information may be used and relied upon only by Client.

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# 1. Executive Summary

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AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the property at 1181 King Street West, in the City of Hamilton, Ontario. This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. As a part of the project, it is anticipated that building impacts may take place on the property at 1181 King Street West.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft Terms of Reference for Consultants: *Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. Consequently the recommendations as they relate to this CHER and the potential cultural heritage value or interest of the property at 1181 King Street West are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 1181 King Street West to assess the potential cultural heritage value or interest of the properties. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

The duplex at 1179 King Street East and 1181 King Street East is located on irregularly shaped lots on the north side of King Street East between Fairview Avenue and East Bend Avenue. The structure for the two properties consists of a one-storey duplex with a five bay façade that is used for residential purposes. The wooden-frame structure is clad in vinyl siding.

1181 King Street East was historically located in the southern part of Lot 6, Concession II in Barton Township when the crown survey for the township was undertaken. By 1875, the lot had been transected in the southwest corner by King Street East and 1181 King Street East is located on the portion of the lot that was listed to R.R. Gage. In 1875, significant urban development had not yet reached this part of Barton Township and Lot 6, Concession II was likely still under use for agricultural purposes. No structures were illustrated in historic mapping on the portion of the lot on which the subject properties is located (Figure 3 of the CHER).

By the beginning of the 20<sup>th</sup> century, historic topographic mapping indicates that although urban development in Hamilton was expanding eastward, development was still minimal east of Sherman



Avenue South where the subject properties are located. Only a few small structures are illustrated in 1905-1909 mapping on Lot 6, Concession II.

1181 King Street East was constructed ca. 1915 and the original building footprint is illustrated on both the 1914 (rev. 1916), and the 1927 (rev. 1933) Fire Insurance Plans. In 1915, the first resident at 1181 King Street East was listed as John Dewhurst. Ten years later, in 1920, Isaac Clayton was listed as occupying 1181 King Street East. By 1930, the tenant of 1181 King Street East was S.A. Pappin, who continued to occupy the building until 1950. Historic topographic mapping indicates that by 1938, this area of Hamilton had undergone significant urban expansion eastward, well beyond Sherman Avenue South. By 1961, the tenant of 1181 King Street East was Winifred MacLeod. In 1970, 1181 King Street East was occupied by Ernest Bishop.

A field review of the privately owned property at 1181 King Street East was undertaken on February 3, 2017 by Emily Game of AECOM. An assessment was not completed on the interior of the structure due to the timing constraints for the TPAP Amendment.

The application of O.Reg 9/06 and O.Reg. 10/06 concluded that 1181 King Street East does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the nine criteria. Therefore, this CHERR recommends that the property at 1181 King Street East is not considered a Provincial Heritage Property (PHP).

## 2. Ontario Regulation 9/06 Evaluation

Ontario Regulation 9/06, *Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) provides criteria to apply to a potential heritage property to evaluate its heritage value. If a privately-owned property meets one or more of the following criteria it may be designated by a municipality under Section 29 of the *Ontario Heritage Act*. For the purposes of this CHER, O. Reg. 9/06 considers the evaluation of the property as part of the community context. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that a property may be considered a Provincial Heritage Property (PHP) if it meets one or more of the criteria under O. Reg. 9/06. The application of the criteria for 1181 King Street East is included in Table 2-1 below.

**Table 2-1: O.Reg. 9/06 Evaluation for 1181 King Street East**

Criterion	Response (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
i) Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	No	The structure located on the property at 1181 King Street East is a common example of an early/mid-20 <sup>th</sup> century one storey residential duplex. The duplex is one of many small houses that were constructed in cities and towns across Ontario, initially to house workers engaged in the war effort and then to house returning veterans following the First World War. These houses were simple and very basic, intended to get the men 'back on their feet' while they found work and started families. The building is a simple hipped roof vernacular frame house with no pretense of style.
ii) Displays a high degree of craftsmanship or artistic merit; or	No	The property is of common design and does not display a high degree of craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The property is a common residential structure and does not display a high degree of technical or scientific achievement.

Criterion	Response (Yes/No)	Rationale
<b>2) The property has <i>historic or associative value</i> because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	The historic research undertaken for this CHER did not identify any significant people, events, or organizations that are directly related to or associated with the property, and could contribute to the potential cultural heritage
ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or	No	The property does not have potential to yield information that contributes to an understanding of a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	A specific architect or builder for the property could not be determined.
<b>3) The property has <i>contextual value</i> because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area;	No	The property at 1181 King Street East forms a component of the larger residential block on the north side of King Street East. However, it is not of the same type or style, and has a negative impact on the character of the area.
ii) Is physically, functionally, visually, or historically linked to its surroundings; or	No	The building is one of a series of early 20 <sup>th</sup> century buildings located along this portion of King Street East. Although it has been a part of the streetscape since 1915, it does not appear to be physically, functionally, visually, or historical linked to its surroundings.
iii) Is a landmark.	No	The property at 1181 King Street East is not considered a landmark.

## 3. Ontario Regulation 10/06 Evaluation

Ontario Regulation 10/06, *Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance* (O. Reg. 10/06), provides criteria against which to assess a property to determine if the property holds provincial heritage significance. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that Ministries and prescribed public bodies shall apply the criteria in O. Reg. 10/06 to determine whether a property is of provincial significance. Therefore, for the purpose of this CHER O. Reg 10/06 considers the evaluation of the property as a part of the provincial context. If the property meets the criteria, it may be considered a Provincial Heritage Property of Provincial Significance (PHPPS). The application of the criteria for 1181 King Street East is in Table 3-1, below.

**Table 3-1: O.Reg. 10/06 Evaluation for 1181 King Street East**

Criterion	Response (Yes/No)	Rationale
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	1181 King Street East does not represent a theme or pattern in Ontario's history. Residential structures similar to this are found throughout towns and cities in Ontario.
2. The property yields, or had the potential to yield, information that contributes to an understanding of Ontario's history.	No	1181 King Street East does not yield, and is not anticipated to yield information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare, or unique aspect of Ontario's cultural heritage.	No	1181 King Street East does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage. The form and massing of the structures are commonly found in Ontario.
4. The property is of aesthetic, visual, or contextual importance to the province.	No	1181 King Street East property is not of aesthetic, visual, or contextual importance to the province.
5. The property demonstrates a high degree of excellence or creative, technical, or scientific achievement at a provincial level in a given period.	No	1181 King Street East does not demonstrate a high degree of excellence or creative, technical, or scientific achievement at a provincial level.

<b>Criterion</b>	<b>Response (Yes/No)</b>	<b>Rationale</b>
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province.	No	1181 King Street East does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No	1181 King Street East does not have strong or special associations with the life or work of a person, group, or organization of importance to the province or with an event of importance to the province.
8. The property is located in an unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	1181 King Street East is not located in an unorganized territory.

---

## 4. Recommended Outcome of Evaluation

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The application of O.Reg. 9/06 and O.Reg. 10/06 concluded that 1181 King Street East does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the nine criteria. Therefore, this CHERR recommends that the property at 1181 King Street East is not considered a Provincial Heritage Property (PHP). As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes have not been prepared for this property.



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# **Cultural Heritage Evaluation Report 1183 King Street East, Hamilton, Ontario**

**Prepared by AECOM  
for Metrolinx**

**March 7, 2017**

# Authors

**Report Prepared By:** DRAFT  
Michael Greguol, MA  
Cultural Heritage Specialist

DRAFT  
Emily Game, B.A.  
Heritage Researcher

**Report Reviewed By:** DRAFT  
Fern Mackenzie, M.A., CAHP  
Senior Architectural Historian

## Revision History

Revision #	Date	Revised By:	Revision Description
0	03/07/2017	C. Latimer	Draft to Metrolinx



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# 1. Executive Summary

---

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The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. As a part of the project, it is anticipated that building impacts may take place on the property at 1183 King Street East (Figure 1).

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft Terms of Reference for Consultants: *Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. Consequently the recommendations as they relate to this CHER and the potential cultural heritage value or interest of the property at 1183 King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 1183 King Street East to assess the potential cultural heritage value or interest of the properties. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

1183 King Street East was historically located in the southern part of Lot 6, Concession II in Barton Township when the crown survey for the township was undertaken. By 1875, the lot had been transected in the southwest corner by King Street East. 1183 King Street East now stands on the part of the lot that was listed to R.R. Gage in 1875. At this time, significant urban development had not yet reached this part of Barton Township and Lot 6, Concession II was likely still used for agricultural purposes. No structures were illustrated on the part of the lot which is now the subject property (Figure 3).

By the beginning of the 20th century, historic topographic mapping indicates that although urban development in Hamilton was expanding eastward, development was minimal east of Sherman Avenue South where the subject property is located. Only a few small structures are illustrated on Lot 6, Concession II (Figure 4).

The structure at 1183 King Street East was constructed ca. 1925 and the original building footprint is illustrated in the 1927 (rev. 1933) Fire Insurance Plan. In 1925, the house was occupied by George Fraser, who ran a bookstore from the building. Five years later, in 1930, Mrs. A. Holland was listed as the

tenant of 1183 King Street East. By 1938, historical topographic mapping indicates that this area of Hamilton had undergone significant urban expansion eastward, well beyond Sherman Avenue South. By 1940, G.H. Webster is listed as the tenant of the house followed by H.V. Creasy in 1950. In 1961, John Rowe was listed as the tenant and by 1970 the house was listed as vacant. Today, 1183 King Street East appears to be under residential use.

A field review of the privately owned property at 1183 King Street East was undertaken on January 12, 2017 and February 3, 2017 by Michael Greguol and Emily Game of AECOM. An assessment was not completed on the interior of the structure due to the timing constraints for the TPAP Amendment.

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## 2. Introduction

---

### 2.1 Historical Summary

#### 2.1.1 Context

The subject property is located within the municipal boundaries of the City of Hamilton, Ontario. Prior to the incorporation of the current municipality, the property was located within the boundaries of Barton Township, in Wentworth County.

#### 2.1.2 Wentworth County

As part of the establishment of Upper Canada, the province was divided into administrative Districts in 1792. Wentworth County was one of several counties that made up the Home District. It was named in honour of Sir John Wentworth, Lieutenant Governor of Nova Scotia from 1792-1808. In 1816, the Home District was divided and reorganized and Wentworth County was included in the Gore District. By 1849, the original district system was abolished and replaced by a county council system and Wentworth County became an independent political entity. Townships that were included in Wentworth County at one time or another included Ancaster, Barton, Beverly, Binbrook, Caistor, Flamborough East and West, Glanford, Onondaga, Saltfleet, and Seneca. Between 1850 and 1854, Wentworth and Halton Counties were joined for government purposes into the United Counties of Wentworth and Halton; however, this change was short-lived. In 1973, Wentworth County was renamed the Regional Municipality of Hamilton-Wentworth and, in 2001, was amalgamated with six constituent municipalities into the City of Hamilton. The City of Hamilton has remained as the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

#### 2.1.3 Barton Township

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818.<sup>1</sup> The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The settlement of Barton Township began slowly, with only 102 families living in the township by 1815; most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population grew to 1,434.<sup>2</sup> Barton Township was later amalgamated into the Regional Municipality of Hamilton-Wentworth, which today is known as the City of Hamilton.

---

<sup>1</sup> William H. Smith, *Smith's Canadian Gazetteer*. Toronto: H. & W. Roswell. 1846.

<sup>2</sup> D'Arcy Boulton. *Sketch of His Majesty's Province of Upper Canada*. London: C. Rickaby. 1805. pp. 48-49.

## **2.2 Description of Property**

The property at 1183 King Street East consists of a quadrangular lot on the north side of King Street East between Fairview Avenue and East Bend Avenue (Photograph 1). The structure consists of a 1-storey structure with a two bay façade that is used for residential purposes. The wood frame structure is clad in vinyl siding (Photograph 2). It has an end-gable roof with a boom-town front on the street façade. The foundation material could not be determined.

## **2.3 Current Context**

The property is situated on the north side of King Street East between Fairview Avenue and East Bend Avenue. The structure is one of a series of six early 20th century houses that extend across this block. The adjacent properties consist of 2 storey and 2½-storey houses, all of varying designs and primarily of brick construction, similar to the row of houses on the south side of King Street on this block. They are predominantly single-detached homes that appear to have been developed in the early and mid-20th century.

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## 3. Methodology and Sources

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### 3.1 Study Approach

This CHER was prepared in accordance with Metrolinx's *Interim Cultural Heritage Management Process* (Fall 2013) and the MTCS *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). The CHER was also undertaken according to the guidelines presented in the Metrolinx document, *Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations* (April 2016) and outlined in the following tasks:

- Research and Documentation Gathering – gathered from various sources including existing heritage studies, Metrolinx records, public archives, and published materials;
- Writing – an illustrated report based on gathered background history and site investigation materials, and the application of O.Reg. 9/06 and 10/06; Evaluation, Recommendations, and Statement of Cultural Heritage Value – a summary of the applicable evaluation, and recommendations regarding whether the property meets the criteria for being a provincial heritage property, a provincial heritage property of provincial significance, or neither.

As outlined in the Draft Terms of Reference, the heritage evaluation is separated into two stand-alone components: a CHER and a CHERR. The Cultural Heritage Evaluation Report includes research conducted for the CHER and is intended to address the criteria set out in O.Reg. 9/06 and 10/06. The CHERR includes the results of the applied evaluation, and the recommended outcome of the evaluation.

Michael Greguol, Cultural Heritage Specialist, and Emily Game, Heritage Researcher for AECOM, conducted a site investigation to visually inspect and document the property on January 12 and February 3, 2017. An assessment was not completed on the interior of the structure due to the timing constraints for the TPAP Amendment.

### 3.2 Secondary Sources

A series of secondary sources were reviewed for the purposes of data collection and analysis as part of the CHER. The relevant guidelines and reference documents cited above served as a framework for undertaking the study. The *Hamilton Light Rail Transit Cultural Heritage Screening Report, City of Hamilton, Ontario* (CHSR) prepared by ASI in December 2016, provided a preliminary review of the rail corridor and the potential heritage properties identified along the corridor. Background information and applicable research was gathered from the report for the purposes of the CHER. In addition, a series of published materials including published histories pertaining to the history of Hamilton were consulted. A complete list of the sources reviewed for the report is contained in Section 15 (Bibliography).

### 3.3 Primary Sources

Where available, primary source material was consulted to provide a historical context for the evaluation of the potential heritage value of the property. Primary source research was undertaken at the Local History and Archives Department of the Hamilton Public Library, the Mills Memorial Library at McMaster



University, and at the Map and Data Centre at the University of Western Ontario. A review of the following primary sources aided in the evaluation of the structures at 1183 King Street East:

- Illustrated Historical Atlas of the County of Wentworth, 1875;
- Hamilton City Directories, issues 1925-1970;
- Fire Insurance Plans, 1927 (rev. 1933) -1960; and,
- National Topographic Series, 1905-1938.

### **3.4 Consultations**

As part of the identification of recognized and potential cultural heritage resources for the CHSR, ASI undertook consultation with the City of Hamilton, the Ontario Heritage Trust (OHT) and the MTCS. Consultation during the CHSR process took place between August and October, 2016.

As part of this CHER, AECOM undertook property-specific consultation with the same municipal and provincial staff and agencies in order to identify or confirm any existing heritage recognitions or interest in the subject properties.

The following individuals and organizations were consulted:

- Thomas Wicks, Heritage Planner, OHT;
- Chelsey Tyers, Cultural Heritage Planner, City of Hamilton;
- Asyia Patel, Assistant Cultural Heritage Planner, City of Hamilton; and,
- Rosi Zirger, Heritage Planner, MTCS.

The results of the consultation efforts have been summarized in Section 7 (Community Input).

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## 4. Heritage Recognitions

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### 4.1 Municipal

As a review of applicable municipal heritage recognitions of 1183 King Street East adjacent properties, AECOM reviewed the City of Hamilton's heritage inventories. The following inventories and registers were reviewed:

- *Hamilton's Heritage Volume 1: List of Designated Properties and Heritage Conservation Easements under the Ontario Heritage Act*, and,
- *Hamilton's Heritage Volume 2: Inventory of Buildings of Architectural and/or Historical Interest*.

Hamilton's Heritage Volume 1 consists of a listing of properties that have been designated by municipal by-law. The volume includes properties that have been designated under Parts IV or V of the *Ontario Heritage Act*. In addition, the volume identifies properties for which the City of Hamilton holds a Heritage Easement for the property.

Hamilton's Heritage Volume 2 is a compilation of the inventories of heritage structures and places of the six former municipalities that now make up the City of Hamilton. This volume contains approximately 7,000 properties that are of potential heritage interest, or value, but that are not formally protected under the *Ontario Heritage Act*. The Inventory is publically available; however, it is one that evolves over time and properties are added on a case-by-case basis, determined by staff at the City.

Consultation efforts were undertaken to confirm levels of municipal heritage recognition, if any. The property was identified in the December 2016 CHSR as not being subject to any heritage recognitions. However, consultation with the City of Hamilton in January and February 2017, confirmed that the property is now listed on the City's *Inventory of Building of Architectural and/or Historical Interest*.

### 4.2 Provincial

As a review of applicable provincial heritage recognitions for the property or adjacent properties AECOM reviewed the OHT's Provincial Plaque Guide, and list of OHT easements. The property at 1183 King Street East is neither the subject of a provincial plaque nor a provincial easement. In addition, OHT staff was contacted to review the *Ontario Heritage Act Register* to confirm that the property is not included on the register and that an OHT easement does not exist for the property.

A response from Thomas Wicks, Heritage Planner for the OHT confirmed that the Trust does not hold a conservation easement for 1183 King Street East.

### 4.3 Federal

As a review of applicable federal heritage recognitions for the property or adjacent properties, AECOM reviewed the online searchable database for the Canadian Register of Historic Places as well as the Directory of Federal Heritage Designations. 1183 King Street East and the adjacent properties are not subject to any existing federal heritage recognitions.

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## 5. Adjacent Lands

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The properties adjacent to 1183 King Street East consist of predominantly single-detached homes that appear to have been developed in the early and mid-20th century.

Consultation with the City of Hamilton indicated that 1179 – 1181 King Street East and 1185 King Street East are listed on the City's *Inventory of Buildings of Architectural and/or Historical Interest*.

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## 6. Archaeology

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ASI completed a Stage 1 Archaeological Assessment (AA) as part of the Rapid Transit Initiative and found that the property at 1183 King Street East did not retain archaeological potential and confirmed that no known archaeological assessments have previously been completed within 50 metres (m) of the property. As such, at the time of production of the ASI report, no archaeological sites had been identified within or adjacent to the property. Additionally, the ASI Stage1 AA indicates that there is no land that retains archaeological potential within 50 m of 1183 King Street East.

The results of the Stage 1 AA determined that a Stage 2 AA must be conducted for all land identified as retaining archaeological potential that will be impacted by the proposed Rapid Transit Initiative. Based on this assessment, ASI made the following recommendations:

- The King Street right-of-way (ROW) does not retain archaeological potential due to previous land disturbance. An additional AA is not required within the ROW and those portions of the study corridor can be cleared of further archaeological concern; and,
- A Stage 2 AA should be conducted on lands determined to have archaeological potential if the proposed project is to impact these lands. This work must be done in accordance with the MTCS' *Standards and Guidelines for Consultant Archaeologists* (Ontario Government 2011) in order to identify any archaeological remains that may be present.

It should be noted that ASI's recommendations for Stage 2 archaeological work references the MCL's 2006 draft *Standards and Guidelines for Consultant Archaeologists* (MCL 2006); however, further Stage 2 archaeological work must now be conducted in accordance with current archaeological standards and guidelines (*Standards and Guidelines for Consultant Archaeologists*, Ontario Government 2011) . For complete details regarding the results of the Stage 1 AA, reference should be made to the *Stage 1 Archaeological Assessment, Rapid Transit Initiative, City of Hamilton, Ontario* (February 2009).

## 7. Community Input

As part of the consultation process for this report, AECOM undertook consultation with the City of Hamilton, the MTCS, and the OHT. The results of the consultation efforts are identified below in Table 7-1.

**Table 7-1: Community Input and Consultation Undertaken for 1183 King Street East**

Contact	Contact Information	Date	Notes
<b>Chelsey Tyers,</b> <b>Heritage Planner</b> <b>City of Hamilton</b>	905-546-2424 ext. 1202 <a href="mailto:chelsey.tyers@hamilton.ca">chelsey.tyers@hamilton.ca</a>	February 1, 2017  February 6, 2017 (Response)	The City of Hamilton confirmed that 1183 King Street East is listed on the City's <i>Inventory of Buildings of Architectural and/or Historical Interest</i> .
<b>Asiya Patel</b> <b>Assistant Cultural</b> <b>Heritage Planner</b> <b>City of Hamilton</b>	905-546-2424 ext. 7163 <a href="mailto:asiya.patel@hamilton.ca">asiya.patel@hamilton.ca</a>		
<b>Thomas Wicks</b> <b>Heritage Planner</b> <b>Ontario Heritage</b> <b>Trust</b>	416-314-5972 <a href="mailto:thomas.wicks@heritagetrust.on.ca">thomas.wicks@heritagetrust.on.ca</a>	February 1, 2017  February 9, 2017 (Response)	The OHT confirmed that the properties are not subject to an OHT conservation easement nor is it on their register.
<b>Rosi Zirger</b> <b>Heritage Planner</b> <b>Ministry of Tourism,</b> <b>Culture, and Sport</b>	416-314-7159 <a href="mailto:rosi.zirger@ontario.ca">rosi.zirger@ontario.ca</a>	February 1, 2017	Response pending.

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## 8. Discussion of Historical or Associative Value

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### 8.1 Historic Theme/Cultural Pattern

#### 8.1.1 *Transportation*

The earliest roads in Ontario were typically military roads or colonization roads. These roads often followed aboriginal hunting trails or were dictated by the topography of the land which they crossed. The Dundas Road was opened to connect Toronto with the Thames River, in what is now London, Ontario, and the Kingston Road was designed to provide a military link between Toronto and Kingston. The Kingston Road was one of the earliest and still functioning roads in southern Ontario.

Following the Crown surveys in Ontario, concession and side roads were opened on a grid that was dictated by the survey type that was used. The roads were cleared and made passable by the early land owners who built their dwellings adjacent to the concession roads. Despite being cleared, road conditions were often poor until the late 19th and early 20th centuries. The crown surveys, and later surveys of town and city plots were laid out in grid-like manners, which has left a visible imprint on rural and urban street grids today. Much of the pattern of these surveys can be seen in the grids of cities and townships in Ontario. Within Hamilton, this is visible in the parallel city streets and grid layout of the downtown core and outlying areas. Nonetheless, King Street has a visible curve in its orientation, swinging north just east of Wellington Street before swinging south again around Barnedale Avenue. This curvature in the road is visible on historic maps of the township and can be attributed to its history as an indigenous trail that pre-dates European settlement in the Hamilton area. The historic trail has left a visible footprint on the European grid of the City.

Railway transportation, both passenger and freight, greatly improved the transportation network in Ontario beginning in the mid-1800s. The opening of the Grand Trunk Railway (GTR) between Montreal and Toronto in 1856 provided a link between the two cities and provinces that was more easily travelled in comparison to mid-19th century roads. The construction of the route from Montreal to Toronto, and then on to Sarnia by the end of the 1860s resulted in the construction of significant structures such as the Victoria Bridge over the St. Lawrence River, and the St. Clair Tunnel in Sarnia. The GTR was designed to enhance the St. Lawrence-Great Lakes shipping routes in response to the railroads and shipping networks in the United States. As a result it also strengthened the connection and link between the townships, and municipal and provincial economies in Ontario.

Various railway companies were formed in Ontario to create a vast network of rail lines that spread throughout the province by the early 20th century. Nonetheless, most of the companies were eventually merged with or purchased by the Canadian National Railway (CN) or the Canadian Pacific Railway (CP).

#### 8.1.2 *Railways*

The former Toronto, Hamilton, and Buffalo Railway (TH&B) passes under King Street West approximately 30 m east of the subject property. The TH&B was first conceived in March 1884 as a rail

line to connect Toronto to Fort Erie and Buffalo, New York through the City of Hamilton. However, as with many of the early railways in North America, funding became an issue from the beginning. In 1891, the management of the TH&B secured an amalgamation with the already constructed Brantford, Waterloo & Lake Erie Railway (BW&LER) which operated a line between Brantford and Fort Erie. By 1892, the companies were combined and became official known as the TH&B.

A year later the railway was purchased by a series of major railway companies, most of which was based on American interest, and by 1895 a link between Hamilton and Brantford was opened. The first few decades of the 20th century resulted in a series of spurs and belt lines being constructed by the railway, as well as amalgamations with smaller railway companies, characteristic of 19th and 20th century railway business.

Within the City of Hamilton, the TH&B and City Council wrestled with the issues of grade separation, which ultimately resulted in an agreement in 1930, for the two parties to construction a grade separation to prevent long trains from blocking city streets. The project was completed in 1933, which included the construction of a new station and corporate offices. Between the 1930s and 1970s, the TH&B came under the control of the Michigan Central Railway, the New York Central Railway, the Penn Central Railway, and eventually Conrail. However, as of 1977, Conrail's interest in the TH&B was sold to the Canadian Pacific Railway (CPR), and by 1987 the TH&B was fully integrated into the CPR system.

### **8.1.3 Hamilton Street Railway**

In 1873, the City of Hamilton incorporated the Hamilton Street Railway; the horse-drawn streetcar service began in May 1874 with six operating cars. The line extended along three miles of track from the GTR's passenger station east along Stuart Street South to James Street. The line travelled south to Gore Park and then east along King Street to Wellington Street. Due to popularity of the service, additional cars were added and the track was extended. New track was laid west along King Street to Locke Street and east to Wentworth Street.

The electrification process of the Hamilton Street Railway began in March 1892. A total of 12 miles of track were electrified and 15 horsecars were converted to electric street cars. Operation of the newly-electrified cars began on June 29, 1892.

At the end of the Second World War, Hamilton Street Railway sold the lines to Canada Coach for \$1.4 million. Immediately following the sale, Canada Coach announced plans to replace the street car service with busses. By 1951, the last street car was removed from service and replaced by electric trolley busses.<sup>3</sup>

The proposed B-Line follows the old streetcar route from King Street near McMaster University to Sherman Avenue. The original line turned south along Sherman Avenue and then continued east on Main Street to Kenilworth Avenue North. The B-Line will carry on King Street East of Sherman Avenue until it reconnects with Main Street East at the Delta and proceeds to the Queenston Road traffic circle.

The present-day Hamilton transit company operates under the name of Hamilton Street Railway Company.

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<sup>3</sup>Transit Toronto. <http://transit.toronto.on.ca/streetcar/4751.shtml>, consulted February 9, 2017.

## 8.2 Local History

1183 King Street East is located within the City of Hamilton, Ontario. Historically the structure was located within Lot 6, Concession II, Barton Township in Wentworth County. The subsections below include historic information related to the settlement and growth of these areas.

### 8.2.1 Settlement History

As part of the establishment of Upper Canada, the province was divided into administrative Districts in 1792. As such, Wentworth County was one of several counties that made up the Home District. It was named in honour of Sir John Wentworth, Lieutenant Governor of Nova Scotia from 1792-1808. In 1816, the Home District was divided and reorganized and Wentworth County was included in the Gore District. By 1849, the original district system was abolished and replaced by a county council system and Wentworth County became an independent political entity. Townships that were included in Wentworth County at one time or another included Ancaster, Barton, Beverly, Binbrook, Caistor, Flamborough East and West, Glanford, Onondaga, Saltfleet, and Seneca. Between 1850 and 1854, Wentworth and Halton Counties were joined for government purposes into the United Counties of Wentworth and Halton; however, this change was short-lived. In 1973, Wentworth County was renamed the Regional Municipality of Hamilton-Wentworth and, in 2001, was amalgamated with six constituent municipalities into the City of Hamilton. The City of Hamilton has remained as the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818. The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The Settlement of Barton Township began slowly, with only 102 families living in the township by 1815. Most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population had grown to 1,434.

### 8.2.2 Site History

1183 King Street East was historically located in the southern part of Lot 6, Concession II in Barton Township when the crown survey for the township was undertaken. By 1875, the lot had been transected in the southwest corner by King Street East. 1183 King Street East now stands on the part of the lot that was listed to R.R. Gage in 1875. At this time, significant urban development had not yet reached this part of Barton Township and Lot 6, Concession II was likely still used for agricultural purposes. No structures are illustrated on the part of the lot of the subject property (Figure 3).

By the beginning of the 20th century, historic topographical mapping indicates that although urban development in Hamilton was expanding eastward, development was minimal east of Sherman Avenue South where the subject property is located. Only a few small structures are illustrated on Lot 6, Concession II (Figure 4).

The structure at 1183 King Street East was constructed ca. 1925 and the original building footprint is illustrated in the 1927 (rev. 1933) Fire Insurance Plan. In 1925, the house was occupied by George Fraser, who ran a book store from the building. Five years later, in 1930, Mrs. A. Holland was listed as the tenant of 1183 King Street East. By 1938, historical topographic mapping indicates that this area of



Hamilton had undergone significant urban expansion eastward, well beyond Sherman Avenue South. By 1940, G.H. Webster is listed as the tenant of the house followed by H.V. Creasy in 1950. In 1961, John Rowe was listed as the tenant and by 1970 the house was listed as vacant. Today, 1183 King Street East appears to be under residential use.

### **8.3 Person/Event/Organization**

The historic research undertaken for this CHER did not identify any significant people, events, or organizations that are directly related to or associated with the property, and could contribute to the potential cultural heritage interest or value of the property.

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## 9. Discussion of Design or Physical Value

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### 9.1 Style/Type/Tradition

The house located at 1183 King Street East consists of a one storey structure with a two bay façade. It has been used for both residential and commercial functions. The structure is wood frame clad in vinyl siding with a low side gable roof. There is a commercial boom-town front on the street façade. The material of the foundation could not be determined. The simple frame house has no pretense of style or defining architectural features.

### 9.2 Function

The structure at 1183 King Street East functioned as a commercial and residential building for a short time after its construction c. 1925. From 1930 to the present, the structure functioned as a private residence. Prior to the construction of the structure, this section of Lot 6, Concession II appears to have been vacant.

### 9.3 Fabric

According to the 1927 (rev. 1933) Fire Insurance Maps, 1183 King Street East was constructed of a wood frame structure. Presently, the entire structure is clad in vinyl siding with shingles of modern manufacture. The window sashes consist of aluminum sash. The material of the foundation is unknown.

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## 10. Discussion of Contextual Value

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### 10.1 Social Meaning

The structure at 1183 King Street East is a simple frame house with no pretense of style or defining architectural features; as a result, the house has no contextual value.

### 10.2 Environment

The property at 1183 King Street East consists of a quadrangular lot on the north side of King Street East between Fairview Avenue and East Bend Avenue. The structure consists of a one storey house with a two bay façade that is now used solely for residential purposes. The house is a wood frame structure which is clad in vinyl siding with shingles of modern manufacture. The windows are aluminum sash. The adjacent properties on the north and south side of King Street East consist of a variety of residential and commercial uses. The streets north of the subject property, including Fairview Avenue and East Bend Avenue, consist of predominantly single-detached homes that were built as wartime housing.



The structure at 1183 King Street East does not contribute to the general character or cultural value of the surrounding environment.

### 10.3 Formal Recognition

The property was identified in the December 2016 CHSR as not being subject to any heritage recognitions. However, consultation with the City of Hamilton in January and February 2017 confirmed that the property is now listed on the City's *Inventory of Buildings of Architectural and/or Historical Interest*.

## 11. Data Sheet

Table 11-1: Data Sheet for 1183 King Street East

FIELD	PROPERTY DATA
Municipal Address	1183 King Street East
Municipality	Hamilton
Approximate Area (square metres)	162
Rail Corridor	Hamilton LRT B-Line
PIN	172260123
Ownership	Private
Aerial photo showing location and boundaries	
Exterior, street-view photo	
Date of construction of built resources (known or estimated and source)	C. 1925
Date of significant alterations to built resources (known or estimated and source)	Unknown
Architect/designer/builder	n/a

FIELD	PROPERTY DATA
<b>Previous owners or occupants</b>	Various residential and commercial tenants throughout 20th century (See Section 8)
<b>Current function</b>	Residential
<b>Previous function(s)</b>	Commercial / residential
<b>Heritage Recognition/Protection (municipal, provincial, federal)</b>	Listed on City's <i>Inventory of Building of Architectural and/or Historical Interest</i> .
<b>Local Heritage Interest</b>	Listed on City's <i>Inventory of Building of Architectural and/or Historical Interest</i> .
<b>Adjacent Lands</b>	No protected heritage properties
<b>Latitude or UTM Northing</b>	43.247114°
<b>Longitude or UTM Easting</b>	-79.827353°

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## 12. Photographs

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**Photograph 1: View northwest along King Street East of the subject property, second from the right (AECOM, 2017)**



**Photograph 2: Façade of 1183 King Street East (AECOM, 2017)**

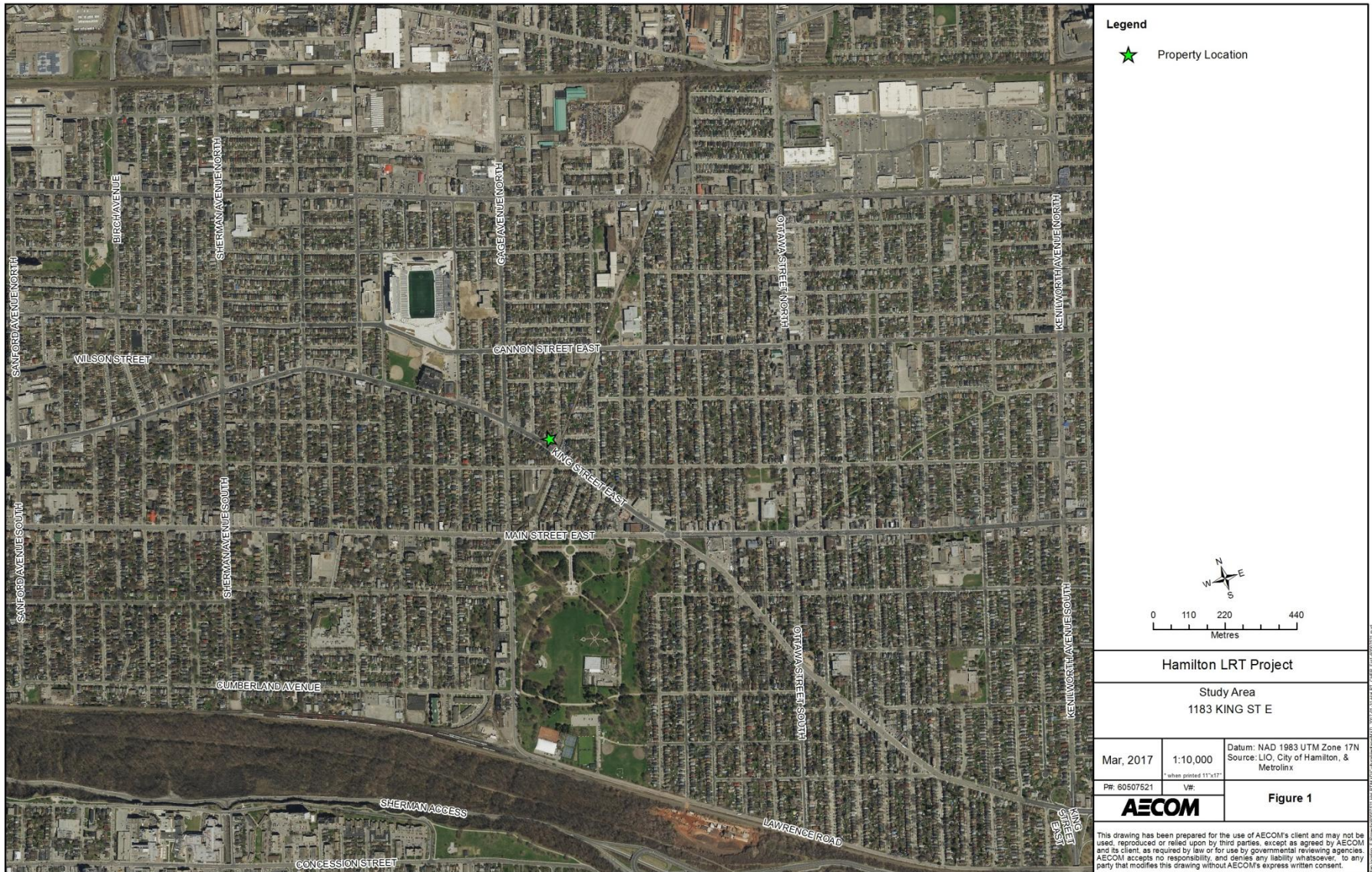
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## 13. Figures

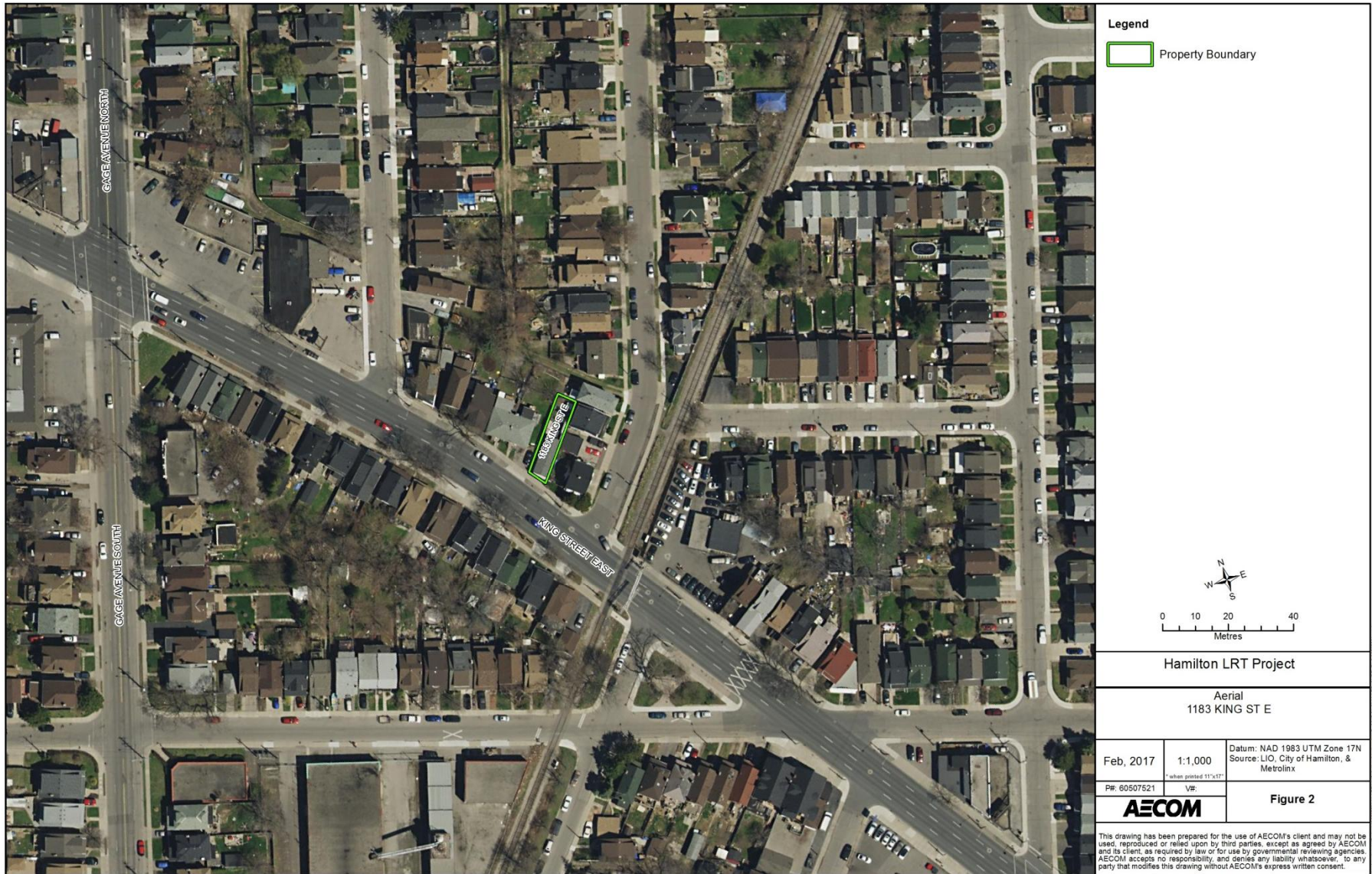
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All figures pertaining to this CHER can be found on the following pages.

