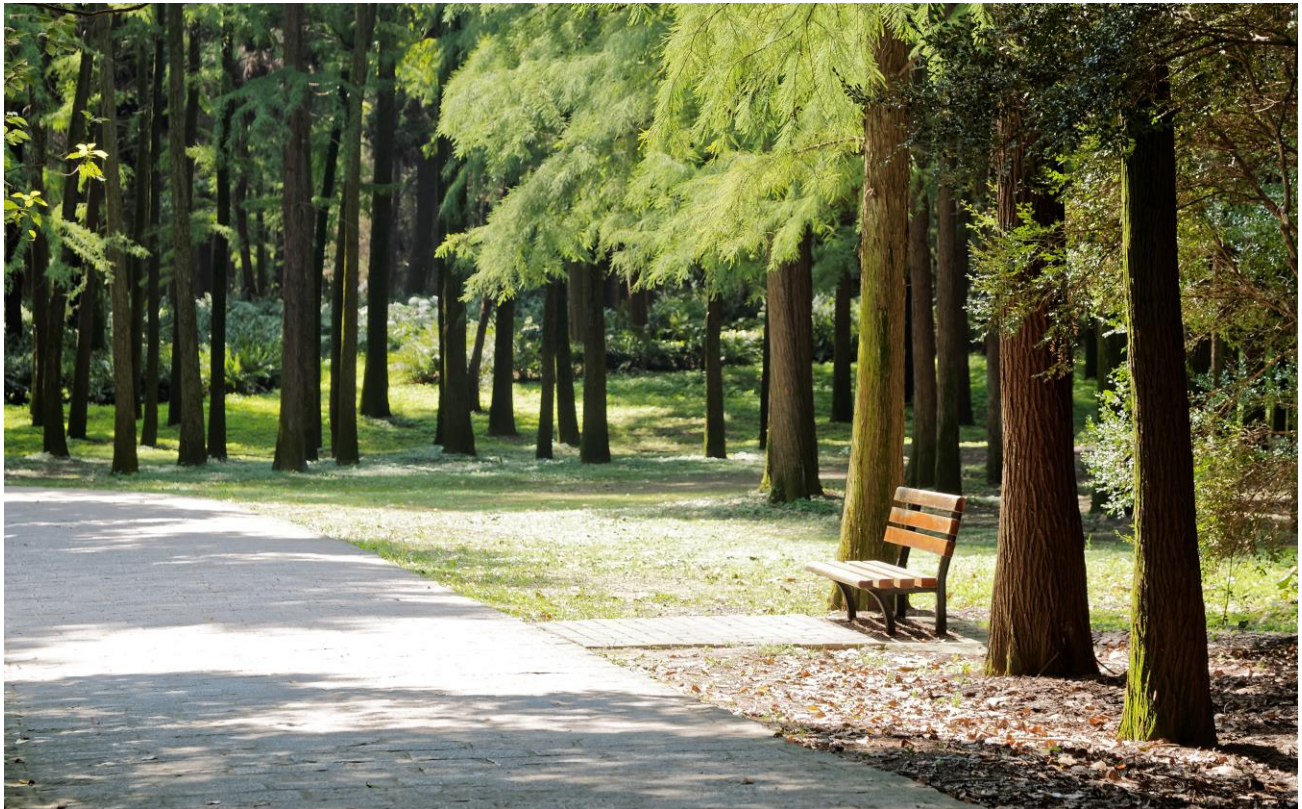


APPENDIX C: TECHNICAL SUPPORTING DOCUMENTS

APPENDIX C-11: CULTURAL HERITAGE EVALUATION REPORT

PART 4/4



# 606 Aberdeen Avenue

## CULTURAL HERITAGE EVALUATION REPORT - PART 1

606 Aberdeen Ave  
Hamilton, ON  
L8P 2T1

Project # 14-087-20M  
Prepared by GS /TT/ AG

ERA



**PREPARED FOR:**

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**Submitted: 2016-11-10**

Cover Image/Above: Former Westinghouse Plant at 606 Aberdeen Avenue, September 2016 (ERA Architects)

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## EXECUTIVE SUMMARY

The purpose of this Cultural Heritage Evaluation Report (CHER) – Part 1 is to provide research and analysis of the property at 606 Aberdeen Avenue as a basis for evaluating the site’s potential heritage significance. An evaluation of the property’s cultural heritage value and subsequent recommendations are contained in Part 2 of this report.

The subject property is located west of Hamilton’s downtown, north of Aberdeen Avenue and is bounded by the McMaster Innovation Park to the west, the 403 Highway to the north, and light industrial properties to the east. It formed part of the Canadian Westinghouse Company Ltd.’s West Plant, which was established in 1913. The property’s extant structure housed manufacturing operations from 1924 to 1986.

The structure consists of multiple adjoining parts. It was initially built in 1924 as a foundry and pattern shop for Canadian Westinghouse’s production of electrical equipment, and was converted in 1963 for use as a Westinghouse appliance and shipping warehouse, and the Switchgear Division’s manufacturing facility. The foundry and pattern shop have undergone relatively few significant alterations since they opened in 1924. Although elements of the original foundry programming have been removed and updated and secondary structures have been added and removed, the overall form and features have been maintained. Westinghouse phased out their activities and sold the subject property in 1986, and the subject property is currently used for industrial storage and distribution.

The subject property is not listed on the City of Hamilton’s Heritage Register or Inventory of Buildings of Architectural and/or Historical Interest. It is not currently identified as a Provincial Heritage Property or as a Provincial Heritage Property of Provincial Significance.

# 1 INTRODUCTION

## 1.1 Scope of the Report

With respect to the heritage evaluation of 606 Aberdeen Avenue, Metrolinx has retained ERA Architects Inc. as a Heritage Consultant.

ERA Architects has prepared this Cultural Heritage Evaluation Report (CHER) in accordance with Ontario Heritage Act Regulations 9/06 and 10/06, the Ministry of Tourism, Culture, and Sport's Standards and Guidelines for the Conservation of Provincial Heritage Properties, and Parks Canada's Standards and Guidelines.

The purpose of a CHER is to assess built heritage and cultural heritage landscape resources, determine the level of significance, and develop an argument for or against identification as a Provincial Heritage Property. This CHER was undertaken as part of a Metrolinx initiative to evaluate its current and potential properties in accordance with the Standards and Guidelines for the Conservation of Provincial Heritage Properties, and to establish a basis for guiding future capital projects.

## 1.2 METROLINX Contact

20 Bay Street, Suite 600  
Toronto, Ontario M5J 2W3  
Rodney Yee, Project Coordinator, GO Transit  
rodney.yee@gotransit.com  
416.202.4516

## 1.2 Present owner Contact

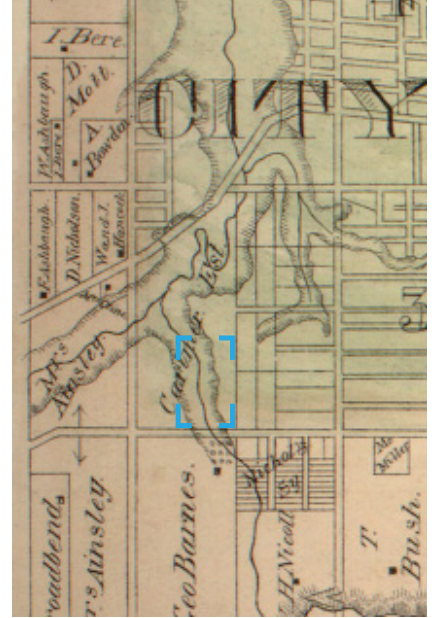
Samee Metals  
606 Aberdeen Ave  
Hamilton, ON L8P 2T1  
905.528.3311

## 2 DESCRIPTION OF PROPERTY

### 2.1 Site Location

The subject property, municipally known as 606 Aberdeen Avenue, in Hamilton, comprises 15 acres extending north of Aberdeen Avenue and bounded by McMaster Innovation Park to the west, the 403 Highway to the north, and light industrial properties to the east (Figure 1).

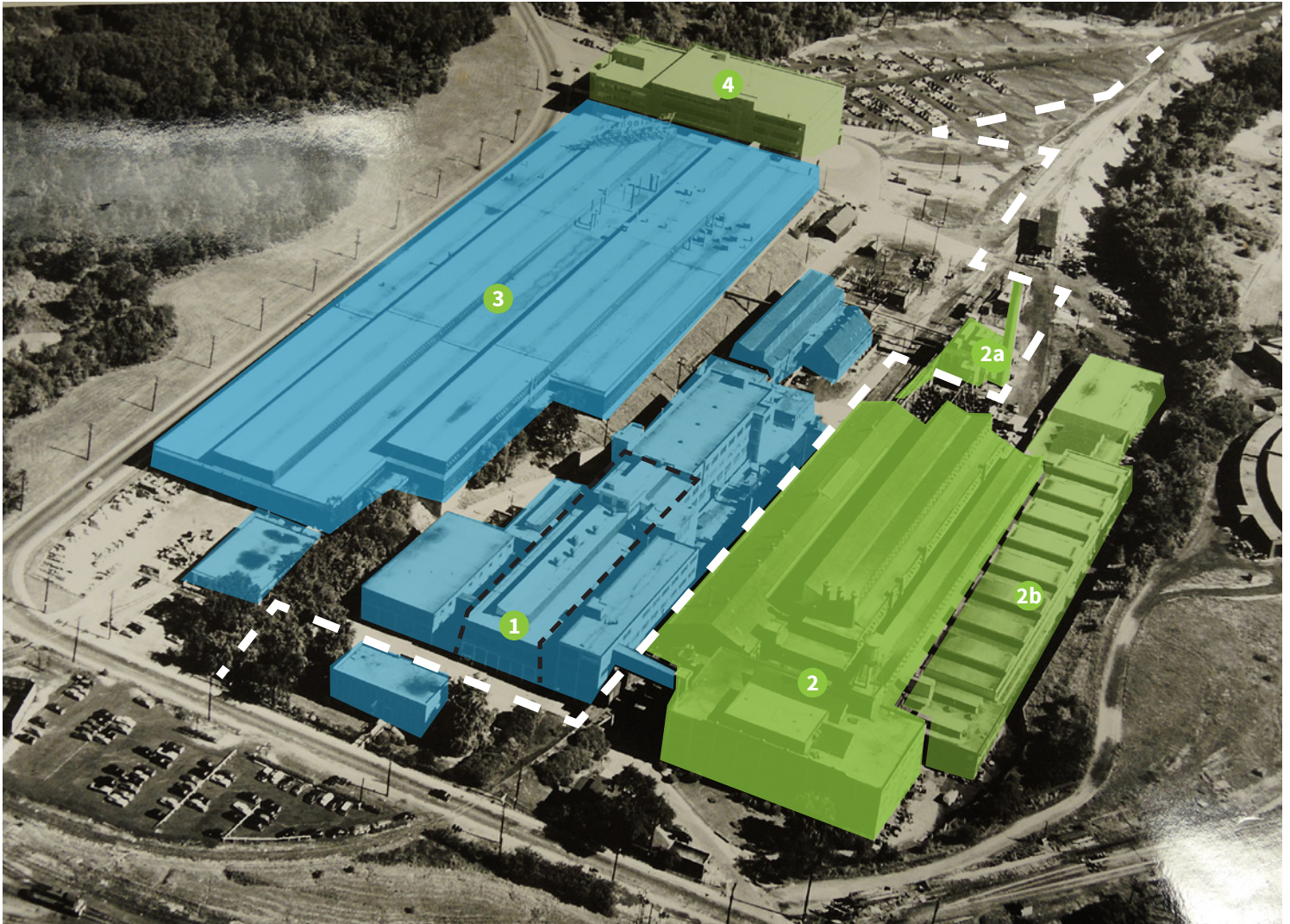
The property is situated within the Chedoke Creek valley and adjacent to the Canadian Pacific Railway (CPR) line to the east, which terminates at a rail yard directly south of Aberdeen Avenue. Chedoke Creek was diverted along the eastern edge of the property in the late twentieth century, and the property's extant structure sits over the creek's former culvert. Chedoke Creek continues through a treed, steeply sloped ravine in the north end of the property, which is a regulated area of the Hamilton Conservation Authority's Development Regulation 161/06. The CP rail line forms a boundary between the subject property and residential subdivisions of Kirkendall North, which developed as streetcar suburbs around the turn of the twentieth century. The 403 Highway forms a