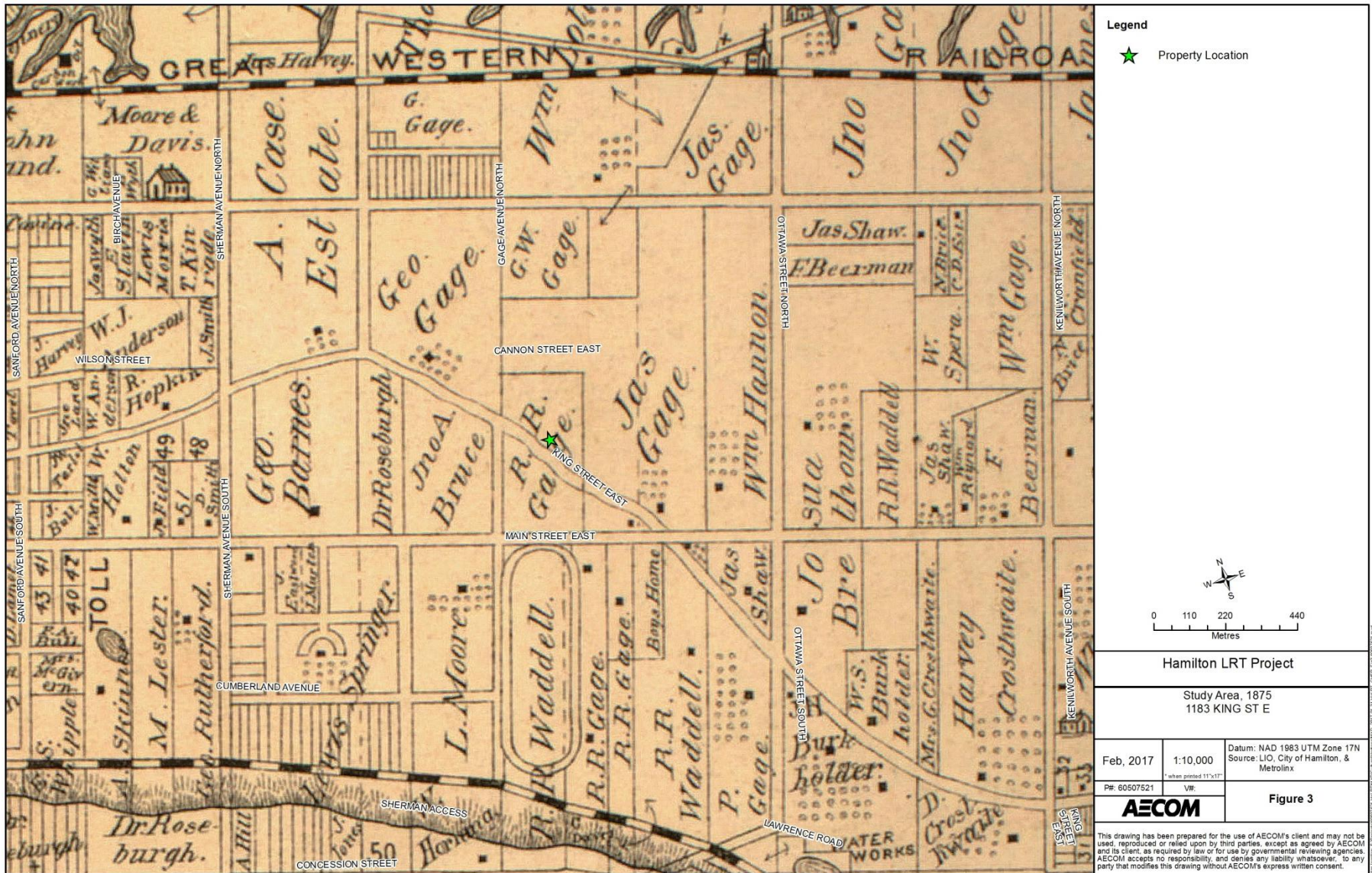




**Figure 1: Location of 1183 King Street East**



**Figure 2: Aerial Photograph showing the area surrounding 1183 King Street East**



**Figure 3: Location of 1183 King Street East on the 1875 Historical Atlas Map (Page & Smith, 1875)**

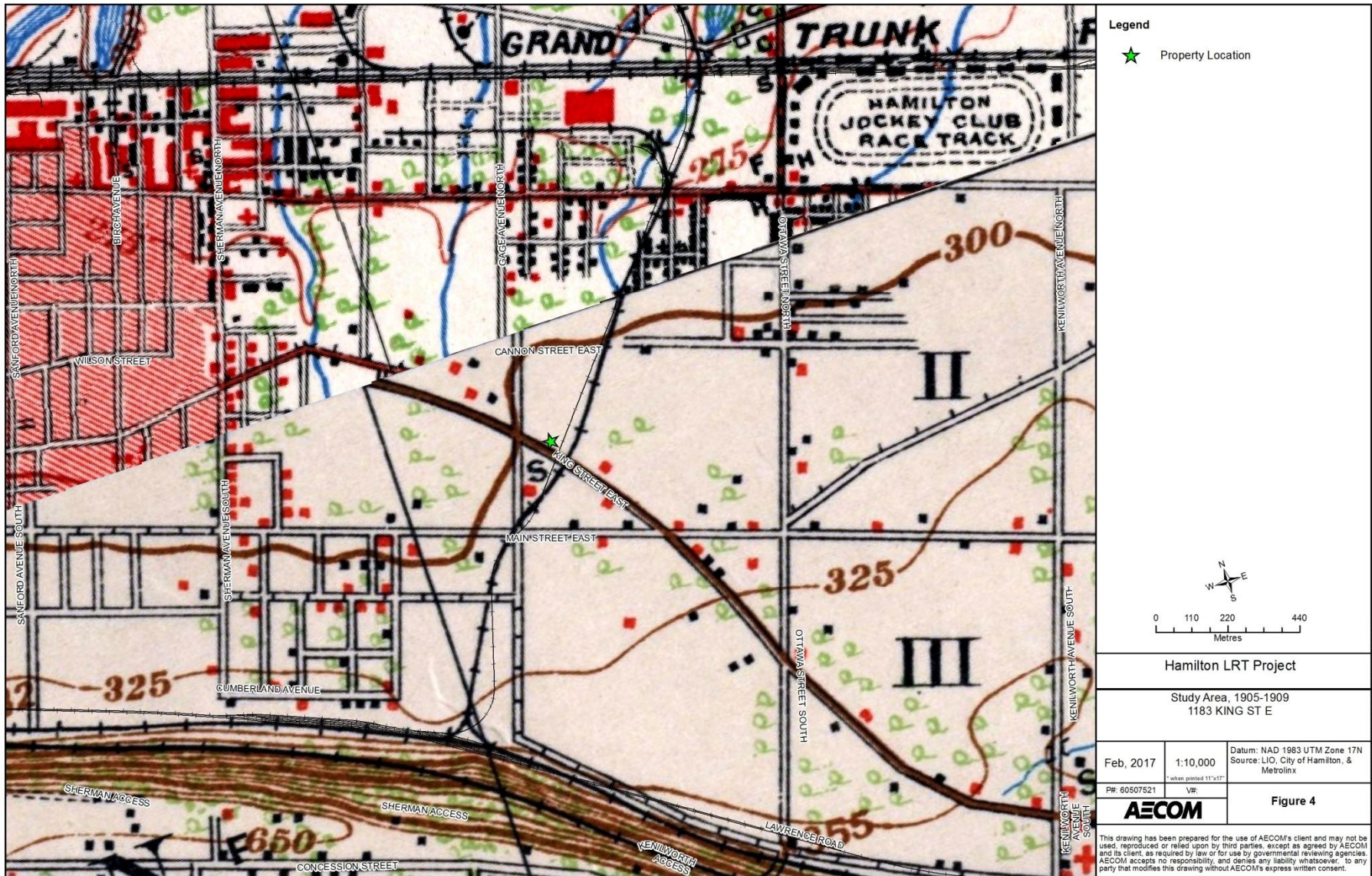
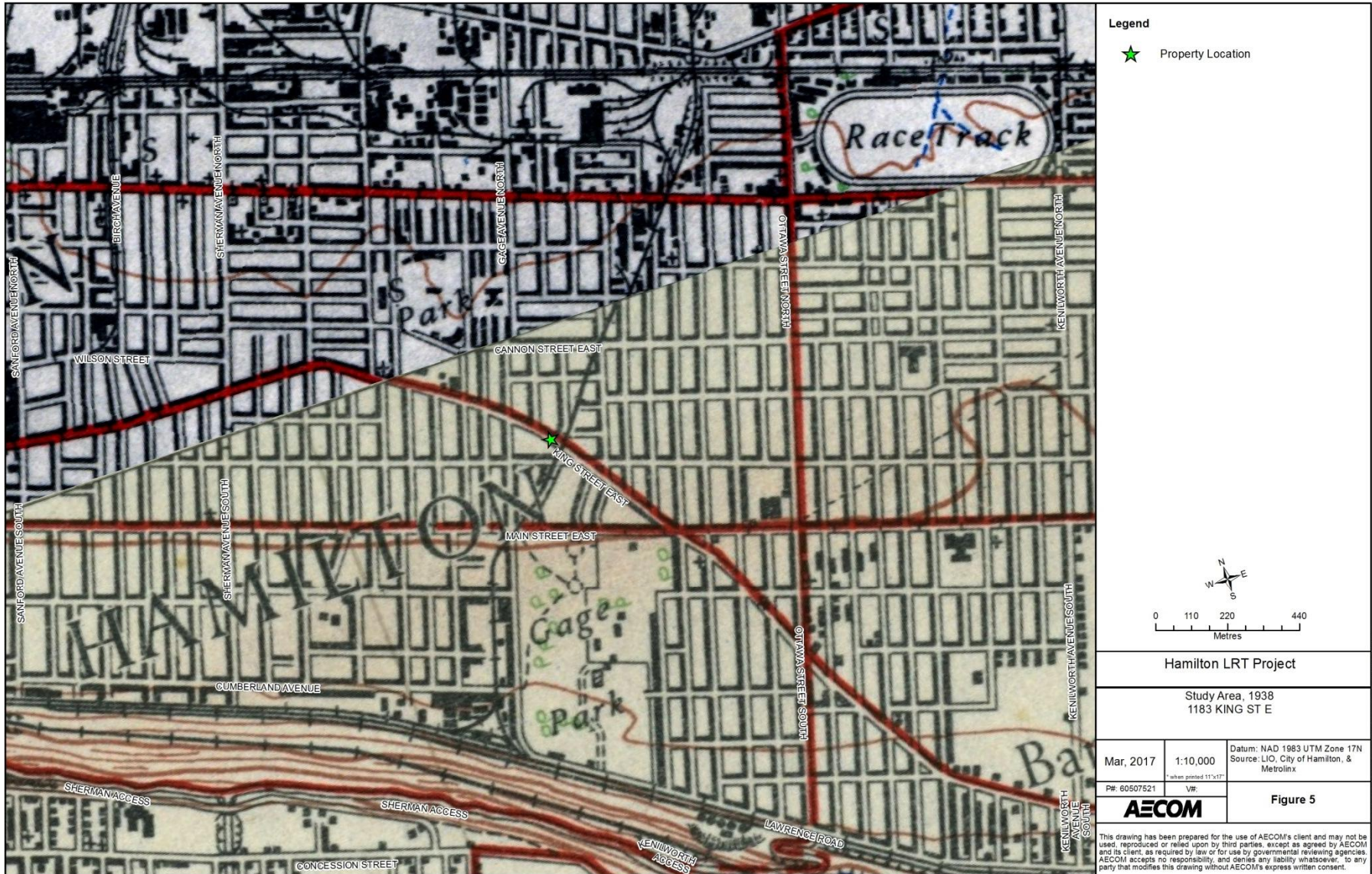


Figure 4: Location of 1183 King Street East on the 1905 NTS Map



**Figure 5: Location of 1183 King Street East on the 1938 NTS Map**

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## 14. Chronology

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- 1791 Barton Township was surveyed by Augustus Jones; the first settler arrived in the township.
- 1792 Province of Upper Canada divided into administrative districts.
- 1816 Home District was divided and reorganized. As part of the reorganization, Wentworth was reorganized and included within the Gore District.
- 1850 Gore District was divided and Halton and Wentworth Counties were created.
- 1873 The Hamilton Street Railway was incorporated.
- 1875 Lot 6, Concession II on which 1183 King Street East sits has undergone significant urban development.
- 1884 The TH&B was first conceived as a rail line to connect Toronto to Fort Erie and Buffalo, New York through the City of Hamilton.
- 1891 The management of the TH&B secured an amalgamation with the already constructed Brantford, Waterloo & Lake Erie Railway (BW&LER) which operated a line between Brantford and Fort Erie. A year later the companies were combined and officially known as the TH&B.
- 1892 Twelve miles of the Hamilton Street Railway was electrified and cars were updated.
- 1895 The TH&B opened a link between Hamilton and Brantford.
- 1925 1183 King Street East was constructed; George Fraser is listed as the first tenant. Fraser operated a book store from the building.
- 1930 The Hamilton City Directory lists Mrs. A. Holland as the tenant of 1183 King Street East.
- 1933 The TH& B completed a grade separation project, including the construction of a new station and corporate offices.
- 1930-1970 TH&B came under the control of the Michigan Central Railway, the New York Central Railway, the Penn Central Railway, and eventually Conrail.
- 1940 G.H. Webster is listed as the tenant of 1183 King Street East.
- c. 1945 The Hamilton Street Railway was sold to Canada Coach.
- 1950 1183 King Street East is occupied H.V. Creasy.
- 1951 Streetcars were removed from service and replaced with electric bus trolleys.

- 1961 John Rowe is listed as the tenant of 1183 King Street East.
- 1970 1183 King Street East was listed as vacant.
- 1977 Conrail's interest in the TH&B was sold to the Canadian Pacific Railway (CPR).
- 1987 TH&B was fully integrated into the CPR system.

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## 15. Bibliography

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Wicks, Thomas. Heritage Planner, City of Hamilton. February 1 and 9, 2017.

Zirger, Rosi. Heritage Planner, Ministry of Tourism, Culture, and Sport. February 1, 2017.

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# **Cultural Heritage Evaluation Report Recommendations 1183 King Street East, Hamilton, Ontario**

Prepared by AECOM  
for Metrolinx

March 7, 2017

# Authors

**Report Prepared By:** DRAFT  
Michael Greguol, MA  
Cultural Heritage Specialist

DRAFT  
Emily Game, B.A.  
Heritage Researcher

**Report Reviewed By:** DRAFT  
Fern Mackenzie, MA, CAHP  
Senior Architectural Historian

## Revision History

Revision #	Date	Revised By:	Revision Description
0	03/07/2017	C. Latimer	Draft to Metrolinx

# Statement of Qualifications and Limitations

The attached Report (the "Report") has been prepared by AECOM Canada Ltd. ("AECOM") for the benefit of the Client ("Client") in accordance with the agreement between AECOM and Client, including the scope of work detailed therein (the "Agreement").

The information, data, recommendations and conclusions contained in the Report (collectively, the "Information"):

- is subject to the scope, schedule, and other constraints and limitations in the Agreement and the qualifications contained in the Report (the "Limitations");
- represents AECOM's professional judgement in light of the Limitations and industry standards for the preparation of similar reports;
- may be based on information provided to AECOM which has not been independently verified;
- has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
- must be read as a whole and sections thereof should not be read out of such context;
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Except (1) as agreed to in writing by AECOM and Client; (2) as required by-law; or (3) to the extent used by governmental reviewing agencies for the purpose of obtaining permits or approvals, the Report and the Information may be used and relied upon only by Client.

AECOM accepts no responsibility, and denies any liability whatsoever, to parties other than Client who may obtain access to the Report or the Information for any injury, loss or damage suffered by such parties arising from their use of, reliance upon, or decisions or actions based on the Report or any of the Information ("improper use of the Report"), except to the extent those parties have obtained the prior written consent of AECOM to use and rely upon the Report and the Information. Any injury, loss or damages arising from improper use of the Report shall be borne by the party making such use.

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# 1. Executive Summary

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AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the property at 1183 King Street East, in the City of Hamilton, Ontario. This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street East until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. As a part of the project, it is anticipated that building impacts may take place on the property at 1183 King Street East.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft Terms of Reference for Consultants: *Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. Consequently the recommendations as they relate to this CHER and the potential cultural heritage value or interest of the property at 1183 King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 1183 King Street East to assess the potential cultural heritage value or interest of the property. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

1183 King Street East was historically located in the southern part of Lot 6, Concession II in Barton Township when the crown survey for the township was undertaken. By 1875, the lot had been transected in the southwest corner by King Street East. 1183 King Street East now stands on the part of the lot that was listed to R.R. Gage in 1875. At this time, significant urban development had not yet reached this part of Barton Township and Lot 6, Concession II was likely still used for agricultural purposes. No structures were illustrated on the part of the lot of the subject property.

By the beginning of the 20th century, historical topographic mapping indicates that although urban development in Hamilton was expanding eastward, development was still minimal east of Sherman Avenue South where the subject property is located. Only a few small structures are illustrated on Lot 6, Concession II.

The structure at 1183 King Street East was constructed ca. 1925 and the original building footprint is illustrated in the 1927 (rev. 1933) Fire Insurance Plan. In 1925, the house was occupied by George Fraser, who ran a book store from the building. Five years later, in 1930, Mrs. A. Holland was listed as

the tenant of 1183 King Street East. By 1938, historical topographic mapping indicates that this area of Hamilton had undergone significant urban expansion eastward, well beyond Sherman Avenue South. By 1940 G.H. Webster is listed as the tenant of the house followed by H.V. Creasy in 1950. In 1961, John Rowe was listed as the tenant and by 1970 the house was listed as vacant. Today, 1183 King Street East appears to be under residential use.

A field review of the privately owned property at 1183 King Street East was undertaken on January 12, 2017 and February 3, 2017 by Michael Greguol and Emily Game of AECOM. An assessment was not completed on the interior of the structure due to the timing constraints for the TPAP Amendment.

The application of O.Reg 9/06 and O.Reg. 10/06 concluded that 1183 King Street East does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the nine criteria. Therefore, this CHERR recommends that the property at 1183 King Street East is not considered a Provincial Heritage Property (PHP).

## 2. Ontario Regulation 9/06 Evaluation

*Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest (O. Reg. 9/06)* provides criteria to apply to a potential heritage property to evaluate its heritage value. If a privately-owned property meets one or more of the following criteria it may be designated by a municipality under Section 29 of the *Ontario Heritage Act*. For the purposes of this CHER, O. Reg. 9/06 considers the evaluation of the property as part of the community context. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that a property may be considered a Provincial Heritage Property (PHP) if it meets one or more of the criteria under O. Reg. 9/06. The application of the criteria for 1183 King Street East is included in Table 2-1 below.

**Table 2-1: O.Reg. 9/06 Evaluation for 1183 King Street East**

Criterion	Response (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
i) Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	No	The structure located on the property at 1183 King Street East is a simple frame house that has no pretense of style or defining architectural features.
ii) Displays a high degree of craftsmanship or artistic merit; or	No	The property is of common design and does not display a high degree of craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The property is a common residential structure and does not display a high degree of technical or scientific achievement.
<b>2) The property has historic or associative value because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	The historic research undertaken for this CHER did not identify any significant people, events, or organizations that are directly related to or associated with the property, and could contribute to the potential cultural heritage
ii) Yields, or has the potential to yield information that contributes to an understanding of a	No	The property does not have potential to yield information that contributes to an understanding of



Criterion	Response (Yes/No)	Rationale
community or culture; or		a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	A specific architect or builder for the property could not be determined.
<b>3) The property has <i>contextual value</i> because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area;	No	The property at 1183 King Street East forms a component of the larger residential block on the north side of King Street East. However, it is not important in defining, maintaining, or supporting the character of an area.
ii) Is physically, functionally, visually, or historically linked to its surroundings; or	No	The building is one of a series of early 20th century buildings located along this portion of King Street East. Although it has been a part of the streetscape since 1925, it does not appear to be physically, functionally, visually, or historical linked to its surroundings.
iii) Is a landmark.	No	The property at 1183 King Street East is not considered a landmark.

### 3. Ontario Regulation 10/06 Evaluation

Ontario Regulation 10/06, *Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance* (O. Reg. 10/06), provides criteria against which to assess a property to determine if the property holds provincial heritage significance. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that Ministries and prescribed public bodies shall apply the criteria in O. Reg. 10/06 to determine whether a property is of provincial significance. Therefore, for the purpose of this CHER O. Reg 10/06 considers the evaluation of the property as a part of the provincial context. If the property meets the criteria, it may be considered a Provincial Heritage Property of Provincial Significance (PHPPS). The application of the criteria for 1183 King Street East is in Table 3-1, below.

**Table 3-1: O.Reg. 10/06 Evaluation for 1183 King Street East**

<b>Criterion</b>	<b>Response (Yes/No)</b>	<b>Rationale</b>
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	1183 King Street East does not represent a theme or pattern in Ontario's history. Residential structures similar to this are found throughout towns and cities in Ontario.
2. The property yields, or had the potential to yield, information that contributes to an understanding of Ontario's history.	No	1183 King Street East does not yield, and is not anticipated to yield information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare, or unique aspect of Ontario's cultural heritage.	No	1183 King Street East does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage. The form and massing of the structures are commonly found in Ontario.
4. The property is of aesthetic, visual, or contextual importance to the province.	No	1183 King Street East property is not of aesthetic, visual, or contextual importance to the province.
5. The property demonstrates a high degree of excellence or creative, technical, or scientific achievement at a provincial level in a given period.	No	1183 King Street East does not demonstrate a high degree of excellence or creative, technical, or scientific achievement at a provincial level.

<b>Criterion</b>	<b>Response (Yes/No)</b>	<b>Rationale</b>
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province.	No	1183 King Street East does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No	1183 King Street East does not have strong or special associations with the life or work of a person, group, or organization of importance to the province or with an event of importance to the province.
8. The property is located in an unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	1183 King Street East is not located in an unorganized territory.

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## 4. Recommended Outcome of Evaluation

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The application of O.Reg 9/06 and O.Reg. 10/06 concluded that 1183 King Street East does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the nine criteria. Therefore, this CHERR recommends that the property at 1183 King Street East is not considered a Provincial Heritage Property (PHP).

As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes have not been prepared for this property.



**METROLINX**

An agency of the Government of Ontario  
Une agence du gouvernement de l'Ontario

# **Cultural Heritage Evaluation Report 1197 and 1199 King Street East, Hamilton, Ontario**

Prepared by AECOM  
for Metrolinx

March 1, 2017

# Authors

**Report Prepared By:** DRAFT  
Michael Greguol, MA  
Cultural Heritage Specialist

DRAFT  
Emily Game, B.A.  
Heritage Researcher

**Report Reviewed By:** DRAFT  
Fern Mackenzie, M.A., CAHP  
Senior Architectural Historian

## Revision History

Revision #	Date	Revised By:	Revision Description
0	03/01/2017	C. Latimer	Draft to Metrolinx

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# 1. Executive Summary

---

AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the properties at 1197 and 1199 King Street East, in the City of Hamilton, Ontario. This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. As a part of the project, it is anticipated that building impacts may take place on the properties at 1197 and 1199 King Street East (Figure 1).

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft Terms of Reference for Consultants: *Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. Consequently the recommendations as they relate to this CHER and the potential cultural heritage value or interest of the properties at 1197 and 1199 King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the properties at 1197 and 1199 King Street East to assess the potential cultural heritage value or interest of the properties. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

The buildings at 1197 and 1199 King Street East (Photographs 1 and 2) were constructed ca. 1919 and the original building footprints are illustrated in the 1927 (rev. 1933) Fire Insurance Plan. In 1919, the building at 1197 King Street East was vacant, while the first resident at 1199 was listed as William Wingfield. One year later, in 1920, Mary Aikins was the first resident to occupy 1197 King Street East. Historic topographic mapping indicates that by 1938, this area of Hamilton had undergone significant urban expansion eastward, beyond Sherman Avenue South.

The buildings at 1197 and 1199 King Street East continued to be used for residential purposes until the 1950s, when a portion of 1199 King Street East was occupied by the Delta Costume Studio (1955-1960s). Sometime between 1960 and 1962, a brick storefront addition was made to 1197 King Street East, as illustrated on the 1962 Fire Insurance Plan, and throughout the 1960s, this space was occupied by Superior Shoe Repair. The residential space at 1197 King Street East was occupied by two private tenants. Sometime after 1919, a wood frame addition was added to the front of 1199 King Street East, as

illustrated on the 1927 (rev. 1933) and 1962 Fire Insurance Plans. 1199 King Street East appears to continue as both a residential and commercial space until sometime between 1961 and 1970 when only residential tenants were listed in the City Directory at this address.

Today, 1197 and 1199 King Street East appear to be under residential use. The small brick store front at 1197 King Street East has been boarded up and it could not be confirmed whether or not this portion of the building is vacant or occupied as a residential space. A large and relatively recent two-storey addition has been constructed onto the front of 1199 King Street East that is under use as a residential space.

A field review of the privately owned properties at 1197 and 1199 King Street East was undertaken on February 3, 2017 by Emily Game of AECOM. An assessment was not completed on the interior of the structures due to the timing constraints for the TPAP Amendment.

---

## 2. Introduction

---

### 2.1 Historical Summary

#### 2.1.1 Context

The subject property is located within the municipal boundaries of the City of Hamilton, Ontario. Prior to the incorporation of the current municipality, the properties were located within the boundaries of Barton Township, in Wentworth County.

#### 2.1.2 Wentworth County

As part of the establishment of Upper Canada, the province was divided into administrative Districts in 1792. Wentworth County was one of several counties that made up the Home District. It was named in honour of Sir John Wentworth, Lieutenant Governor of Nova Scotia from 1792-1808. In 1816, the Home District was divided and reorganized and Wentworth County was included in the Gore District. By 1849, the original district system was abolished and replaced by a county council system and Wentworth County became an independent political entity. Townships that were included in Wentworth County at one time or another included Ancaster, Barton, Beverly, Binbrook, Caistor, Flamborough East and West, Glanford, Onondaga, Saltfleet, and Seneca. Between 1850 and 1854, Wentworth and Halton Counties were joined for government purposes into the United Counties of Wentworth and Halton; however, this change was short-lived. In 1973, Wentworth County was renamed the Regional Municipality of Hamilton-Wentworth and, in 2001, was amalgamated with six constituent municipalities into the City of Hamilton. The City of Hamilton has remained as the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

#### 2.1.3 Barton Township

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818.<sup>1</sup> The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The settlement of Barton Township began slowly, with only 102 families living in the township by 1815; most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population grew to 1,434.<sup>2</sup> Barton Township was later amalgamated into the Regional Municipality of Hamilton-Wentworth, which today is known as the City of Hamilton.

---

<sup>1</sup> William H. Smith, *Smith's Canadian Gazetteer*. Toronto: H. & W. Roswell. 1846.

<sup>2</sup> D'Arcy Boulton. *Sketch of His Majesty's Province of Upper Canada*. London: C. Rickaby. 1805. pp. 48-49

## **2.2 Description of Property**

The properties at 1197 King Street East and 1199 King Street East consist of rectangular lots on the east side of King Street East between the Canadian Pacific Railway line and Dunsmure Road. The two structures consist of 2½ storey residential buildings in a mostly residential neighbourhood. A 1-storey brick storefront was added to the main floor of 1197 King Street East between 1960 and 1962 which has covered most of the main floor facade. The original windows on the second floor have been removed and replaced with metal sashes. The small window opening above the main entrance retains its rusticated stone sill and lintel (Photograph 1). The façade of 1199 King Street East has been completely covered by a two-storey wooden frame addition with brick veneer. None of the original building materials or design features are visible (Photograph 2).

## **2.3 Current Context**

The properties are situated on the east side of King Street East between the Canadian Pacific Railway line and Dunsmure Road (Figure 2). The houses are two of a series of six early 20th century houses that extend across approximately half of this block. The adjacent properties consist of four houses similar in style to that of 1197 King Street East and two 1½-story bungalows. Little Albert Park, is located on the west side of the street, opposite the houses. With the exception on the property immediately west off 1197 King Street East, the adjacent properties consist of predominantly single-detached homes that appear to have been developed in the early and mid-20<sup>th</sup> century.

---

## 3. Methodology and Sources

---

### 3.1 Study Approach

This CHER was prepared in accordance with Metrolinx's *Interim Cultural Heritage Management Process* (Fall 2013) and the *MTCS Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). The CHER was also undertaken according to the guidelines presented in the Metrolinx document, *Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations* (April 2016) and outlined in the following tasks:

- Research and Documentation Gathering – gathered from various sources including existing heritage studies, Metrolinx records, public archives, and published materials;
- Writing – an illustrated report based on gathered background history and site investigation materials, and the application of O.Reg. 9/06 and 10/06; Evaluation, Recommendations, and Statement of Cultural Heritage Value – a summary of the applicable evaluation, and recommendations regarding whether the property meets the criteria for being a provincial heritage property, a provincial heritage property of provincial significance, or neither.

As outlined in the Draft Terms of Reference, the heritage evaluation is separated into two stand-alone components: a CHER and a CHERR. The Cultural Heritage Evaluation Report includes research conducted for the CHER and is intended to address the criteria set out in O.Reg. 9/06 and 10/06. The CHERR includes the results of the applied evaluation, and the recommended outcome of the evaluation.

Emily Game, Heritage Researcher for AECOM, conducted a site investigation to visually inspect and document the properties on February 3, 2017. An assessment was not completed on the interior of the structures due to the timing constraints for the TPAP Amendment.

### 3.2 Secondary Sources

A series of secondary sources were reviewed for the purposes of data collection and analysis as part of the CHER. The relevant guidelines and reference documents cited above served as a framework for undertaking the study. The *Hamilton Light Rail Transit Cultural Heritage Screening Report, City of Hamilton, Ontario* (CHSR) prepared by ASI in December 2016, provided a preliminary review of the rail corridor and the potential heritage properties identified along the corridor. Background information and applicable research was gathered from the report for the purposes of the CHER. In addition, a series of published materials including published histories pertaining to the history of Hamilton were consulted. A complete list of the sources reviewed for the report is contained in Section 15 (Bibliography).

### 3.3 Primary Sources

Where available, primary source material was consulted to provide a historical context for the evaluation of the potential heritage value of the property. Primary source research was undertaken at the Local

History and Archives Department of the Hamilton Public Library, the Mills Memorial Library at McMaster University, and at the Map and Data Centre at the University of Western Ontario. A review of the following primary sources aided in the evaluation of the structures at 1197 and 1199 King Street East:

- Illustrated Historical Atlas of the County of Wentworth, 1875;
- Hamilton City Directories, issues 1919-1970;
- Fire Insurance Plans, 1927 (rev. 1933) - 1962; and,
- National Topographic Series, 1909-1938.

### **3.4 Consultations**

As part of the identification of recognized and potential cultural heritage resources for the CHSR, ASI undertook consultation with the City of Hamilton, the Ontario Heritage Trust (OHT) and the MTCS. Consultation during the CHSR process took place between August and October, 2016.

As part of this CHER, AECOM undertook property-specific consultation with the same municipal and provincial staff and agencies in order to identify or confirm any existing heritage recognitions or interest in these subject properties.

The following individuals and organizations were consulted:

- Thomas Wicks, Heritage Planner, OHT;
- Chelsey Tyers, Cultural Heritage Planner, City of Hamilton;
- Asyia Patel, Assistant Cultural Heritage Planner, City of Hamilton; and,
- Rosi Zirger, Heritage Planner, MTCS.

The results of the consultation efforts have been summarized in Section 7 (Community Input).

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## 4. Heritage Recognitions

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### 4.1 Municipal

As a review of applicable municipal heritage recognitions of 1197 and 1199 King Street East adjacent properties, AECOM reviewed the City of Hamilton's heritage inventories. The following inventories and registers were reviewed:

- *Hamilton's Heritage Volume 1: List of Designated Properties and Heritage Conservation Easements under the Ontario Heritage Act*; and,
- *Hamilton's Heritage Volume 2: Inventory of Buildings of Architectural and/or Historical Interest*.

In addition, consultation efforts were undertaken to confirm levels of municipal heritage recognition, if any. The property was identified in the December 2016 CHSR as not being subject to any heritage recognitions. However, consultation with the City of Hamilton in January and February 2017 confirmed that the properties are now listed on the *City's Inventory of Buildings of Architectural and/or Historical Interest*.

### 4.2 Provincial

As a review of applicable provincial heritage recognitions for the property or adjacent properties AECOM reviewed the OHT's Provincial Plaque Guide, and list of OHT easements. The properties at 1197 and 1199 King Street East are neither the subject of a provincial plaque nor a provincial easement. In addition, OHT staff was contacted to review the *Ontario Heritage Act Register* to confirm that the property is not included on the register and that an OHT easement does not exist for the property.

A response from Thomas Wicks, Heritage Planner for the OHT confirmed that the Trust does not hold a conservation easement for 1197 King Street East or 1199 King Street East.

### 4.3 Federal

As a review of applicable federal heritage recognitions for the property or adjacent properties, AECOM reviewed the online searchable database for the Canadian Register of Historic Places as well as the Directory of Federal Heritage Designations. 1197 and 1199 King Street East and the adjacent properties are not subject to any existing federal heritage recognitions.



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## 5. Adjacent Lands

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The properties adjacent to 1197 King Street East and 1199 King Street East consist mainly of residential uses, with one commercial property located at 1191 King Street East. Little Albert Park, a small park, is located opposite 1197 King Street East and 1199 King Street East and occupies a triangular piece of land on the west side of King Street East. The adjacent properties consist of predominantly single-detached homes that appear to have been developed in the early and mid-20<sup>th</sup> century.

Consultation with the City of Hamilton indicated that no adjacent properties are listed on the City's *Inventory of Buildings of Architectural and/or Historical Interest*.

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## 6. Archaeology

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ASI completed a Stage 1 Archaeological Assessment (AA) as part of the Rapid Transit Initiative and found that the properties at 1197 and 1199 King Street East did not retain archaeological potential and confirmed that no known archaeological assessments have previously been completed within 50 metres (m) of the property. Consequently, at the time of production of the ASI report, no archaeological sites had been identified within or adjacent to the property. Additionally, the ASI Stage 1 AA indicates that there is no land that retains archaeological potential within 50 m of 1197 and 1199 King Street East.

The results of the Stage 1 AA determined that a Stage 2 AA must be conducted for all land identified as retaining archaeological potential that will be impacted by the proposed Rapid Transit Initiative. Based on this assessment, ASI made the following recommendations:

- The King Street right-of-way (ROW) does not retain archaeological potential due to previous land disturbance. An additional AA is not required within the ROW and those portions of the study corridor can be cleared of further archaeological concern; and,
- A Stage 2 AA should be conducted on lands determined to have archaeological potential if the proposed project is to impact these lands. This work must be done in accordance with the MTCS' *Standards and Guidelines for Consultant Archaeologists* (Ontario Government 2011) in order to identify any archaeological remains that may be present.

It should be noted that ASI's recommendations for Stage 2 archaeological work references the MCL's 2006 draft *Standards and Guidelines for Consultant Archaeologists* (MCL 2006); however, further Stage 2 archaeological work must now be conducted in accordance with current archaeological standards and guidelines (*Standards and Guidelines for Consultant Archaeologists*, Ontario Government 2011). For complete details regarding the results of the Stage 1 AA, reference should be made to the *Stage 1 Archaeological Assessment, Rapid Transit Initiative, City of Hamilton, Ontario* (February 2009).

## 7. Community Input

As part of the consultation process for this report, AECOM undertook consultation with the City of Hamilton, the MTCS, and the OHT. The results of the consultation efforts are identified below in Table 7-1.

**Table 7-1: Community Input and Consultation Undertaken for 1197 and 1199 King Street East**

Contact	Contact Information	Date	Notes
<b>Chelsey Tyers, Heritage Planner City of Hamilton</b>	905-546-2424 ext. 1202 <a href="mailto:chelsey.tyers@hamilton.ca">chelsey.tyers@hamilton.ca</a>	February 1, 2017  February 6, 2017 (Response)	The City of Hamilton confirmed that 1197 King Street East and 1199 King Street East are listed on the City's <i>Inventory of Buildings of Architectural and/or Historical Interest</i> .
<b>Asiya Patel Assistant Cultural Heritage Planner City of Hamilton</b>	905-546-2424 ext. 7163 <a href="mailto:asiya.patel@hamilton.ca">asiya.patel@hamilton.ca</a>		
<b>Thomas Wicks Heritage Planner Ontario Heritage Trust</b>	416-314-5972 <a href="mailto:thomas.wicks@heritagetrust.on.ca">thomas.wicks@heritagetrust.on.ca</a>	February 1, 2017  February 9, 2017 (Response)	The OHT confirmed that the properties are not subject to an OHT conservation easement nor is it on their register.
<b>Rosi Zirger Heritage Planner Ministry of Tourism, Culture, and Sport</b>	416-314-7159 <a href="mailto:rosi.zirger@ontario.ca">rosi.zirger@ontario.ca</a>	February 1, 2017	Response pending.

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## 8. Discussion of Historical or Associative Value

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### 8.1 Historic Theme/Cultural Pattern

#### 8.1.1 *Transportation*

The earliest roads in Ontario were typically military roads or colonization roads. These roads often followed aboriginal hunting trails or were dictated by the topography of the land which they crossed. The Dundas Road was opened to connect Toronto with the Thames River, in what is now London, Ontario, and the Kingston Road was designed to provide a military link between Toronto and Kingston. The Kingston Road was one of the earliest and still functioning roads in southern Ontario.

Following the Crown surveys in Ontario, concession and side roads were opened on a grid that was dictated by the survey type that was used. The roads were cleared and made passable by the early land owners who built their dwellings adjacent to the concession roads. Despite being cleared, road conditions were often poor until the late 19th and early 20th centuries.

Railway transportation, both passenger and freight, greatly improved the transportation network in Ontario beginning in the mid-1800s. The opening of the Grand Trunk Railway (GTR) between Montreal and Toronto in 1856 provided a link between the two cities and provinces that was more easily travelled in comparison to mid-19th century roads. The construction of the route from Montreal to Toronto, and then on to Sarnia by the end of the 1860s resulted in the construction of significant structures such as the Victoria Bridge over the St. Lawrence River, and the St. Clair Tunnel in Sarnia. The GTR was designed to enhance the St. Lawrence-Great Lakes shipping routes in response to the railroads and shipping networks in the United States. As a result it also strengthened the connection and link between the townships, and municipal and provincial economies in Ontario.

Various railway companies were formed in Ontario to create a vast network of rail lines that spread throughout the province by the early-20th century. Nonetheless, most of the companies were eventually merged with or purchased by the Canadian National Railway (CN) or the Canadian Pacific Railway (CP).

#### 8.1.2 *Railways*

The former Toronto, Hamilton, and Buffalo Railway (TH&B) passes under King Street West approximately 130 m west of the subject properties. The TH&B was first conceived in March 1884 as a rail line to connect Toronto to Fort Erie and Buffalo, New York through the City of Hamilton. However, as with many of the early railways in North America, funding became an issue from the beginning. In 1891, the management of the TH&B secured an amalgamation with the already constructed Brantford, Waterloo & Lake Erie Railway (BW&LER) which operated a line between Brantford and Fort Erie. By 1892, the companies were combined and became official known as the TH&B.

A year later the railway was purchased by a series of major railway companies, most of which was based on American interest, and by 1895 a link between Hamilton and Brantford was opened. The first few

decades of the 20th century resulted in a series of spurs and belt lines being constructed by the railway, as well as amalgamations with smaller railway companies, characteristic of 19th and 20th century railway business.

Within the City of Hamilton, the TH&B and City Council wrestled on the issues of grade separation, which ultimately resulted in an agreement in 1930 for the two parties to construct a grade separation in order to prevent long trains from blocking city streets. The project was completed in 1933, which included the construction of a new station and corporate offices. Between the 1930s and 1970s, the TH&B went under the control of the Michigan Central Railway, the New York Central Railway, the Penn Central Railway, and eventually Conrail. However, in 1977, Conrail's interest in the TH&B was sold to the Canadian Pacific Railway (CPR), and by 1987 the TH&B was fully integrated into the CPR system.

### **8.1.3 Hamilton Street Railway**

In 1873, the City of Hamilton incorporated the Hamilton Street Railway; the horse-drawn streetcar service began in May 1874 with six operating cars. The line extended along three miles of track from the GTR's passenger station east along Stuart Street South to James Street. The line travelled south to Gore Park and then east along King Street to Wellington Street. Due to popularity of the service, additional cars were added and the track was extended. New track was laid west along King Street to Locke Street and east to Wentworth Street.

The electrification process of the Hamilton Street Railway began in March 1892. A total of 12 miles of track were electrified and 15 horsecars were converted to electric street cars. Operation of the newly-electrified cars began on June 29, 1892.

At the end of the Second World War, Hamilton Street Railway sold the lines to Canada Coach for \$1.4 million. Immediately following the sale, Canada Coach announced plans to replace the street car service with busses. By 1951, the last street car was removed from service and replaced by electric trolley busses.<sup>3</sup>

The proposed B-Line follows the old streetcar route from King Street near McMaster University to Sherman Avenue. The original line turned south along Sherman Avenue and then continued east on Main Street to Kenilworth Avenue North. The B-Line will continue along King Street East to the Delta where it will reconnect with the old alignment and continue to the Queenston Road traffic circle.

The present-day Hamilton transit company operates under the name of Hamilton Street Railway Company.

## **8.2 Local History**

1197 and 1199 King Street East are located within the City of Hamilton, Ontario. Historically the structures were located within Lot 6, Concession II, Barton Township in Wentworth County. The subsections below include historic information related to the settlement and growth of these areas.

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<sup>3</sup>Transit Toronto. <http://transit.toronto.on.ca/streetcar/4751.shtml>, consulted February 9, 2017.

## 8.2.1 Settlement History

As part of the establishment of Upper Canada, the province was divided into administrative Districts in 1792. Consequently, Wentworth County was one of several counties that made up the Home District. It was named in honour of Sir John Wentworth, Lieutenant Governor of Nova Scotia from 1792-1808. In 1816, the Home District was divided and reorganized and Wentworth County was included in the Gore District. By 1849, the original district system was abolished and replaced by a county council system and Wentworth County became an independent political entity. Townships that were included in Wentworth County at one time or another included Ancaster, Barton, Beverly, Binbrook, Caistor, Flamborough East and West, Glanford, Onondaga, Saltfleet, and Seneca. Between 1850 and 1854, Wentworth and Halton Counties were joined for government purposes into the United Counties of Wentworth and Halton; however, this change was short-lived. In 1973, Wentworth County was renamed the Regional Municipality of Hamilton-Wentworth and, in 2001, was amalgamated with six constituent municipalities into the City of Hamilton. The City of Hamilton has remained as the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818. The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The Settlement of Barton Township began slowly, with only 102 families living in the township by 1815. Most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population had grown to 1,434.

## 8.2.2 Site History

1197 and 1199 King Street East were historically located in the southern part of Lot 6, Concession II in Barton Township when the crown survey for the township was undertaken. By 1875, the lot had been transected in the southwest corner by King Street East. 1197 and 1199 King Street East now fall on the portion of the lot that was listed to R.R. Gage in 1875. At this time, significant urban development had not yet reached this part of Barton Township and Lot 6, Concession II was likely still under use for agricultural purposes. No structures are illustrated on the portion of the lot on which the subject properties now fall (Figure 3).

By the beginning of the 20<sup>th</sup> century, historic topographic mapping indicates that although urban development in Hamilton was expanding eastward, development was still minimal east of Sherman Avenue South where the subject properties are located. Only a few small structures are illustrated on Lot 6, Concession II (Figure 4).

The buildings at 1197 and 1199 King Street East were constructed ca. 1919 and the original building footprints are illustrated in the 1927 (rev. 1933) Fire Insurance Plan. In 1919, the building at 1197 King Street East was vacant, while the first resident at 1199 was listed as William Wingfield. One year later, in 1920, Mary Aikins was listed as the first resident to occupy 1197 King Street East. Historic topographic mapping indicates that by 1938, this area of Hamilton had undergone significant urban expansion eastward, well beyond Sherman Avenue South (Figure 5).

The buildings at 1197 and 1199 King Street East continued to be used for residential purposes until the 1950s, when a portion of 1199 King Street East was occupied by the Delta Costume Studio (1955-

1960s). Sometime between 1960 and 1962, a brick store front addition was added to 1197 King Street East, as illustrated on the 1962 Fire Insurance Plan, and throughout the 1960s, this space was occupied by Superior Shoe Repair. The residential space at 1197 King Street East continued to be occupied by two private tenants. Sometime after 1919, a wood frame addition was added to the front of 1199 King Street East, as illustrated on the 1927 (rev. 1933) and 1962 Fire Insurance Plans. 1199 King Street East appears to have continued as both a residential and commercial space until sometime between 1961 and 1970 when only residential tenants were listed in the City Directory at this address.

Today, 1197 and 1199 King Street East appear to be under residential use. The small brick store front at 1197 King Street East has been boarded up and it could not be confirmed whether this portion of the building is vacant or occupied as a residential space. A large and relatively recent two-storey addition has been constructed onto the front of 1199 King Street East that is under use as a residential space.

### **8.3 Person/Event/Organization**

The historic research undertaken for this CHER did not identify any significant people, events, or organizations that are directly related to or associated with the property, and could contribute to the potential cultural heritage interest or value of the property.

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## 9. Discussion of Design or Physical Value

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### 9.1 Style/Type/Tradition

The structural brick houses at 1197 King Street East and 1199 King Street East form part of a residential block between the Canadian Pacific Railway line and Dunsmure Road. Both structures are 2½ storeys.

The majority of the main floor of 1197 King Street East has been covered by a one-storey brick addition that was added to the building between 1960 and 1962. The second floor has two bays, each with one window. The western bay features a large bay window while the eastern bay features a small window with a rusticated concrete sill and lintel. The gable roof has shed dormers on the east and west side of the house.

Major changes to the façade of 1199 King Street East have had an impact on the design integrity of the building. The façade has been completely covered by a two-storey wooden frame addition with brick veneer. None of the original building materials or design details are visible.

The two houses are part of a row of four similar structures (formerly as many as six), of which 1201 King Street East has maintained a degree of design integrity (Photograph 3). From this, it is possible to speculate that each of the houses in the row was a 2½-storey, side-gabled, 2-bay structure with a segmental arched window on the main floor and a bay window above. There is ghosting on the façades of 1197 and 1201 King Street East to suggest that the verandah extant on 1203 King Street East was a common feature to all of the houses. This would put the row of detached houses in the tradition of speculative or income property development designs that were built throughout urban areas between the First and Second World Wars.

### 9.2 Function

The houses at 1197 and 1199 King Street East were designed and built as single family homes. From 1919 until the 1950-1960s, they were occupied by various residential tenants. In the 1950s, a portion of 1199 King Street East was occupied by the Delta Costume Studio (1955-1960s). Sometime between 1960 and 1962, the brick store front addition was added to 1197 King Street East, as illustrated on the 1962 Fire Insurance Plan, and throughout the 1960s, this space was occupied by Superior Shoe Repair. The residential space at 1197 King Street East was occupied by two private tenants. Sometime after 1919, a wood frame addition was added to the front of 1199 King Street East, as illustrated on the 1927 (rev. 1933) and 1962 Fire Insurance Plans. 1199 King Street East appears to have continued as both a residential and commercial space until sometime between 1961 and 1970 when only residential tenants were listed in the City Directory at this address.

Today, 1197 and 1199 King Street East appear to be under residential use. The small brick store front at 1197 King Street East has been boarded up and it could not be confirmed whether this portion of the building is vacant or occupied as a residential space. A large and relatively recent two-storey addition has been constructed onto the front of 1199 King Street East that is under use as a residential space.



## **9.3 Fabric**

According to the 1927 (rev. 1933) Fire Insurance Maps, the houses at 1197 and 1199 King Street East were originally constructed of structural brick with a shingle roof laid in mortar. The present shingles on both structures are of modern manufacture.

### **9.3.1 1197 King Street East**

The main floor of 1197 King Street East has been much altered and most of the original architectural details have either been removed or altered. A one storey brick storefront was added to the main floor between 1960 and 1962. The original windows on the second floor have been removed and replaced with metal sashes. The small window opening above the main entrance retains its rusticated stone sill and lintel.

### **9.3.2 1199 King Street East**

The façade of 1199 King Street East has been completely covered by a two-storey wooden frame addition with brick veneer. None of the original building materials are visible.

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## 10. Discussion of Contextual Value

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### 10.1 Social Meaning

The houses located at 1197 and 1199 King Street East are two of many detached houses in the tradition of speculative or income property development designs that were built throughout urban areas between the First and Second World Wars. They represent a common type of residential house within the City of Hamilton. The exteriors of 1197 and 1199 King Street East have been greatly altered and very few of their original architectural features are extant, as a result, the houses have no contextual value.

### 10.2 Environment



As a result of the extensive alterations to the exterior of the houses, 1197 King Street East and 1199 King Street East do not contribute to the general character or cultural value of the surrounding environment.

### 10.3 Formal Recognition

The properties were identified in the December 2016 CHSR as not being subject to any heritage recognitions. However, consultation with the City of Hamilton in January and February 2017 confirmed that the properties are now listed on the City's *Inventory of Buildings of Architectural and/or Historical Interest*.

## 11. Data Sheet


Table 11-1: Data Sheet for 1197 King Street East

FIELD	PROPERTY DATA
Municipal Address	1197 King Street East
Municipality	Hamilton
Approximate Area (square metres)	200
Rail Corridor	Hamilton LRT B-Line
PIN	172260245
Ownership	Private
Aerial photo showing location and boundaries	
Exterior, street-view photo	
Date of construction of built resources	ca. 1919

FIELD	PROPERTY DATA
(known or estimated and source)	
Date of significant alterations to built resources (known or estimated and source)	1960s: Brick store front constructed onto the building (Hamilton City Directories, Fire Insurance Plans)
Architect/designer/builder	Unknown
Previous owners or occupants	Various commercial and residential tenants throughout 20 <sup>th</sup> century (See Section 8)
Current function	Residential
Previous function(s)	Mixed use: residential and commercial
Heritage Recognition/Protection (municipal, provincial, federal)	Listed on City's <i>Inventory of Buildings of Architectural and/or Historical Interest</i>
Local Heritage Interest	Listed on City's <i>Inventory of Buildings of Architectural and/or Historical Interest</i> .
Adjacent Lands	No protected heritage properties
Latitude or UTM Northing	43.246615°
Longitude or UTM Easting	-79.826793°

Table 11-2: Data Sheet for 1199 King Street East

FIELD	PROPERTY DATA
Municipal Address	1199 King Street East
Municipality	Hamilton
Approximate Area (square metres)	200
Rail Corridor	Hamilton LRT B-Line
PIN	172260244
Ownership	Private
Aerial photo showing location and boundaries	

FIELD	PROPERTY DATA
Exterior, street-view photo	
Date of construction of built resources (known or estimated and source)	ca. 1919
Date of significant alterations to built resources (known or estimated and source)	Post-1970: Additional residential space added to original building footprint (Hamilton City Directories, Fire Insurance Plans)
Architect/designer/builder	Unknown
Previous owners or occupants	Various commercial and residential tenants throughout 20 <sup>th</sup> century (See Section 8)
Current function	Residential
Previous function(s)	Residential
Heritage Recognition/Protection (municipal, provincial, federal)	Listed on City's <i>Inventory of Buildings of Architectural and/or Historical Interest</i>
Local Heritage Interest	Listed on City's <i>Inventory of Buildings of Architectural and/or Historical Interest</i> .
Adjacent Lands	No protected heritage properties
Latitude or UTM Northing	43.246550°
Longitude or UTM Easting	-79.826789°

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## 12. Photographs

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**Photograph 1: Façade of 1197 King Street East (AECOM, 2017)**



**Photograph 2: Façade of 1199 King Street East (AECOM, 2017)**



**Photograph 3: Façades of 1201 and 1203 King Street East**

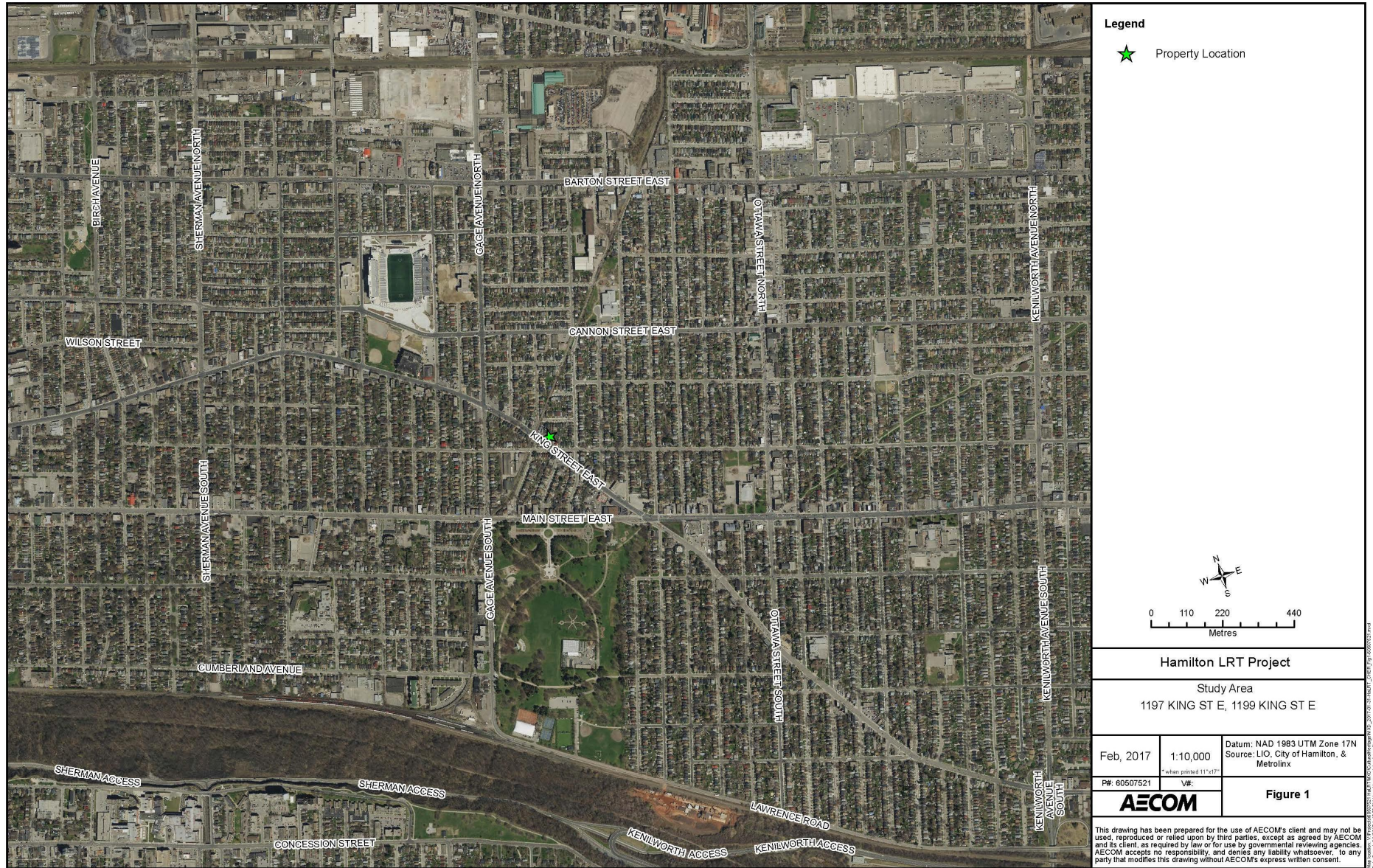


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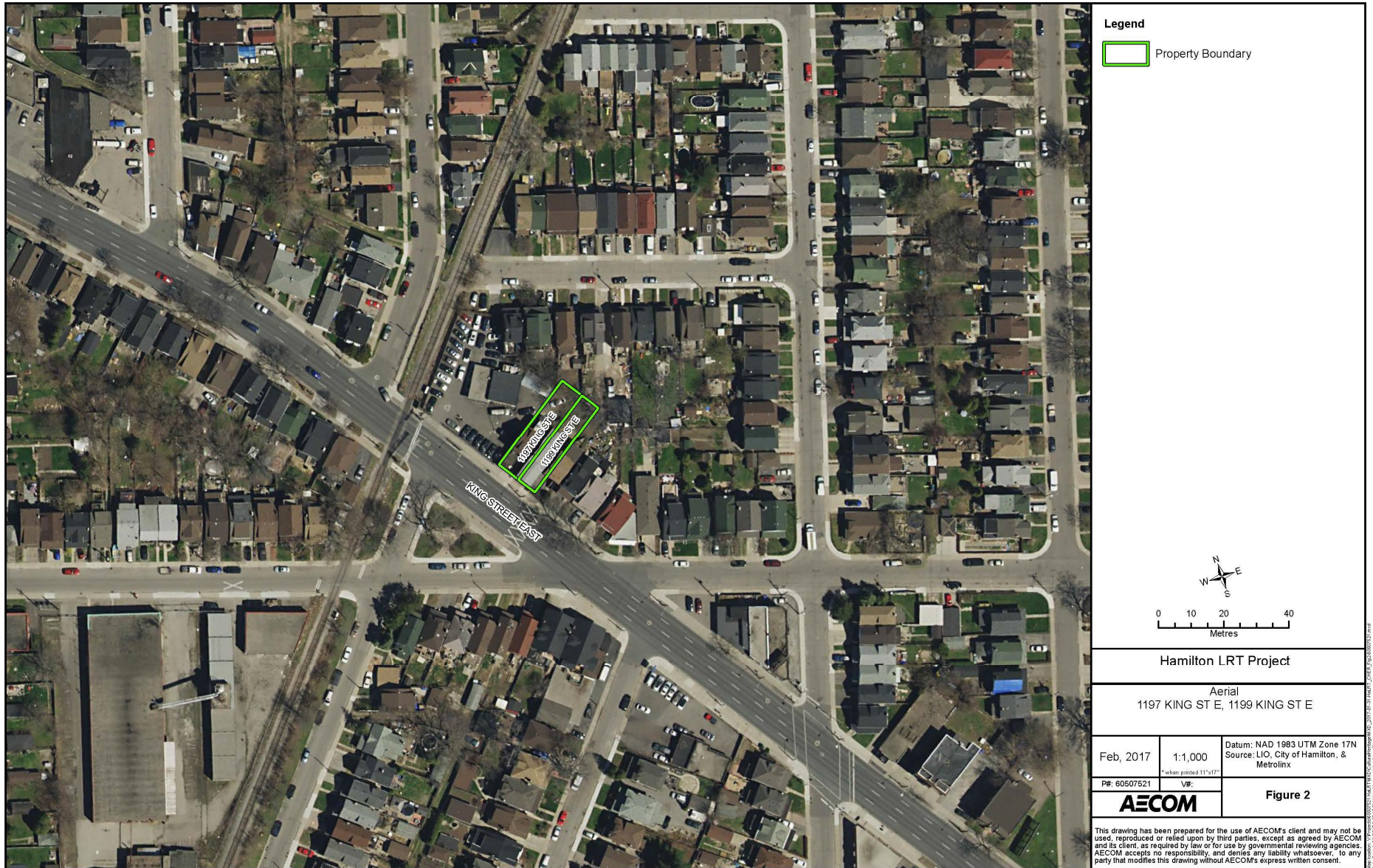
## 13. Figures

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All figures pertaining to this CHER can be found on the following pages.



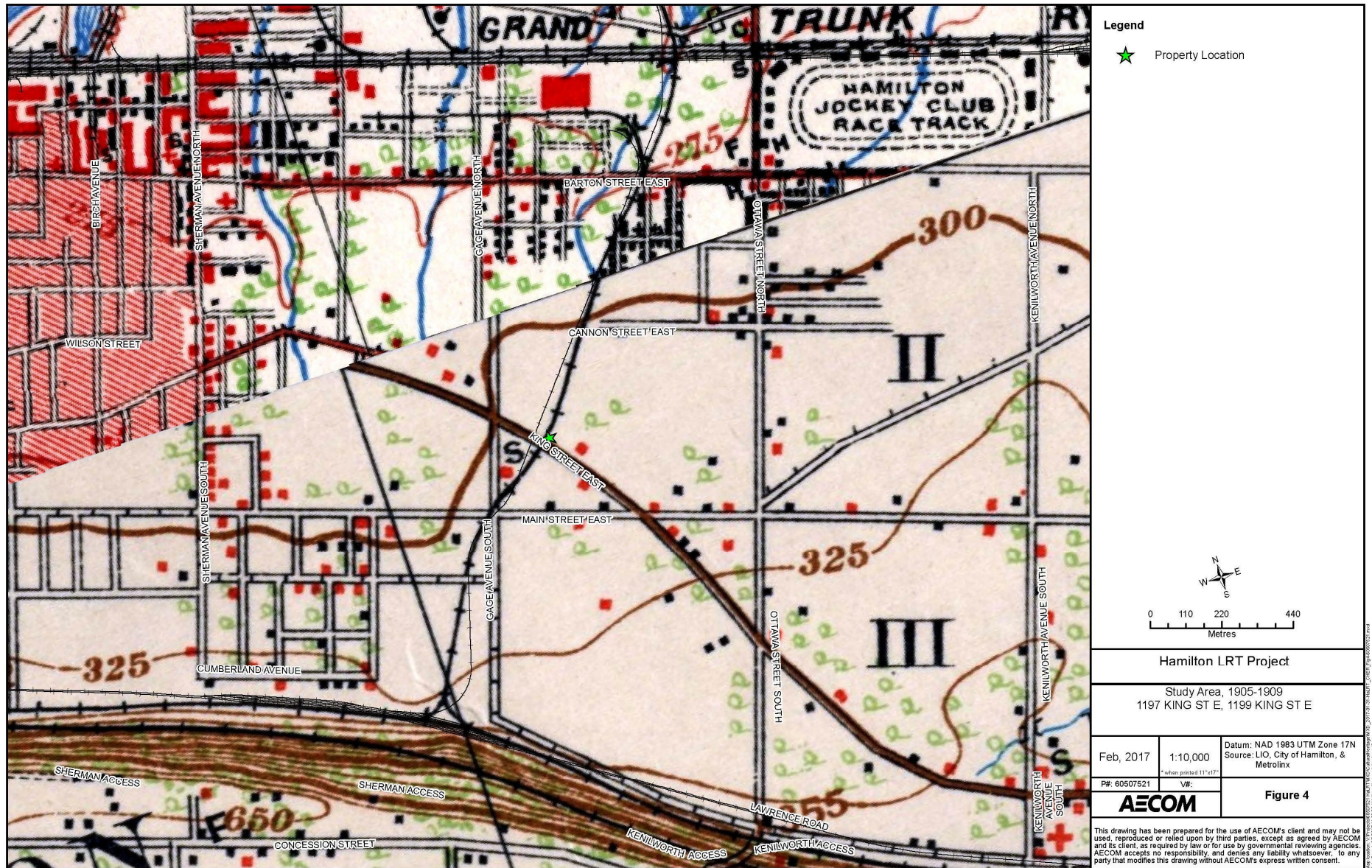
**Figure 1: Location of 1197 and 1199 King Street East**



**Figure 2: Aerial Photograph showing the area surrounding 1197 and 1199 King Street East**



**Figure 3: Location of 1197 and 1199 King Street East on the 1875 Historical Atlas Map (Page & Smith, 1875)**



**Figure 4: Location of 1197 and 1199 King Street East on the 1905-1909 NTS Map**



**Figure 5: Location of 1197 and 1199 King Street East on the 1938 NTS Map**

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## 14. Chronology

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- 1791 Barton Township was surveyed by Augustus Jones; the first settler arrived in the township.
- 1792 Province of Upper Canada divided into administrative districts.
- 1816 Home District divided and reorganized. As part of the reorganization, Wentworth was reorganized and included within the Gore District.
- 1850 Gore District was divided and Halton and Wentworth Counties were created.
- 1873 The Hamilton Street Railway was incorporated; horse-drawn streetcar service began on the HSR.
- 1875 Subject properties historically fall on the southern part of Lot 6, Concession II owned by R.R. Gage. King Street East was constructed across the lot at this time, but the lot appears to remain under use for agricultural purposes.
- 1884 The TH&B was first conceived as a rail line to connect Toronto to Fort Erie and Buffalo, New York through the City of Hamilton.
- 1892 Twelve miles of the Hamilton Street Railway was electrified and cars were updated.
- 1895 The TH&B opened a link between Hamilton and Brantford.
- 1905-1909 Several small structures appear on Lot 6, Concession II, which remains primarily undeveloped.
- 1919 The buildings at 1197 and 1199 King Street East were constructed. 1197 King Street East was vacant while William Wingfield was listed as the first resident at 1199 King Street East.
- 1920 The first resident at 1197 King Street East is listed in the City Directory as Mary Aikins.
- 1933 The TH& B completed a grade separation project, including the construction of a new station and corporate offices.
- c. 1945 The Hamilton Street Railway was sold to Canada Coach.
- 1930-1950 1197 and 1199 King Street East appear to be under use solely as residential buildings.
- 1930-1970 TH&B eventually came under the control of the Michigan Central Railway, the New York Central Railway, the Penn Central Railway, and eventually Conrail.
- 1951 Streetcars were removed from service and replaced with electric bus trolleys.

- 1960 1197 King Street East remained under use as a residential property and 1199 King Street East was under mixed use, housing both residential tenants and the Delta Costume Studio.
- 1960-1970 A brick store front was added to 1197 King Street East and was in use as Superior Shoe Repair. The remaining sections of the building, as well as 1199 King Street East were under use as private residences.
- 1977 Conrail's interest in the TH&B was sold to the Canadian Pacific Railway (CPR).
- 1987 TH&B was fully integrated into the CPR system.



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## 15. Bibliography

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Zirger, Rosi. Heritage Planner, Ministry of Tourism, Culture, and Sport. February 1, 2017.

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heritage-resources (accessed January 2017).



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Une agence du gouvernement de l'Ontario

# **Cultural Heritage Evaluation Report Recommendations 1197 King Street East, Hamilton, Ontario**

Prepared by AECOM  
for Metrolinx

March 1, 2017

# Authors

**Report Prepared By:** DRAFT  
Michael Greguol, MA  
Cultural Heritage Specialist

DRAFT  
Emily Game, B.A.  
Heritage Researcher

**Report Reviewed By:** DRAFT  
Fern Mackenzie, MA, CAHP  
Senior Architectural Historian

## Revision History

Revision #	Date	Revised By:	Revision Description
0	03/01/2017	C. Latimer	Draft to Metrolinx

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The attached Report (the "Report") has been prepared by AECOM Canada Ltd. ("AECOM") for the benefit of the Client ("Client") in accordance with the agreement between AECOM and Client, including the scope of work detailed therein (the "Agreement").

The information, data, recommendations and conclusions contained in the Report (collectively, the "Information"):

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- may be based on information provided to AECOM which has not been independently verified;
- has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
- must be read as a whole and sections thereof should not be read out of such context;
- was prepared for the specific purposes described in the Report and the Agreement; and
- in the case of subsurface, environmental or geotechnical conditions, may be based on limited testing and on the assumption that such conditions are uniform and not variable either geographically or over time.

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AECOM agrees that the Report represents its professional judgement as described above and that the Information has been prepared for the specific purpose and use described in the Report and the Agreement, but AECOM makes no other representations, or any guarantees or warranties whatsoever, whether express or implied, with respect to the Report, the Information or any part thereof.

Without in any way limiting the generality of the foregoing, any estimates or opinions regarding probable construction costs or construction schedule provided by AECOM represent AECOM's professional judgement in light of its experience and the knowledge and information available to it at the time of preparation. Since AECOM has no control over market or economic conditions, prices for construction labour, equipment or materials or bidding procedures, AECOM, its directors, officers and employees are not able to, nor do they, make any representations, warranties or guarantees whatsoever, whether express or implied, with respect to such estimates or opinions, or their variance from actual construction costs or schedules, and accept no responsibility for any loss or damage arising therefrom or in any way related thereto. Persons relying on such estimates or opinions do so at their own risk.

Except (1) as agreed to in writing by AECOM and Client; (2) as required by-law; or (3) to the extent used by governmental reviewing agencies for the purpose of obtaining permits or approvals, the Report and the Information may be used and relied upon only by Client.

AECOM accepts no responsibility, and denies any liability whatsoever, to parties other than Client who may obtain access to the Report or the Information for any injury, loss or damage suffered by such parties arising from their use of, reliance upon, or decisions or actions based on the Report or any of the Information ("improper use of the Report"), except to the extent those parties have obtained the prior written consent of AECOM to use and rely upon the Report and the Information. Any injury, loss or damages arising from improper use of the Report shall be borne by the party making such use.

This Statement of Qualifications and Limitations is attached to and forms part of the Report and any use of the Report is subject to the terms hereof.

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# 1. Executive Summary

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AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the property at 1197 King Street East, in the City of Hamilton, Ontario. This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. As a part of the project, it is anticipated that building impacts may take place on the property at 1197 King Street East.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft Terms of Reference for Consultants: *Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. Consequently the recommendations as they relate to this CHER and the potential cultural heritage value or interest of the property at 1197 King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 1197 King Street East to assess the potential cultural heritage value or interest of the property. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

1197 King Street East was constructed ca. 1919 and the original building footprint is illustrated in the 1927 (rev. 1933) Fire Insurance Plan. In 1919, the building at 1197 King Street East was vacant; in 1920 Mary Aikins was the first resident to occupy the house. Historic topographic mapping indicates that by 1938, this area of Hamilton had undergone significant urban expansion eastward, beyond Sherman Avenue South.

1197 King Street East continued to be used for residential purposes until the 1950s. Sometime between 1960 and 1962, the brick store front addition was added to 1197 King Street East, as illustrated on the 1962 Fire Insurance Plan, and throughout the 1960s, this space was occupied by Superior Shoe Repair.

Today, 1197 King Street East appears to be under residential use. The small brick store front at 1197 King Street East has been boarded up and it could not be confirmed whether or not this portion of the building is vacant or occupied as a residential space.

A field review of the privately owned property at 1197 King Street East was undertaken on February 3, 2017 by Emily Game of AECOM. An assessment was not completed on the interior of the structure due to the timing constraints for the TPAP Amendment.

The application of O.Reg. 9/06 and O.Reg. 10/06 concluded that 1197 King Street East does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the nine criteria. Therefore, this CHERR recommends that the property at 1197 King Street East is not considered a Provincial Heritage Property (PHP).



## 2. Ontario Regulation 9/06 Evaluation

*Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest (O. Reg. 9/06)* provides criteria to apply to a potential heritage property to evaluate its heritage value. If a privately-owned property meets one or more of the following criteria it may be designated by a municipality under Section 29 of the *Ontario Heritage Act*. For the purposes of this CHER, O. Reg. 9/06 considers the evaluation of the property as part of the community context. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that a property may be considered a Provincial Heritage Property (PHP) if it meets one or more of the criteria under O. Reg. 9/06. The application of the criteria for 1197 King Street East is included in Table 2-1 below.

**Table 2-1: O.Reg. 9/06 Evaluation for 1197 King Street East**

Criterion	Response (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
i) Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	No	The structure located on the at 1197 King Street East is a common example of the practise of building speculative or income property in rows of detached houses using modest vernacular designs that were built throughout urban areas between the wars. This form is commonly found throughout Hamilton.
ii) Displays a high degree of craftsmanship or artistic merit; or	No	The property is of common design and does not display a high degree of craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The property is a common commercial/residential structure and does not display a high degree of technical or scientific achievement.
<b>2) The property has historic or associative value because it:</b>		

Criterion	Response (Yes/No)	Rationale
i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	The historic research undertaken for this CHER did not identify any significant people, events, or organizations that are directly related to or associated with the property, and could contribute to the potential cultural heritage
ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or	No	The property does not have potential to yield information that contributes to an understanding of a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	A specific architect or builder for the property could not be determined.
<b>3) The property has <i>contextual value</i> because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area;	No	The property at 1197 King Street East forms a component of the larger residential block on the east side of King Street East. However, it is not important in defining, maintaining, or supporting the character of an area.
ii) Is physically, functionally, visually, or historically linked to its surroundings; or	No	The building is one of a series of early 20 <sup>th</sup> century buildings located along this portion of King Street East. Although it has been a part of the streetscape since 1919, it does not appear to be physically, functionally, visually, or historical linked to its surroundings.
iii) Is a landmark.	No	The property at 1197 King Street East is not considered a landmark.

### 3. Ontario Regulation 10/06 Evaluation

Ontario Regulation 10/06, *Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance* (O. Reg. 10/06), provides criteria against which to assess a property to determine if the property holds provincial heritage significance. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that Ministries and prescribed public bodies shall apply the criteria in O. Reg. 10/06 to determine whether a property is of provincial significance. Therefore, for the purpose of this CHER O. Reg 10/06 considers the evaluation of the property as a part of the provincial context. If the property meets the criteria, it may be considered a Provincial Heritage Property of Provincial Significance (PHPPS). The application of the criteria for 1197 King Street East is in Table 3-1, below.

**Table 3-1: O.Reg. 10/06 Evaluation for 1197 King Street East**

Criterion	Response (Yes/No)	Rationale
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	1197 King Street East does not represent a theme or pattern in Ontario's history. Commercial and residential structures similar to this are found throughout towns and cities in Ontario.
2. The property yields, or had the potential to yield, information that contributes to an understanding of Ontario's history.	No	1197 King Street East does not yield, and is not anticipated to yield information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare, or unique aspect of Ontario's cultural heritage.	No	1197 King Street East does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage. The form and massing of the structures are commonly found in Ontario.
4. The property is of aesthetic, visual, or contextual importance to the province.	No	1197 King Street East property is not of aesthetic, visual, or contextual importance to the province.
5. The property demonstrates a high degree of excellence or creative, technical, or scientific achievement at a provincial level in a given period.	No	1197 King Street East does not demonstrate a high degree of excellence or creative, technical, or scientific achievement at a provincial level.

<b>Criterion</b>	<b>Response (Yes/No)</b>	<b>Rationale</b>
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province.	No	1197 King Street East does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No	1197 King Street East does not have strong or special associations with the life or work of a person, group, or organization of importance to the province or with an event of importance to the province.
8. The property is located in an unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	1197 King Street East is not located in an unorganized territory.

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## **4. Recommended Outcome of Evaluation**

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The application of O.Reg 9/06 and O.Reg. 10/06 concluded that 1197 King Street East does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the nine criteria. Therefore, this CHERR recommends that the property at 1197 King Street East is not considered a Provincial Heritage Property (PHP). As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes have not been prepared for this property.



**METROLINX**

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# **Cultural Heritage Evaluation Report Recommendations 1199 King Street East, Hamilton, Ontario**

Prepared by AECOM  
for Metrolinx

March 1, 2017

# Authors

**Report Prepared By:** DRAFT  
Michael Greguol, MA  
Cultural Heritage Specialist

DRAFT  
Emily Game, B.A.  
Heritage Researcher

**Report Reviewed By:** DRAFT  
Fern Mackenzie, MA, CAHP  
Senior Architectural Historian

## Revision History

Revision #	Date	Revised By:	Revision Description
0	03/01/2017	C. Latimer	Draft to Metrolinx

## Statement of Qualifications and Limitations

The attached Report (the "Report") has been prepared by AECOM Canada Ltd. ("AECOM") for the benefit of the Client ("Client") in accordance with the agreement between AECOM and Client, including the scope of work detailed therein (the "Agreement").

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- may be based on information provided to AECOM which has not been independently verified;
- has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
- must be read as a whole and sections thereof should not be read out of such context;
- was prepared for the specific purposes described in the Report and the Agreement; and
- in the case of subsurface, environmental or geotechnical conditions, may be based on limited testing and on the assumption that such conditions are uniform and not variable either geographically or over time.

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# 1. Executive Summary

---

AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the property at 1199 King Street East, in the City of Hamilton, Ontario. This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. As a part of the project, it is anticipated that building impacts may take place on the property at 1199 King Street East.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft Terms of Reference for Consultants: *Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. Consequently the recommendations as they relate to this CHER and the potential cultural heritage value or interest of the property at 1199 King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 1199 King Street East to assess the potential cultural heritage value or interest of the property. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

1199 King Street East was constructed ca. 1919 and the original building footprint is illustrated in the 1927 (rev. 1933) Fire Insurance Plan. In 1919, the first resident at 1199 King Street East was listed as William Wingfield. Historic topographic mapping indicates that by 1938, this area of Hamilton had undergone significant urban expansion eastward, beyond Sherman Avenue South.

1199 King Street East continued to be used for residential purposes until the 1950s, when a portion of 1199 King Street East was occupied by the Delta Costume Studio (1955-1960s). Sometime after 1919, a wood frame addition was added to the front of 1199 King Street East, as illustrated on the 1927 (rev. 1933) and 1962 Fire Insurance Plans. 1199 King Street East appears to have continued as both a residential and commercial space until sometime between 1961 and 1970 when only residential tenants were listed in the City Directory at this address.

Today, 1199 King Street East appears to be under residential use. A large and relatively recent two-storey addition has been constructed onto the front of 1199 King Street East that is under use as a residential space.

A field review of the privately owned property at 1199 King Street East was undertaken on February 3, 2017 by Emily Game of AECOM. An assessment was not completed on the interior of the structure due to the timing constraints for the TPAP Amendment.

The application of O.Reg 9/06 and O.Reg. 10/06 concluded that 1199 King Street East does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the nine criteria. Therefore, this CHERR recommends that the property at 1199 King Street East is not considered a Provincial Heritage Property (PHP).

## 2. Ontario Regulation 9/06 Evaluation

*Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest (O. Reg. 9/06)* provides criteria to apply to a potential heritage property to evaluate its heritage value. If a privately-owned property meets one or more of the following criteria it may be designated by a municipality under Section 29 of the *Ontario Heritage Act*. For the purposes of this CHER, O. Reg. 9/06 considers the evaluation of the property as part of the community context. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that a property may be considered a Provincial Heritage Property (PHP) if it meets one or more of the criteria under O. Reg. 9/06. The application of the criteria for 1199 King Street East is included in Table 2-1 below.

**Table 2-1: O.Reg. 9/06 Evaluation for 1199 King Street East**

Criterion	Response (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
i) Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	No	The structure located on the at 1199 King Street East is a common example of the practise of building speculative or income property in rows of detached houses using modest vernacular designs that were built throughout urban areas between the wars. This form is commonly found throughout Hamilton.
ii) Displays a high degree of craftsmanship or artistic merit; or	No	The property is of common design and does not display a high degree of craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The property is a common residential structure and does not display a high degree of technical or scientific achievement.
<b>2) The property has historic or associative value because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	The historic research undertaken for this CHER did not identify any significant people, events, or organizations that are directly related to or associated with the property, and could contribute to

Criterion	Response (Yes/No)	Rationale
		the potential cultural heritage.
ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or	No	The property does not have potential to yield information that contributes to an understanding of a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	A specific architect or builder for the property could not be determined.
<b>3) The property has <i>contextual value</i> because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area;	No	The property at 1199 King Street East forms a component of the larger residential block on the east side of King Street East. However, it is not important in defining, maintaining, or supporting the character of an area.
ii) Is physically, functionally, visually, or historically linked to its surroundings; or	No	The building is one of a series of early 20 <sup>th</sup> century buildings located along this portion of King Street East. Although it has been a part of the streetscape since 1919, it does not appear to be physically, functionally, visually, or historical linked to its surroundings.
iii) Is a landmark.	No	The property at 1199 King Street East is not considered a landmark.

## 3. Ontario Regulation 10/06 Evaluation

Ontario Regulation 10/06, *Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance* (O. Reg. 10/06), provides criteria against which to assess a property to determine if the property holds provincial heritage significance. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that Ministries and prescribed public bodies shall apply the criteria in O. Reg. 10/06 to determine whether a property is of provincial significance. Therefore, for the purpose of this CHER O. Reg 10/06 considers the evaluation of the property as a part of the provincial context. If the property meets the criteria, it may be considered a Provincial Heritage Property of Provincial Significance (PHPPS). The application of the criteria for 1199 King Street East is in Table 3-1, below.

**Table 3-1: O.Reg. 10/06 Evaluation for 1199 King Street East**

Criterion	Response (Yes/No)	Rationale
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	The structure located at 1199 King Street East is a common example of the practise of building speculative or income property in rows of detached houses using modest vernacular designs that were built throughout urban areas between the wars. This form is commonly found throughout Hamilton.
2. The property yields, or had the potential to yield, information that contributes to an understanding of Ontario's history.	No	1199 King Street East does not yield, and is not anticipated to yield information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare, or unique aspect of Ontario's cultural heritage.	No	1199 King Street East does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage. The form and massing of the structures are commonly found in Ontario.
4. The property is of aesthetic, visual, or contextual importance to the province.	No	1199 King Street East property is not of aesthetic, visual, or contextual importance to the province.
5. The property demonstrates a high degree of excellence or	No	1199 King Street East does not demonstrate a high degree of

<b>Criterion</b>	<b>Response (Yes/No)</b>	<b>Rationale</b>
creative, technical, or scientific achievement at a provincial level in a given period.		excellence or creative, technical, or scientific achievement at a provincial level.
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province.	No	1199 King Street East does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No	1199 King Street East does not have strong or special associations with the life or work of a person, group, or organization of importance to the province or with an event of importance to the province.
8. The property is located in an unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	1199 King Street East is not located in an unorganized territory.

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## 4. Recommended Outcome of Evaluation

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The application of O.Reg 9/06 and O.Reg. 10/06 concluded that 1199 King Street East does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the nine criteria. Therefore, this CHERR recommends that the property at 1199 King Street East is not considered a Provincial Heritage Property (PHP). As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes have not been prepared for this property.





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# **Cultural Heritage Evaluation Report 619 and 621 King Street West, Hamilton, Ontario**

Prepared by AECOM  
for Metrolinx

February 8, 2017

# Authors

**Report Prepared By:** DRAFT  
Michael Greguol, M.A.  
Cultural Heritage Specialist

DRAFT  
Emily Game, B.A.  
Heritage Researcher

**Report Reviewed By:** DRAFT  
Fern Mackenzie, M.A., CAHP  
Senior Architectural Historian

## Revision History

Revision #	Date	Revised By:	Revision Description
0	02/08/2017	C. Latimer	Draft to Metrolinx

# Statement of Qualifications and Limitations

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- may be based on information provided to AECOM which has not been independently verified;
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- was prepared for the specific purposes described in the Report and the Agreement; and
- in the case of subsurface, environmental or geotechnical conditions, may be based on limited testing and on the assumption that such conditions are uniform and not variable either geographically or over time.

AECOM shall be entitled to rely upon the accuracy and completeness of information that was provided to it and has no obligation to update such information. AECOM accepts no responsibility for any events or circumstances that may have occurred since the date on which the Report was prepared and, in the case of subsurface, environmental or geotechnical conditions, is not responsible for any variability in such conditions, geographically or over time.