2. Approximate pre-development site location, 1875 (Barton, Wentworth County Atlas).



1. Subject site location and property boundaries, 2016 (Google Earth, annotated by ERA Architects using City of Hamilton GIS Services 2015 Hybrid Basemap property boundaries, retrieved September 2, 2016 at <http://spatialsolutions.hamilton.ca/hamiltonmap/index.html>)



3. Aerial photograph of the West Plant, c. 1950. The dashed line is the approximate current property boundary, with structures (2) and (2b) part of the subject property at 606 Aberdeen Avenue. Buildings shaded green are extant, while those shaded blue were demolished c. 2006.

1. First West Plant structure with black dashed outline (c.1913, Prack & Perrine) used as barracks, and later lamp and radio plant. Adjoining structures built during the 1930s and 1940s.
2. Subject structure (c. 1924, Bernard H. Prack) used as a foundry and pattern shop, with east wing (2b) constructed prior to the 1940s. The associated powerhouse (2a, c.1924) is not within the subject property.
3. Gun plant built for the government by Canadian Westinghouse c. 1940, and later used for the production of household appliances.
4. Office building of the West Plant (c. 1950, William R. Souter & Associates).



boundary between the industrial valley and the neighbourhoods of Westdale and Ainslie Wood, to the west. Chedoke Park and Golf Course are located directly south, beyond the CP rail yard.

The property is located within the boundaries of the West Hamilton Innovation District Secondary Plan, which extends from the 403 Highway to Dundurn Street. A variety of businesses and light and heavy industries operate in the area, including a growing number of offices and recreational uses, and research activities within the McMaster Innovation Park.

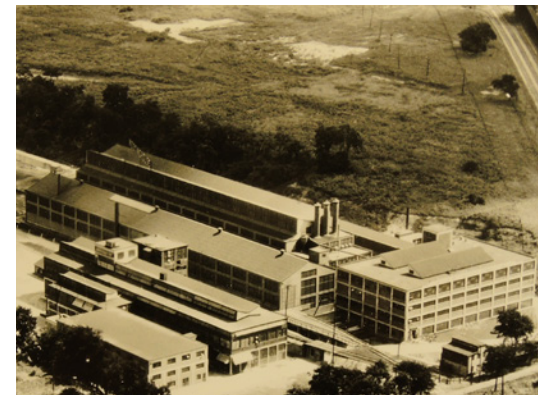
## 2.2 Structure Description

The subject property was developed and occupied by the Canadian Westinghouse Company between c. 1913 and 1986. It formed part of the company's West Plant complex which was comprised of several individual and adjoining structures situated within the subject property and lands to the west (Figure 3). The subject property, which was severed from the former Westinghouse property in the 1980s, contains a twentieth-century manufacturing works comprising multiple adjoining structures with a total area of approximately 300,000 square feet. The core structure combines a 150' x 180', four-storey head-house with three one-storey production sheds, each extending approximately 450 feet. Later structures include a fourth one-storey production shed, a one-storey warehouse, and brick structures which infilled the area around and between the head-house and production sheds.