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# 1. Executive Summary

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AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the properties at 619 and 621 King Street West, in the City of Hamilton, Ontario (Figure 1). This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King Street East intersects with Main Street East where the alignment will continue along Main Street East to the Queenston Road traffic circle. The A-Line alignment extends north from James Street North at King Street to the intersection of James Street North and Guise Street West. As a part of the project, it is anticipated that building impacts may take place on the properties at 619 and 621 King Street West.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft Terms of Reference for Consultants: *Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. As such the recommendations as they relate to this CHER and the potential cultural heritage value or interest of 619 and 621 King Street West are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the properties located at 619 and 621 King Street West to assess the potential cultural heritage value or interest of the properties. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

The properties located at 619 and 621 King Street West consist of two narrow properties located within a built-up area just outside of the downtown core in Hamilton, Ontario. The properties, originally designed for residential purposes, appear to be used currently for both commercial and residential purposes.

The existing buildings on these properties were first constructed in 1909, and were first occupied in 1910. Both properties appear to have remained consistently used as residential properties until approximately 1940. At that time, 619 King Street West was listed as the home of R. Turkstra, who also operated a business called Turkstra and Sons, a fruit grocer at the same address. It is likely that at this time the property began to be used for residential and commercial purposes. By 1950, commercial and residential uses continued for this property as it was the home of William Antoski as well as Art's Confectionary which was located at this address well into the 1960s. By 1970, Antoski was still residing in the house; however, a business is no longer listed at the address. Throughout this time period, the house at 621

King Street West was consistently used for residential purposes, and was home to a variety of residents throughout the 20th century.

A field review of the privately owned properties at 619 and 621 King Street West was undertaken on January 30, 2017 by Michael Greguol of AECOM (Figure 2). An assessment was not completed on the interior of the structures due to timing constraints for the TPAP Amendment.

The house located at 619 King Street West consists of a 2½ storey brick house that is one of two identical structures located adjacent to each other, both built in 1909. The structure contains some design elements that are remnants of the Edwardian style, popularly used between 1900 and 1930. However, a substantial ground floor addition has resulted in the heavy modification of a number of design elements to the street façade of the structure.

Unlike its neighbour, the structure located on the property at 621 King Street West retains a number of its design features connected to its vernacular Edwardian style. This style, popular in the first few decades of the 20<sup>th</sup> century was a simplified but formal composition with an emphasis on classical architectural motifs. Primarily in contrast to the popular Queen Anne style that came before it, Edwardian strayed away from colourful and ornate facades to more balanced, simplified, smooth brick surfaces and simple fenestration.

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## 2. Introduction

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### 2.1 Historical Summary

#### 2.1.1 Context

The subject property is located within the municipal boundaries of the City of Hamilton, Ontario. Prior to the incorporation of the current municipality, the property was located within the boundaries of Barton Township, in Wentworth County.

#### 2.1.2 Wentworth County

As part of the establishment of Upper Canada, the province was divided into administrative Districts in 1792. As such, Wentworth County was one of several counties that made up the Home District. It was named in honour of Sir John Wentworth, Lieutenant Governor of Nova Scotia from 1792-1808. In 1816, the Home District was divided and reorganized and Wentworth County was included in the Gore District. By 1849, the original district system was abolished and replaced by a county council system and Wentworth County became an independent political entity. Townships that were included in Wentworth County at one time or another included Ancaster, Barton, Beverly, Binbrook, Caistor, Flamborough East and West, Glanford, Onondaga, Saltfleet, and Seneca. Between 1850 and 1854, Wentworth and Halton Counties were joined for government purposes into the United Counties of Wentworth and Halton; however, this change was short-lived. In 1973, Wentworth County was renamed the Regional Municipality of Hamilton-Wentworth and, in 2001, was amalgamated with six constituent municipalities into the City of Hamilton. The City of Hamilton has remained the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

#### 2.1.3 Barton Township

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818.<sup>1</sup> The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The settlement of Barton Township began slowly, with only 102 families living in the township by 1815; most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population grew to 1,434.<sup>2</sup> Barton Township was later amalgamated into the Regional Municipality of Hamilton-Wentworth, with today is known as the City of Hamilton.

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<sup>1</sup> Smith, William H. *Smith's Canadian Gazetteer*. Toronto: H. & W. Roswell. 1846.

<sup>2</sup> Boulton, D'Arcy. *Sketch of His Majesty's Province of Upper Canada*. London: C. Rickaby. 1805. pp. 48-49.



## 2.2 Description of Property

The properties located at 619 and 621 King Street West consist of two narrow properties located within a built-up area just outside of the downtown core in Hamilton, Ontario. The properties, originally designed for residential purposes, appear to be used currently for both commercial and residential purposes (Figure 1 and Figure 2).

The overall massing and scale of each property has remained relatively unchanged from their original construction. Originally identical in design, they were likely built as speculative properties. Both are residential 2½-storey structures built of stone and brick, and exhibit characteristics that are representative of Edwardian architecture including the subdued use of red brick in details such as the arched and segmental arch openings.

Recent alterations have resulted in modifications of particular construction and architectural details to different degrees on both buildings. Specifically, the exterior of 619 King Street West has been heavily modified. The exterior brick on the structure has been painted white. In addition, the entire ground floor of the original structure has been significantly altered to serve as a storefront, with an addition combining a variety of materials including modern concrete blocks, ceramic tiles, plate glass and metal windows, and diamond embossed metal panels. 621 King Street West has not been subjected to the same level of alteration; however, the front porch is a relatively recent addition. The first and second story windows and doors on both structures have been replaced from what were likely wood sash windows.

## 2.3 Current Context

The property is situated on the south side of King Street West between Dundurn Street and New Street on the western outskirts of downtown Hamilton. The properties contain two matching structures in terms of their size, scale, and massing; however, they are surrounded by modern structures, including restaurants and commercial uses both immediately adjacent and on the north side of King Street. The property is situated along a portion of King Street that consists of five lanes of one way westbound traffic that accesses Highway 403 and Highway 8, approximately 500 metres (m) west of the properties.

There are fragmentary pockets of older buildings along King Street West in this area that reflect the same setback and scale of the subject houses. The 1911 Goad Fire Insurance Plan shows that the area was then, as now, a mix of residential and commercial/light industry. At that time, however, the residential units were mostly 2½-storey townhouses, living quarters over businesses or detached houses. At present, residential use is concentrated in mid-rise apartment blocks, and many commercial buildings are set well back from the street to provide parking in front. The character of the environment around 619 and 621 King Street West is oriented towards the car, with five lanes of traffic and wide asphalt sheets for parking.

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## 3. Methodology and Sources

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### 3.1 Study Approach

This CHER was prepared in accordance with Metrolinx's *Interim Cultural Heritage Management Process* (Fall 2013) and the MTCS *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). The CHER was also undertaken according to the guidelines presented in the Metrolinx document, *Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations* (April 2016) and outlined in the following tasks:

- Research and Documentation Gathering – gathered from various sources including existing heritage studies, Metrolinx records, public archives, and published materials;
- Writing – an illustrated report based on gathered background history and site investigation materials, and the application of O.Reg. 9/06 and 10/06; Evaluation, Recommendations, and Statement of Cultural Heritage Value – a summary of the applicable evaluation, and recommendations regarding whether the property meets the criteria for being a provincial heritage property, a provincial heritage property of provincial significance, or neither.

As outlined in the Draft Terms of Reference for Consultants, the heritage evaluation is separated into two stand-alone components: a CHER and a CHERR. The Cultural Heritage Evaluation Report includes research conducted for the CHER and is intended to address the criteria set out in O.Reg. 9/06 and 10/06. The CHERR includes the results of the applied evaluation, and the recommended outcome of the evaluation.

Michael Greguol, Cultural Heritage Specialist for AECOM, conducted a site investigation to visually inspect and document the property on January 30, 2017.

### 3.2 Secondary Sources

A series of secondary sources were reviewed for the purposes of data collection and analysis as part of the CHER. The relevant guidelines and reference documents cited above served as a framework for undertaking the study. The *Hamilton Light Rail Transit Cultural Heritage Screening Report, City of Hamilton, Ontario* (CHSR) prepared by ASI in December 2016, provided a preliminary review of the rail corridor and the potential heritage properties identified along the corridor. Background information and applicable research was gathered from the report for the purposes of the CHER. In addition, a series of published materials including published histories pertaining to the history of Hamilton were consulted. A complete list of the sources reviewed for the report is contained in Section 15 (Bibliography).

### 3.3 Primary Sources

Where available, primary source material was consulted to provide a historical context for the evaluation of the potential heritage value of the property. Primary source research was undertaken at the Local History and Archives Department of the Hamilton Public Library, the Mills Memorial Library at McMaster

University, and at the Map and Data Centre at the University of Western Ontario. A review of the following primary sources aided in the evaluation of the structures at 619 and 621 King Street West:

- Illustrated Historical Atlas of the County of Wentworth, 1875;
- Hamilton City Directories, issues 1909-1970;
- Fire Insurance Plan, 1911; and,
- National Topographic Series, 1909-1938.

### **3.4 Consultations**

As part of the identification of recognized and potential cultural heritage resources for the CHSR, ASI undertook consultation with the City of Hamilton, the Ontario Heritage Trust (OHT) and the MTCS. Consultation during the CHSR process took place between August and October, 2016.

As part of this CHER, AECOM undertook property-specific consultation with the same municipal and provincial staff and agencies in order to identify or confirm any existing heritage recognitions or interest in the subject properties.

The following individuals and organizations were contacted:

- Thomas Wicks, Heritage Planner, OHT;
- Chelsey Tyers, Cultural Heritage Planner, City of Hamilton;
- Asiya Patel, Assistant Cultural Heritage Planner, City of Hamilton; and,
- Rosi Zirger, Heritage Planner, MTCS.

The results of the consultation efforts have been summarized in Section 7 (Community Input).

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## 4. Heritage Recognitions

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### 4.1 Municipal

As a review of applicable municipal heritage recognitions for the property or adjacent properties, AECOM reviewed the City of Hamilton's heritage inventories. The following inventories and registers were reviewed:

- Hamilton's Heritage Volume 1: List of Designated Properties and Heritage Conservation Easements under the *Ontario Heritage Act*, and,
- Hamilton's Heritage Volume 2: Inventory of Buildings of Architectural and/or Historical Interest.

In addition, consultation efforts were undertaken to confirm levels of municipal heritage recognition, if any. Both properties were identified in the December 2016 CHSR as being listed on Hamilton's Heritage Volume 2, which identifies listed, non-designated heritage properties. AECOM's review of the publically available register indicates that the properties are not included; however, the register is a living document and properties can be added and removed based on staff recommendations. Accordingly, the City of Hamilton confirmed on February 6, 2017 that both properties are municipally listed.

### 4.2 Provincial

As a review of applicable provincial heritage recognitions for the property or adjacent properties AECOM reviewed the OHT's Provincial Plaque Guide, and list of OHT easements. The properties at 619 and 621 King Street West are neither the subject of a provincial plaque nor a provincial easement. In addition, OHT staff was contacted to review the Ontario Heritage Act Register to confirm that the property is not included on the register and that an OHT easement does not exist for the property.

A response from Thomas Wicks, Heritage Planner for the OHT is pending.

### 4.3 Federal

As a review of applicable federal heritage recognitions for the property or adjacent properties, AECOM reviewed the online searchable database for the Canadian Register of Historic Places as well as the Directory of Federal Heritage Designations. 619 and 621 King Street West and the adjacent properties are not subject to any existing federal heritage recognitions.

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## 5. Adjacent Lands

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The properties adjacent to 619 and 621 King Street West consist of commercial uses including a fast food restaurant and a bicycle store. The bicycle store – immediately adjacent to 619 King Street West – has been heavily modified on the exterior of the structure; however, the footprint of the front portion of the store appears to be consistent with the footprint shown in the 1911 Fire Insurance Plan for Hamilton. The historic mapping indicates that this structure is a frame building with exterior masonry facades. Nonetheless, the property (615 King Street West) is not a protected heritage property.

The fast food restaurant – immediately adjacent to 621 King Street West – is a modern building with no potential cultural heritage value or interest.

Properties adjacent to 619 and 621 King Street West are not subject to heritage recognitions at the municipal, provincial, or federal levels, or designations under the *Ontario Heritage Act*, municipal heritage listings, heritage easements and/or commemorations.

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## 6. Archaeology

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ASI completed a Stage 1 Archaeological Assessment (AA) as part of the Rapid Transit Initiative and found that the property at 619 and 621 King Street West did not retain archaeological potential and confirmed that no known archaeological assessments have previously been completed within 50 m of the property. At the time of production of the ASI report, no archaeological sites had been identified within or adjacent to the property. Additionally, the ASI Stage1 AA indicates that there is no land that retains archaeological potential within 50 m of 619 and 621 King Street West.

The results of the Stage 1 AA determined that a Stage 2 AA must be conducted for all land identified as retaining archaeological potential that will be impacted by the proposed Rapid Transit Initiative. Based on this assessment, ASI made the following recommendations:

- The King Street right-of-way (ROW) does not retain archaeological potential due to previous land disturbance. An additional AA is not required within the ROW and those portions of the study corridor can be cleared of further archaeological concern; and,
- A Stage 2 AA should be conducted on lands determined to have archaeological potential if the proposed project is to impact these lands. This work must be done in accordance with the MTCS' *Standards and Guidelines for Consultant Archaeologists* (Ontario Government 2011) in order to identify any archaeological remains that may be present.

It should be noted that ASI's recommendations for Stage 2 archaeological work references the MCL's 2006 draft *Standards and Guidelines for Consultant Archaeologists* (MCL 2006); however, further Stage 2 archaeological work must now be conducted in accordance with current archaeological standards and guidelines (*Standards and Guidelines for Consultant Archaeologists*, Ontario Government 2011) . For complete details regarding the results of the Stage 1 AA, reference should be made to the *Stage 1 Archaeological Assessment, Rapid Transit Initiative, City of Hamilton, Ontario* (February 2009).

## 7. Community Input

As part of the consultation process for this report, AECOM undertook consultation with the City of Hamilton, the MTCS, and the OHT. The results of the consultation efforts are identified below in Table 7-1.

**Table 7-1: Community Input and Consultation Undertaken for 619 and 621 King Street West**

Contact	Contact Information	Date	Notes
<b>Chelsey Tyers</b> <b>Heritage Planner</b> <b>City of Hamilton</b>	905-546-2424 ext. 1202 <a href="mailto:chelsey.tyers@hamilton.ca">chelsey.tyers@hamilton.ca</a>	February 1, 2017  February 6, 2017 (Response)	The City of Hamilton confirmed that the properties located at 619-621 King Street West are listed. Upon inquiry, the City did not provide further details as to reasoning or additional information related to the properties.
<b>Asiya Patel</b> <b>Assistant Cultural Heritage Planner</b> <b>City of Hamilton</b>	905-546-2424 ext. 7163 <a href="mailto:asiya.patel@hamilton.ca">asiya.patel@hamilton.ca</a>		
<b>Thomas Wicks</b> <b>Heritage Planner</b> <b>Ontario Heritage Trust</b>	416-314-5972 <a href="mailto:thomas.wicks@heritagetrust.on.ca">thomas.wicks@heritagetrust.on.ca</a>	February 1, 2017	Response pending.
<b>Rosi Zirger</b> <b>Heritage Planner</b> <b>Ministry of Tourism, Culture, and Sport</b>	416-314-7159 <a href="mailto:rosi.zirger@ontario.ca">rosi.zirger@ontario.ca</a>	February 1, 2017	Response pending.

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## 8. Discussion of Historical or Associative Value

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### 8.1 Historic Theme/Cultural Pattern

#### 8.1.1 *Transportation*

The earliest roads in Ontario were typically military roads or colonization roads. These roads often followed aboriginal hunting trails or were dictated by the topography of the land which they crossed. The Dundas Road was opened to connect Toronto with the Thames River, in what is now London, Ontario, and the Kingston Road was designed to provide a military link between Toronto and Kingston. The Kingston Road was one of the earliest and still functioning roads in southern Ontario.

Following the Crown surveys in Ontario, concession and side roads were opened on a grid that was dictated by the survey type that was used. The roads were cleared and made passable by the early land owners who built their dwellings adjacent to the concession roads. Despite being cleared, road conditions were often poor until the late 19th and early 20th centuries.

Railway transportation, both passenger and freight, greatly improved the transportation network in Ontario beginning in the mid-1800s. The opening of the Grand Trunk Railway (GTR) between Montreal and Toronto in 1856 provided a link between the two cities and provinces that was more easily travelled in comparison to mid-19th century roads. The construction of the route from Montreal to Toronto, and then on to Samia by the end of the 1860s resulted in the construction of significant structures such as the Victoria Bridge over the St. Lawrence River, and the St. Clair Tunnel in Samia. The GTR was designed to enhance the St. Lawrence-Great Lakes shipping routes in response to the railroads and shipping networks in the United States. As a result it also strengthened the connection and link between the townships, and municipal and provincial economies in Ontario.

Various railway companies were formed in Ontario to create a vast network of rail lines that spread throughout the province by the early-20th century. Nonetheless, most of the companies were eventually merged with or purchased by the Canadian National Railway (CN) or the Canadian Pacific Railway (CP).

### 8.2 Railways

The former Toronto, Hamilton, and Buffalo Railway (TH&B) passes under King Street West approximately 200 m west of the subject properties. The TH&B was first conceived in March 1884 as a rail line to connect Toronto to Fort Erie and Buffalo, New York through the City of Hamilton. However, as with many of the early railways in North America, funding became an issue from the beginning. In 1891, the management of the TH&B secured an amalgamation with the already constructed Brantford, Waterloo & Lake Erie Railway (BW&LER) which operated a line between Brantford and Fort Erie. By 1892, the companies were combined and became official known as the TH&B.

A year later the railway was purchased by a series of major railway companies, most of which was based on American interest, and by 1895 a link between Hamilton and Brantford was opened. The first few



decades of the 20th century resulted in a series of spurs and belt lines being constructed by the railway, as well as amalgamations with smaller railway companies, characteristic of 19th and 20th century railway business.

Within the City of Hamilton, the TH&B and City Council wrestled on the issues of grade separation, which ultimately resulted in the an agreement in 1930 for the two parties to construction a grade separation in order to prevent long trains from blocking city streets. The project was completed in 1933, including the construction of a new station and corporate offices. Between the 1930s and 1970s, the TH&B eventually came under the control of the Michigan Central Railway, the New York Central Railway, the Penn Central Railway, and eventually Conrail. However, in 1977, Conrail's interest in the TH&B was sold to the Canadian Pacific Railway (CPR), and by 1987 the TH&B was fully integrated into the CPR system.

## 8.3 Local History

619 and 621 King Street West are located within the City of Hamilton, Ontario. Historically the structures were located on Lot 18, Concession 2 within Barton Township in Wentworth County. The subsections below include historic information related to the settlement and growth of these areas.

### 8.3.1 Settlement History

As part of the establishment of Upper Canada, the province was divided into administrative Districts in 1792. As such, Wentworth County was one of several counties that made up the Home District. It was named in honour of Sir John Wentworth, Lieutenant Governor of Nova Scotia from 1792-1808. In 1816, the Home District was divided and reorganized and Wentworth County was included in the Gore District. By 1849, the original district system was abolished and replaced by a county council system and Wentworth County became an independent political entity. Townships that were included in Wentworth County at one time or another included Ancaster, Barton, Beverly, Binbrook, Caistor, Flamborough East and West, Glanford, Onondaga, Saltfleet, and Seneca. Between 1850 and 1854, Wentworth and Halton Counties were joined for government purposes into the United Counties of Wentworth and Halton; however, this change was short-lived. In 1973, Wentworth County was renamed the Regional Municipality of Hamilton-Wentworth and, in 2001, was amalgamated with six constituent municipalities into the City of Hamilton. The City of Hamilton has remained as the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818. The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The Settlement of Barton Township began slowly, with only 102 families living in the township by 1815. Most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population had grown to 1,434.

### 8.3.2 Site History

619 and 621 King Street West were historically located on the southwest part of Lot 18, Concession II in Barton Township when the crown survey for the township was undertaken. By 1875, historic mapping indicates that the lot had already been subdivided as a part of the urban expansion of Hamilton.

Individual structures were not shown on the mapping material at the time; however it is likely that the urban development was beginning to take place within the area (Figure 3).

By the beginning of the 20<sup>th</sup> century, historic topographic mapping indicates that urban development was quickly underway surrounding the subject properties. The study area properties are shown on the edge of the expanding city to the east, while the neighbouring blocks are shown as completely developed.

Hamilton City Directories indicate that the houses on both of the subject properties were under construction beginning in 1909, as the city development extended westward. By 1910, the houses were complete but were listed as vacant. A year later, the houses' first residents were listed as Samuel Sutton for 619, and John Service for 621. No further information regarding the occupations or personal histories of these individuals or their families could be determined (Figure 4). By 1938, the city had extended further westward, as the Westdale subdivision is shown on the historic mapping located to the west of the subject properties. By this time, the subject properties were completely developed and surrounded by urban development (Figure 5).

Both properties appear to have remained consistently used as residential properties until approximately 1940. At that time, 619 King Street West was listed as the home of R. Turkstra, who also operated a business called Turkstra and Sons, a fruit grocer at the same address. It is likely that at this time the property began to be used for residential and commercial purposes. By 1950, commercial and residential uses continued for this property as it was the home of William Antoski as well as Art's Confectionary which was located at this address well into the 1960s. By 1970, Antoski was still residing in the house; however, a business is no longer listed at the address. Throughout this time period, the house at 621 King Street West was consistently used for residential purposes, and was home to a variety of residents throughout the 20th century.

Most recently, the property at 619 King Street West appears to have been home to a construction business as evidenced by the excavation services currently displayed on the storefront windows. However, it does not appear that the property is currently used for commercial purpose and it could not be determined if the rest of the house is currently being used for residential purposes. The property at 621 King Street West appears to still be occupied and in use as a residential property.

## **8.4 Person/Event/Organization**

The historic research undertaken for this CHER did not identify any significant people, events, or organizations that are directly related to or associated with the properties, and could contribute to the potential cultural heritage interest or value of the properties.

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## 9. Discussion of Design or Physical Value

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### 9.1 Style/Type/Tradition

#### 9.1.1 619 King Street West

The house located at 619 King Street West consists of a 2½ storey brick house that is one of two identical structures located adjacent to each other, both built in 1909. The structure contains some design elements that are remnants of the Edwardian style, popularly used between 1900 and 1930. However, a substantial ground floor addition has resulted in the heavy modification of a number of design elements to the street façade of the structure.

The modern ground floor addition is constructed of modern concrete blocks and plate glass windows that extend the entirety of the front façade. In addition, a setback glass door serves as the primary entrance to the building, heavily altered from its original front entrance configuration. The top of the addition is also framed with diamond embossed metal panels that extend along the addition. The addition is roofed with a shallow-pitched shed style roof.

The second storey of the structure retains a series of design elements that were originally part of the 1909 construction of the property, and are identical to the adjacent 621 King Street West property. Specifically, the second storey and attic windows are arched with decorative brickwork articulating the voussoirs that wraps around the window opening, one of the few Edwardian details that is still evident on the structure. The windows on the second floor have been replaced with modern plate glass windows, which have also altered the appearance with the removal of what were likely wood sash windows. A small round-headed window, seemingly original to the house, is located in the attic gable of the house, visible from the exterior of the structure.

#### 9.1.2 621 King Street West

Unlike its neighbour, the structure located on the property at 621 King Street West retains a number of its design features connected to its vernacular Edwardian style. This style, popular in the first few decades of the 20<sup>th</sup> century was a simplified but formal composition with an emphasis on classical architectural motifs. Primarily in contrast to the popular Queen Anne style that came before it, Edwardian strayed away from colourful and ornate facades to more balanced, simplified, smooth brick surfaces and simple fenestration.

The structure at 621 King Street West retains its original smooth brick finish on its front façade and its contrasting but subtle rubble stone foundation. The design is a vernacular interpretation of Edwardian architecture that does not contain a high number of classical design elements. Its most predominant features expressing style are the arched openings of different sizes and the decorative treatment of the voussoirs around all of the windows on the front façade of the house, while an unadorned segmental arch is located above the front door and transom window.

Both this property and its identical neighbour at 619 King Street have intersecting hipped roofs with a gable peak that extends out above the attic window as part of the squared projected bays on the front façade. The east façade of 619 King Street West includes a gable peaked roof component that rises

above the ½ storey window, while the west façade of 621 King Street West includes a separate dormer window with a shed-style roof.

The rears and interiors of the properties were not evaluated as a part of this CHER as a result of access restrictions at the time of completing the study. All descriptions generated for this CHER were undertaken from an analysis of the structures from public rights-of-way (ROW).

## 9.2 Function

The property at 619 King Street West was designed primarily for residential purposes. It functioned as such until the mid-20th century when it was used for a combined commercial and residential purposes. Throughout the middle of the 20th century the house appears to have been used for commercial ground floor purposes, and residential second storey purposes.

The property at 621 King Street West was designed primarily for residential purposes and appears to have remained in that use since its original construction in 1909.

## 9.3 Fabric

Both structures are of brick construction on a squared, random-coursed rubble stone foundations while the remainders of the structures consist of smooth red brick. The brick used for 619 King Street West has been painted white. The voussoirs over the windows are also built of the same brick material used throughout the buildings, while the sills are rusticated concrete, commonly used on early and mid-20th century buildings.

The modern ground floor addition on 619 King Street West is composed of a variety of concrete block, ceramic tile, metal and plate glass windows, and the diamond embossed metal panels that frame the addition. All of the windows on the two properties are replacement windows, and likely replaced the original wood sash windows on the structures.

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## 10. Discussion of Contextual Value

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### 10.1 Social Meaning

The two structures located at 619 and 621 King Street West are typical examples of early-20th century vernacular architecture that have used some design elements that are common to the Edwardian style of architecture. The structures represent a relatively early period in the westward expansion of the City of Hamilton, and the growth of domestic architecture and vernacular architectural trends within the City.

### 10.2 Environment

The properties located at 619 and 621 King Street West are somewhat isolated from their surroundings. Both properties are unusual surviving examples of domestic architecture that are still located along this section of King Street. Unlike the properties immediately adjacent to them, and on the north side of the street, these properties have not been extensively modified or completely replaced for commercial uses. In particular, 621 King Street West appears to retain the majority of its original design characteristics, as well as its original residential use.


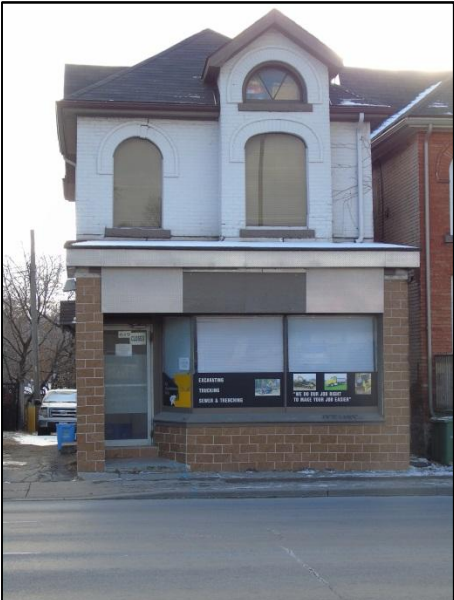
There are fragmentary pockets of older buildings along King Street West in this area that reflect the same setback and scale of the subject houses. The 1911 Goad Fire Insurance Plan shows that the area was then, as now, a mix of residential and commercial/light industry. At that time, however the residential units were mostly 2½-storey townhouses, living quarters over businesses or detached houses. At present, residential use is concentrated in mid-rise apartment blocks, and many commercial buildings are set well back from the street to provide parking in front. The character of the environment around 619 and 621 King Street West is oriented towards the car, with five lanes of traffic and wide asphalt sheets for parking.

### 10.3 Formal Recognition

Both properties were identified in the December 2016 CHSR as being listed on Hamilton's Heritage Volume 2, which identifies listed, non-designated heritage properties. AECOM's review of the publically available register indicates that the properties are not included; however, the register is a living document and properties can be added and removed based on staff recommendations. As such, AECOM has requested information from the City of Hamilton to confirm whether the properties are recognized at a municipal level.


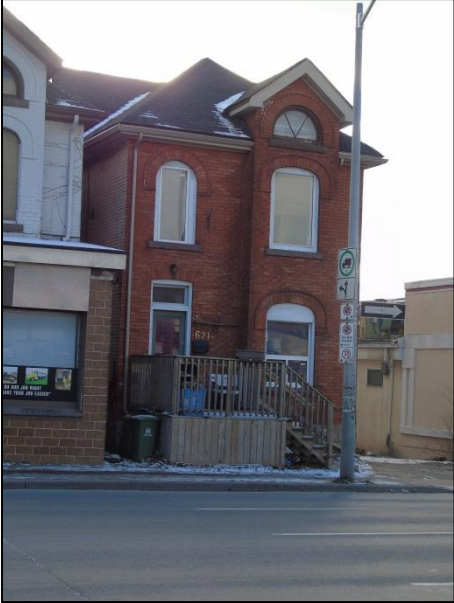
# 11. Data Sheet

**Table 11-1: Data Sheet for 619 King Street West**

FIELD	PROPERTY DATA
<b>Municipal Address</b>	619 King Street West
<b>Municipality</b>	Hamilton
<b>Approximate Area (square metres)</b>	240
<b>Rail Corridor</b>	Hamilton LRT B-Line
<b>PIN</b>	171410233
<b>Ownership</b>	Private
<b>Aerial photo showing location and boundaries</b>	
<b>Exterior, street-view photo</b>	

<b>FIELD</b>	<b>PROPERTY DATA</b>
<b>Date of construction of built resources (known or estimated and source)</b>	1909 (Hamilton City Directories)
<b>Date of significant alterations to built resources (known or estimated and source)</b>	Unknown
<b>Architect/designer/builder</b>	Unknown
<b>Previous owners or occupants</b>	Turkstra and Sons, fruit grocers (1940); William Antoski and Art's Confectionary (1950-mid1960s).
<b>Current function</b>	Mixed use: residential and commercial
<b>Previous function(s)</b>	Residential
<b>Heritage Recognition/Protection (municipal, provincial, federal)</b>	Municipally listed.
<b>Local Heritage Interest</b>	Listed in Hamilton's Heritage Volume 2
<b>Adjacent Lands</b>	621 King Street West, located to the west is a municipally listed property
<b>Latitude or UTM Northing</b>	43.261846°
<b>Longitude or UTM Easting</b>	-79.887309°

**Table 11-2: Data Sheet for 621 King Street West**

FIELD	PROPERTY DATA
<b>Municipal Address</b>	621 King Street West
<b>Municipality</b>	Hamilton
<b>Approximate Area (square metres)</b>	200
<b>Rail Corridor</b>	Hamilton LRT B-Line
<b>PIN</b>	171410234
<b>Ownership</b>	Private
<b>Aerial photo showing location and boundaries</b>	
<b>Exterior, street-view photo</b>	
<b>Date of construction of built resources (known or estimated and source)</b>	1909 (Hamilton City Directories)
<b>Date of significant alterations to built resources (known or estimated and source)</b>	Unknown



<b>FIELD</b>	<b>PROPERTY DATA</b>
<b>Architect/designer/builder</b>	Unknown
<b>Previous owners or occupants</b>	Jon Service (first resident in 1911), various residential occupants throughout 20 <sup>th</sup> century
<b>Current function</b>	Residential
<b>Previous function(s)</b>	Residential
<b>Heritage Recognition/Protection (municipal, provincial, federal)</b>	Municipally listed
<b>Local Heritage Interest</b>	Listed in Hamilton's Heritage Volume 2
<b>Adjacent Lands</b>	619 King Street West, located to the east is a municipally listed property
<b>Latitude or UTM Northing</b>	43.261869°
<b>Longitude or UTM Easting</b>	-79.887385°

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## 12. Photographs

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**Photograph 1: View looking south showing 619-621 King Street West**



**Photograph 2: View looking south showing subject properties in relation to fast food restaurant**



**Photograph 3: View looking east showing setbacks of subject properties, and ground floor addition on 619 King Street West**



**Photograph 4: View showing west facade of 621 King Street West, showing rubble stone foundation and smooth exterior brick**



**Photograph 5: Second storey details including arched brick lintels, concrete sills, and round-headed attic window**



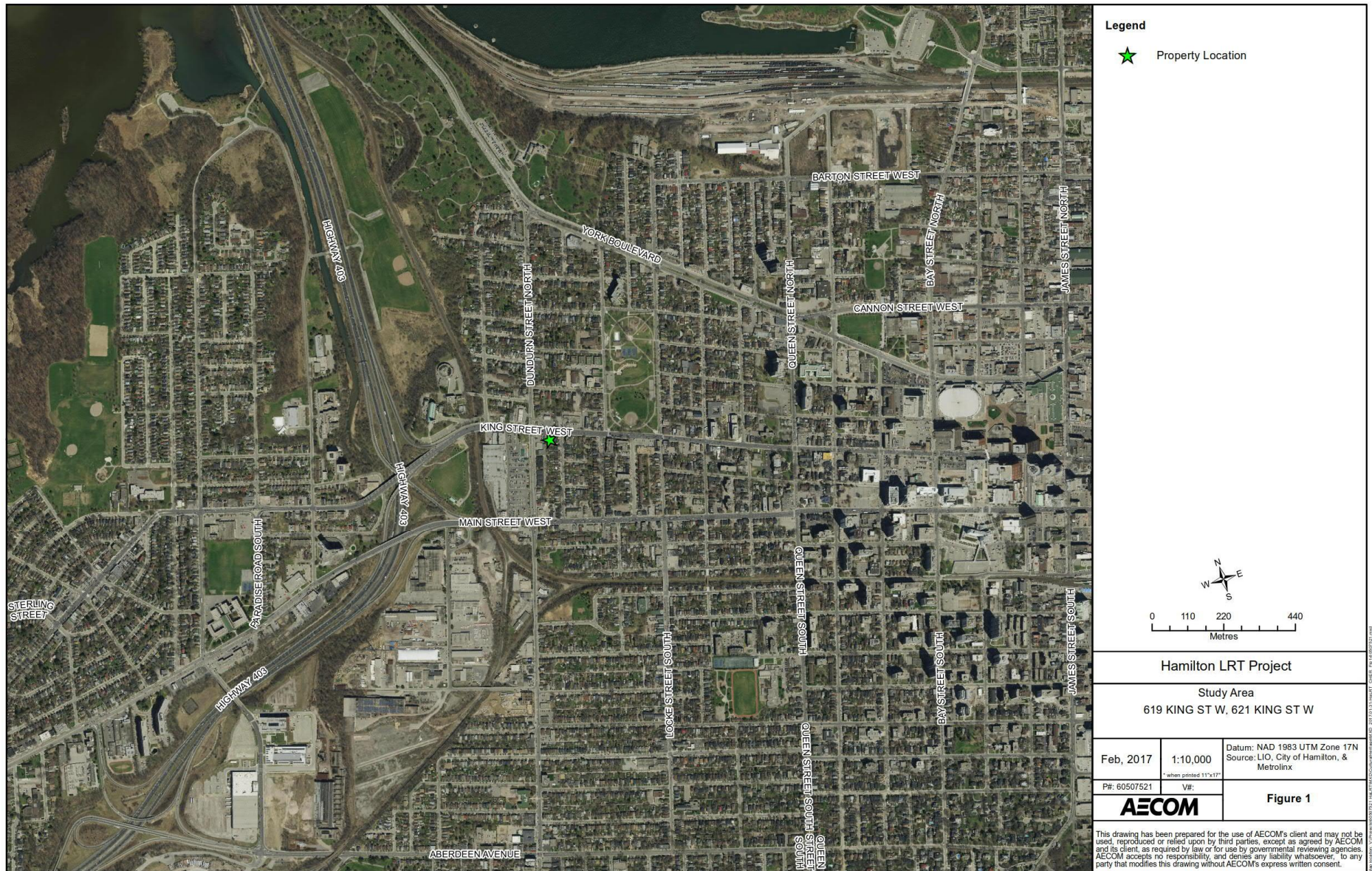
**Photograph 6: Details on 621 King Street West, showing similar details to adjacent property and segmental arch lintel above front door transom**

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## 13. Figures

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All figures pertaining to this CHER can be found on the following pages.



**Figure 1: Location of 619 and 621 King Street West**



**Figure 2: Aerial Photograph showing the area surrounding 619 and 621 King Street West**



**Figure 3: Location of 619 and 621 King Street West on the 1875 Historic Atlas Map (Page & Smith, 1875)**



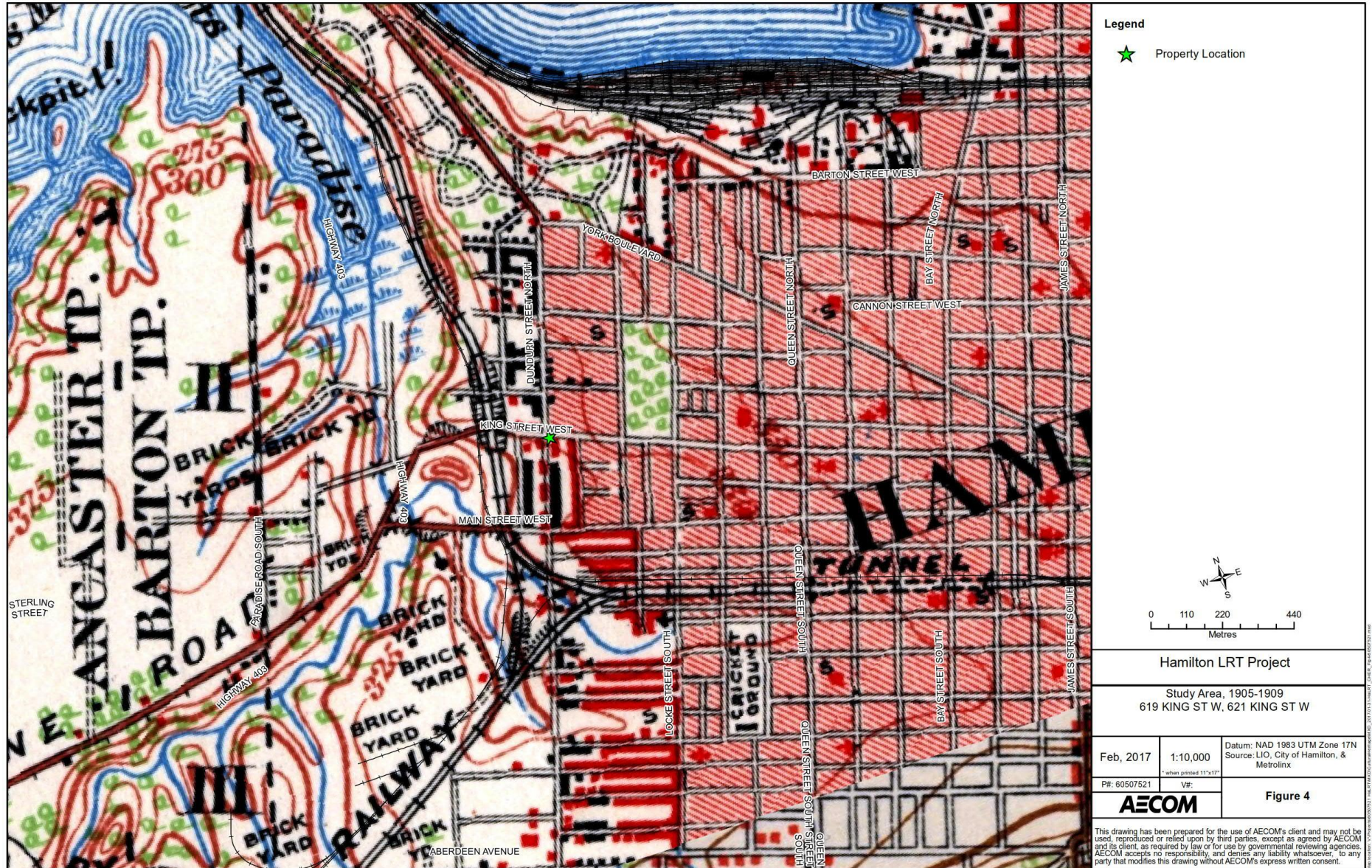
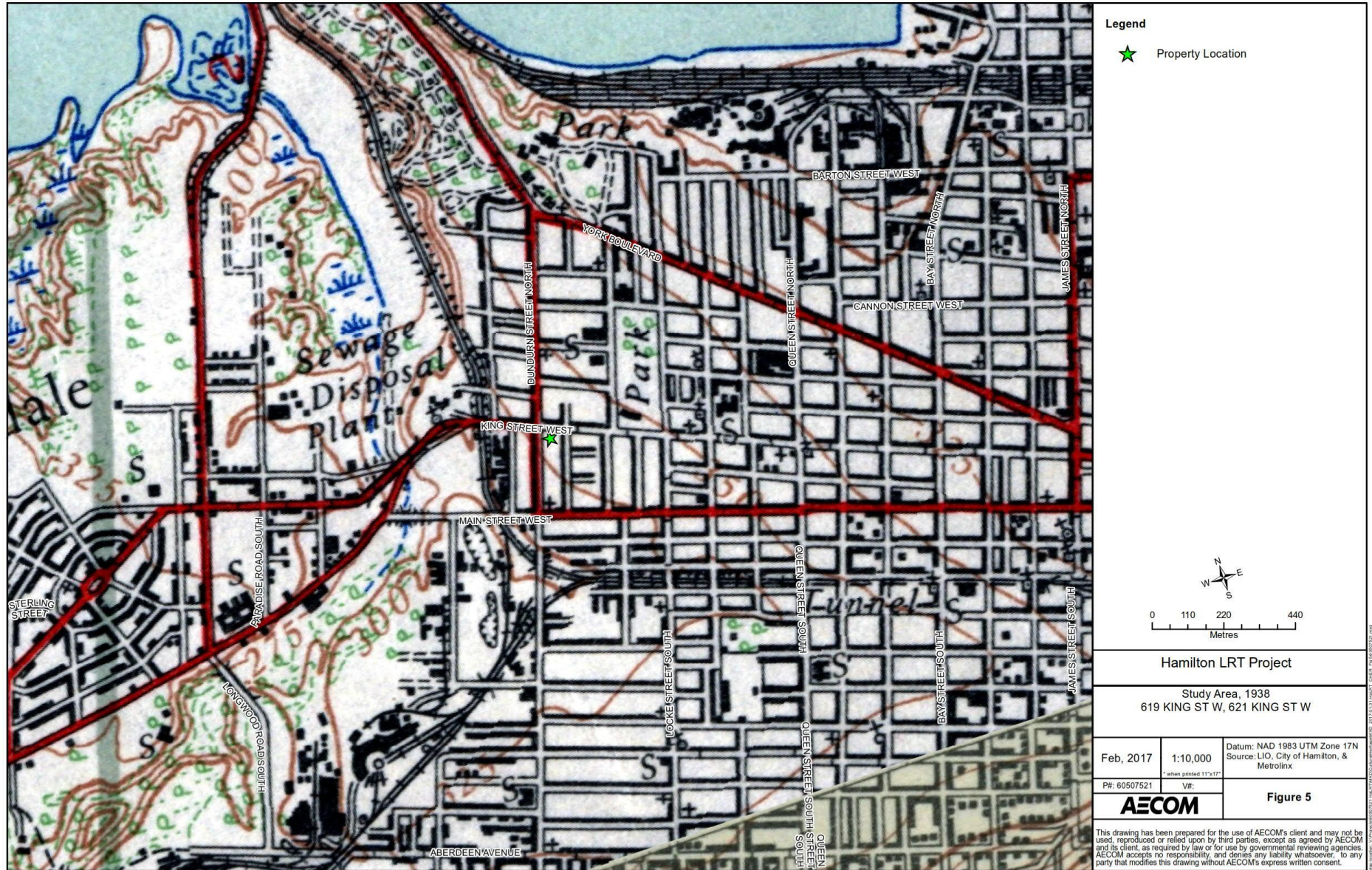


Figure 4: Location of 619 and 621 King Street West on the 1905-1909 NTS Map



**Figure 5: Location of 619 and 621 King Street West on the 1938 NTS Map**

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## 14. Chronology

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- 1791 Barton Township was surveyed by Augustus Jones; the first settler arrived in the township.
- 1792 Province of Upper Canada divided into administrative districts.
- 1816 Home District divided and reorganized. As part of the reorganization, Wentworth was reorganized and included within the Gore District.
- 1850 Gore District was divided and Halton and Wentworth Counties were created.
- 1875 Lot 18, Concession 2 is depicted as already subdivided for suburban development. Subject properties are shown as being on the edge of Hamilton's expanding urban development.
- 1895 Toronto, Hamilton, and Buffalo Railway construct a link through Hamilton to join its existing railway system.
- 1909 Construction on the houses at 619 and 621 King Street West begins.
- 1910 Construction on the houses at 619 and 621 King Street West is complete; however, they are listed as vacant in the City Directory.
- 1911 First occupants reside in the houses at 619 and 621 King Street West. Samuel Sutton is identified as living in 619 and John Service is identified as living in 621.
- 1940 Turkstra and Son, fruit grocers are listed as utilizing 619 King Street West for commercial and residential purposes.
- 1950-1960s Art's Confectionary listed as a commercial business operating out of 619 King Street West throughout the 1950s and 1960s.

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## 15. Bibliography

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# **Cultural Heritage Evaluation Report Recommendations 619 King Street West, Hamilton, Ontario**

**Prepared by AECOM  
for Metrolinx**

**February 8, 2017**

# Authors

**Report Prepared By:** DRAFT  
Michael Greguol, M.A.  
Cultural Heritage Specialist

DRAFT  
Emily Game, B.A.  
Heritage Researcher

**Report Reviewed By:** DRAFT  
Fern Mackenzie, M.A., CAHP  
Senior Architectural Historian

## Revision History

Revision #	Date	Revised By:	Revision Description
0	02/08/2017	C. Latimer	Draft to Metrolinx

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The attached Report (the "Report") has been prepared by AECOM Canada Ltd. ("AECOM") for the benefit of the Client ("Client") in accordance with the agreement between AECOM and Client, including the scope of work detailed therein (the "Agreement").

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# 1. Executive Summary

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AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the property at 619 King Street West, in the City of Hamilton, Ontario (Figure 1 of CHER). This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. The A-Line alignment extends north from James Street North at King Street to the intersection of James Street North and Guise Street West. As a part of the project, it is anticipated that building impacts may take place on the property at 619 King Street West.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the *Environmental Assessment Act*. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft *Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. As such the recommendations as they relate to this CHER and the potential cultural heritage value or interest of the property at 619 King Street West are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 619 King Street West to assess the potential cultural heritage value or interest of the properties. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

The existing buildings on these properties were first constructed in 1909, and were first occupied in 1910. Both properties appear to have remained consistently used as residential properties until approximately 1940. At that time, 619 King Street West was listed as the home of R. Turkstra, who also operated a business called Turkstra and Sons, a fruit grocer at the same address. It is likely that at this time the property began to be used for residential and commercial purposes. By 1950, commercial and residential uses continued for this property as it was the home of William Antoski as well as Art's Confectionary which was located at this address well into the 1960s. By 1970, Antoski was still residing in the house; however, a business is no longer listed at the address. Throughout this time period, the house at 621 King Street West was consistently used for residential purposes, and was home to a variety of residents throughout the 20th century.

A field review of the privately owned property at 619 King Street West was undertaken on January 30, 2017 by Michael Greguol of AECOM. An assessment was not completed on the interior of the structures due to timing constraints for the TPAP Amendment.

The existing buildings on these properties were first constructed in 1909, and were first occupied in 1910. Both properties appear to have remained consistently used as residential properties until approximately 1940. At that time, 619 King Street West was listed as the home of R. Turkstra, who also operated a business called Turkstra and Sons, a fruit grocer at the same address. It is likely that at this time the property began to be used for residential and commercial purposes. By 1950, commercial and residential uses continued for this property as it was the home of William Antoski as well as Art's Confectionary which was located at this address well into the 1960s. By 1970, Antoski was still residing in the house; however, a business is no longer listed at the address. Throughout this time period, the house at 621 King Street West was consistently used for residential purposes, and was home to a variety of residents throughout the 20th century.

The house located at 619 King Street West consists of a 2½ storey brick house that is one of two identical structures located adjacent to each other, both built in 1909. The structure contains some design elements that are remnants of the Edwardian style, popularly used between 1900 and 1930. However, a substantial ground floor addition has resulted in the heavy modification of a number of design elements to the street façade of the structure.

Unlike its neighbour, the structure located on the property at 621 King Street West retains a number of its design features connected to its vernacular Edwardian style. This style, popular in the first few decades of the 20<sup>th</sup> century was a simplified but formal composition with an emphasis on classical architectural motifs. Primarily in contrast to the popular Queen Anne style that came before it, Edwardian strayed away from colourful and ornate facades to more balanced, simplified, smooth brick surfaces and simple fenestration.

## 2. Ontario Regulation 9/06 Evaluation

*Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) provides criteria to apply to a potential heritage property to evaluate its heritage value. If a privately-owned property meets one or more of the following criteria it may be designated by a municipality under Section 29 of the *Ontario Heritage Act*. For the purposes of this CHER, O. Reg. 9/06 considers the evaluation of the property as part of the community context. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that a property may be considered a Provincial Heritage Property (PHP) if it meets one or more of the criteria under O. Reg. 9/06. The application of the criteria for 619 King Street West is included in Table 2-1 below.

**Table 2-1: O.Reg. 9/06 Evaluation for 619 King Street West**

Criterion	Response (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
i) Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	No	The structure located at 619 King Street West is a common example of vernacular domestic architecture typically found in urban centres. Specifically, the house contains some design elements that are characteristic of the Edwardian style; however, the extensive modification to the front façade of the dwelling has resulted in minimal retention of the design features. It no longer express the design intent and character of its original appearance
ii) Displays a high degree of craftsmanship or artistic merit; or	No	The property is of common design and does not display a high degree of craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The property is a common commercial/residential structure and does not display a high degree of technical or scientific achievement.
<b>2) The property has historic or associative value because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	The property appears to have been used for both residential and commercial uses throughout the 20 <sup>th</sup> century. Art's Confectionary was determined to be one of the longest serving businesses that operated on this property. However, no

Criterion	Response (Yes/No)	Rationale
		further research indicated that the occupants or businesses have direct associations with the property that result in significant historic or associative value.
ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or	No	The property does not have potential to yield information that contributes to an understanding of a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	A specific architect, designer, or builder could not be determined for this property. It is likely that the builder and designer built both of the properties at 619 and 621 King Street West; however, it does not appear that the properties reflect the work of a significant individual.
<b>3) The property has <i>contextual value</i> because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area;	No	The property at 619 King Street West forms one of two early-20 <sup>th</sup> century vernacular domestic structures located within its surroundings. However, it does not appear to be important in defining, maintaining, or supporting the character of a particular area.
ii) Is physically, functionally, visually, or historically linked to its surroundings; or	No	The property at 619 King Street West forms one of two early-20 <sup>th</sup> century vernacular domestic structures located within its surroundings. While connected to its historic location on what was once the edge of urban development in Hamilton, the properties do not appear to be physically, functionally, visually, or historically linked to its surroundings.
iii) Is a landmark.	No	The property at 619 King Street West is not considered a landmark.

### 3. Ontario Regulation 10/06 Evaluation

Ontario Regulation 10/06, *Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance* (O. Reg. 10/06), provides criteria against which to assess a property to determine if the property holds provincial heritage significance. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that Ministries and prescribed public bodies shall apply the criteria in O. Reg. 10/06 to determine whether a property is of provincial significance. Therefore, for the purpose of this CHER O. Reg 10/06 considers the evaluation of the property as a part of the provincial context. If the property meets the criteria, it may be considered a Provincial Heritage Property of Provincial Significance (PHPPS). The application of the criteria for 619 King Street West is in Table 3-1, below.

**Table 3-1: O.Reg. 10/06 Evaluation for 619 King Street West**

Criterion	Response (Yes/No)	Rationale
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	619 King Street West does not represent a theme or pattern in Ontario's history. Similar residential structures can be found in other Ontario town and cities.
2. The property yields, or had the potential to yield, information that contributes to an understanding of Ontario's history.	No	619 King Street West does not yield, and is not anticipated to yield information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare, or unique aspect of Ontario's cultural heritage.	No	619 King Street West does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage. The form, massing and architectural styles of the structure are commonly found in Ontario.
4. The property is of aesthetic, visual, or contextual importance to the province.	No	619 King Street West property is not of aesthetic, visual, or contextual importance to the province. The design and visual components of the property can be found elsewhere in cities in towns in Ontario.
5. The property demonstrates a high degree of excellence or	No	619 King Street West does not demonstrate a high degree of

Criterion	Response (Yes/No)	Rationale
creative, technical, or scientific achievement at a provincial level in a given period.		excellence or creative, technical, or scientific achievement at a provincial level. The property is relatively vernacular in nature and does not demonstrate a high degree of excellent, creative, technical, or scientific achievement.
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province.	No	619 King Street West does not have a strong or special association with the entire province or with a community that is found in more than one part of the province. No provincial connections could be determined for this property.
7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No	619 King Street West does not have strong or special associations with the life or work of a person, group, or organization of importance to the province or with an event of importance to the province.
8. The property is located in an unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	619 King Street West is not located in an unorganized territory.

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## 4. Recommended Outcome of Evaluation

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The application of O.Reg 9/06 and O.Reg. 10/06 concluded that 619 King Street West does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the criteria. Therefore, this CHERR recommends that the property at 619 King Street West, Hamilton is not considered a Provincial Heritage Property (PHP). As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes have not been prepared for this property.



**METROLINX**

An agency of the Government of Ontario  
Une agence du gouvernement de l'Ontario

# **Cultural Heritage Evaluation Report Recommendations 621 King Street West, Hamilton, Ontario**

Prepared by AECOM  
for Metrolinx

February 8, 2017



# Authors

**Report Prepared By:** DRAFT  
Michael Greguol, M.A.  
Cultural Heritage Specialist

DRAFT  
Emily Game, B.A.  
Heritage Researcher

**Report Reviewed By:** DRAFT  
Fern Mackenzie, M.A., CAHP  
Senior Architectural Historian

## Revision History

Revision #	Date	Revised By:	Revision Description
0	02/08/2017	C. Latimer	Draft to Metrolinx

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- was prepared for the specific purposes described in the Report and the Agreement; and
- in the case of subsurface, environmental or geotechnical conditions, may be based on limited testing and on the assumption that such conditions are uniform and not variable either geographically or over time.

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AECOM agrees that the Report represents its professional judgement as described above and that the Information has been prepared for the specific purpose and use described in the Report and the Agreement, but AECOM makes no other representations, or any guarantees or warranties whatsoever, whether express or implied, with respect to the Report, the Information or any part thereof.

Without in any way limiting the generality of the foregoing, any estimates or opinions regarding probable construction costs or construction schedule provided by AECOM represent AECOM's professional judgement in light of its experience and the knowledge and information available to it at the time of preparation. Since AECOM has no control over market or economic conditions, prices for construction labour, equipment or materials or bidding procedures, AECOM, its directors, officers and employees are not able to, nor do they, make any representations, warranties or guarantees whatsoever, whether express or implied, with respect to such estimates or opinions, or their variance from actual construction costs or schedules, and accept no responsibility for any loss or damage arising therefrom or in any way related thereto. Persons relying on such estimates or opinions do so at their own risk.

Except (1) as agreed to in writing by AECOM and Client; (2) as required by-law; or (3) to the extent used by governmental reviewing agencies for the purpose of obtaining permits or approvals, the Report and the Information may be used and relied upon only by Client.

AECOM accepts no responsibility, and denies any liability whatsoever, to parties other than Client who may obtain access to the Report or the Information for any injury, loss or damage suffered by such parties arising from their use of, reliance upon, or decisions or actions based on the Report or any of the Information ("improper use of the Report"), except to the extent those parties have obtained the prior written consent of AECOM to use and rely upon the Report and the Information. Any injury, loss or damages arising from improper use of the Report shall be borne by the party making such use.

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# 1. Executive Summary

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AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the property at 621 King Street West, in the City of Hamilton, Ontario (Figure 1 of CHER). This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. The A-Line alignment extends north from James Street North at King Street to the intersection of James Street North and Guise Street West. As a part of the project, it is anticipated that building impacts may take place on the property at 621 King Street West.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the *Environmental Assessment Act*. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx *Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. As such, the recommendations as they relate to this CHER and the potential cultural heritage value or interest of the property at 621 King Street West are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 621 King Street West to assess the potential cultural heritage value or interest of the properties. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

The existing buildings on these properties were first constructed in 1909, and were first occupied in 1910. Both properties appear to have remained consistently used as residential properties until approximately 1940. At that time, 619 King Street West was listed as the home of R. Turkstra, who also operated a business called Turkstra and Sons, a fruit grocer at the same address. It is likely that at this time the property began to be used for residential and commercial purposes. By 1950, commercial and residential uses continued for this property as it was the home of William Antoski as well as Art's Confectionary which was located at this address well into the 1960s. By 1970, Antoski was still residing in the house; however, a business is no longer listed at the address. Throughout this time period, the house at 621 King Street West was consistently used for residential purposes, and was home to a variety of residents throughout the 20th century.

A field review of the privately owned property at 619 King Street West was undertaken on January 30, 2017 by Michael Greguol of AECOM. An assessment was not completed on the interior of the structures due to timing constraints for the TPAP Amendment.

The existing buildings on these properties were first constructed in 1909, and were first occupied in 1910. Both properties appear to have remained consistently used as residential properties until approximately 1940. At that time, 619 King Street West was listed as the home of R. Turkstra, who also operated a business called Turkstra and Sons, a fruit grocer at the same address. It is likely that at this time the property began to be used for residential and commercial purposes. By 1950, commercial and residential uses continued for this property as it was the home of William Antoski as well as Art's Confectionary which was located at this address well into the 1960s. By 1970, Antoski was still residing in the house; however, a business is no longer listed at the address. Throughout this time period, the house at 621 King Street West was consistently used for residential purposes, and was home to a variety of residents throughout the 20th century.

The house located at 619 King Street West consists of a 2½ storey brick house that is one of two identical structures located adjacent to each other, both built in 1909. The structure contains some design elements that are remnants of the Edwardian style, popularly used between 1900 and 1930. However, a substantial ground floor addition has resulted in the heavy modification of a number of design elements to the street façade of the structure.

Unlike its neighbour, the structure located on the property at 621 King Street West retains a number of its design features connected to its vernacular Edwardian style. This style, popular in the first few decades of the 20<sup>th</sup> century was a simplified but formal composition with an emphasis on classical architectural motifs. Primarily in contrast to the popular Queen Anne style that came before it, Edwardian strayed away from colourful and ornate facades to more balanced, simplified, smooth brick surfaces and simple fenestration.

## 2. Ontario Regulation 9/06 Evaluation

*Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) provides criteria to apply to a potential heritage property to evaluate its heritage value. If a privately-owned property meets one or more of the following criteria it may be designated by a municipality under Section 29 of the *Ontario Heritage Act*. For the purposes of this CHER, O. Reg. 9/06 considers the evaluation of the property as part of the community context. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that a property may be considered a Provincial Heritage Property (PHP) if it meets one or more of the criteria under O. Reg. 9/06. The application of the criteria for 621 King Street West is included in Table 2-1 below.

**Table 2-1: O.Reg. 9/06 Evaluation for 621 King Street West**

Criterion	Response (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
i) Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	No	The house is an ordinary design that is widely represented in Ontario cities that experienced growth in the early 20 <sup>th</sup> century. The form with a projecting, gabled bay and main entrance in the other bay is common in urban houses, adapted to many styles according to changing tastes since the 1870s.
ii) Displays a high degree of craftsmanship or artistic merit; or	No	The property is of common design and does not display a high degree of craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The property is a common residential structure and does not display a high degree of technical or scientific achievement.
<b>2) The property has historic or associative value because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	No theme, event, belief, person, activity, organization or institution that is significant to a community was found to be directly associated with this building.

Criterion	Response (Yes/No)	Rationale
ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or	No	The property does not have potential to yield information that contributes to an understanding of a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	A specific architect, designer, or builder could not be determined for this property. It is likely that the builder and designer built both of the properties at 619 and 621 King Street West; however, it does not appear that the properties reflect the work of a significant individual.
<b>3) The property has <i>contextual value</i> because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area;	No	The property at 621 King Street West forms one of two early-20 <sup>th</sup> century vernacular domestic structures located within its surroundings. However, it does not appear to be important in defining, maintaining, or supporting the character of a particular area.
ii) Is physically, functionally, visually, or historically linked to its surroundings; or	No	The property at 621 King Street West forms one of two early-20 <sup>th</sup> century vernacular domestic structures located within its surroundings. While connected to its historic location on what was once the edge of urban development in Hamilton, the properties do not appear to be physically, functionally, visually, or historically linked to its surroundings.
iii) Is a landmark.	No	The property at 621 King Street West is not considered a landmark.

### 3. Ontario Regulation 10/06 Evaluation

*Ontario Regulation 10/06, Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance* (O. Reg. 10/06), provides criteria against which to assess a property to determine if the property holds provincial heritage significance. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that Ministries and prescribed public bodies shall apply the criteria in O. Reg. 10/06 to determine whether a property is of provincial significance. Therefore, for the purpose of this CHER O. Reg 10/06 considers the evaluation of the property as a part of the provincial context. If the property meets the criteria, it may be considered a Provincial Heritage Property of Provincial Significance (PHPPS). The application of the criteria for 621 King Street West is in Table 3-1, below.

**Table 3-1: O.Reg. 10/06 Evaluation for 621 King Street West**

<b>Criterion</b>	<b>Response (Yes/No)</b>	<b>Rationale</b>
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	621 King Street West does not represent a theme or pattern in Ontario's history. Similar residential structures can be found in other Ontario towns and cities.
2. The property yields, or had the potential to yield, information that contributes to an understanding of Ontario's history.	No	621 King Street West does not yield, and is not anticipated to yield information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare, or unique aspect of Ontario's cultural heritage.	No	621 King Street West does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage. The form, massing and architectural styles of the structure are commonly found in Ontario.
4. The property is of aesthetic, visual, or contextual importance to the province.	No	621 King Street West property is not of aesthetic, visual, or contextual importance to the province. The design and visual components of the property can be found elsewhere in cities in towns in Ontario.



Criterion	Response (Yes/No)	Rationale
5. The property demonstrates a high degree of excellence or creative, technical, or scientific achievement at a provincial level in a given period.	No	621 King Street West does not demonstrate a high degree of excellence or creative, technical, or scientific achievement at a provincial level. The property is relatively vernacular in nature and does not demonstrate a high degree of excellent, creative, technical, or scientific achievement.
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province.	No	621 King Street West does not have a strong or special association with the entire province or with a community that is found in more than one part of the province. No provincial connections could be determined for this property.
7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No	621 King Street West does not have strong or special associations with the life or work of a person, group, or organization of importance to the province or with an event of importance to the province.
8. The property is located in an unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	621 King Street West is not located in an unorganized territory.

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## 4. Recommended Outcome of Evaluation

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The application of O.Reg 9/06 and O.Reg. 10/06 concluded that 621 King Street West does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the criteria. Therefore, this CHERR recommends that the property at 619 King Street West, Hamilton is not considered a Provincial Heritage Property (PHP). As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes have not been prepared for this property.



**METROLINX**

An agency of the Government of Ontario  
Une agence du gouvernement de l'Ontario

# **Cultural Heritage Evaluation Report 1137½ King Street East, Hamilton, Ontario**

Prepared by AECOM  
for Metrolinx

January 26, 2017

# Authors

**Report Prepared By:** DRAFT  
Michael Greguol, M.A.  
Cultural Heritage Specialist

DRAFT  
Emily Game, B.A.  
Heritage Researcher

**Report Reviewed By:** DRAFT  
Fern Mackenzie, M.A., CAHP  
Senior Architectural Historian

## Revision History

Revision #	Date	Revised By:	Revision Description
0	1/26/2017	C. Latimer	Initial Draft to Metrolinx

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# 1. Executive Summary

---

AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the property at 1137½ King Street East, in the City of Hamilton, Ontario (Figure 1). This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. The A-Line alignment extends north from James Street North at King Street to the intersection of James Street North and Guise Street West. As a part of the project, it is anticipated that building impacts may take place on the property at 1137½ King Street East.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft Terms of Reference for Consultants: *Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. As such the recommendations as they relate to this CHER and the potential cultural heritage value or interest of the 1137½ King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 1137½ King Street East to assess the potential cultural heritage value or interest of the property. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

A field review of the property 1137½ King Street East was undertaken on January 12, 2017 and January 17, 2017 by Michael Greguol and Emily Game of AECOM (Figure 2).



---

## 2. Introduction

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### 2.1 Historical Summary

#### 2.1.1 Context

The subject property is located within the municipal boundaries of the City of Hamilton, Ontario. Prior to the incorporation of the current municipality, the property was located within the boundaries of Barton Township, in Wentworth County.

#### 2.1.2 Wentworth County

Governor Simcoe organized Upper Canada into 19 counties, one of which was named Wentworth County. Wentworth County was originally part of the Gore District, a district that covered over half a million acres in western Ontario. In 1850 the district was divided into counties it was that time that Wentworth and Halton were united as a single municipality. They were later separated in 1854. Wentworth County was composed of seven townships until 1974 when the County was dissolved and succeeded by the Regional Municipality of Hamilton-Wentworth. The City of Hamilton has remained as the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

#### 2.1.3 Barton Township

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818.<sup>1</sup> The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The settlement of Barton Township began slowly, with only 102 families living in the township by 1815; most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population grew to 1,434.<sup>2</sup>

### 2.2 Description of Property

The property located at 1137½ King Street East consists of a narrow multi-use property located in a built-up area of the City of Hamilton, the west half of a duplex building combining commercial use on the

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<sup>1</sup> Smith, William H. *Smith's Canadian Gazetteer*. Toronto: H. & W. Roswell. 1846.

<sup>2</sup> Boulton, D'Arcy. *Sketch of His Majesty's Province of Upper Canada*. London: C. Rickaby. 1805. pp. 48-49.

ground floor and residential use above. Although located within an older area of the city, the property is outside of the immediate downtown core (Figure 1).

Both sides of the building have had their storefronts altered and no longer express a single structure. The ground floor of the subject premises consists of storefront with plate glass windows extending almost the entirety of the façade with the exception of a recessed entry porch with access to the store and the upper floor (Photograph 2).

The second story of the façade has not been altered and remains consistent with the east half of the building. Both sides of the façade include a pair of windows with rusticated concrete lintels over each window opening, and concrete sills. The exterior is clad in a mix of modern vertical panels of unknown material and the original brick exterior of the building. The flat roofline of the entire structure – which extends across this property and the adjacent 1139 King Street East – is characterized by the parapet wall in the centre of the building. Rectangular brick detailing is located below the raised parapet with a diamond-shaped concrete block, inscribed with the date “1925”.

## **2.3 Current Context**

The property is situated on the north side of King Street East between Connaught Avenue North and Gage Avenue North. The property is one of a series of six commercial and residential properties that extend across the majority of this block. All six properties consist of two storey buildings, five of which are used for commercial space on the ground floor and residential units above. The adjacent properties on the north and south side of King Street East are made up of a variety of residential and commercial uses, while the streets north of the subject property, including Connaught Avenue North and Gage Avenue North consist of predominantly single-detached homes that appear to have been developed in the early and mid-20<sup>th</sup> century.

---

## 3. Methodology and Sources

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### 3.1 Study Approach

This CHER was prepared in accordance with Metrolinx's Interim Cultural Heritage Management Process (Fall 2013) and the MTCS Standards and Guidelines for the Conservation of Provincial Heritage Properties (2010). The CHER was also undertaken according to the guidelines presented in the Metrolinx document, Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations (April 2016) and outlined in the following tasks:

- Research and Documentation Gathering – gathered from various sources including existing heritage studies, Metrolinx records, public archives, and published materials;
- Writing – an illustrated report based on gathered background history and site investigation materials, and the application of O.Reg. 9/06 and 10/06; Evaluation, Recommendations, and Statement of Cultural Heritage Value – a summary of the applicable evaluation, and recommendations regarding whether the property meets the criteria for being a provincial heritage property, a provincial heritage property of provincial significance, or neither.

As outlined in the Draft Terms of Reference, the heritage evaluation is separated into two stand-alone components: a CHER and a CHERR. The Cultural Heritage Evaluation Report includes research conducted for the CHER and is intended to address the criteria set out in O.Reg. 9/06 and 10/06. The CHERR includes the results of the applied evaluation, and the recommended outcome of the evaluation.

Michael Greguol, Cultural Heritage Specialist and Emily Game, Heritage Researcher for AECOM conducted a site investigation to visually inspect and document the property on January 12th and January 17th, 2017.

### 3.2 Secondary Sources

A series of secondary sources were reviewed for the purposes of data collection and analysis as part of the CHER. The relevant guidelines and reference documents cited above served as a framework for undertaking the study. The *Hamilton Light Rail Transit Cultural Heritage Screening Report, City of Hamilton, Ontario* (CHSR) prepared by ASI in December 2016, provided a preliminary review of the rail corridor and the potential heritage properties identified along the corridor. Background information and applicable research was gathered from the report for the purposes of the CHER. In addition, a series of published materials including published histories pertaining to the history of Hamilton were consulted. A complete list of the sources reviewed for the report is contained in Section 15 (Bibliography).

### 3.3 Primary Sources

Where available, primary source material was consulted to provide a historical context for the evaluation of the potential heritage value of the property. Primary source research was undertaken at the Local History and Archives Department of the Hamilton Public Library, the Mills Memorial Library at McMaster University, and at the Map and Data Centre at the University of Western Ontario. A review of the following primary sources aided in the evaluation of the structure at 1137½ King Street East:

- *Illustrated Historical Atlas of the County of Wentworth*, 1875;
- Hamilton City Directories 1926, 1928, 1936, 1945, 1955, 1966 and 1978;
- Fire Insurance Plans, 1898-1964; and
- National Topographic Series Map, 1909-1938.

### 3.4 Consultations

As part of the identification of recognized and potential cultural heritage resources for the CHSR, ASI undertook consultation with the City of Hamilton, the Ontario Heritage Trust (OHT) and the MTCS. Consultation during the CHSR process took place between August and October, 2016.

As part of this CHER, AECOM undertook property-specific consultation with the same municipal and provincial staff and agencies in order to identify or confirm any existing heritage recognitions or interest in this subject property.

The following individuals and organizations were consulted:

- Thomas Wicks, Heritage Planner, OHT;
- Chelsey Tyers, Cultural Heritage Planner, City of Hamilton; and
- Laura Hatcher, Team Lead, Heritage Land Use Planning, MTCS

The results of the consultation efforts have been summarized in Section 7 (Community Input).

---

## 4. Heritage Recognitions

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### 4.1 Municipal

As a review of applicable municipal heritage recognitions for the property or adjacent properties, AECOM reviewed the City of Hamilton's heritage inventories. The following inventories and registers were reviewed:

- Hamilton's Heritage Volume 1: List of Designated Properties and Heritage Conservation Easements under the *Ontario Heritage Act*, and
- Hamilton's Heritage Volume 2: Inventory of Buildings of Architectural and/or Historical Interest.

1137½ King Street East was not included on the registers.

### 4.2 Provincial

As a review of applicable provincial heritage recognitions for the property or adjacent properties AECOM reviewed the OHT's Provincial Plaque Guide, and list of OHT easements. 1137½ King Street East is neither a subject of a provincial plaque nor a provincial easement. In addition, OHT staff was contacted to review the Ontario Heritage Act Register to confirm that the property is not included on the register and that an OHT easement does not exist for the property.

Thomas Wicks, Heritage Planner for the OHT confirmed that the OHT does not have any conservation easements nor any heritage interest related to 1137½ King Street East.

### 4.3 Federal

As a review of applicable federal heritage recognitions for the property or adjacent properties, AECOM reviewed the online searchable database for the Canadian Register of Historic Places as well as the Directory of Federal Heritage Designations. 1137½ King Street East and the adjacent properties are not subject to any existing federal heritage recognitions.

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## 5. Adjacent Lands

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The properties adjacent to 1139 King Street East consist mainly of a mix of commercial and residential purposes. Immediately adjacent to the east is a two storey commercial and residential property which is similar in mass and scale with modern stucco exterior finishes. Immediately to the west is 1139 King Street East. Residential properties make up the neighbouring area to the north of the subject property.

Properties adjacent to 1137½ King Street East are not subject to heritage recognitions at the municipal, provincial, or federal levels, or designations under the *Ontario Heritage Act*, municipal heritage listings, heritage easements and/or commemorations.

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## 6. Archaeology

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ASI completed a Stage 1 Archaeological Assessment (AA) as part of the Rapid Transit Initiative and found that the property at 1137½ King Street East did not retain archaeological potential and confirmed that no archaeological assessments have been completed within 50 metres of 1137½ King Street East. Therefore, no archaeological sites have been identified within or adjacent to the property. The ASI Stage 1 AA indicates that archaeological potential is present within 50 metres of 1137½ King Street East.

The Stage 1 AA included recommendations that Stage 2 AA must be conducted on land that will be impacted by the proposed development if it is shown as retaining potential for archaeological resources. Based on this assessment, ASI made the following recommendations for 1137½ King Street East:

- The King Street ROW does not retain archaeological site potential due to previous disturbances. An additional AA is not required within the ROW's, and those portions of the study corridor can be cleared of further archaeological concern; and,
- A Stage 2 AA should be conducted on lands determined to have archaeological potential, if the proposed project is to impact these lands. This work will be done in accordance with the MCL's draft Standards and Guidelines for Consultant Archaeologists (MCL 2006), in order to identify any archaeological remains that may be present.

For complete details regarding the results of the Stage 1 AA, refer to *Stage 1 Archaeological Assessment, Rapid Transit Initiative, City of Hamilton, Ontario* (February 2009).

## 7. Community Input

As part of the consultation process for this report, AECOM undertook consultation with the City of Hamilton, the MTCS, and the OHT. The results of the consultation efforts are identified below in Table 7-1.

**Table 7-1: Community Input and Consultation Undertaken for 1137½ King Street East**

Contact	Contact Information	Date	Notes
<b>Chelsey Tyers</b> Heritage Planner City of Hamilton	905-546-2424 <a href="mailto:chelsey.tyers@hamilton.ca">chelsey.tyers@hamilton.ca</a>	January 13 and 17, 2017	Response pending.
<b>Thomas Wicks</b> Heritage Planner OHT	416-314-5972 <a href="mailto:thomas.wicks@heritagetrust.on.ca">thomas.wicks@heritagetrust.on.ca</a>	January 17, 2017	Confirmed that the OHT does not have a conservation easement or any heritage interest in the subject property.
<b>Laura Hatcher</b> Team Lead Heritage Land Use Planning	416-314-3108 <a href="mailto:laura.e.hatcher@ontario.ca">laura.e.hatcher@ontario.ca</a>	January 17, 2017	Response pending.  Rosi Zirger, Heritage Advisor for MTCS, confirmed on January 18, 2017 that the property is not listed or designated and is not of heritage interest to MTCS



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## 8. Discussion of Historical or Associative Value

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### 8.1 Historic Theme/Cultural Pattern

#### 8.1.1 *Transportation*

The earliest roads in Ontario were typically military roads or colonization roads. These roads often followed aboriginal hunting trails or were dictated by the topography of the land which they crossed. The Dundas Road which was opened to connect Toronto with the Thames River, in what is now London, Ontario and the Kingston Road, was designed to provide a military link between Toronto and Kingston and was one of the earliest and still functioning roads in southern Ontario.

Following the Crown surveys in Ontario, concession and side roads were opened on a grid that was dictated by the survey type that was used. The roads were cleared and made passable by the early land owners who built their dwellings adjacent to the concession roads. Despite being cleared, road conditions were often poor until the late 19th and early 20th centuries.

Railway transportation, both passenger and freight, greatly improved the transportation network in Ontario beginning in the mid-1800s. The opening of the Grand Trunk Railway (GTR) between Montreal and Toronto in 1856 provided a link between the two cities and provinces that was more easily travelled in comparison to mid-19th century roads. The construction of the route from Montreal to Toronto, and then on to Sarnia by the end of the 1860s resulted in the construction of significant structures such as the Victoria Bridge over the St. Lawrence River, and the St. Clair Tunnel in Sarnia. The GTR was designed to enhance the St. Lawrence-Great Lakes shipping routes in response to the railroads and shipping networks in the United States. As a result it also strengthened the connection and link between the townships, and municipal and provincial economies in Ontario.

Various railway companies were formed in Ontario to create a vast network of rail lines that spread throughout the province by the early-20th century. Nonetheless, most of the companies were eventually merged with or purchased by the Canadian National Railway (CN) or the Canadian Pacific Railway (CP).

### 8.2 Railways

In 1853, the Hamilton and Port Dover Railway (H&PDR) was incorporated with the intention of extending the railway between the two communities. However, sufficient funding was not available for the construction of the railway and as a result the railway laid dormant for fourteen years. In 1869, the company went up for statutory renewal and a new venture was formed to acquire assets of the H&PDR. As a result the Hamilton and Lake Erie Railway (H&LER) was formed.

Construction began on the H&LER in 1873 and was completed for 31km to Jarvis, Ontario by 1875. As the result of a severe economic downturn, work on the railway stopped at Jarvis. The owner of the H&LER accepted a merger proposal from the Hamilton & Northwestern Railway (H&NR); this created the

potential for a direct railway line from Port Dover north to Barrie and on to Collingwood. The H&NR completed the final nine kilometres to connect Jarvis and Port Dover.

The route eventually was designated the Hagersville Subdivision under CN. In 1969, CN constructed a line south from Garnet to Nanticoke, a component that now forms the southern leg of the Hagersville Subdivision. The section of railway from Jarvis to Port Dover was abandoned in 1935 and from Garnet to Jarvis in the 1970s. The segment of railway from south of Hamilton to Caledonia was abandoned in 1997.

## 8.3 Local History

1137½ King Street East is located within the City of Hamilton, Ontario. Historically the structure was located within Barton Township in Wentworth County. The subsections below include historic information related to the settlement and growth of these municipalities.

### 8.3.1 Settlement History

Wentworth County was originally part of the Gore District, a district that covered over half a million acres in western Ontario. When the district was divided in 1850, Halton and Wentworth Counties were united; they were subsequently separated in 1854. Wentworth County was composed of seven townships until 1974 when the Regional Municipality of Hamilton-Wentworth was formed.

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818. The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The Settlement of Barton Township began slowly, with only 102 families living in the township by 1815; most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population grew to 1,434.

Governor Simcoe had previously organized Upper Canada into nineteen counties, one of which was named Wentworth County. By 1851 it had dramatically reduced in size as Wentworth, Halton, Ontario and Peel Counties had been separated from the County. Barton County was later annexed by the City of Hamilton in 1960. In 1973-74, Wentworth County was dissolved and succeeded by the Regional Municipality of Hamilton-Wentworth. The City of Hamilton has remained as the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

### 8.3.2 Site History

In 1875, Lot 7, Concession II appears to have been used primarily for agricultural use. At this time, it was occupied by George Gage and one structure and an orchard was listed on the property. The H&LER and the Great Western Railway are also illustrated on the 1875 map (Figure 3). By 1905, the area around 1137½ King Street East had become considerably more populated with brick and wooden houses constructed along King Street East and the surrounding side streets (Figure 4). Two brick and two wooden structures are shown on the 1905 NTS map, at the southwest corner of King Street East and

Gage Street North, these structures are no longer extant. By 1938, topographic mapping indicates that the lands north of the Niagara Escarpment were fully developed (Figure 5).

The structure at 1137½ King Street East was constructed in 1925 as a mixed-use building. The main floor was intended for commercial use and the second floor for residential. The City Directory from 1926 and 1928 recorded both the main and second floor as being vacant. The 1936, 1944, 1955 City Directory shows the second floor was occupied by J. Murray who ran a barber shop on the main floor. By 1966 the main floor was occupied by Eileen's Beauty Salon; there is no record of the second floor tenant for this year. In 1978 Helen's Beauty Salon occupied the main floor.<sup>3</sup> The main floor of 1137½ King Street East is currently a clothing store.

## 8.4 Person/Event/Organization

In 1875 the block on which 1137½ King Street East was owned by George Gage. The Gage family were a prominent family in Hamilton in the mid-19<sup>th</sup> century, however, there is no connection between the Gage family and the existing structure.

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<sup>3</sup> *Vernon's Hamilton City Directory.*

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## 9. Discussion of Design or Physical Value

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### 9.1 Style/Type/Tradition

The building located at 1137½ King Street East consists of the west half of a two-storey commercial and residential structure that forms part of a commercial block on the north side of King Street East between Connaught Avenue North and Gage Avenue North (Photograph 1).

The ground floor of the building consists of storefront with plate glass windows that extend the entirety of the storefront with the exception of the recessed entry porch giving access to the retail premises and the upper floor (Photograph 2). Despite the change in cladding and the removal of details, the storefront retains the characteristic recessed entrance beside the large display windows typical of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

The second story of the façade is consistent with the east half of the building and can be more easily read as one continuous building that spans the property line. The second storey of the building includes a pair of windows with rusticated concrete lintels over each window opening, and concrete sills.

Although the property forms a component of the much larger continuous block of buildings on this portion of the north side of King Street East, it does not represent a specific style, type, or tradition of architectural style or design. Rather, the building is a typical example of a vernacular commercial/residential architectural form that was utilized throughout the 19th and 20th centuries. The materials, detailing and finishes that survive were in common use during the 1920s and 1930s. This form of urban design can be found throughout small towns as well as large cities across Ontario.

### 9.2 Function

The building on the property was designed and built as combined commercial and residential spaces in 1925, and it continues to be used for those purposes.

### 9.3 Fabric

According to mid-20th century Fire Insurance Maps, the building at 1137½ King Street East was originally constructed of concrete blocks with brick veneer, much of which is visible on the second floor of the building today, despite extensive modifications to the exterior of the ground floor.

The ground floor is much altered and does not consist of many of the original building fabric materials. The exterior on the ground floor of the building is clad in a modern white vinyl siding. Most of the commercial façade consists of the plate glass that forms the display windows and the front door to the commercial space.

The original brick masonry has survived on the second storey of the building, a type of textured brick that was widely used during the 1920s and 1930s. Likewise, the concrete sills and lintels are contemporary with the construction of the building. The flat roofline of the entire structure – which extends across this

property and the adjacent 1139 King Street East – is characterized by the parapet wall in the centre of the building. Rectangular contrasting brick detailing is located below the raised parapet with a diamond-shaped concrete block, inscribed with the date “1925” (Photograph 4).

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## 10. Discussion of Contextual Value

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### 10.1 Social Meaning

The structure located at 1137½ King Street East is one of many commercial storefront structures that also include residential spaces on the second floor found in town and cities across Ontario. Built in the early-20th century the property is one of many of these structures that was built fronting onto King Street East in Hamilton as it expanded eastwards.