The extant head-house and production sheds were built c. 1924 as a foundry and pattern shop for Canadian Westinghouse's production of electrical equipment. The structure's frontage on Aberdeen Avenue consists of the four-storey concrete and brick-clad head-house, which was initially used as a pattern shop. The façade is characterized by the exterior expression of the structure's concrete skeleton as a grid, its steel sash windows, and its parapet with projecting circle motifs. Wide bands of red brick cladding lend a horizontal emphasis to the main façade. The main entrance, asymmetrically placed in the west bay, features double doors



5. Subject structure within the larger Westinghouse/CAMCO manufacturing complex, c.1990 (aerial photo retrieved from McMaster Innovation Park, annotated by ERA Architects).



7. Subject property c. 1930, showing the head-house and shed form of the original patternshop and foundry spaces. (Westinghouse Canada fonds, McMaster).



6. Aberdeen frontage, 2016 (ERA Architects)

recessed in an enlarged doorcase. The open interior is composed of poured slab concrete flooring supported by round, reinforced concrete mushroom columns.

From the rear of the four-storey head-house, steel frame production sheds built to house foundry operations extend north into the property. The expansive production sheds are comprised of four interconnected bays, utilizing three distinct roof forms designed to maximize the natural lighting of the work space. Riveted steel roof trusses are supported by steel piers and enclosed by a combination of window sash, corrugated sheet metal and fireproof masonry including brick and structural terra-cotta tile. The historical foundry activities of the space are evident in the original wood block floors to muffle noisy foundry operations, the overhead tracks which carry traveling cranes for handling raw materials and heavy equipment; the industrial railway service track which enters the production sheds at their north end, and the physical link between the production sheds and the adjacent, freestanding powerhouse.



8. Overhead traveling crane in steel-frame production shed with butterfly monitor roof, 2016 (ERA Architects).

## 2.3 Current Heritage Recognition

The subject property is not listed on the City of Hamilton's Heritage Register or Inventory of Buildings of Architectural and/or Historical Interest.

There are no known provincial heritage recognitions at this time.

## 2.4 Adjacent Lands

No properties on the City of Hamilton's Municipal Heritage Register or Inventory were found immediately adjacent to 606 Aberdeen Avenue.

The Chedoke Golf Course, located directly across Aberdeen Avenue and the CP Rail yard, approximately 100m south of the subject property, is referenced as a Cultural Heritage Landscape, indicating that it is an important open space resource to the city.

### Provincial Policy Statement, 2014:

Adjacent: for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

### Urban Hamilton Official Plan, Chapter G - Glossary (December, 2015):

Adjacent: In regard to cultural heritage and archaeology, those lands contiguous to, or located within 50 metres of, a protected heritage property.

Adjacent Lands: means those lands contiguous to hazard lands, a specific natural heritage feature, or area where it is likely that development or site alteration would have a negative impact on the hazard, feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives.

## 2.5 Property Data Sheet

Property name	606 Aberdeen Avenue
Municipal address	606 Aberdeen Avenue, Hamilton ON, L8P2T1
Municipality	City of Hamilton
Approximate Area (square metre)	111,737.7
Metrolinx/GO Transit Rail Corridor	N/A
PINs	171320402
Ownership	Samee Metals
Date(s) of construction	1924, c.1940
Date of significant alterations	2006
Architect/engineer/builder	Bernard H. Prack (architect) and Harry Utler Hart (Canadian Westinghouse chief engineer)source: Hamilton Spectator, 1924
Previous owner(s)	Canadian Westinghouse
Current function	Industrial warehouse
Previous function	Westinghouse foundry and pattern shop, switchgear manufacturing and appliance warehouse
Heritage recognition	none
Local heritage interest	unknown
Adjacent lands	none
Datum Type or GPS	Geographic Coordinate System
Latitude	43°15'11.4"N
Longitude	79°54'00.8"W



9. Aerial photograph of subject site location, 2016 (Google Earth and Hamilton GIS Services, annotated by ERA Architects)



10. 606 Aberdeen Avenue, western elevation from Frid Street, September 2016 (ERA Architects)

### 3 HISTORICAL RESEARCH

The following summarizes the supporting research and analysis of the site completed in the preparation of this report. A set of historic figures is included in Section 6 and a full list of sources is included in Section 7.

#### 3.1 Overview

The property at 606 Aberdeen Avenue was the site of a Canadian Westinghouse plant which, following its sale in the late 1980s, has been used for various light industrial activities.

The extant multi-part structure maintains a component of the former Canadian Westinghouse West Plant at Aberdeen Avenue and Longwood Road. The West Plant complex underwent four major phases of construction between 1913 and the early 1950s, within the subject property and the adjacent lands to the west (see page 3, Figure 3).

Built c. 1924 as the West Plant’s second phase of construction, the extant structure at 606 Aberdeen Avenue was initially used as a foundry and pattern shop for the production of Westinghouse electrical equipment until 1963, and subsequently converted for use as a Westinghouse appliance and shipping warehouse, and the Switchgear Division’s manufacturing facility. Westinghouse phased out their activities and sold the subject property in 1986, and it is currently used for industrial storage and steel distribution.

#### 3.2 History: 1910s - 1950s

The subject property was initially developed by the Canadian Westinghouse Company with the construction of a foundry directly west of the extant structures. Canadian Westinghouse was one of over 60 companies organized to produce over 400 patented Westinghouse inventions. The Canadian company was established in Hamilton c. 1897 by the American entrepreneur, George Westinghouse. It evolved from a small air brake plant in Hamilton’s East End to a pioneering and prolific manufacturing company with facilities and sales offices located across Canada.