### 10.2 Environment



The property is situated on the north side of King Street East between Connaught Avenue North and Gage Avenue North. The property is one of a series of six combined commercial and residential properties that occupy most of this block. The adjacent properties on the north and south side of King Street East are made up of a variety of residential and commercial uses, while the streets north of the subject property – including Connaught Avenue North and Gage Avenue North consist of predominantly single-detached homes that appear to have been developed in the early and mid-20<sup>th</sup> century. The property has been a part of the expanding urban environment of Hamilton since the early-20th century.

### 10.3 Formal Recognition

The structure is not formally recognized at the municipal, provincial, or federal level.

## 11. Data Sheet

Table 11-1: Data Sheet for 1137½ King Street East

FIELD	PROPERTY DATA
Municipal Address	1137½ King Street East
Municipality	Hamilton
Approximate Area (square metres)	202
Rail Corridor	Hamilton LRT B-Line
PIN	172120063
Ownership	Private
Aerial photo showing location and boundaries	
Exterior, street-view photo	
Date of construction of built resources (known or estimated and source)	1925 (Hamilton City Directories, inscription on building)
Date of significant alterations to built resources (known or estimated and source)	Unknown
Architect/designer/builder (source)	Unknown
Previous owners or occupants	Various commercial and residential tenants throughout 20 <sup>th</sup> century (See Section 8)
Current function	Commercial and Residential

<b>Previous function(s)</b>	Commercial and Residential
<b>Heritage Recognition/Protection (municipal, provincial, federal)</b>	None
<b>Local Heritage Interest</b>	None
<b>Adjacent Lands</b>	No protected heritage properties
<b>Latitude or UTM Northing</b>	43.248405°
<b>Longitude or UTM Easting</b>	-79.828942°



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## 12. Figures

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**Photograph 1: View looking north showing subject property, second from left in relation to continuous block on King Street East (AECOM, 2017)**



**Photograph 2: View looking north across King Street East showing 1137 1/2 (left) and 1139 (right) (AECOM, 2017)**



**Photograph 3: View looking north across King Street East showing subject property in relation to adjacent building. Intersection at right is Gage Avenue North (AECOM, 2017)**

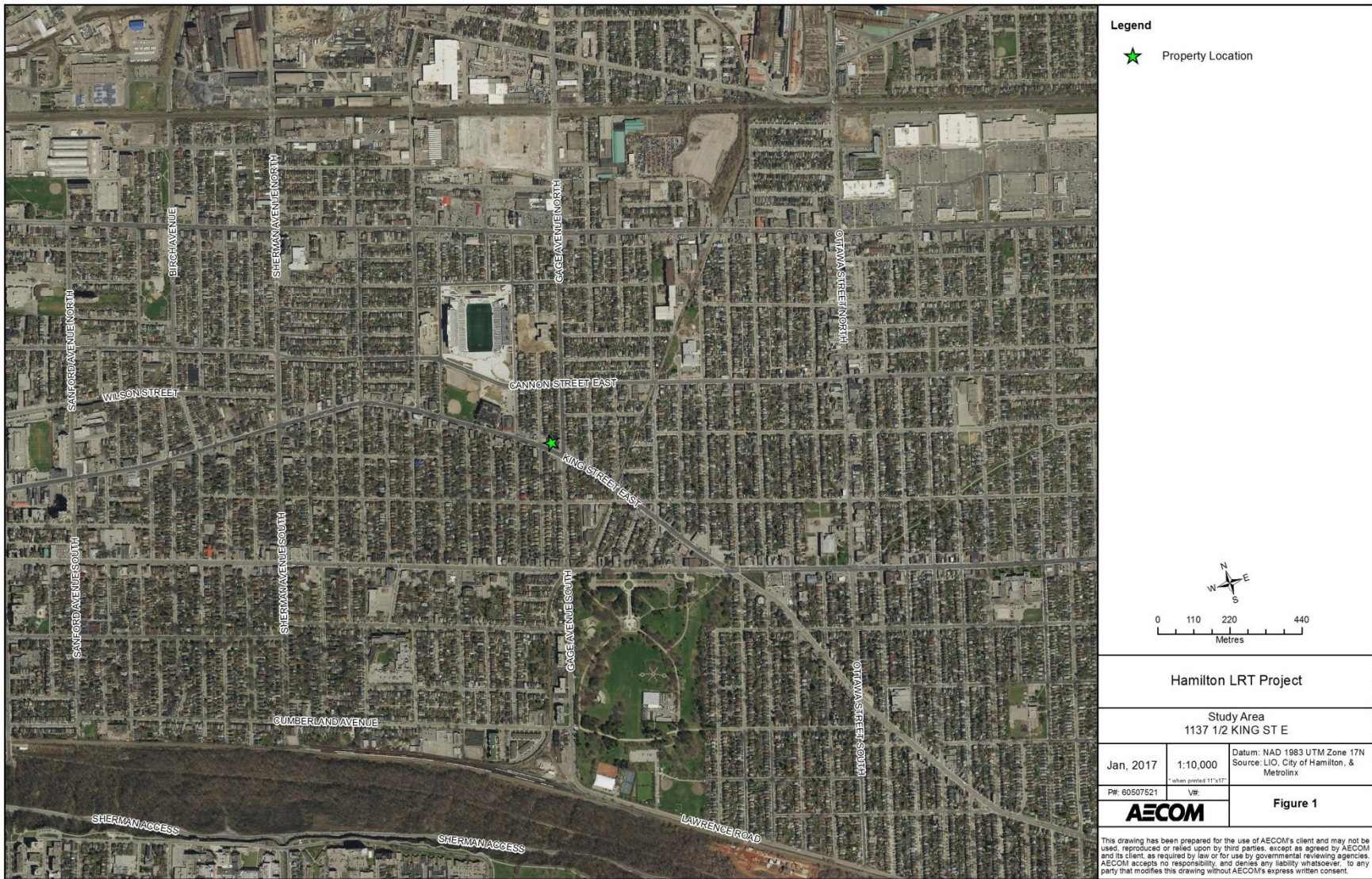


**Photograph 4: View showing decorative brick detailing and “1925” concrete date stamp between 1132½ and 1139 King Street East (AECOM, 2017)**

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## 13. Maps

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**Figure 1: Location of 1137½ King Street East**



**Figure 2: Aerial photograph showing the area surrounding 1137½ King Street East**

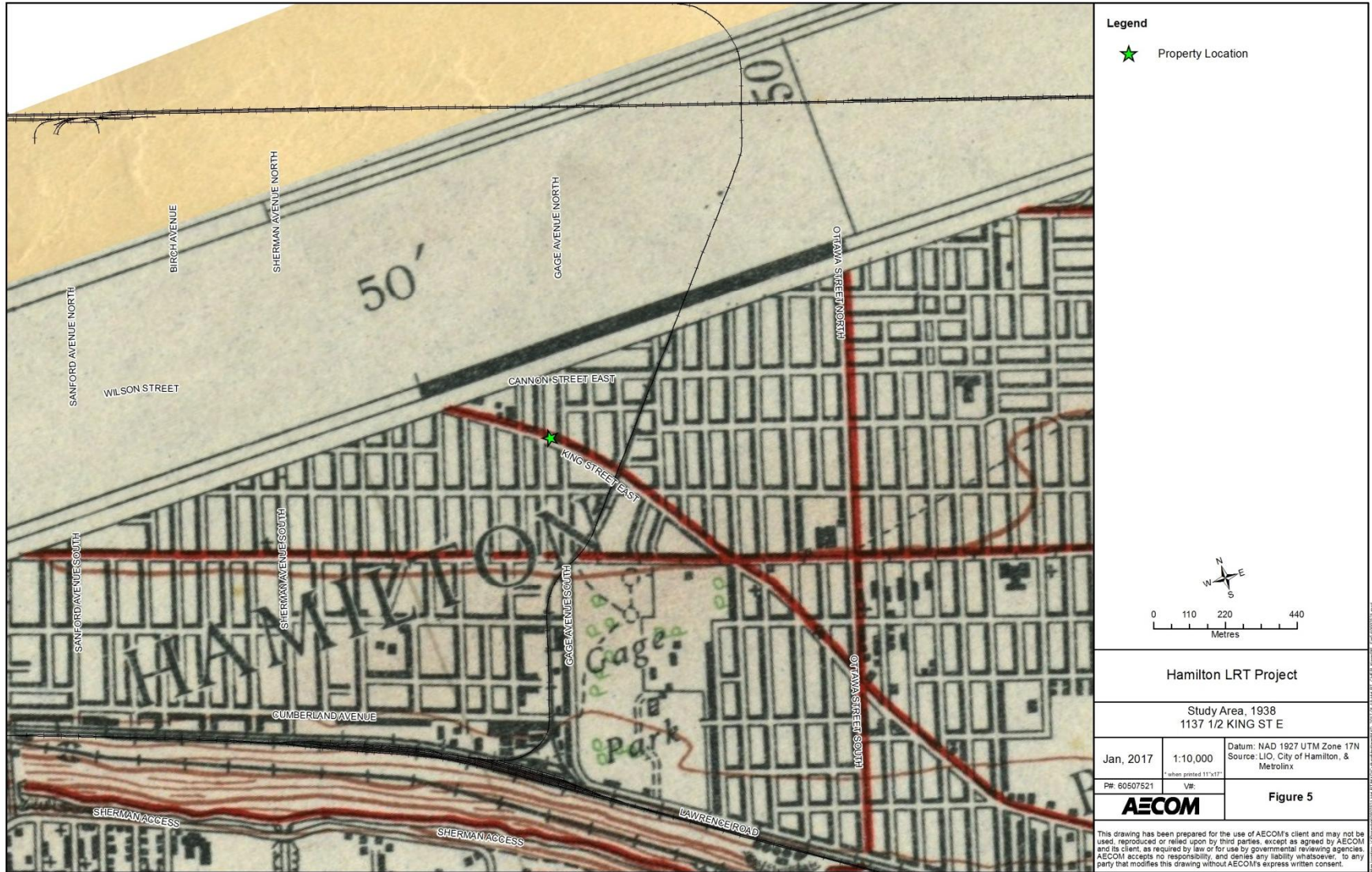


Figure 3: Location of 1137½ King Street East on the 1875 Historic Atlas Map (Page & Smith, 1875)



Figure 4: Location of 1137½ King Street East on the 1905 NTS Map





**Figure 5: Location of 1137½ King Street East on the 1938 NTS Map**

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## 14. Chronology

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- 1791 Barton Township was surveyed by Augustus Jones; the first settler arrived in the township.
- 1850 Gore District was divided and Halton and Wentworth Counties were created.
- 1869 The Hamilton & Lake Erie Railway was formed.
- 1873 Construction on the Hamilton & Lake Erie Railway began
- 1875 George Gage is shown as occupying Lot 7, Concession II.
- 1905 The NTS map shows two brick and two wooden structures at the current location of 1137½ King Street East
- 1925 1137½ and 1139 King Street East was constructed.
- 1926 1137½ King Street East is shown as being vacant.
- 1928 1137½ King Street East is shown as being vacant.
- 1936, 1944, J. Murray occupied the second floor unit and ran a barber shop from the main floor. and 1955
- 1966 The main floor was occupied by Eileen's Beauty Salon; there is no record of the second floor tenant for this year.
- 1974 The Regional Municipality of Hamilton-Wentworth was formed.
- 1978 The main floor was occupied by Helen's Beauty Salon; there is no record of the second floor tenant for this year.

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## 15. Bibliography

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Tyers, Chelsey. Heritage Planner, City of Hamilton. January 13 and 17, 2017.

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### 15.3 Publications and Reports

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**METROLINX**

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Une agence du gouvernement de l'Ontario

# **Cultural Heritage Evaluation Report Recommendations 1137 ½ King Street East, Hamilton, Ontario**

Prepared by AECOM  
for Metrolinx

January 26, 2017

# Authors

**Report Prepared By:** DRAFT  
Michael Greguol, M.A.  
Cultural Heritage Specialist

DRAFT  
Emily Game, B.A.  
Heritage Researcher

**Report Reviewed By:** DRAFT  
Fern Mackenzie, M.A., CAHP  
Senior Architectural Historian

## Revision History

Revision #	Date	Revised By:	Revision Description
0	1/26/2017	C.Latimer	Initial Draft to Metrolinx

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# 1. Executive Summary

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AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the property at 1137½ King Street East, in the City of Hamilton, Ontario (see Figure 1 of the CHER). This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. The A-Line alignment extends north from James Street North at King Street to the intersection of James Street North and Guise Street West. As a part of the project, it is anticipated that building impacts may take place on the property at 1137½ King Street East.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the *Metrolinx Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. As such the recommendations as they relate to this CHER and the potential cultural heritage value or interest of 1137½ King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 1137½ King Street East to assess the potential cultural heritage value or interest of the property. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

A field review of the property King Street East was undertaken on January 12, 2017 and January 17, 2017 by Michael Greguol and Emily Game of AECOM (see Figure 2 of the CHER).

## 2. Ontario Regulation 9/06 Evaluation

*Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) provides criteria to apply to a potential heritage property to evaluate its heritage value. If a privately-owned property meets one or more of the following criteria it may be designated by a municipality under Section 29 of the *Ontario Heritage Act*. For the purposes of this CHER, O. Reg. 9/06 considers the evaluation of the property as part of the community context. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that a property may be considered a Provincial Heritage Property (PHP) if it meets one or more of the criteria under O. Reg. 9/06. The application of the criteria for 1137½ King Street East is included in Table 2-1 below.

**Table 2-1: O.Reg. 9/06 Evaluation for 1137½ King Street East**

Criterion	Response (Yes/No)	Rationale
<b>1) The property has <i>design or physical value</i> because it:</b>		
i) Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	No	The structure located on the property at 1137½ King Street East is a common example of an early/mid-20 <sup>th</sup> century 2-storey commercial building with a residential space above. This form is commonly found throughout Hamilton.
ii) Displays a high degree of craftsmanship or artistic merit; or	No	The property is of common design and does not display a high degree of craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The property is a common commercial/residential structure and does not display a high degree of technical or scientific achievement.
<b>2) The property has <i>historic or associative value</i> because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	Although the much larger agricultural lot on which 1137½ King Street East was built once belonged to a member of the prominent Gage family, no significant connection between the property and the Gage's could be drawn. As a result the property is not directly associated with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Criterion	Response (Yes/No)	Rationale
ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or	No	The property does not have potential to yield information that contributes to an understanding of a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	A specific architect or builder for the property could not be determined. It is likely that a contractor built the duplex block on the north side of King Street East between Connaught Avenue North and Gage Avenue North.
<b>3) The property has <i>contextual value</i> because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area;	No	The property at 1137½ King Street East forms a component of the larger commercial/residential block on the north side of King Street East. However, it is not important in defining, maintaining, or supporting the character of an area.
ii) Is physically, functionally, visually, or historically linked to its surroundings; or	No	The property at 1137½ King Street East forms a component of the larger commercial/residential block on the north side of King Street East. However, it is not physically, functionally, visually, or historically linked to its surroundings.
iii) Is a landmark.	No	The property at 1137½ King Street East is not considered a landmark.

### 3. Ontario Regulation 10/06 Evaluation

*Ontario Regulation 10/06, Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance* (O. Reg. 10/06), provides criteria against which to assess a property to determine if the property holds provincial heritage significance. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that Ministries and prescribed public bodies shall apply the criteria in O. Reg. 10/06 to determine whether a property is of provincial significance. Therefore, for the purpose of this CHER O. Reg 10/06 considers the evaluation of the property as a part of the provincial context. If the property meets the criteria, it may be considered a Provincial Heritage Property of Provincial Significance (PHPPS). The application of the criteria for 1137½ King Street East is in Table 3-1, below.

**Table 3-1: O.Reg. 10/06 Evaluation for 1137½ King Street East**

Criterion	Response (Yes/No)	Rationale
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	1137½ King Street East does not represent a theme or pattern in Ontario's history. Commercial and residential structures similar to this are found throughout towns and cities in Ontario.
2. The property yields, or had the potential to yield, information that contributes to an understanding of Ontario's history.	No	1137½ King Street East does not yield, and is not anticipated to yield information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare, or unique aspect of Ontario's cultural heritage.	No	1137½ King Street East does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage. The form and massing of the structures are commonly found in Ontario.
4. The property is of aesthetic, visual, or contextual importance to the province.	No	1137½ King Street East property is not of aesthetic, visual, or contextual importance to the province.
5. The property demonstrates a high degree of excellence or creative, technical, or scientific achievement at a provincial level in a given period.	No	1137½ King Street East does not demonstrate a high degree of excellence or creative, technical, or scientific achievement at a provincial level.

Criterion	Response (Yes/No)	Rationale
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province.	No	1137½ King Street East does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No	1137½ King Street East does not have strong or special associations with the life or work of a person, group, or organization of importance to the province or with an event of importance to the province.
8. The property is located in an unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	1137½ King Street East is not located in an unorganized territory.

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## 4. Recommended Outcome of Evaluation

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The application of O.Reg 9/06 and O.Reg. 10/06 concluded that 1137½ King Street East does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the nine criteria. Therefore, this CHERR recommends that the property at 1137½ King Street East is not considered a Provincial Heritage Property (PHP). As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes have not been prepared.





**METROLINX**

An agency of the Government of Ontario  
Une agence du gouvernement de l'Ontario

# **Cultural Heritage Evaluation Report 1139 King Street East, Hamilton, Ontario**

**Prepared by AECOM  
for Metrolinx**

**January, 26, 2017**



# Authors

**Report Prepared By:** DRAFT  
Michael Greguol, M.A.  
Cultural Heritage Specialist

DRAFT  
Emily Game, B.A.  
Heritage Researcher

**Report Reviewed By:** DRAFT  
Fern Mackenzie, M.A., CAHP  
Senior Architectural Historian

## Revision History

Revision #	Date	Revised By:	Revision Description
0	1/26/2017	C. Latimer	Initial draft to Metrolinx

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# 1. Executive Summary

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AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the property at 1139 King Street East, in the City of Hamilton, Ontario (Figure 1). This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. The A-Line alignment extends north from James Street North at King Street to the intersection of James Street North and Guise Street West. As a part of the project, it is anticipated that building impacts may take place on the property at 1139 King Street East.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the *Metrolinx Interim Cultural Heritage Management Process* and utilizes the criteria in *Ontario Regulation 9/06* and *Ontario Regulation 10/06*, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) Standards and Guidelines for the *Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the *Metrolinx Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. As such the recommendations as they relate to this CHER and the potential cultural heritage value or interest of 1139 King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 1139 King Street East to assess the potential cultural heritage value or interest of the property. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

A field review of the property 1139 King Street East was undertaken on January 12, 2017 and January 17, 2017 by Michael Greguol and Emily Game of AECOM (Figure 2).

---

## 2. Introduction

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### 2.1 Historical Summary

#### 2.1.1 Context

The subject property is located within the municipal boundaries of the City of Hamilton, Ontario. Prior to the incorporation of the current municipality, the property was located within the boundaries of Barton Township, in Wentworth County.

#### 2.1.2 Wentworth County

Governor Simcoe organized Upper Canada into 19 counties, one of which was named Wentworth County. Wentworth County was originally part of the Gore District, a district that covered over half a million acres in western Ontario. In 1850 the district was divided into counties it was that time that Wentworth and Halton were united as a single municipality. They were later separated in 1854. Wentworth County was composed of seven townships until 1974 when the County was dissolved and succeeded by the Regional Municipality of Hamilton-Wentworth. The City of Hamilton has remained as the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

#### 2.1.3 Barton Township

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818.<sup>1</sup> The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The settlement of Barton Township began slowly, with only 102 families living in the township by 1815; most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population grew to 1,434.<sup>2</sup>

## 2.2 Description of Property

The property located at 1139 King Street East consists of a narrow multi-use property located in a built-up area of the City of Hamilton, the east half of a duplex building combining commercial use on the

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<sup>1</sup> Smith, William H. *Smith's Canadian Gazetteer*. Toronto: H. & W. Roswell. 1846.

<sup>2</sup> Boulton, D'Arcy. *Sketch of His Majesty's Province of Upper Canada*. London: C. Rickaby. 1805. pp. 48-49

ground floor and residential use above. Although located within an older area of the city, the property is outside of the immediate downtown core (Figure 1).

Both sides of the building have had their storefronts altered and no longer express a single structure. The ground floor of the subject premises consists of storefront with plate glass windows extending almost the entirety of the façade with the exception of a recessed entry porch with access to the store and the upper floor (Photograph 2). A canvas canopy and store signage extends across the structure above the ground floor windows.

The second story of the façade has not been altered and remains consistent with the west half of the building. Both sides of the façade include a pair of windows with rusticated concrete lintels over each window opening, and concrete sills. The exterior is clad in a mix of modern angel stone and the original brick exterior of the building. The flat roofline of the entire structure – which extends across this property and the adjacent 1137½ King Street East – is characterized by the parapet wall in the centre of the building. Rectangular brick detailing is located below the raised parapet with a diamond-shaped concrete block, inscribed with the date “1925”.

## **2.3 Current Context**

The property is situated on the north side of King Street East between Connaught Avenue North and Gage Avenue North. The property is one of a series of six commercial and residential properties that extend across the majority of this block. All six properties consist of two storey buildings, five of which are used for commercial space on the ground floor and residential units above. The adjacent properties on the north and south side of King Street East are made up of a variety of residential and commercial uses, while the streets north of the subject property, including Connaught Avenue North and Gage Avenue North consist of predominantly single-detached homes that appear to have been developed in the early and mid-20<sup>th</sup> century.

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## 3. Methodology and Sources

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### 3.1 Study Approach

This CHER was prepared in accordance with Metrolinx's *Interim Cultural Heritage Management Process* (Fall 2013) and the *MTCS Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). The CHER was also undertaken according to the guidelines presented in the Metrolinx document, *Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations* (April 2016) and outlined in the following tasks:

- Research and Documentation Gathering – gathered from various sources including existing heritage studies, Metrolinx records, public archives, and published materials;
- Writing – an illustrated report based on gathered background history and site investigation materials, and the application of O.Reg. 9/06 and 10/06;
- Evaluation, Recommendations, and Statement of Cultural Heritage Value – a summary of the applicable evaluation, and recommendations regarding whether the property meets the criteria for being a provincial heritage property, a provincial heritage property of provincial significance, or neither.

As outlined in the Draft Terms of Reference, the heritage evaluation is separated into two stand-alone components: a CHER and a CHERR. The Cultural Heritage Evaluation Report includes research conducted for the CHER and is intended to address the criteria set out in O.Reg. 9/06 and 10/06. The CHERR includes the results of the applied evaluation, and the recommended outcome of the evaluation.

Michael Greguol, Cultural Heritage Specialist and Emily Game, Heritage Researcher for AECOM conducted a site investigation to visually inspect and document the property on January 12th and January 17th, 2017.

### 3.2 Secondary Sources

A series of secondary sources were reviewed for the purposes of data collection and analysis as part of the CHER. The relevant guidelines and reference documents cited above served as a framework for undertaking the study. The *Hamilton Light Rail Transit Cultural Heritage Screening Report, City of Hamilton, Ontario* prepared by ASI in December 2016 provided a preliminary review of the rail corridor and the potential heritage properties identified along the corridor. Background information and applicable research was gathered from the report for the purposes of the CHER. In addition, a series of published materials including published histories pertaining to the history of Hamilton were consulted. A complete list of the sources reviewed for the report is contained in Section 15 (Bibliography).

### 3.3 Primary Sources

Where available, primary source material was consulted to provide a historical context for the evaluation of the potential heritage value of the property. A review of the following primary sources aided in the evaluation of the structure at 1139 King Street East:

- *Illustrated Historical Atlas of the County of Wentworth, 1875;*



- Hamilton City Directories 1926, 1928, 1936, 1945, 1955, 1966 and 1978;
- Fire Insurance Plans, 1898-1964; and
- National Topographic Series Map, 1909-1938.

### **3.4 Consultations**

As part of the identification of recognized and potential cultural heritage resources for the CHSR, ASI undertook consultation with the City of Hamilton, the Ontario Heritage Trust (OHT) and the MTCS. Consultation during the CHSR process took place between August and October, 2016.

As part of this CHER, AECOM undertook property-specific consultation with the same municipal and provincial staff and agencies in order to identify or confirm any existing heritage recognitions or interest in this subject property.

The following individuals and organizations were consulted:

- Thomas Wicks, Heritage Planner, OHT;
- Chelsey Tyers, Cultural Heritage Planner, City of Hamilton; and
- Laura Hatcher, Team Lead, Heritage Land Use Planning, MTCS.

The results of the consultation efforts have been summarized in Section 7 (Community Input).

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## 4. Heritage Recognitions

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### 4.1 Municipal

As a review of applicable municipal heritage recognitions for the property or adjacent properties, AECOM reviewed the City of Hamilton's heritage inventories. The following inventories and registers were reviewed:

- Hamilton's Heritage Volume 1: List of Designated Properties and Heritage Conservation Easements under the *Ontario Heritage Act*, and
- Hamilton's Heritage Volume 2: Inventory of Buildings of Architectural and/or Historical Interest.

1139 King Street East was not included on the registers.

### 4.2 Provincial

As a review of applicable provincial heritage recognitions for the property or adjacent properties AECOM reviewed the OHT Provincial Plaque Guide, and list of OHT easements. 1139 King Street East is neither a subject of a provincial plaque nor a provincial easement. In addition, OHT staff was contacted to review the *Ontario Heritage Act Register* to confirm that the property is not included on the register and that an OHT easement does not exist for the property.

Thomas Wicks, Heritage Planner for the OHT confirmed that the OHT does not have any conservation easements nor any heritage interest related to 1139 King Street East.

### 4.3 Federal

As a review of applicable federal heritage recognitions for the property or adjacent properties, AECOM reviewed the online searchable database for the Canadian Register of Historic Places as well as the Directory of Federal Heritage Designations. 1139 King Street East and the adjacent properties are not subject to any existing federal heritage recognitions.

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## 5. Adjacent Lands

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The properties adjacent to 1139 King Street East consist mainly of a mix of commercial and residential purposes. Immediately adjacent to the east is a two storey commercial and residential property which is similar in mass and scale with modern stucco exterior finishes. Immediately to the west is 1137½ King Street East. Residential properties make up the neighbouring area to the north of the subject property.

Properties adjacent to 1139 King Street East are not subject to heritage recognitions at the municipal, provincial, or federal levels, or designations under the *Ontario Heritage Act*, municipal heritage listings, heritage easements and/or commemorations.

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## 6. Archaeology

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ASI completed a Stage 1 Archaeological Assessment (AA) as part of the Rapid Transit Initiative and found that the property at 1139 King Street East did not retain archaeological potential and confirmed that no archaeological assessments have been completed within 50 metres of 1139 King Street East. Therefore, no archaeological sites have been identified within or adjacent to the property. The ASI Stage 1 AA indicates that archaeological potential is present within 50 metres of 1137½ King Street East.

The Stage 1 AA included recommendations that Stage 2 AA must be conducted on land that will be impacted by the proposed development if it is shown as retaining potential for archaeological resources. Based on this assessment, ASI made the following recommendations for 1137½ King Street East:

- The King Street ROW does not retain archaeological site potential due to previous disturbances. An additional AA is not required within the ROW's, and those portions of the study corridor can be cleared of further archaeological concern; and,
- A Stage 2 AA should be conducted on lands determined to have archaeological potential, if the proposed project is to impact these lands. This work will be done in accordance with the MCL's draft Standards and Guidelines for Consultant Archaeologists (MCL 2006), in order to identify any archaeological remains that may be present.

For complete details regarding the results of the Stage 1 AA, refer to Stage 1 Archaeological Assessment, Rapid Transit Initiative, City of Hamilton, Ontario (February 2009).

## 7. Community Input

As part of the consultation process for this report, AECOM undertook consultation with the City of Hamilton, the MTCS, and the OHT. The results of the consultation efforts are identified below in Table 7-1.

**Table 7-1: Community Input and Consultation Undertaken for 1139 King Street East**

Contact	Contact Information	Date	Notes
<b>Chelsey Tyers</b> Heritage Planner City of Hamilton	905-546-2424 <a href="mailto:chelsey.tyers@hamilton.ca">chelsey.tyers@hamilton.ca</a>	January 13 and 17, 2017	Response pending.
<b>Thomas Wicks</b> Heritage Planner Ontario Heritage Trust	416-314-5972 <a href="mailto:thomas.wicks@heritagetrust.on.ca">thomas.wicks@heritagetrust.on.ca</a>	January 17, 2017	Confirmed that the OHT does not have a conservation easement or any heritage interest in the subject property.
<b>Laura Hatcher</b> Team Lead Heritage Land Use Planning	416-314-3108 <a href="mailto:laura.e.hatcher@ontario.ca">laura.e.hatcher@ontario.ca</a>	January 17, 2017	Response pending.  Rosi Zirger, Heritage Advisor for MTCS, confirmed on January 18, 2017 that the property is not listed or designated and is not of heritage interest to MTCS.

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## 8. Discussion of Historical or Associative Value

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### 8.1 Historic Theme/Cultural Pattern

#### 8.1.1 *Transportation*

The earliest roads in Ontario were typically military roads or colonization roads. These roads often followed aboriginal hunting trails or were dictated by the topography of the land which they crossed. The Dundas Road which was opened to connect Toronto with the Thames River, in what is now London, Ontario and the Kingston Road, was designed to provide a military link between Toronto and Kingston and was one of the earliest and still functioning roads in southern Ontario.

Following the Crown surveys in Ontario, concession and side roads were opened on a grid that was dictated by the survey type that was used. The roads were cleared and made passable by the early land owners who built their dwellings adjacent to the concession roads. Despite being cleared, road conditions were often poor until the late 19th and early 20th centuries.

Railway transportation, both passenger and freight, greatly improved the transportation network in Ontario beginning in the mid-1800s. The opening of the Grand Trunk Railway (GTR) between Montreal and Toronto in 1856 provided a link between the two cities and provinces that was more easily travelled in comparison to mid-19th century roads. The construction of the route from Montreal to Toronto, and then on to Sarnia by the end of the 1860s resulted in the construction of significant structures such as the Victoria Bridge over the St. Lawrence River, and the St. Clair Tunnel in Sarnia. The GTR was designed to enhance the St. Lawrence-Great Lakes shipping routes in response to the railroads and shipping networks in the United States. As a result it also strengthened the connection and link between the townships, and municipal and provincial economies in Ontario.

Various railway companies were formed in Ontario to create a vast network of rail lines that spread throughout the province by the early-20th century. Nonetheless, most of the companies were eventually merged with or purchased by the Canadian National Railway (CN) or the Canadian Pacific Railway (CP).

### 8.2 Railways

In 1853, the Hamilton and Port Dover Railway (H&PDR) was incorporated with the intention of extending the railway between the two communities. However, sufficient funding was not available for the construction of the railway and as a result the railway laid dormant for fourteen years. In 1869 the company went up for statutory renewal and a new venture was formed to acquire assets of the H&PDR. As a result the Hamilton and Lake Erie Railway (H&LER) was formed.

Construction began on the H&LER in 1873 and was completed for 31km to Jarvis, Ontario by 1875. As the result of a severe economic downturn, work on the railway stopped at Jarvis. The owner of the H&LER accepted a merger proposal from the Hamilton & Northwestern Railway (H&NR); this created the potential for a direct railway line from Port Dover north to Barrie and on to Collingwood. The H&NR completed the final nine kilometres to connect Jarvis and Port Dover.

The route eventually was designated the Hagersville Subdivision under CN. In 1969 CN constructed a line south from Garnet to Nanticoke, a component that now forms the southern leg of the Hagersville Subdivision. The section of railway from Jarvis to Port Dover was abandoned in 1935 and from Garnet to Jarvis in the 1970s. The segment of railway from south of Hamilton to Caledonia was abandoned in 1997.

## 8.3 Local History

1139 King Street East is located within the City of Hamilton, Ontario. Historically the structure was located within Barton Township in Wentworth County. The subsections below include historic information related to the settlement and growth of these municipalities.

### 8.3.1 Settlement History

Wentworth County was originally part of the Gore District, a district that covered over half a million acres in western Ontario. When the district was divided in 1850, Halton and Wentworth Counties were united; they were subsequently separated in 1854. Wentworth County was composed of seven townships until 1974 when the Regional Municipality of Hamilton-Wentworth was formed.

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818. The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The Settlement of Barton Township began slowly, with only 102 families living in the township by 1815; most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population grew to 1,434.

Governor Simcoe had previously organized Upper Canada into nineteen counties, one of which was named Wentworth County. By 1851 it had dramatically reduced in size as Wentworth, Halton, Ontario and Peel Counties had been separated from the County. Barton County was later annexed by the City of Hamilton in 1960. In 1973-74, Wentworth County was dissolved and succeeded by the Regional Municipality of Hamilton-Wentworth. The City of Hamilton has remained as the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

### 8.3.2 Site History

In 1875 Lot 7, Concession II appears to have been used primarily for agricultural use, at this time it was occupied by George Gage and one structure and an orchard was listed on the property. The H&LER and the Great Western Railway are also illustrated on the 1875 map (Figure 3). By 1905, the area around 1139 King Street East had become considerably more populated with brick and wooden houses constructed along King Street East and the surrounding side streets (Figure 4). Two brick and two wooden structures are shown on the 1905 NTS map, at the southwest corner of King Street East and Gage Street North, these structures are no longer extant. By 1938, topographic mapping indicates that the lands north of the Niagara Escarpment were fully developed (Figure 5).

The structure at 1139 King Street East was constructed in 1925 as a mixed-use building. The main floor was intended for commercial use and the second floor for residential. The City Directory from 1926 recorded both the main and second floor as being vacant. In 1928, the part of the building was occupied

by L.G. Woodrow, but it is unclear if Woodrow occupied the main or second floor. By 1936, the second floor was occupied by I.L. Grierson. Grierson ran a contracting company, Grierson and Godwin Contractors, from the main floor. In 1945 the City Directory lists John Koziol as occupying 1139 and the Noraline Beauty Salon at 1139½, in this instance it is presumed that the Noraline Beauty Salon was on the first floor of the building. By 1955, the main floor became Allen Confectionary and by 1966 the name of the store changed to Allen Variety Store, the second floor tenants were Nicholas Herman and Bruce Hall respectively. The City Directory from 1978 records show Robert's Quality Upholstering as occupying the main floor, this business currently occupies the main floor.

## **8.4 Person/Event/Organization**

In 1875 the block on which 1139 King Street East was located was owned by George Gage. The Gage family were a prominent family in Hamilton in the mid-19<sup>th</sup> century, however, there is no connection between the Gage family and the existing structure.



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## 9. Discussion of Design or Physical Value

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### 9.1 Style/Type/Tradition

The building located at 1139 King Street East consists of the east half of a two-storey commercial and residential structure that forms part of a commercial block on the north side of King Street East between Connaught Avenue North and Gage Avenue North (Photograph 1).

The ground floor of the building consists of storefront with plate glass windows that extend the entirety of the storefront with the exception of the recessed entry porch giving access to the retail premises and the upper floor. A canvas canopy and store signage extends across the structure above the ground floor windows (Photograph 2). Despite the change in cladding and the removal of details, the storefront retains the characteristic recessed entrance beside the large display windows typical of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

The second story of the façade is consistent with the west half of the building and can be more easily read as one continuous building that spans the property line. The second storey of the building includes a pair of windows with rusticated concrete lintels over each window opening, and concrete sills.

Although the property forms a component of the much larger continuous block of buildings on this portion of the north side of King Street East, it does not represent a specific style, type, or tradition of architectural style or design. Rather, the building is a typical example of a vernacular commercial/residential architectural form that was utilized throughout the 19th and 20th centuries. The materials, detailing and finishes that survive were in common use during the 1920s and 1930s. This form of urban design can be found throughout small towns as well as large cities across Ontario.

### 9.2 Function

The building on the property was designed and built as combined commercial and residential spaces in 1925, and it continues to be used for those purposes.

### 9.3 Fabric

According to mid-20th century Fire Insurance Maps, the building at 1139 King Street East was originally constructed of concrete blocks with brick veneer, much of which is visible on the second floor of the building today, despite extensive modifications to the exterior of the ground floor.

The ground floor is much altered and does not consist of many of the original building fabric materials. The exterior on the ground floor of the building is clad in a modern tan and pink synthetic masonry material (angel stone) as a veneer. Most of the commercial façade consists of the plate glass that forms the display windows and the front door to the commercial space. A canvas canopy and a commercial backlit sign extends across the top of the building.

The original brick masonry has survived on the second storey of the building, a type of textured brick that was widely used during the 1920s and 1930s. Likewise, the concrete sills and lintels are contemporary with the construction of the building. The flat roofline of the entire structure – which extends across this

property and the adjacent 1137½ King Street East – is characterized by the parapet wall in the centre of the building. Rectangular contrasting brick detailing is located below the raised parapet with a diamond-shaped concrete block, inscribed with the date “1925” (Photograph 4).

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## 10. Discussion of Contextual Value

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### 10.1 Social Meaning

The structure located at 1139 King Street East is one of many commercial storefront structures that also include residential spaces on the second floor found in town and cities across Ontario. Built in the early-20th century the property is one of many of these structures that was built fronting onto King Street East in Hamilton as it expanded eastwards.

### 10.2 Environment

The property is situated on the north side of King Street East between Connaught Avenue North and Gage Avenue North. The property is one of a series of six combined commercial and residential properties that occupy most of this block. The adjacent properties on the north and south side of King Street East are made up of a variety of residential and commercial uses, while the streets north of the subject property – including Connaught Avenue North and Gage Avenue North consist of predominantly single-detached homes that appear to have been developed in the early and mid-20th century. The property has been a part of the expanding urban environment of Hamilton since the early-20th century.

### 10.3 Formal Recognition

The property at 1139 King Street East is not formally recognized at the municipal, provincial, or federal level.