11. West Plant under construction (McMaster Westinghouse archives)

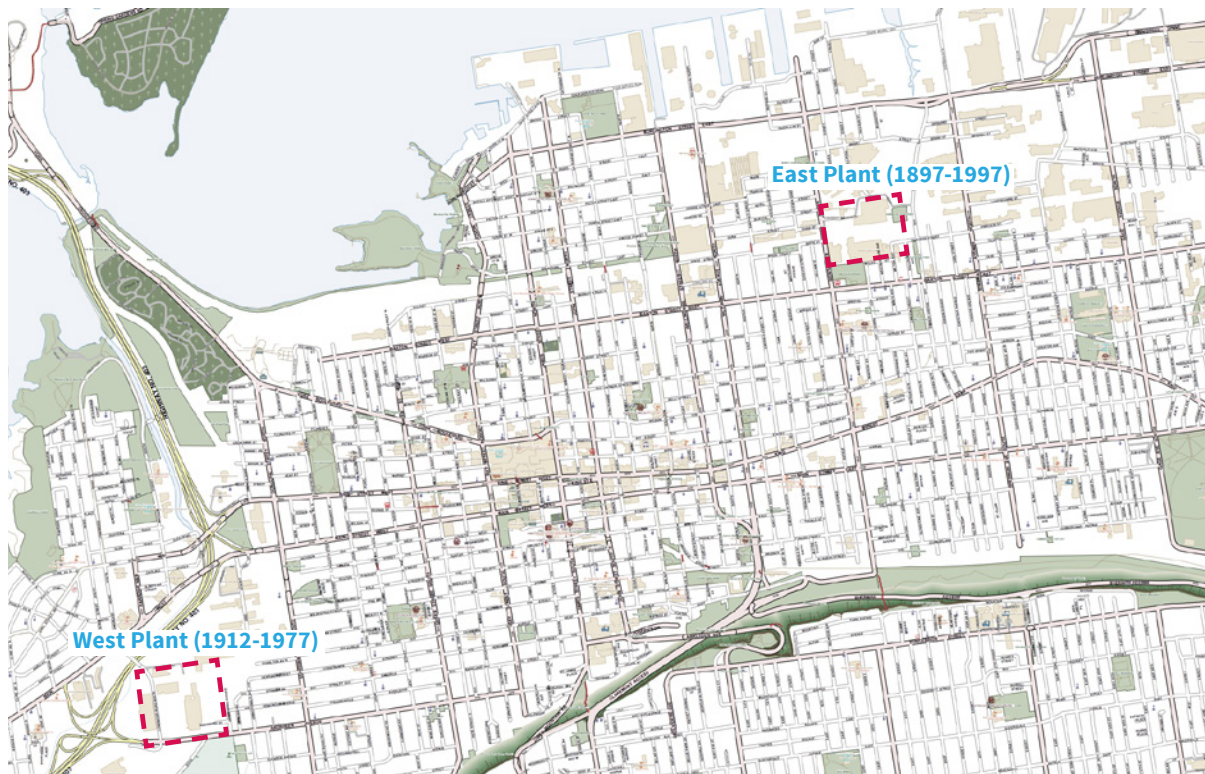


12. East Plant illustration (McMaster Westinghouse archives)

By 1912, Canadian Westinghouse played a major role in equipping Canadian companies with a diverse range of power generation equipment. After several expansions, the original East Plant had reached its capacity, and 35 acres of land were acquired at the then-western limit of Hamilton for construction of a new foundry. This marked the beginning of Canadian Westinghouse's second facility, which came to be known as the West Plant at Aberdeen Avenue and Longwood Road. Between 1920 and 1977, the West Plant manufactured a range of Westinghouse products including tungsten incandescent light bulbs, radios, power generation equipment, switchgears and controls, household appliances, and even guns during World War II.



13. Production of light bulbs at the Canadian Westinghouse West Plant. (McMaster Westinghouse archives)



14. Map showing East Plant and West Plant locations of the Canadian Westinghouse Company, which was first established in Hamilton. The subject property at 606 Aberdeen Avenue formed part of the former West Plant.

The original West Plant structure, a foundry designed by Prack & Perrine c. 1913, was not initially used for production. With the onset of World War I, the property was turned over to military authorities for use as a training site and barracks (Figure 15). By 1920, the property was required by Canadian Westinghouse.

The subject property's extant structure replaced the operations of the original foundry, which was converted to a lamp works and radio tube manufacturing facility. The subject structure was built between 1923-24 for the production of electrical equipment. The concrete head-house served as a pattern-making shop in conjunction with foundry operations housed in the expansive steel production sheds.

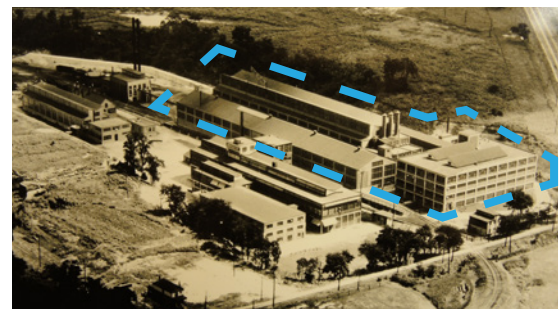
The pattern-making shop was constructed using "fireproof" construction methods developed in the early 20th century. These efforts are evident in the reinforced concrete lofts of the four-storey pattern shop, with mushroom columns supporting flat slab concrete floor systems. This system was resistant to vibration, and allowed for better light distribution and flexible programming between the widely spaced columns. The top floor contained the wood shop, which supplied the foundry with shavings for fuel via an exhaust system. The three lower storeys stored wooden and metal patterns used in the molding shop. A monorail track linked to the foundry sheds for handling large, heavy patterns stored on the ground floor.

Behind the concrete pattern-making shop, the foundry's production sheds contained space for raw material storage, casting, core making, as well as offices and workers' locker rooms. The addition of the eastern bay dates from before the 1940s. Available documentation suggests alterations in the form of infill additions and enclosed pedestrian walkways occurred c.1930-40.

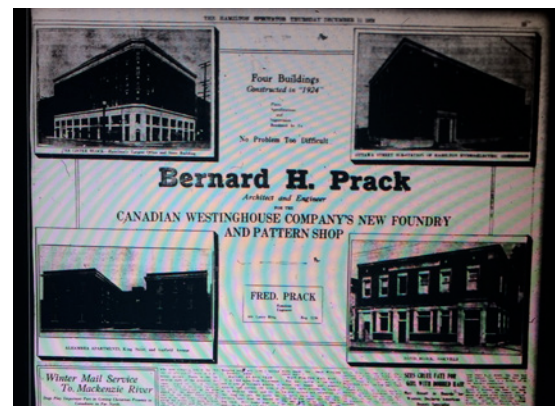
The subject property's foundry and pattern shop were designed by American architect Bernard H. Prack (1881-1962), an early specialist in industrial architecture who completed numerous commissions for buildings in Hamilton and other parts of Ontario. Harry Utler Hart was the chief engineer of Canadian Westinghouse at the time of construction. Hart is known for his contribution to the design and



15. During WWI, the 120th Battalion, 164th Battalion, and the Royal Air Force were stationed in the first West Plant foundry. (Canadian Westinghouse Fonds, McMaster)



16. Subject property c. 1930, note the industrial rail service along west end of foundry. (Retrieved from McMaster's Canadian Westinghouse archives)

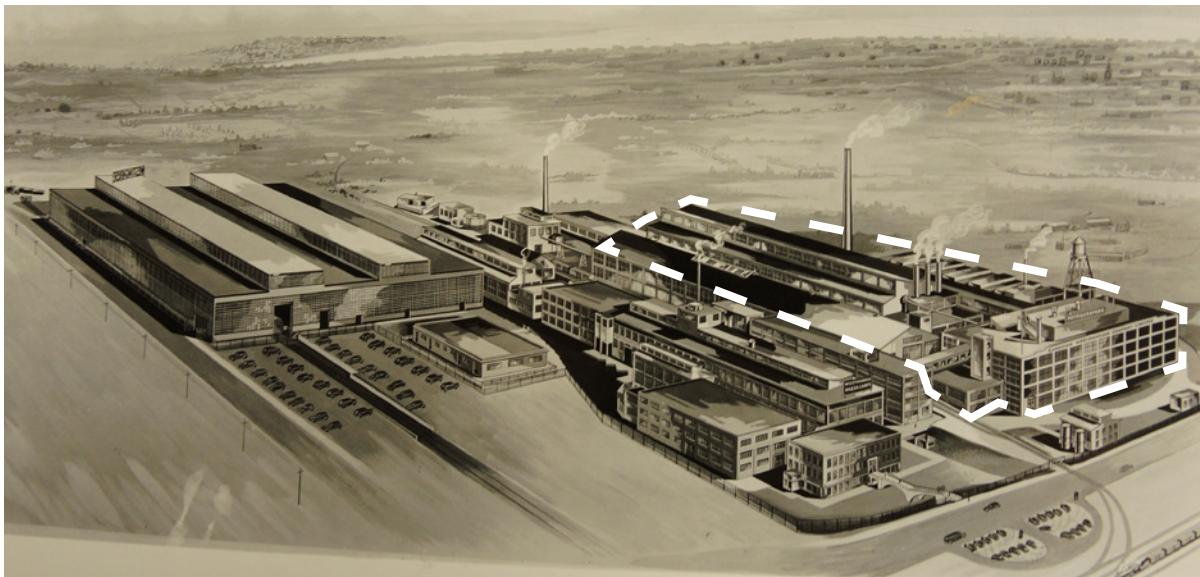


17. Advertisement for Bernard H. Prack listing his design of the extant structure at 606 Aberdeen Avenue, and other important Hamilton buildings and industrial works (Hamilton Spectator, December 11, 1924)

construction of the Queenston-Chippawa Development (Sir Adam Beck I Generating Station), which was the largest hydroelectric power station in the world when it opened in 1921.

During World War II, Canadian Westinghouse built and operated a new gun factory at the West Plant for Canada's Department of Munitions and Supply. This building was subsequently used by Westinghouse to produce household appliances. With increasing demand for appliances after the war, Canadian Westinghouse's Consumer Products Division was established at the West Plant between c. 1946 and 1976.

In 1948, the first Canadian-designed television set was produced at the West Plant and introduced at the 1948 Canadian National Exhibition in Toronto. Regular production of television sets began the following year.