# 11. Data Sheet

Table 11-1: Data Sheet for 1139 King Street East

FIELD	PROPERTY DATA
Municipal Address	1139 King Street East
Municipality	Hamilton
Approximate Area (square metres)	202
Rail Corridor	Hamilton LRT B-Line
PIN	172120064
Ownership	Private
Aerial photo showing location and boundaries	
Exterior, street-view photo	

<b>Date of construction of built resources (known or estimated and source)</b>	1925 (Hamilton City Directories, inscription on building)
<b>Date of significant alterations to built resources (known or estimated and source)</b>	Unknown
<b>Architect/designer/builder (source)</b>	Unknown
<b>Previous owners or occupants</b>	Various commercial and residential tenants throughout 20 <sup>th</sup> century (See Section 8)
<b>Current function</b>	Commercial and Residential
<b>Previous function(s)</b>	Commercial and Residential
<b>Heritage Recognition/Protection (municipal, provincial, federal)</b>	None
<b>Local Heritage Interest</b>	None
<b>Adjacent Lands</b>	No protected heritage properties
<b>Latitude or UTM Northing</b>	43.248369°
<b>Longitude or UTM Easting</b>	-79.828929°

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## 12. Figures

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**Photograph 1: View looking north showing subject property in relation to continuous block on King Street East (AECOM, 2017)**



**Photograph 2: View looking north across King Street East showing 1137½(left) and 1139 (right) (AECOM, 2017)**



**Photograph 3:** View looking north across King Street East showing subject property in relation to adjacent building. Intersection at right is Gage Avenue North (AECOM, 2017)



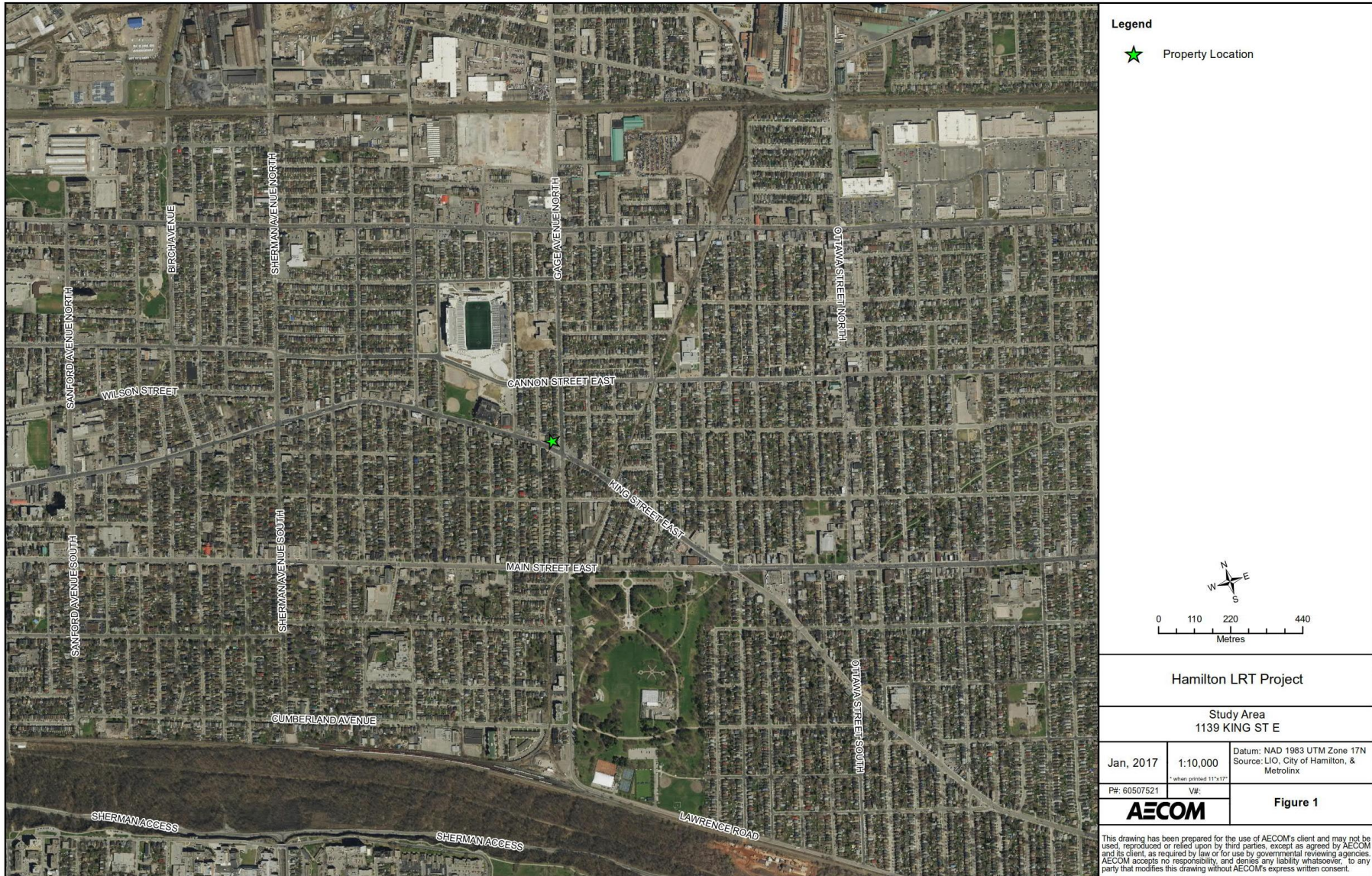
**Photograph 4:** View showing decorative brick detailing and "1925" concrete date inscription between 1137½ and 1139 King Street East (AECOM, 2017)



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## 13. Maps

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**Figure 1: Location of 1139 King Street East**



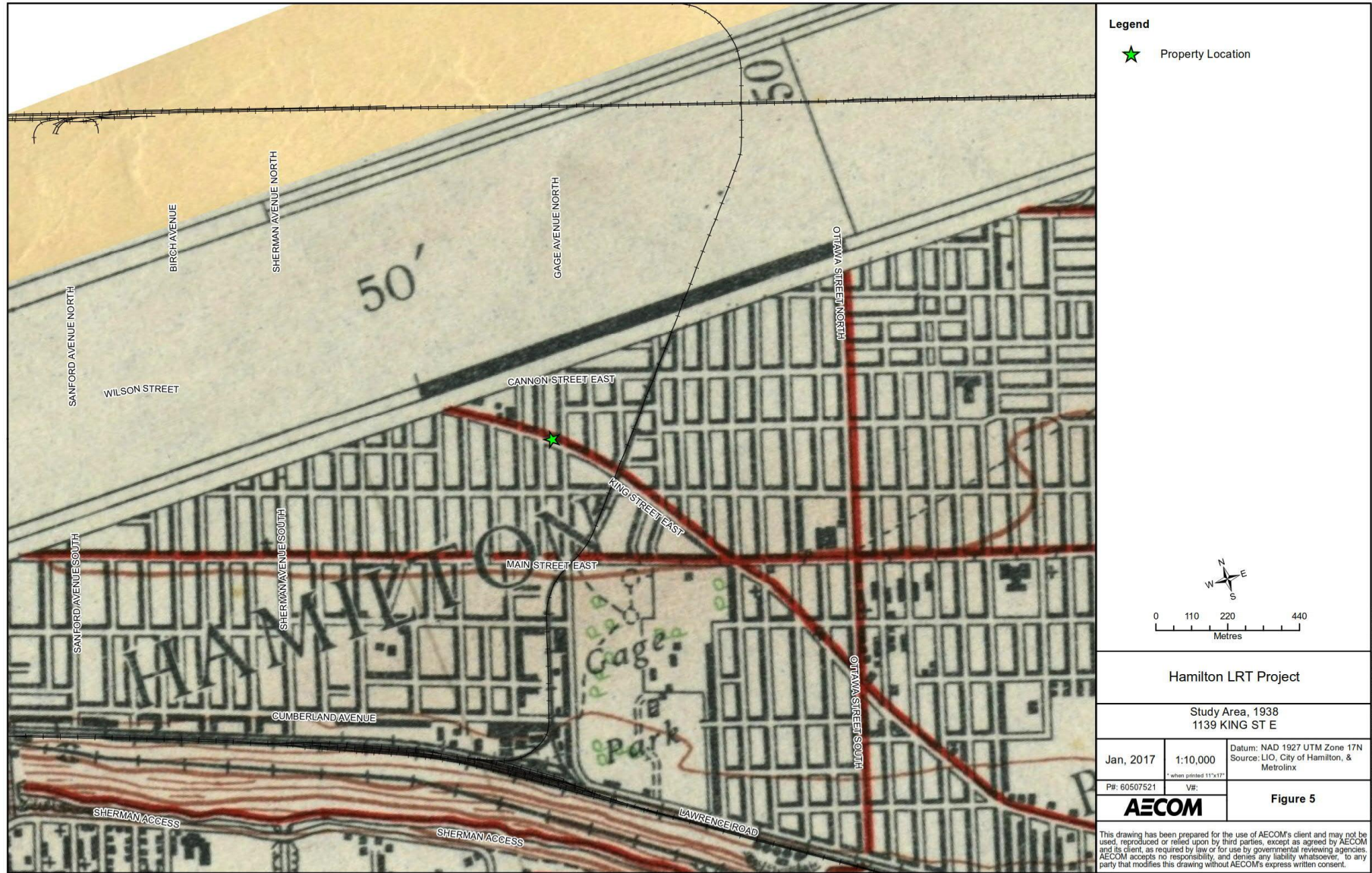
**Figure 2: Aerial photographs showing the area surrounding 1139 King Street East**



**Figure 3: Location of 1139 King Street East on the 1875 Historic Atlas Map (Page & Smith, 1875)**



**Figure 4: Location of 1139 King Street East on the 1905 NTS Map**



**Figure 5: Location of 1139 King Street East on the 1938 NTS Map**

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## 14. Chronology

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- 1791 Barton Township was surveyed by Augustus Jones; the first settlers arrived in the township.
- 1850 Gore District was divided and Halton and Wentworth Counties were created.
- 1869 The Hamilton & Lake Erie Railway was formed.
- 1873 Construction on the Hamilton & Lake Erie Railway began.
- 1875 George Gage is shown as occupying Lot 7, Concession II.
- 1905 The NTS map shows two brick and two wooden structures at the current location of 1139 King Street East.
- 1925 1137½ and 1139 King Street East was constructed.
- 1926 Main and second floor units of 1139 King Street East are vacant.
- 1928 L.G. Woodrow occupied unit in 1139 King Street East.
- 1936 I.L. Grierson occupied the second floor unit and ran Grierson & Godwin Contracting from the main floor.
- 1945 The City Directory lists John Koziol as occupying 1139 and the Noraline Beauty Salon at 1139½, it is presumed that the Noraline Beauty Salon was on the first floor.
- 1955 Allen Confectionary occupied the main floor while Nicholas Herman was the second floor tenant.
- 1966 Allen Variety Store occupied the main floor while Bruce Hall was the second floor tenant.
- 1974 The Regional Municipality of Hamilton-Wentworth was formed.
- 1978 Robert's Quality Upholstering occupied the main floor; this business currently occupies the main floor.

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# **Cultural Heritage Evaluation Report Recommendations 1139 King Street East, Hamilton, Ontario**

Prepared by AECOM  
for Metrolinx

January 26, 2017

# Authors

**Report Prepared By:** DRAFT  
Michael Greguol, M.A.  
Cultural Heritage Specialist

DRAFT  
Emily Game, B.A.  
Heritage Researcher

**Report Reviewed By:** DRAFT  
Fern Mackenzie, M.A., CAHP  
Senior Architectural Historian

## Revision History

Revision #	Date	Revised By:	Revision Description
0	1/26/2017	C. Latimer	Initial draft to Metrolinx

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# 1. Executive Summary

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AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the property at 1139 King Street East, in the City of Hamilton, Ontario (see Figure 1 of the CHER). This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. The A-Line alignment extends north from James Street North at King Street to the intersection of James Street North and Guise Street West. As a part of the project, it is anticipated that building impacts may take place on the property at 1139 King Street East.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the *Environmental Assessment Act*. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the *Metrolinx Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. As such the recommendations as they relate to this CHER and the potential cultural heritage value or interest of 1139 King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 1139 King Street East to assess the potential cultural heritage value or interest of the property. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

A field review of the property at 1139 King Street East, Hamilton, Ontario was undertaken on January 12, 2017 and January 17, 2017 by Michael Greguol and Emily Game of AECOM (see Figure 2 of the CHER).

## 2. Ontario Regulation 9/06 Evaluation

*Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) provides criteria to apply to a potential heritage property to evaluate its heritage value. If a privately-owned property meets one or more of the following criteria it may be designated by a municipality under Section 29 of the *Ontario Heritage Act*. For the purposes of this CHER, O. Reg. 9/06 considers the evaluation of the property as part of the community context. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that a property may be considered a Provincial Heritage Property (PHP) if it meets one or more of the criteria under O. Reg. 9/06. The application of the criteria for 1139 King Street East is included in Table 2-1 below.

**Table 2-1: O.Reg. 9/06 Evaluation for 1139 King Street East**

Criterion	Response (Yes/No)	Rationale
<b>1) The property has <i>design or physical value</i> because it:</b>		
i) Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	No	The structure located on the property at 1139 King Street East is a common example of an early/mid-20 <sup>th</sup> century 2-storey commercial building with a residential space above. This form is commonly found throughout Hamilton.
ii) Displays a high degree of craftsmanship or artistic merit; or	No	The property is of common design and does not display a high degree of craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The property is a common commercial/residential structure and does not display a high degree of technical or scientific achievement.
<b>2) The property has <i>historic or associative value</i> because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	Although the much larger agricultural lot on which 1139 King Street East was built once belonged to a member of the prominent Gage family, no significant connection between the property and the Gage's could be drawn. As a result the property is not directly associated with a theme, event, belief, person, activity, organization or institution that is significant to a community.



Criterion	Response (Yes/No)	Rationale
ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or	No	The property does not have potential to yield information that contributes to an understanding of a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	A specific architect or builder for the property could not be determined. It is likely that a contractor built the duplex block on the north side of King Street East between Connaught Avenue North and Gage Avenue North.
<b>3) The property has <i>contextual value</i> because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area;	No	The property at 1139 King Street East forms a component of the larger commercial/residential block on the north side of King Street East. However, it is not important in defining, maintaining, or supporting the character of an area.
ii) Is physically, functionally, visually, or historically linked to its surroundings; or	No	The property at 1139 King Street East forms a component of the larger commercial/residential block on the north side of King Street East. However, it is not physically, functionally, visually, or historically linked to its surroundings.
iii) Is a landmark.	No	The property at 1139 King Street East is not considered a landmark.

### 3. Ontario Regulation 10/06 Evaluation

*Ontario Regulation 10/06, Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance* (O. Reg. 10/06), provides criteria against which to assess a property to determine if the property holds provincial heritage significance. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that Ministries and prescribed public bodies shall apply the criteria in O. Reg. 10/06 to determine whether a property is of provincial significance. Therefore, for the purpose of this CHER O. Reg 10/06 considers the evaluation of the property as a part of the provincial context. If the property meets the criteria, it may be considered a Provincial Heritage Property of Provincial Significance (PHPPS). The application of the criteria for 1139 King Street East is in Table 3-1, below.

**Table 3-1: O.Reg. 10/06 Evaluation for 1139 King Street East**

Criterion	Response (Yes/No)	Rationale
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	1139 King Street East does not represent a theme or pattern in Ontario's history. Commercial and residential structures similar to this are found throughout towns and cities in Ontario.
2. The property yields, or had the potential to yield, information that contributes to an understanding of Ontario's history.	No	1139 King Street East does not yield, and is not anticipated to yield information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare, or unique aspect of Ontario's cultural heritage.	No	1139 King Street East does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage. The form and massing of the structures are commonly found in Ontario.
4. The property is of aesthetic, visual, or contextual importance to the province.	No	1139 King Street East property is not of aesthetic, visual, or contextual importance to the province.
5. The property demonstrates a high degree of excellence or creative, technical, or scientific achievement at a provincial level in a given period.	No	1139 King Street East does not demonstrate a high degree of excellence or creative, technical, or scientific achievement at a provincial level.

Criterion	Response (Yes/No)	Rationale
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province.	No	1139 King Street East does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No	1139 King Street East does not have strong or special associations with the life or work of a person, group, or organization of importance to the province or with an event of importance to the province.
8. The property is located in an unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	1139 King Street East is not located in an unorganized territory.

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## 4. Recommended Outcome of Evaluation

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The application of O.Reg. 9/06 and O.Reg. 10/06 concluded that 1139 King Street East does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the nine criteria. Therefore, this CHERR recommends that the property at 1139 King Street East is not considered a Provincial Heritage Property (PHP). As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes have not been prepared.



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**Cultural Heritage Evaluation Report  
1141-1143 King Street East, 1145  
King Street East and 1149-1151 King  
Street East, Hamilton, Ontario**

Prepared by AECOM  
for Metrolinx

February 7, 2017

# Authors

**Report Prepared By:** DRAFT  
Michael Greguol, M.A.  
Cultural Heritage Specialist

DRAFT  
Emily Game, B.A.  
Heritage Researcher

**Report Reviewed By:** DRAFT  
Fern Mackenzie, M.A., CAHP  
Senior Architectural Historian

## Revision History

Revision #	Date	Revised By:	Revision Description
0	02/07/17	C. Latimer	Draft to Metrolinx

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# 1. Executive Summary

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AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the properties at 1141-1143 King Street East, 1145 King Street East and 1149-51 King Street East, in the City of Hamilton, Ontario (Figure 1). This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. The A-Line alignment extends north from James Street North at King Street to the intersection of James Street North and Guise Street West. As a part of the project, it is anticipated that building impacts may take place on the properties at 1141-1143 King Street East, 1145 King Street East and 1149-51 King Street East.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft Terms of Reference for Consultants: *Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. As such, the recommendations as they relate to this CHER and the potential cultural heritage value or interest of 1141-1143 King Street East, 1145 King Street East and 1149-51 King Street East are contained in separate Cultural Heritage Evaluation Report Recommendations (CHERR) documents.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the properties located at 1141-1143 King Street East, 1145 King Street East and 1149-51 King Street East to assess the potential cultural heritage value or interest of the properties. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

The properties located at 1141-1143 King Street East, 1145 King Street East and 1149-51 King Street East consist of narrow multi-use buildings located in a built-up area of the City of Hamilton. All of the buildings combine commercial use on the ground floor and residential use above. Although located within an older area of the city, the properties are outside of the immediate downtown core.

In 1875, King Street East between Gage Avenue North and Connaught Avenue appears to have been used primarily for agricultural use; at this time, it was occupied by George Gage and one structure and an orchard was listed on the property. By 1905, the area around 1141-1143 King Street East, 1145 King Street East and 1149-51 King Street East had become considerably more populated with brick and wooden houses constructed along King Street East and the surrounding side streets. By 1926, the structures at 1141-1143 King Street East, 1145 King Street East and 1149-1151 King Street East were

constructed. Since their construction the main floors of the buildings have been occupied by various businesses while the second floor functioned as residential space.

A field review of the privately owned properties at 1141-1143 King Street East, 1145 King Street East and 1149-51 King Street East was undertaken on January 12, 2017 and January 17, 2017 by Michael Greguol and Emily Game of AECOM (Figure 2). An assessment was not completed on the interior of the structures due to timing constraints of the TPAP Amendment.

The buildings are typical examples of a vernacular commercial/residential architectural form that was utilized throughout the 19th and 20th centuries. The façade of 1141-1143 King Street East is much altered and none of the original building fabric materials are visibly extant. The ground floor of 1145 King Street East is much altered and does not consist of many of the original building fabric materials. The original brick masonry has survived on the second storey of the building, a type of textured brick that was widely used during the 1920s and 1930s. The storefront section of the ground floor of 1149-1151 King Street East is somewhat altered by the application of post-modern detailing in stucco over the brick and replacement of the display windows. Although painted, the original brick masonry has survived on the second storey of the building, a type of textured brick that was widely used during the 1920s and 1930s.

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## 2. Introduction

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### 2.1 Historical Summary

#### 2.1.1 Context

The subject properties are located within the municipal boundaries of the City of Hamilton, Ontario. Prior to the incorporation of the current municipality, the property was located within the boundaries of Barton Township, in Wentworth County.

#### 2.1.2 Wentworth County

As part of the establishment of Upper Canada, the province was divided into administrative Districts in 1792. As such, Wentworth County was one of several counties that made up the Home District. It was named in honour of Sir John Wentworth, Lieutenant Governor of Nova Scotia from 1792-1808. In 1816, the Home District was divided and reorganized and Wentworth County was included in the Gore District. By 1849, the original district system was abolished and replaced by a county council system and Wentworth County became an independent political entity. Townships that were included in Wentworth County at one time or another included Ancaster, Barton, Beverly, Binbrook, Caistor, Flamborough East and West, Glanford, Onondaga, Saltfleet, and Seneca. Between 1850 and 1854, Wentworth and Halton Counties were joined for government purposes into the United Counties of Wentworth and Halton; however, this change was short-lived. In 1973, Wentworth County was renamed the Regional Municipality of Hamilton-Wentworth and, in 2001, was amalgamated with six constituent municipalities into the City of Hamilton. The City of Hamilton has remained the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

#### 2.1.3 Barton Township

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818.<sup>1</sup> The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The settlement of Barton Township began slowly, with only 102 families living in the township by 1815; most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population grew to 1,434.<sup>2</sup> Barton Township

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<sup>1</sup> Smith, William H. *Smith's Canadian Gazetteer*. Toronto: H. & W. Roswell. 1846.

<sup>2</sup> Boulton, D'Arcy. *Sketch of His Majesty's Province of Upper Canada*. London: C. Rickaby. 1805. pp. 48-49.

was later amalgamated into the Regional Municipality of Hamilton-Wentworth, with today is known as the City of Hamilton.

## **2.2 Description of Property**

The properties located at 1141-1143 King Street East, 1145 King Street East and 1149-51 King Street East consist of narrow multi-use buildings located in a built-up area of the City of Hamilton. All of the buildings combine commercial use on the ground floor and residential use above. Although located within an older area of the city, the properties are outside of the immediate downtown core (Figure 1).

### **2.2.1 1141-1143 King Street East**

1141-1143 King Street East consists of a two storey duplex. The main floor units have been combined to create one large storefront. The ground floor of the subject premises consists of storefront with plate glass windows extending almost the entirety of the façade with the exception of a recessed entry porch with access to the store and the upper floor (Photograph 2). The original brick veneer has been covered in modern stucco, eliminating any architectural details that may have been present on the original façade.

The second story of the façade is divided into six bays; the original window sills appear to have been replaced or covered with metal sills. The structure has a flat roof in keeping with the adjacent 1139 King Street East and 1145 King Street East; it is characterized by the low parapet wall in the centre of the building.

### **2.2.2 1145 King Street East**

1145 King Street East is a single storefront building constructed of brick veneer on concrete. The exterior on the ground floor of the building is clad in modern white corrugated metal as well as black and white structural glass panels. Most of the commercial façade consists of the plate glass window that forms the display windows and the front door to the commercial space. The entrance to the residential space appears unchanged and consists of an arched doorway constructed of brick (Photograph 3).

The original brick masonry has survived on the second storey of the building. The single window opening on the second floor is topped with a brick voussoir and the concrete window sill is contemporary with the construction of the building. A bracketed cornice extends across the roofline, above which is a decorative fielded panel. The roof is flat, as are the adjacent structures, and is characterized by the parapet wall in the centre of the building.

1145 and 1149-1151 King Street East were designed and built together, which is evident in the consistency of design and materials above the ground floor of both buildings.

### **2.2.3 1149-1151 King Street East**

1149-1151 King Street East is a single storefront building on the corner of King Street East and Gage Avenue North. The entrance to the commercial space is located at the south-east corner of the building (Photograph 4) which has been angled for the purpose. This was a common practice for corner commercial buildings during the 19<sup>th</sup> and early 20<sup>th</sup> centuries, and sometimes took the form of a curve. The plate glass windows face onto King Street East and Gage Avenue North. The entrance to the residential space is on King Street East. The building has a slightly flatiron footprint (as does the whole row) due to the angle of King Street relative to Gage Avenue.

Although painted, the original brick masonry has survived on the second storey of the building. The single window opening on the second floor is a shallower segmental brick arch, and the concrete window sill is contemporary with the construction of the building. A bracketed wooden cornice extends across the roofline, above which is a decorative fielded panel. The flat roof is characterized by the parapet wall in the centre of the building.

1145 and 1149-1151 King Street East were designed and built together, which is evident in the consistency of design and materials above the ground floor of both buildings.

## **2.3 Current Context**

The properties are situated on the north side of King Street East between Connaught Avenue North and Gage Avenue North. The properties are three of a series of six commercial and residential properties that extend across the majority of this block. All six properties consist of two storey buildings, five of which are used for commercial space on the ground floor and residential units above. The adjacent properties on the north and south side of King Street East are made up of a variety of residential and commercial uses, while the streets north of the subject property, including Connaught Avenue North and Gage Avenue North, consist of predominantly single-detached homes that appear to have been developed in the early and mid-20<sup>th</sup> century.

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## 3. Methodology and Sources

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### 3.1 Study Approach

This CHER was prepared in accordance with Metrolinx's *Interim Cultural Heritage Management Process* (Fall 2013) and the *MTCS Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). The CHER was also undertaken according to the guidelines presented in the Metrolinx document, *Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations* (April 2016) and outlined in the following tasks:

- Research and Documentation Gathering – gathered from various sources including existing heritage studies, Metrolinx records, public archives, and published materials;
- Writing – an illustrated report based on gathered background history and site investigation materials, and the application of O.Reg. 9/06 and 10/06; Evaluation, Recommendations, and Statement of Cultural Heritage Value – a summary of the applicable evaluation, and recommendations regarding whether the property meets the criteria for being a provincial heritage property, a provincial heritage property of provincial significance, or neither.

As outlined in the Draft Terms of Reference, the heritage evaluation is separated into two stand-alone components: a CHER and a CHERR. The Cultural Heritage Evaluation Report includes research conducted for the CHER and is intended to address the criteria set out in O.Reg. 9/06 and 10/06. The CHERR includes the results of the applied evaluation, and the recommended outcome of the evaluation.

Michael Greguol, Cultural Heritage Specialist and Emily Game, Heritage Researcher for AECOM conducted a site investigation to visually inspect and document the property on January 12 and January 17, 2017.

### 3.2 Secondary Sources

A series of secondary sources were reviewed for the purposes of data collection and analysis as part of the CHER. The relevant guidelines and reference documents cited above served as a framework for undertaking the study. The *Hamilton Light Rail Transit Cultural Heritage Screening Report, City of Hamilton, Ontario* (CHSR) prepared by ASI in December 2016, provided a preliminary review of the rail corridor and the potential heritage properties identified along the corridor. Background information and applicable research was gathered from the report for the purposes of the CHER. In addition, a series of published materials including published histories pertaining to the history of Hamilton were consulted. A complete list of the sources reviewed for the report is contained in Section 15 (Bibliography).

### 3.3 Primary Sources

Where available, primary source material was consulted to provide a historical context for the evaluation of the potential heritage value of the property. Primary source research was undertaken at the Local History and Archives Department of the Hamilton Public Library, the Mills Memorial Library at McMaster University, and at the Map and Data Centre at the University of Western Ontario. A review of the



following primary sources aided in the evaluation of the structures at 1141-1143 King Street East, 1145 King Street East and 1149-51 King Street East:

- Illustrated Historical Atlas of the County of Wentworth, 1875;
- Hamilton City Directories 1926, 1928, 1936, 1945, 1955, 1966 and 1978;
- Fire Insurance Plans, 1898-1964; and
- National Topographic Series Map, 1909-1938.

### **3.4 Consultations**

As part of the identification of recognized and potential cultural heritage resources for the CHSR, ASI undertook consultation with the City of Hamilton, the Ontario Heritage Trust (OHT) and the MTCS. Consultation during the CHSR process took place between August and October, 2016.

As part of this CHER, AECOM undertook property-specific consultation with the same municipal and provincial staff and agencies in order to identify or confirm any existing heritage recognitions or interest in this subject property.

The following individuals and organizations were consulted:

- Thomas Wicks, Heritage Planner, OHT;
- Chelsey Tyers, Cultural Heritage Planner, City of Hamilton; and
- Laura Hatcher, Team Lead, Heritage Land Use Planning, MTCS

The results of the consultation efforts have been summarized in Section 7 (Community Input).

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## 4. Heritage Recognitions

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### 4.1 Municipal

As a review of applicable municipal heritage recognitions for the property or adjacent properties, AECOM reviewed the City of Hamilton's heritage inventories. The following inventories and registers were reviewed:

- Hamilton's Heritage Volume 1: List of Designated Properties and Heritage Conservation Easements under the *Ontario Heritage Act*, and
- Hamilton's Heritage Volume 2: Inventory of Buildings of Architectural and/or Historical Interest.

1141-1143 King Street East, 1145 King Street East and 1149-51 King Street East were not included on the registers.

### 4.2 Provincial

As a review of applicable provincial heritage recognitions for the property or adjacent properties AECOM reviewed the OHT's Provincial Plaque Guide, and list of OHT easements. 1141-1143 King Street East, 1145 King Street East and 1149-51 King Street East are neither a subject of a provincial plaque nor a provincial easement. In addition, OHT staff was contacted to review the *Ontario Heritage Act* Register to confirm that the property is not included on the register and that an OHT easement does not exist for the property.

Thomas Wicks, Heritage Planner for the OHT confirmed that the OHT does not have any conservation easements nor any heritage interest related to at 1141-1143 King Street East, 1145 King Street East and 1149-51 King Street East.

### 4.3 Federal

As a review of applicable federal heritage recognitions for the property or adjacent properties, AECOM reviewed the online searchable database for the Canadian Register of Historic Places as well as the Directory of Federal Heritage Designations. 1141-1143 King Street East, 1145 King Street East and 1149-51 King Street East and the adjacent properties are not subject to any existing federal heritage recognitions.

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## 5. Adjacent Lands

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The properties adjacent to 1141-1143 King Street East, 1145 King Street East and 1149-51 King Street East consist mainly of a mix of commercial and residential purposes. Residential properties make up the neighbouring area to the north of the subject property.

Properties adjacent to 1141-1143 King Street East, 1145 King Street East and 1149-51 King Street East are not subject to heritage recognitions at the municipal, provincial, or federal levels, or designations under the *Ontario Heritage Act*, municipal heritage listings, heritage easements and/or commemorations.

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## 6. Archaeology

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ASI completed a Stage 1 Archaeological Assessment (AA) as part of the Rapid Transit Initiative and found that the properties at 1141-1143 King Street East, 1145 King Street East, and 1149-1151 King Street East did not retain archaeological potential and confirmed that no archaeological assessments have been completed within 50 metres these properties. Therefore, no archaeological sites have been identified within or adjacent to the property. The ASI Stage 1 AA indicates that archaeological potential is present within 50 metres of 1141-1143 King Street East, 1145 King Street East, or 1149-1151 King Street East.

The Stage 1 AA included recommendations that Stage 2 AA must be conducted on land that will be impacted by the proposed development if it is shown as retaining potential for archaeological resources. Based on this assessment, ASI made the following recommendations for 1141-1143 King Street East, 1145 King Street East, and 1149-1151 King Street East:

- The King Street ROW does not retain archaeological site potential due to previous disturbances. An additional AA is not required within the ROW's, and those portions of the study corridor can be cleared of further archaeological concern; and,
- A Stage 2 AA should be conducted on lands determined to have archaeological potential, if the proposed project is to impact these lands. This work will be done in accordance with the MTCS'S Standards and Guidelines for Consultant Archaeologists (MTCS 2011), in order to identify any archaeological remains that may be present.

For complete details regarding the results of the Stage 1 AA , refer to *Stage 1 Archaeological Assessment, Rapid Transit Initiative, City of Hamilton, Ontario* (February 2009).

## 7. Community Input

As part of the consultation process for this report, AECOM undertook consultation with the City of Hamilton, the MTCS, and the OHT. The results of the consultation efforts are identified below in Table 7-1.

**Table 7-1: Community Input and Consultation Undertaken for 1141-1143 King Street East, 1145 King Street East and 1149-51 King Street East**

Contact	Contact Information	Date	Notes
<b>Asiya Patel</b> Assistant Cultural Heritage Planner City of Hamilton	905-546-2424 ext. 7163 <a href="mailto:chelsey.tyers@hamilton.ca">chelsey.tyers@hamilton.ca</a>	January 26, 2017	1141-1143 and 1145 King Street East are included in the City's Inventory of Architectural and/or Historical Interest indicating that they have heritage features work consideration, however, Ms. Patel noted that she was unaware of any heritage interest on behalf of the City or the heritage committee. 1149-1151 King Street East is not included in the City's registry.
<b>Thomas Wicks</b> Heritage Planner OHT	416-314-5972 <a href="mailto:thomas.wicks@heritagetrust.on.ca">thomas.wicks@heritagetrust.on.ca</a>	January 17, 2017	Response pending.
<b>Laura Hatcher</b> Team Lead Heritage Land Use Planning	416-314-3108 <a href="mailto:laura.e.hatcher@ontario.ca">laura.e.hatcher@ontario.ca</a>	January 17, 2017	Response pending.

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## 8. Discussion of Historical or Associative Value

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### 8.1 Historic Theme/Cultural Pattern

#### 8.1.1 *Transportation*

The earliest roads in Ontario were typically military roads or colonization roads. These roads often followed aboriginal hunting trails or were dictated by the topography of the land which they crossed. The Dundas Road which was opened to connect Toronto with the Thames River, in what is now London, Ontario and the Kingston Road, was designed to provide a military link between Toronto and Kingston and was one of the earliest and still functioning roads in southern Ontario.

Following the Crown surveys in Ontario, concession and side roads were opened on a grid that was dictated by the survey type that was used. The roads were cleared and made passable by the early land owners who built their dwellings adjacent to the concession roads. Despite being cleared, road conditions were often poor until the late 19th and early 20th centuries.

Railway transportation, both passenger and freight, greatly improved the transportation network in Ontario beginning in the mid-1800s. The opening of the Grand Trunk Railway (GTR) between Montreal and Toronto in 1856 provided a link between the two cities and provinces that was more easily travelled in comparison to mid-19th century roads. The construction of the route from Montreal to Toronto, and then on to Samia by the end of the 1860s resulted in the construction of significant structures such as the Victoria Bridge over the St. Lawrence River, and the St. Clair Tunnel in Samia. The GTR was designed to enhance the St. Lawrence-Great Lakes shipping routes in response to the railroads and shipping networks in the United States. As a result it also strengthened the connection and link between the townships, and municipal and provincial economies in Ontario.

Various railway companies were formed in Ontario to create a vast network of rail lines that spread throughout the province by the early-20th century. Nonetheless, most of the companies were eventually merged with or purchased by the Canadian National Railway (CN) or the Canadian Pacific Railway (CP).

### 8.2 Railways

In 1853, the Hamilton and Port Dover Railway (H&PDR) was incorporated with the intention of extending the railway between the two communities. However, sufficient funding was not available for the construction of the railway and as a result the railway lay dormant for fourteen years. In 1869, the company went up for statutory renewal and a new venture was formed to acquire assets of the H&PDR. As a result, the Hamilton and Lake Erie Railway (H&LER) was formed.

Construction began on the H&LER in 1873 and was completed for 31 kilometres (km) to Jarvis, Ontario by 1875. Work on the railway stopped at Jarvis due to a severe economic downturn. The owner of the H&LER accepted a merger proposal from the Hamilton and Northwestern Railway (H&NR); this created

the potential for a direct railway line from Port Dover north to Barrie and on to Collingwood. The H&NR completed the final 9 km to connect Jarvis and Port Dover.

The route eventually was designated the Hagersville Subdivision under CN. In 1969, CN constructed a line south from Garnet to Nanticoke, a component that now forms the southern leg of the Hagersville Subdivision. The section of railway from Jarvis to Port Dover was abandoned in 1935 and from Garnet to Jarvis in the 1970s. The segment of railway from south of Hamilton to Caledonia was abandoned in 1997.

## **8.3 Local History**

1141-1143 King Street East, 1145 King Street East and 1149-51 King Street East are located within the City of Hamilton, Ontario. Historically the structure was located within Barton Township in Wentworth County. The subsections below include historic information related to the settlement and growth of these municipalities.

### **8.3.1 Settlement History**

Wentworth County was originally part of the Gore District, a district that covered over half a million acres in western Ontario. When the district was divided in 1850, Halton and Wentworth Counties were united; and were subsequently separated in 1854. Wentworth County was composed of seven townships until 1974 when the Regional Municipality of Hamilton-Wentworth was formed.

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818. The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The Settlement of Barton Township began slowly, with only 102 families living in the township by 1815; most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population grew to 1,434.

Governor Simcoe had previously organized Upper Canada into nineteen counties, one of which was named Wentworth County. By 1851 it had dramatically reduced in size as Wentworth, Halton, Ontario and Peel Counties had been separated from the County. Barton County was later annexed by the City of Hamilton in 1960. In 1973-74, Wentworth County was dissolved and succeeded by the Regional Municipality of Hamilton-Wentworth. The City of Hamilton has remained as the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

### **8.3.2 Site History**

In 1875, Lot 7, Concession II appears to have been used primarily for agricultural use; at this time, it was occupied by George Gage and one structure and an orchard was listed on the property. The H&LER and the Great Western Railway are also illustrated on the 1875 map (Figure 3). By 1905, the area around 1141-1143 King Street East, 1145 King Street East and 1149-51 King Street East had become considerably more populated with brick and wooden houses constructed along King Street East and the

surrounding side streets (Figure 4). Two brick and two wooden structures are shown on the 1905 NTS map, at the southwest corner of King Street East and Gage Street North, these structures are no longer extant. By 1938, topographic mapping indicates that the lands north of the Niagara Escarpment were fully developed (Figure 5). The structure at 1141-1143 King Street East, 1145 King Street East, and 1149-1151 King Street East was constructed prior to 1926 as a mixed-use building, although the exact date is unknown. The main floor was intended for commercial use and the second floor for residential.

### *8.3.2.1 1141 King Street East*

The City Directory from the years 1926, 1928 and 1936 list David Duignan, a butcher as occupying the main floor of 1141 King Street East. In 1926, H.W. Linke and H.C Rudge occupied the second floor apartments (1141 ½ King Street East). By 1928, J. Palmer and Mrs. G. Start are listed as the tenants of 1141 ½ King Street East. By 1936, C.L. Richarz and J.A. Fountain are listed as the tenants. The 1945 and 1955 directory list the main floor as being occupied by Gage Butchers with Frank McCallum and Leslie Galloway renting the second floor apartments. By 1966, the main floor is occupied by the Super-Vale Red and White Food Market, there is no tenant information for 1141 ½ King Street East. The 1978 City Directory lists the Crestline Studio as the main floor tenant; W. Wood is listed as occupying the second floor apartment.

### *8.3.2.2 1143 King Street East*

The 1926, 1928, 1936, 1945 Hamilton City Directory lists William Carroll Grocers as the tenant on the main floor of the building, there is no information available in the 1955, 1966 and 1978 City Directory for the main floor. The 1926 directory lists R.G. Rudge as occupying the second floor apartment at 1143 ½ King Street East; this is the only year a tenant is listed for the second floor apartment. The commercial spaces of 1141 and 1143 King Street East have been combined into one large space, currently occupied by a bar.

### *8.3.2.3 1145 King Street East*

In 1926, 1928, 1936 and 1945, 1149 King Street East was occupied by dry cleaners, Henry Longley, Gage Cleaners, N.A Clifford Cleaners and Reliable Cleaners respectively. No tenant is listed in the 1955 City Directory for the main floor. Adam's Forms and Office Equipment is listed as the tenant of the main floor in 1966 and 1978. No information was available in the City Directories for the second floor tenants. A restaurant currently occupies the commercial space at 1145 King Street East.

### *8.3.2.4 1149 King Street East and 1151 King Street East*

Unlike the other structures on this block, the main floor and second floor of the building have two separate addresses; 1151 King Street East is the main floor used for commercial purposes, while 1149 King Street East is the second floor residential spaces. The 1926 and 1928 City Directories list G.C. Bidwell Drugs as occupying the 1151 King Street East. E.J. Allen, a tobacconist is listed as the tenant of 1151 King Street East for the years of 1936 and 1945. By 1955, 1151 King Street East is occupied by Gage Pharmacy. In 1966, the main floor was occupied by Kent Cleaners and in 1978 by the Steakout Co. Ltd. 1151 King Street East is currently occupied by a law office. In 1926, Jason Fraser is shown as the tenant in 1149 King Street East, in 1928 it is occupied by W.G Emerson, Jason Hinchecliffe in 1936, George M. Knowles in 1945, Rocco Giammichele and Garnet Le Blanch in 1955 and Joseph Zagorski in 1966. The Apartments are listed as vacant in 1978.



## **8.4 Person/Event/Organization**

In 1875, the block of King Street East on which the subject properties sit was owned by George Gage. The Gage family was a prominent family in Hamilton in the mid-19<sup>th</sup> century, however, there is no connection between the Gage family and the existing structure.

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## 9. Discussion of Design or Physical Value

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### 9.1 Style/Type/Tradition

The buildings located at 1141-43 King Street East, 1145 King Street East and 1149-1151 King Street East consist of a continuous row of two-storey commercial and residential structures that form part of a commercial block on the north side of King Street East between Connaught Avenue North and Gage Avenue North (Photograph 1).

The ground floor of 1141-1143 King Street East and 1145 King Street East consist of storefront with plate glass windows. They extend the entirety of the storefront with the exception of the recessed entry porch giving access to the retail premises and the upper floor (Photograph 2). The commercial entrance to 1149-1151 King Street East is on the corner of King Street East and Gage Avenue North with commercial storefronts on either side of the entrance.

Despite the change in cladding and the removal of details, the three storefronts retain their characteristic recessed entrance beside the large display windows typical of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

Although the properties form a component of the much larger continuous block of buildings on this portion of the north side of King Street East, they do not represent a specific style, type, or tradition of architectural style or design. Rather, the buildings are typical examples of a vernacular commercial/residential architectural form that was utilized throughout the 19<sup>th</sup> and 20<sup>th</sup> centuries. The materials, detailing and finishes that survive were in common use during the 1920s and 1930s. This form of urban design can be found throughout small towns as well as large cities across Ontario.

### 9.2 Function

The buildings at 1141-1143 King Street East, 1145 King Street East and 1149-1151 King Street East were designed and built as combined commercial and residential spaces; they continue to be used for those purposes. According to mid-20<sup>th</sup> century Fire Insurance Maps, all three buildings were originally constructed of concrete blocks with brick veneer.

### 9.3 Fabric

#### 9.3.1 1141-1143 King Street East

The façade of 1141-1143 King Street East is much altered and none of the original building fabric materials are visibly extant. The brick veneer has been covered in modern stucco, eliminating any architectural details that may have been present on the original façade. Most of the commercial façade consists of the plate glass that forms the display windows and the front door to the commercial space.

The flat roofline extends across this structure and the adjacent structures - is characterized by the parapet wall in the centre of the building (Photograph 2).

### **9.3.2 1145 King Street East**

The ground floor of 1145 King Street East is much altered and does not consist of many of the original building fabric materials. The exterior on the ground floor of the building is clad in modern white corrugated metal as well as black and white structural glass panels in the entranceway. These are undoubtedly fragments of an earlier campaign to modernize the façade, and more of it may survive behind the current tenant's sign. The material was popular during the Art Deco period and is not often found still in place. Most of the commercial façade consists of the plate glass window that forms the display windows and the front door to the commercial space. The entrance to the residential space appears unchanged and consists of an arched doorway constructed of brick.

The original brick masonry has survived on the second storey of the building, a type of textured brick that was widely used during the 1920s and 1930s. The single window opening on the second floor is a low segmented brick arch and the rusticated concrete window sill is contemporary with the construction of the building. A bracketed cornice extends across the roofline, above which is a decorative fielded panel. The flat roofline extends across this structure and the adjacent structures - is characterized by the parapet wall in the centre of the building (Photograph 3).

### **9.3.3 1149-1151 King Street East**

The storefront section of the ground floor of 1149-1151 King Street East is somewhat altered by the application of post-modern detailing in stucco over the brick and replacement of the display windows. The brick on the first and second storey has been painted and the lower section of the building has been covered with gray tiles, visually stimulating a basement storey. The commercial entrance, located on the corner of the building is flanked by plate glass windows that face King Street East and Gage Avenue North. The entrance to the residential space appears unchanged and consists of an arched doorway constructed of brick that faces on to King Street East.

Although painted, the original brick masonry has survived on the second storey of the building, a type of textured brick that was widely used during the 1920s and 1930s. The single window opening on the second floor a low segmental brick arch and the rusticated concrete window sill is contemporary with the construction of the building. There is a single window, also a segmental arch, on the second floor in the corner bay above the commercial entrance. A bracketed wooden cornice extends across the roofline, above which is a decorative fielded panel. The flat roofline extends across this structure and the adjacent structures and is characterized by the parapet wall in the centre of the building (Photograph 5).

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## 10. Discussion of Contextual Value

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### 10.1 Social Meaning

The structures located at 1141-1143, 1145 and 1149-1151 King Street East are some of many commercial storefront structures that also include residential spaces on the second floor found in towns and cities across Ontario. Built in the early-20th century, the properties represent these types of commercial storefront structures that were built fronting onto King Street East in Hamilton as it expanded eastwards.

### 10.2 Environment



The properties are situated on the north side of King Street East between Connaught Avenue North and Gage Avenue North. They are part of a series of six combined commercial and residential properties that occupy most of this block. The adjacent properties on the north and south side of King Street East are made up of a variety of residential and commercial uses, while the streets north of the subject property – including Connaught Avenue North and Gage Avenue North consist of predominantly single-detached homes that appear to have been developed in the early and mid-20<sup>th</sup> century. The property has been a part of the expanding urban environment of Hamilton since the early-20th century.

### 10.3 Formal Recognition

The structures are not formally recognized at the municipal, provincial, or federal level.


# 11. Data Sheet

Table 11-1: Data Sheet for 1141-1143 King Street East

FIELD	PROPERTY DATA
<b>Municipal Address</b>	1141-1143 King Street East
<b>Municipality</b>	Hamilton
<b>Approximate Area (square metres)</b>	280
<b>Rail Corridor</b>	Hamilton LRT B-Line
<b>PIN</b>	172120065
<b>Ownership</b>	Private
<b>Aerial photo showing location and boundaries</b>	
<b>Exterior, street-view photo</b>	
<b>Date of construction of built resources (known or estimated and source)</b>	Pre 1926 (Hamilton City Directories)
<b>Date of significant alterations to built resources (known or estimated and source)</b>	Unknown

<b>FIELD</b>	<b>PROPERTY DATA</b>
<b>Architect/designer/builder (source)</b>	Unknown
<b>Previous owners or occupants</b>	Various commercial and residential tenants throughout 20 <sup>th</sup> century (See Section 8)
<b>Current function</b>	Commercial and Residential
<b>Previous function(s)</b>	Commercial and Residential
<b>Heritage Recognition/Protection (municipal, provincial, federal)</b>	None
<b>Local Heritage Interest</b>	The building is included on the City's Inventory of Buildings of Architectural and/or Historical Interest.
<b>Adjacent Lands</b>	No protected heritage properties
<b>Latitude or UTM Northing</b>	43.24830°
<b>Longitude or UTM Easting</b>	-79.82885°

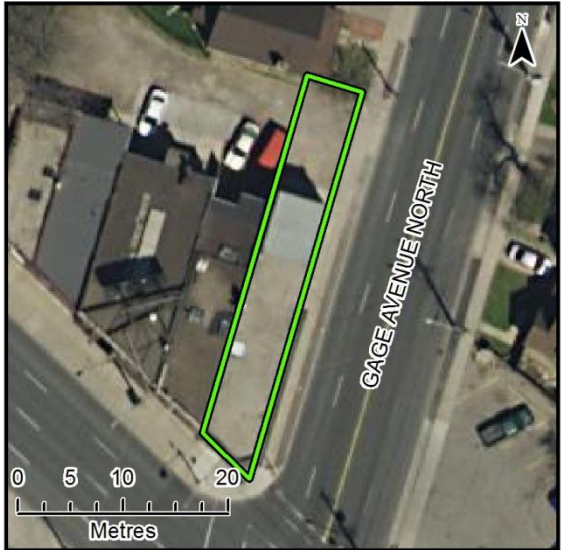

Table 11-2: Data Sheet for 1145 King Street East

FIELD	PROPERTY DATA
<b>Municipal Address</b>	1145 King Street East
<b>Municipality</b>	Hamilton
<b>Approximate Area (square metres)</b>	190
<b>Rail Corridor</b>	Hamilton LRT B-Line
<b>PIN</b>	172120066
<b>Ownership</b>	Private
<b>Aerial photo showing location and boundaries</b>	
<b>Exterior, street-view photo</b>	
<b>Date of construction of built resources (known or estimated and source)</b>	Pre 1926 (Hamilton City Directories)
<b>Date of significant alterations to built resources (known or estimated and source)</b>	Unknown
<b>Architect/designer/builder (source)</b>	Unknown
<b>Previous owners or occupants</b>	Various commercial and residential tenants throughout 20 <sup>th</sup> century (See Section 8)
<b>Current function</b>	Commercial and Residential

<b>FIELD</b>	<b>PROPERTY DATA</b>
<b>Previous function(s)</b>	Commercial and Residential
<b>Heritage Recognition/Protection (municipal, provincial, federal)</b>	None
<b>Local Heritage Interest</b>	None
<b>Adjacent Lands</b>	No protected heritage properties
<b>Latitude or UTM Northing</b>	43.24823°
<b>Longitude or UTM Easting</b>	-79.82874°



Table 11-3: Data Sheet for 1149-1151 King Street East

FIELD	PROPERTY DATA
<b>Municipal Address</b>	1149-1151 King Street East
<b>Municipality</b>	Hamilton
<b>Approximate Area (square metres)</b>	205
<b>Rail Corridor</b>	Hamilton LRT B-Line
<b>PIN</b>	172120067
<b>Ownership</b>	Private
<b>Aerial photo showing location and boundaries</b>	
<b>Exterior, street-view photo</b>	
<b>Date of construction of built resources (known or estimated and source)</b>	Pre 1926 (Hamilton City Directories)
<b>Date of significant alterations to built resources (known or estimated and source)</b>	Unknown
<b>Architect/designer/builder (source)</b>	Unknown
<b>Previous owners or occupants</b>	Various commercial and residential tenants throughout 20 <sup>th</sup> century (See Section 8)
<b>Current function</b>	Commercial and Residential
<b>Previous function(s)</b>	Commercial and Residential

<b>FIELD</b>	<b>PROPERTY DATA</b>
<b>Heritage Recognition/Protection (municipal, provincial, federal)</b>	None
<b>Local Heritage Interest</b>	Listed on Hamilton's Heritage Volume 2
<b>Adjacent Lands</b>	No protected heritage properties
<b>Latitude or UTM Northing</b>	43.24822°
<b>Longitude or UTM Easting</b>	-79.82871°

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## 12. Figures

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**Photograph 1: View looking north showing subject property, third from left in relation to continuous block on King Street East (AECOM, 2017)**



**Photograph 2: View looking north across King Street East showing 1141-1143 King Street East (AECOM, 2017)**



**Photograph 3: View looking north along King Street East showing 1145 (left) and 1149-1151 King Street East (right) (AECOM, 2017)**



**Photograph 4: View looking north across King Street East showing subject property in relation to adjacent building. Intersection at right is Gage Avenue North (AECOM, 2017)**

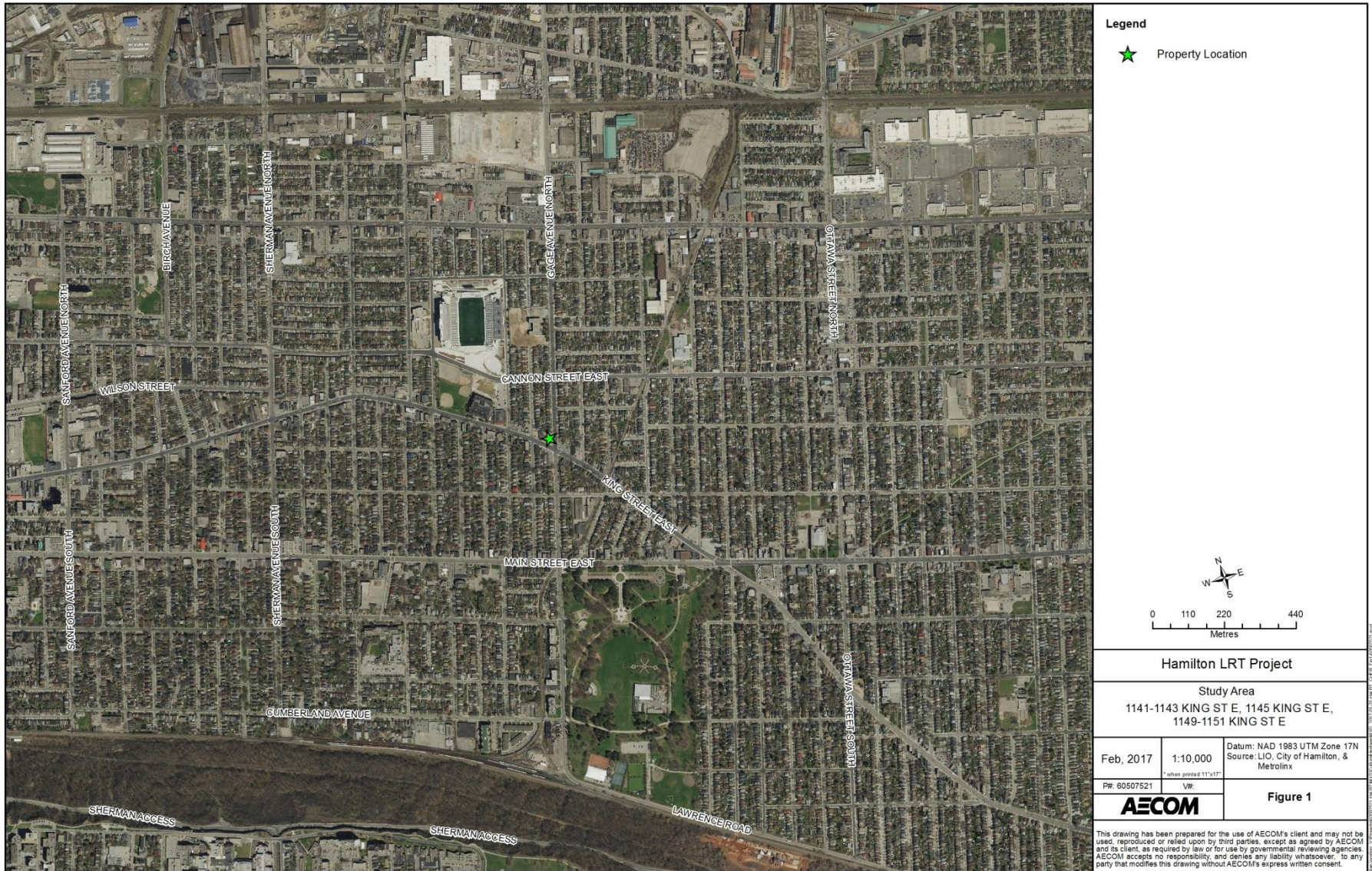


**Photograph 5: View looking north across King Street East showing 1149-1151 King Street East (AECOM, 2017)**

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## **13. Maps**

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**Figure 1: Location of 1141-1143 King Street East, 1145 King Street East and 1149-1151 King Street East**

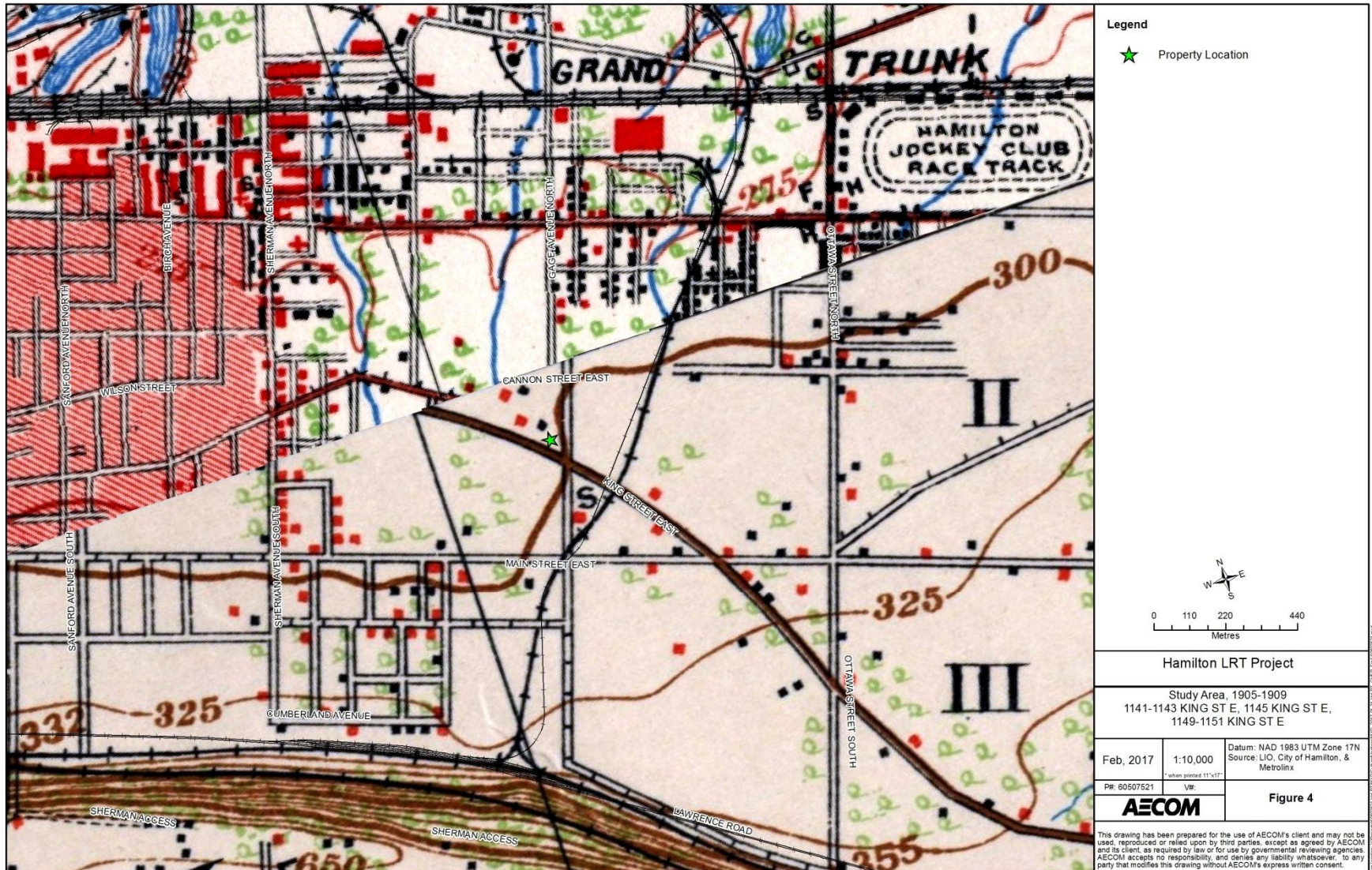




**Figure 2: Aerial photograph showing the area surrounding 1141-1143 King Street East, 1145 King Street East and 1149-1151 King Street East**



**Figure 3: Location of 1141-1143 King Street East, 1145 King Street East and 1149-1151 King Street East on the 1875 Historic Atlas Map (Page & Smith, 1875)**



**Figure 4: Location of 1141-1143 King Street East, 1145 King Street East and 1149-1151 King Street East on the 1905 and 1909 NTS Map**



**Figure 5: Location of 1141-1143 King Street East, 1145 King Street East and 1149-1151 King Street East on the 1938 NTS Map**

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## 14. Chronology

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- 1791 Barton Township was surveyed by Augustus Jones; the first settler arrived in the township.
- 1850 Gore District was divided and Halton and Wentworth Counties were created.
- 1869 The Hamilton & Lake Erie Railway was formed.
- 1873 Construction on the Hamilton & Lake Erie Railway began.
- 1875 George Gage is shown as occupying Lot 7, Concession II.
- 1905 The NTS map shows two brick and two wooden structures at the current location of 1141-1143 King Street East, 1145 King Street East and 1149-1151 King Street East.
- 1926 David Duignan, a butcher occupied the main floor of 1141 King Street East. H.W. Linke and H.C Rudge occupied the second floor apartments (1141½ King Street East).
- The Hamilton City Directory lists William Carroll Grocers as the tenant on the main floor of 1143 King Street East.
- 1145 King Street East was occupied by Henry Longley, a dry cleaner.
- 1149 King Street East was occupied by Jason Fraser.
- 1151 King Street East was occupied by G.C. Bidwell Drugs.
- 1928 David Duignan, a butcher occupied the main floor of 1141 King Street East. J. Palmer and Mrs. G. Start occupied the second floor apartments.
- The Hamilton City Directory lists William Carroll Grocers as the tenant on the main floor of 1143 King Street East.
- 1145 King Street East was occupied by Gage Cleaners.
- 1149 King Street East was occupied by W.G Emerson.
- 1151 King Street East was occupied by G.C. Bidwell Drugs.
- 1936 David Duignan, a butcher occupied the main floor of 1141 King Street East. C.L. Richarz and J.A. Fountain occupied the second floor apartments.
- The Hamilton City Directory lists William Carroll Grocers as the tenant on the main floor of 1143 King Street East.
- 1145 King Street East is occupied by N.A Clifford Cleaners.
- 1149 King Street East is occupied by Jason Hincecliffe.

1151 King Street East is occupied by E.J. Allen, a tobacconist.

1945 Gage Butchers occupied the main floor of 1141 King Street East. Frank McCallum and Leslie Galloway occupied the second floor apartments.

The Hamilton City Directory lists William Carroll Grocers as the tenant on the main floor of 1143 King Street East.

1145 King Street East was occupied by Reliable Cleaners.

1149 King Street East was occupied by George M. Knowles.

1151 King Street East was occupied by E.J. Allen, a tobacconist.

1955 Gage Butchers occupied the main floor of 1141 King Street East. Frank McCallum and Leslie Galloway occupied the second floor apartments.

1151 King Street East is occupied by Gage Pharmacy.

1966 Super-Vale Red and White Food Market occupied the main floor of 1141 King Street East.

Adam's Forms and Office Equipment is listed as the tenant of the main floor of 1143 King Street East.

1974 The Regional Municipality of Hamilton-Wentworth was formed.

1978 Crestline Studios occupied the main floor of 1141 King Street East.

Adam's Forms and Office Equipment is listed as the tenant of the main floor of 1143 King Street East.

1151 King Street East was occupied by the Steakout Co. Ltd.

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## 15. Bibliography

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# **Cultural Heritage Evaluation Report Recommendations 1141-1143 King Street East, Hamilton, Ontario**

Prepared by AECOM  
for Metrolinx

February 7, 2017

# Authors

**Report Prepared By:** DRAFT  
Michael Greguol, M.A.  
Cultural Heritage Specialist

DRAFT  
Emily Game, B.A.  
Heritage Researcher

**Report Reviewed By:** DRAFT  
Fern Mackenzie, M.A., CAHP  
Senior Architectural Historian

## Revision History

Revision #	Date	Revised By:	Revision Description
0	02/07/2017	C.Latimer	Draft to Metrolinx

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# 1. Executive Summary

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AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the property at 1141-1143 King Street East, in the City of Hamilton, Ontario (see Figure 1 of the CHER). This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. The A-Line alignment extends north from James Street North at King Street to the intersection of James Street North and Guise Street West. As a part of the project, it is anticipated that building impacts may take place on the property at 1141-1143 King Street East.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the *Metrolinx Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. As such the recommendations as they relate to the CHER and the potential cultural heritage value or interest of 1141-1143 King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 1141-1143 King Street East to assess the potential cultural heritage value or interest of the property. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

The property located at 1141-1143 King Street East consists of narrow multi-use buildings located in a built-up area of the City of Hamilton. The building combines commercial use on the ground floor and residential use above. Although located within an older area of the city, the property is outside of the immediate downtown core.

In 1875, King Street East between Gage Avenue North and Connaught Avenue appears to have been used primarily for agricultural use; at this time, it was occupied by George Gage and one structure and an orchard was listed on the property. By 1905, the area around 1141-1143 King Street East had become considerably more populated with brick and wooden houses constructed along King Street East and the surrounding side streets. By 1926, the structure at 1141-1143 King Street East was constructed. Since its construction the main floor of the building has been occupied by various businesses while the second floor functioned as residential space.

A field review of the privately owned property at 1141-1143 King Street East was undertaken on January 12, 2017 and January 17, 2017 by Michael Greguol and Emily Game of AECOM (Figure 2). An assessment was not completed on the interior of the structure due to timing constraints of the TPAP Amendment.

The building is a typical examples of a vernacular commercial/residential architectural form that was utilized throughout the 19th and 20th centuries. The façade of 1141-1143 King Street East is much altered and none of the original building fabric materials are visibly extant.

## 2. Ontario Regulation 9/06 Evaluation

*Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) provides criteria to apply to a potential heritage property to evaluate its heritage value. If a privately-owned property meets one or more of the following criteria it may be designated by a municipality under Section 29 of the *Ontario Heritage Act*. For the purposes of this CHER, O. Reg. 9/06 considers the evaluation of the property as part of the community context. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that a property may be considered a Provincial Heritage Property (PHP) if it meets one or more of the criteria under O. Reg. 9/06. The application of the criteria for 1141-1143 King Street East is included in Table 2-1 below.

**Table 2-1: O.Reg. 9/06 Evaluation for 1141-1143 King Street East**

Criterion	Response (Yes/No)	Rationale
<b>1) The property has <i>design or physical value</i> because it:</b>		
i) Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	No	The structure located on the property at 1141-1143 King Street East is a common example of an early/mid-20 <sup>th</sup> century two-storey commercial building with a residential space above. This form is commonly found throughout Hamilton.
ii) Displays a high degree of craftsmanship or artistic merit; or	No	The property is of common design and does not display a high degree of craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The property is a common commercial/residential structure and does not display a high degree of technical or scientific achievement.
<b>2) The property has <i>historic or associative value</i> because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	Although the much larger agricultural lot on which 1141-1143 King Street East was built once belonged to a member of the prominent Gage family, no significant connection between the property and the Gage's could be drawn. As a result, the property is not directly associated with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Criterion	Response (Yes/No)	Rationale
ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or	No	The property does not have potential to yield information that contributes to an understanding of a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	A specific architect or builder for the property could not be determined. It is likely that a contractor built the duplex block on the north side of King Street East between Connaught Avenue North and Gage Avenue North.
<b>3) The property has <i>contextual value</i> because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area;	No	The property 1141-1143 King Street East forms a component of the larger commercial/residential block on the north side of King Street East. However, it is not important in defining, maintaining, or supporting the character of an area.
ii) Is physically, functionally, visually, or historically linked to its surroundings; or	No	The property at 1141-1143 King Street East forms a component of the larger commercial/residential block on the north side of King Street East. However, it is not physically, functionally, visually, or historically linked to its surroundings.
iii) Is a landmark.	No	The property at 1141-1143 King Street East is not considered a landmark.



## 3. Ontario Regulation 10/06 Evaluation

*Ontario Regulation 10/06, Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance* (O. Reg. 10/06), provides criteria against which to assess a property to determine if the property holds provincial heritage significance. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that Ministries and prescribed public bodies shall apply the criteria in O. Reg. 10/06 to determine whether a property is of provincial significance. Therefore, for the purpose of this CHER O. Reg 10/06 considers the evaluation of the property as a part of the provincial context. If the property meets the criteria, it may be considered a Provincial Heritage Property of Provincial Significance (PHPPS). The application of the criteria for 1141-1143 King Street East is in Table 3-1, below.

**Table 3-1: O.Reg. 10/06 Evaluation for 1141-1143 King Street East**

Criterion	Response (Yes/No)	Rationale
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	1141-1143 King Street East does not represent a theme or pattern in Ontario's history. Commercial and residential structures similar to this are found throughout towns and cities in Ontario.
2. The property yields, or had the potential to yield, information that contributes to an understanding of Ontario's history.	No	1141-1143 King Street East does not yield, and is not anticipated to yield information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare, or unique aspect of Ontario's cultural heritage.	No	1141-1143 King Street East does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage. The form and massing of the structures are commonly found in Ontario.
4. The property is of aesthetic, visual, or contextual importance to the province.	No	The 1141-1143 King Street East property is not of aesthetic, visual, or contextual importance to the province.
5. The property demonstrates a high degree of excellence or creative, technical, or scientific achievement at a provincial level in a given period.	No	1141-1143 King Street East does not demonstrate a high degree of excellence or creative, technical, or scientific achievement at a provincial level.

Criterion	Response (Yes/No)	Rationale
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province.	No	1141-1143 King Street East does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No	1141-1143 King Street East does not have strong or special associations with the life or work of a person, group, or organization of importance to the province or with an event of importance to the province.
8. The property is located in an unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	1141-1143 King Street East is not located in an unorganized territory.

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## **4. Recommended Outcome of Evaluation**

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The application of O.Reg. 9/06 and O.Reg. 10/06 concluded that 1141-1143 King Street East does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the nine criteria. Therefore, this CHERR recommends that the property at 1141-1143 King Street East is not considered a Provincial Heritage Property (PHP). As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes have not been prepared.



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# **Cultural Heritage Evaluation Report Recommendations 1145 King Street East, Hamilton, Ontario**

Prepared by AECOM  
for Metrolinx

February 7, 2017

# Authors

**Report Prepared By:** DRAFT  
Michael Greguol, M.A.  
Cultural Heritage Specialist

DRAFT  
Emily Game, B.A.  
Heritage Researcher

**Report Reviewed By:** DRAFT  
Fern Mackenzie, M.A., CAHP  
Senior Architectural Historian

## Revision History

Revision #	Date	Revised By:	Revision Description
0	02/07/2017	C. Latimer	Draft to Metrolinx

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The attached Report (the "Report") has been prepared by AECOM Canada Ltd. ("AECOM") for the benefit of the Client ("Client") in accordance with the agreement between AECOM and Client, including the scope of work detailed therein (the "Agreement").

The information, data, recommendations and conclusions contained in the Report (collectively, the "Information"):

- is subject to the scope, schedule, and other constraints and limitations in the Agreement and the qualifications contained in the Report (the "Limitations");
- represents AECOM's professional judgement in light of the Limitations and industry standards for the preparation of similar reports;
- may be based on information provided to AECOM which has not been independently verified;
- has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
- must be read as a whole and sections thereof should not be read out of such context;
- was prepared for the specific purposes described in the Report and the Agreement; and
- in the case of subsurface, environmental or geotechnical conditions, may be based on limited testing and on the assumption that such conditions are uniform and not variable either geographically or over time.

AECOM shall be entitled to rely upon the accuracy and completeness of information that was provided to it and has no obligation to update such information. AECOM accepts no responsibility for any events or circumstances that may have occurred since the date on which the Report was prepared and, in the case of subsurface, environmental or geotechnical conditions, is not responsible for any variability in such conditions, geographically or over time.

AECOM agrees that the Report represents its professional judgement as described above and that the Information has been prepared for the specific purpose and use described in the Report and the Agreement, but AECOM makes no other representations, or any guarantees or warranties whatsoever, whether express or implied, with respect to the Report, the Information or any part thereof.

Without in any way limiting the generality of the foregoing, any estimates or opinions regarding probable construction costs or construction schedule provided by AECOM represent AECOM's professional judgement in light of its experience and the knowledge and information available to it at the time of preparation. Since AECOM has no control over market or economic conditions, prices for construction labour, equipment or materials or bidding procedures, AECOM, its directors, officers and employees are not able to, nor do they, make any representations, warranties or guarantees whatsoever, whether express or implied, with respect to such estimates or opinions, or their variance from actual construction costs or schedules, and accept no responsibility for any loss or damage arising therefrom or in any way related thereto. Persons relying on such estimates or opinions do so at their own risk.

Except (1) as agreed to in writing by AECOM and Client; (2) as required by-law; or (3) to the extent used by governmental reviewing agencies for the purpose of obtaining permits or approvals, the Report and the Information may be used and relied upon only by Client.

AECOM accepts no responsibility, and denies any liability whatsoever, to parties other than Client who may obtain access to the Report or the Information for any injury, loss or damage suffered by such parties arising from their use of, reliance upon, or decisions or actions based on the Report or any of the Information ("improper use of the Report"), except to the extent those parties have obtained the prior written consent of AECOM to use and rely upon the Report and the Information. Any injury, loss or damages arising from improper use of the Report shall be borne by the party making such use.

This Statement of Qualifications and Limitations is attached to and forms part of the Report and any use of the Report is subject to the terms hereof.

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# 1. Executive Summary

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AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the property at 1145 King Street East, in the City of Hamilton, Ontario (see Figure 1 of the CHER). This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. The A-Line alignment extends north from James Street North at King Street to the intersection of James Street North and Guise Street West. As a part of the project, it is anticipated that building impacts may take place on the property at 1145 King Street East.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the *Metrolinx Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. As such the recommendations as they relate to the CHER and the potential cultural heritage value or interest of 1145 King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 1145 King Street East to assess the potential cultural heritage value or interest of the property. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

The 1145 King Street East property consists of narrow multi-use buildings located in a built-up area of the City of Hamilton. The building combines commercial use on the ground floor and residential use above. Although located within an older area of the city, the property is outside of the immediate downtown core.

In 1875, King Street East between Gage Avenue North and Connaught Avenue appears to have been used primarily for agricultural use; at this time, it was occupied by George Gage and one structure and an orchard was listed on the property. By 1905, the area around 1145 King Street East had become considerably more populated with brick and wooden houses constructed along King Street East and the surrounding side streets. By 1926, the structure at 1145 King Street East was constructed. Since its construction, the main floor of the building has been occupied by various businesses while the second floor functioned as residential space.



A field review of the privately owned property at 1145 King Street East was undertaken on January 12, 2017 and January 17, 2017 by Michael Greguol and Emily Game of AECOM (Figure 2). An assessment was not completed on the interior of the structure due to timing constraints of the TPAP Amendment.

The building is a typical example of a vernacular commercial/residential architectural form that was utilized throughout the 19th and 20th centuries. The ground floor of 1145 King Street East is much altered and does not consist of many of the original building fabric materials. The original brick masonry has survived on the second storey of the building, a type of textured brick that was widely used during the 1920s and 1930s.

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## 2. Ontario Regulation 9/06 Evaluation

*Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) provides criteria to apply to a potential heritage property to evaluate its heritage value. If a privately-owned property meets one or more of the following criteria it may be designated by a municipality under Section 29 of the *Ontario Heritage Act*. For the purposes of this CHER, O. Reg. 9/06 considers the evaluation of the property as part of the community context. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that a property may be considered a Provincial Heritage Property (PHP) if it meets one or more of the criteria under O. Reg. 9/06. The application of the criteria for 1145 King Street East is included in Table 2-1 below.

**Table 2-1: O.Reg. 9/06 Evaluation for 1145 King Street East**

Criterion	Response (Yes/No)	Rationale
<b>1) The property has <i>design or physical value</i> because it:</b>		
i) Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	No	The structure located on the property at 1145 King Street East is a common example of an early/mid-20 <sup>th</sup> century two-storey commercial building with a residential space above. This form is commonly found throughout Hamilton.
ii) Displays a high degree of craftsmanship or artistic merit; or	No	The property is of common design and does not display a high degree of craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The property is a common commercial/residential structure and does not display a high degree of technical or scientific achievement.
<b>2) The property has <i>historic or associative value</i> because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	Although the much larger agricultural lot on which 1145 King Street East was built once belonged to a member of the prominent Gage family, no significant connection between the property and the Gage's could be drawn. As a result, the property is not directly associated with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Criterion	Response (Yes/No)	Rationale
ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or	No	The property does not have potential to yield information that contributes to an understanding of a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	A specific architect or builder for the property could not be determined. It is likely that a contractor built the duplex block on the north side of King Street East between Connaught Avenue North and Gage Avenue North.
<b>3) The property has <i>contextual value</i> because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area;	No	The property 1145 King Street East forms a component of the larger commercial/residential block on the north side of King Street East. However, it is not important in defining, maintaining, or supporting the character of an area.
ii) Is physically, functionally, visually, or historically linked to its surroundings; or	No	The property at 1145 King Street East forms a component of the larger commercial/residential block on the north side of King Street East. However, it is not physically, functionally, visually, or historically linked to its surroundings.
iii) Is a landmark.	No	The property at 1145 King Street East is not considered a landmark.

### 3. Ontario Regulation 10/06 Evaluation

*Ontario Regulation 10/06, Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance* (O. Reg. 10/06), provides criteria against which to assess a property to determine if the property holds provincial heritage significance. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that Ministries and prescribed public bodies shall apply the criteria in O. Reg. 10/06 to determine whether a property is of provincial significance. Therefore, for the purpose of this CHER O. Reg 10/06 considers the evaluation of the property as a part of the provincial context. If the property meets the criteria, it may be considered a Provincial Heritage Property of Provincial Significance (PHPPS). The application of the criteria for 1145 King Street East is in Table 3-1, below.

**Table 3-1: O.Reg. 10/06 Evaluation for 1145 King Street East**

Criterion	Response (Yes/No)	Rationale
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	1145 King Street East does not represent a theme or pattern in Ontario's history. Commercial and residential structures similar to this are found throughout towns and cities in Ontario.
2. The property yields, or had the potential to yield, information that contributes to an understanding of Ontario's history.	No	1145 King Street East does not yield, and is not anticipated to yield information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare, or unique aspect of Ontario's cultural heritage.	No	1145 King Street East does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage. The form and massing of the structures are commonly found in Ontario.
4. The property is of aesthetic, visual, or contextual importance to the province.	No	The 1145 King Street East property is not of aesthetic, visual, or contextual importance to the province.
5. The property demonstrates a high degree of excellence or creative, technical, or scientific achievement at a provincial level in a given period.	No	1145 King Street East does not demonstrate a high degree of excellence or creative, technical, or scientific achievement at a provincial level.

Criterion	Response (Yes/No)	Rationale
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province.	No	1145 King Street East does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No	1145 King Street East does not have strong or special associations with the life or work of a person, group, or organization of importance to the province or with an event of importance to the province.
8. The property is located in an unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	1145 King Street East is not located in an unorganized territory.

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## 4. Recommended Outcome of Evaluation

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The application of O.Reg. 9/06 and O.Reg. 10/06 concluded that 1145 King Street East does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the nine criteria. Therefore, this CHERR recommends that the property at 1145 King Street East is not considered a Provincial Heritage Property (PHP). As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes have not been prepared.



**METROLINX**

An agency of the Government of Ontario  
Une agence du gouvernement de l'Ontario

# **Cultural Heritage Evaluation Report Recommendations 1149-1151 King Street East, Hamilton, Ontario**

Prepared by AECOM  
for Metrolinx

February 7, 2017

# Authors

**Report Prepared By:** DRAFT  
Michael Greguol, M.A.  
Cultural Heritage Specialist

DRAFT  
Emily Game, B.A.  
Heritage Researcher

**Report Reviewed By:** DRAFT  
Fern Mackenzie, M.A., CAHP  
Senior Architectural Historian

## Revision History

Revision #	Date	Revised By:	Revision Description
0	02/07/2017	C. Latimer	Draft to Metrolinx



# Statement of Qualifications and Limitations

The attached Report (the "Report") has been prepared by AECOM Canada Ltd. ("AECOM") for the benefit of the Client ("Client") in accordance with the agreement between AECOM and Client, including the scope of work detailed therein (the "Agreement").

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# 1. Executive Summary

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AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the property at 1149-1151 King Street East, in the City of Hamilton, Ontario (see Figure 1 of the CHER). This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. The A-Line alignment extends north from James Street North at King Street to the intersection of James Street North and Guise Street West. As a part of the project, it is anticipated that building impacts may take place on the property at 1149-1151 King Street East.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the *Metrolinx Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. As such the recommendations as they relate to the CHER and the potential cultural heritage value or interest of 1149-1151 King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 1149-1151 King Street East to assess the potential cultural heritage value or interest of the property. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

The property located at 1149-51 King Street East consists of narrow multi-use buildings located in a built-up area of the City of Hamilton. The building combines commercial use on the ground floor and residential use above. Although located within an older area of the city, the property is outside of the immediate downtown core.

In 1875, King Street East between Gage Avenue North and Connaught Avenue appears to have been used primarily for agricultural use; at this time, it was occupied by George Gage and one structure and an orchard was listed on the property. By 1905, the area around 1149-1151 King Street East had become considerably more populated with brick and wooden houses constructed along King Street East and the surrounding side streets. By 1926, the structure at 1149-1151 King Street East was constructed. Since its construction the main floor of the building have been occupied by various businesses while the second floor functioned as residential space.

A field review of the privately owned property at 1149-1151 King Street East was undertaken on January 12, 2017 and January 17, 2017 by Michael Greguol and Emily Game of AECOM (Figure 2 of the CHER). An assessment was not completed on the interior of the structure due to timing constraints of the TPAP Amendment.

The building is a typical example of a vernacular commercial/residential architectural form that was utilized throughout the 19th and 20th centuries. The storefront section of the ground floor of 1149-1151 King Street East is somewhat altered by the application of post-modern detailing in stucco over the brick and replacement of the display windows. Although painted, the original brick masonry has survived on the second storey of the building, a type of textured brick that was widely used during the 1920s and 1930s.

## 2. Ontario Regulation 9/06 Evaluation

*Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) provides criteria to apply to a potential heritage property to evaluate its heritage value. If a privately-owned property meets one or more of the following criteria it may be designated by a municipality under Section 29 of the *Ontario Heritage Act*. For the purposes of this CHER, O. Reg. 9/06 considers the evaluation of the property as part of the community context. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that a property may be considered a Provincial Heritage Property (PHP) if it meets one or more of the criteria under O. Reg. 9/06. The application of the criteria for 1149-1151 King Street East is included in Table 2-1 below.

**Table 2-1: O.Reg. 9/06 Evaluation for 1149-1151 King Street East**

Criterion	Response (Yes/No)	Rationale
<b>1) The property has <i>design or physical value</i> because it:</b>		
i) Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	No	The structure located on the property at 1149-1151 King Street East is a common example of an early/mid-20 <sup>th</sup> century two-storey commercial building with a residential space above. This form is commonly found throughout Hamilton.
ii) Displays a high degree of craftsmanship or artistic merit; or	No	The property is of common design and does not display a high degree of craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The property is a common commercial/residential structure and does not display a high degree of technical or scientific achievement.
<b>2) The property has <i>historic or associative value</i> because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	Although the much larger agricultural lot on which 1149-1151 King Street East was built once belonged to a member of the prominent Gage family, no significant connection between the property and the Gage's could be drawn. As a result, the property is not directly associated with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Criterion	Response (Yes/No)	Rationale
ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or	No	The property does not have potential to yield information that contributes to an understanding of a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	A specific architect or builder for the property could not be determined. It is likely that a contractor built the duplex block on the north side of King Street East between Connaught Avenue North and Gage Avenue North.
<b>3) The property has <i>contextual value</i> because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area;	No	The property 1149-1151 King Street East forms a component of the larger commercial/residential block on the north side of King Street East. However, it is not important in defining, maintaining, or supporting the character of an area.
ii) Is physically, functionally, visually, or historically linked to its surroundings; or	No	The property at 1149-1151 King Street East forms a component of the larger commercial/residential block on the north side of King Street East. However, it is not physically, functionally, visually, or historically linked to its surroundings.
iii) Is a landmark.	No	The property at 1149-1151 King Street East is not considered a landmark.

## 3. Ontario Regulation 10/06 Evaluation

*Ontario Regulation 10/06, Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance* (O. Reg. 10/06), provides criteria against which to assess a property to determine if the property holds provincial heritage significance. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that Ministries and prescribed public bodies shall apply the criteria in O. Reg. 10/06 to determine whether a property is of provincial significance. Therefore, for the purpose of this CHER O. Reg 10/06 considers the evaluation of the property as a part of the provincial context. If the property meets the criteria, it may be considered a Provincial Heritage Property of Provincial Significance (PHPPS). The application of the criteria for 1149-1151 King Street East is in Table 3-1, below.

**Table 3-1: O.Reg. 10/06 Evaluation for 1149-1151 King Street East**

Criterion	Response (Yes/No)	Rationale
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	1149-1151 King Street East does not represent a theme or pattern in Ontario's history. Commercial and residential structures similar to this are found throughout towns and cities in Ontario.
2. The property yields, or had the potential to yield, information that contributes to an understanding of Ontario's history.	No	1149-1151 King Street East does not yield, and is not anticipated to yield information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare, or unique aspect of Ontario's cultural heritage.	No	1149-1151 King Street East does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage. The form and massing of the structures are commonly found in Ontario.
4. The property is of aesthetic, visual, or contextual importance to the province.	No	The 1149-1151 King Street East property is not of aesthetic, visual, or contextual importance to the province.
5. The property demonstrates a high degree of excellence or creative, technical, or scientific achievement at a provincial level in a given period.	No	1149-1151 King Street East does not demonstrate a high degree of excellence or creative, technical, or scientific achievement at a provincial level.

Criterion	Response (Yes/No)	Rationale
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province.	No	1149-1151 King Street East does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No	1149-1151 King Street East does not have strong or special associations with the life or work of a person, group, or organization of importance to the province or with an event of importance to the province.
8. The property is located in an unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	1149-1151 King Street East is not located in an unorganized territory.



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## **4. Recommended Outcome of Evaluation**

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The application of O.Reg. 9/06 and O.Reg. 10/06 concluded that 1149-1151 King Street East does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the nine criteria. Therefore, this CHERR recommends that the property at 1149-1151 King Street East is not considered a Provincial Heritage Property (PHP). As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes have not been prepared.