Birdseye illustration of Canadian Westinghouse West Plant, Hamilton, c. 1940 (Retrieved from McMaster Westinghouse archive, annotated by ERA Architects). Extant structure within subject property is outlined. Illustration depicts gun plant erected by Westinghouse for the government during WWII, at west end of property.

At the height of its operations, the West Plant of Canadian Westinghouse occupied over 35 acres at Longwood Road and Aberdeen Avenue. The site produced a diverse range of equipment and consumer products within its various buildings. By 1957, Canadian Westinghouse had

13 manufacturing facilities located across Canada, including three sites in Hamilton. The company employed 11,466 people and was the second largest employer in Hamilton.

### 3.3 History: 1960 - present

Foundry operations at the subject property's extant structure ceased in 1963, as technological advances phased out foundry-produced components. At this time, the furnaces were removed, casting pits were filled and a concrete floor was poured as the building was converted for electroplating and small parts manufacturing under the company's Switchgear division. The production sheds continued to be used by Westinghouse for shipping and as an appliance warehouse.

By the late 1970s, the appliance business accounted for a small percentage of Canadian Westinghouse sales and the Consumer Products Division became part of a merged enterprise, Canadian Appliance Manufacturing Company Limited (CAMCO), which was the largest Canadian manufacturer of home appliances when it closed in 2004.

The subject property remained in use by Westinghouse until the company phased out their activities and sold the property in 1986. Shortly after this sale the property was severed, forming the current property boundaries. According to a previous Environmental Investigation (Proctor & Redfern Ltd., 1990), a variety of light industry tenants occupied the extant structure at 606 Aberdeen Avenue at the close of the twentieth century. At the time of the study, the 1924 head-house and production sheds were used for industrial storage and railcar repair, and for the production of various electrical equipment and industrial machinery.

The property is currently in use as a steel distribution warehouse, and the western half of the former West Plant is now owned by McMaster University. Most of the former Canadian Westinghouse buildings were deemed unsuitable for the uses of the new McMaster



Innovation Park. As such, these components of the former West Plant complex were demolished between 2005 and 2007 to provide for redevelopment. The four storey office building (William R. Souter, 1951) at 175 Longwood Road has been maintained and renovated for McMaster research facilities. The boiler and power house building and its original equipment and machinery, located at the eastern edge of the McMaster property, has been retained for possible development as an exhibit of the site's 20th century industrial operations. The power house remains physically linked to the structure at 606 Aberdeen Avenue.

### 3.4 Context: Canadian Westinghouse

Throughout its history, the Canadian Westinghouse Company played a major role in Hamilton's industrial growth. The city was touted as "The Electric City" by the early 20th century, a reference to the city's flourishing new industries, such as the forerunners of the Steel Co. of Canada (Stelco) and Canadian Westinghouse. The opening of the Westinghouse Company's small air brake factory in Hamilton's East End marked the beginning of a new industrial era for Hamilton. Westinghouse became the first American branch plant to grow into a major Hamilton industry. It was also the Pittsburgh-based company's first manufacturing operation outside the United States.

"Westinghouse chose Hamilton as the location for a Canadian headquarters based on its favourable transportation systems (port and railway terminus), its proximity to other industries (such as Hamilton Iron and Steel Company), and the availability of electricity supplied by the Cataract Power Company from its hydro-electric power plant on the Niagara River.

With the incorporation of the Canadian Westinghouse Company Limited on November 1, 1903, the firm concentrated initially on the manufacture of air brakes and electrical devices at its East Hamilton plant. In 1920, the company designed and assembled the world's largest hydro-electric generating units for the Queenston

Station of the Hydro-Electric Power Commission of Ontario. The role of the company in the creation of hydro-electrical equipment included the production, in 1928, of transformers for the first 220,000-volt transmission line in Canada.

Projects in conjunction with other firms included the development of the automatic push-button passenger elevator with the Turnbull Elevator Company of Toronto, and the design of the first large oil-electric locomotive with Canadian National Railways. During the 1920s and 1930s, the Canadian Westinghouse Company expanded its product line to include incandescent lamps, radio receiving sets, household appliances (refrigerators, stoves and washing machines), and motors, brakes and controls for a prototype street car.”

source: City of Toronto. (1992). “By-Law No. 115-92, 355 King Street West” (Designation By-Law, Toronto), 3-4

On July 5, 1946, thousands of Westinghouse workers, represented by the United Electrical Workers Union (U.E.) Local 504, struck for union recognition, better wages and improved working conditions. The strike lasted 155 days and Westinghouse employees gained an extra 13½ cents of hourly pay.

By 1957, Canadian Westinghouse had 13 manufacturing facilities located across Canada, including three sites in Hamilton. The company employed 11,466 people and was the second largest employer in Hamilton. Canadian Westinghouse was purchased by Siemens in 1997, however Siemens Westinghouse ceased operations in Hamilton, closing the original Canadian Westinghouse East Plant in 2011.

### 3.5 Context: Industrial Architecture and Engineering

The subject property’s extant structure was designed by American architect Bernard H. Prack (1881-1962), an early specialist in industrial architecture who completed numerous commissions for buildings in Hamilton and other parts of Ontario. Harry Utler Hart was the chief engineer of Canadian Westinghouse at the time of construction. Hart is

known for his contribution to the design and construction of the Queenston-Chippawa Development (Sir Adam Beck I Generating Station), which was the largest hydroelectric power station in the world when it opened in 1921.

Bernard Prack began work in Pittsburgh as Engineer of Works with the Westinghouse Electric Company in 1903, and completed a variety of important projects over his three decades in Canada, including large commissions for industrial buildings. Around 1900, several architects began to be recognized as specialists in the design of industrial buildings, as the health and comfort of employees were given attention in architect-designed buildings. While many manufacturing works were established in this same design context but few intact examples survive today.

Prack's industrial works utilized the reinforced concrete and industrial glazing techniques that developed in the early 20th century. His firm designed other industrial structures for the Dunlop Tire and Rubber Goods Company, the Palmolive Soap Company, and the Canada Cycle & Motor Company. In addition to industrial architecture, Prack's practice included office buildings such as Hamilton's Lister Block. His best known work in Canada is the Pigott Building, an 18 storey stepped skyscraper that was the tallest building in Hamilton when it was completed in 1929.

Prack's Canadian Westinghouse foundry and pattern shop were lauded as a state-of-the-art facility at the time of its completion in 1924, containing "improved features that are not to be found in any other foundry in the Dominion and in only a few in the United States" (Hamilton Spectator, 1924 - Appendix A). The building represented relatively modern innovations in power generation, materials handling, production flow, fire prevention, daylighting, and worker comfort. Available documentation suggests that the extant structure was powered from 1924 to 2004 by the Belliss & Morcom electric compressor housed in the adjacent, freestanding powerhouse. This was the third registered boiler powerhouse in Ontario.

The National Archives of Canada holds an extensive collection of architectural drawings prepared by the firms of Prack & Perrine, B.H. Prack, and by Prack & Prack from 1911 to 1980 (NAC Acc. 86703/1). These records could not be retrieved for review within the timeframe of this study.

## 4 COMMUNITY ENGAGEMENT

Community engagement is undertaken so that municipal and public opinion of a subject site can contribute to the evaluation of heritage significance.

Engagement consisted of contacting the City of Hamilton's Development Planning, Heritage and Design department, the Kirkendall Neighbourhood Association, and the Head-of-the-Lake Historical Society, to inquire whether one of their members was interested in and able to answer the following questions about the subject property:

1. What do you value about the property at 606 Aberdeen Avenue, west of the CPR rail overpass?
2. How do you believe that the property is significant to the history of the surrounding area? To the history of Hamilton?
3. How would you characterize the area surrounding the property?
4. Have you been involved with the property at 606 Aberdeen Avenue? If so, how?
5. What do you think is the local community's general opinion about the property?

At the time of this report's submission, input had been received from the Kirkendall Neighbourhood Association. A record of responses received is maintained by Metrolinx.

Ned Nolan, a representative of the Kirkendall Neighbourhood Association, considered the property to be a local landmark due to the scale and setting of its extant buildings, and noted that the property is significant to the heritage character of the neighbourhood. Mr. Nolan suggested that the local community sees great potential in the property and its extant structures. The community envisions a plan for the property that protects the historically significant landmark buildings while enhancing the property and its connection to the Kirkendall neighbourhood.

This limited municipal and community engagement suggested that the subject property is considered to hold significant heritage value.

5 PHOTOGRAPHIC DOCUMENTATION



West elevation; looking south east from Frid Street, 2016 (ERA Architects).



Partial north elevation; looking south east from Frid Street, 2016 (ERA Architects)



South elevation; looking north east from Aberdeen Avenue, 2016 (ERA Architects).



South west corner; looking north east from Aberdeen Avenue, 2016 (ERA Architects)



Aberdeen frontage with forested Chedoke Creek ravine to the east, 2016 (ERA Architects).



CPR line overpass at Aberdeen Avenue, from the parking lot at 606 Aberdeen Avenue, 2016 (ERA Architects).



Above: Looking west from the north end of extant structure, toward the McMaster Innovation Park, with its repurposed Canadian Westinghouse/CAMCO office building, 2016 (ERA Architects).

Below: (left) View looking south, showing relationship between powerhouse and foundry; (right) power distribution structure which links the freestanding powerhouse to the structure at 606 Aberdeen Avenue.







Detail of parapet ornamentation of former Canadian Westinghouse pattern shop facing Aberdeen, 2016 (ERA Architects).



North elevation, showing multiple roof forms of the foundry production sheds, 2016 (ERA Architects).



L: West stairwell of Aberdeen frontage showing the structure's painted-over west windows;  
R: Second storey of Aberdeen frontage showing mushroom column system of the structure's reinforced concrete lofts;  
Below: ground floor of Aberdeen frontage showing with entrance to rear production sheds, 2016 (ERA Architects).





Above: Westernmost production shed, looking north. Note rows of flat skylights along pitched roof, extensive glazing along exterior wall, and overhead travelling crane at the shed's north end, 2016 (ERA Architects).

Below: Second production shed, with butterfly monitor roof, looking north, 2016 (ERA Architects)





Above: Third production shed, with butterfly monitor roof, looking north. Note hollow tile structure of west wall.  
Below: Easternmost production shed, added between c.1924 and 1940, looking north. Note Aiken roof form with alternating high and low bays, 2016 (ERA Architects)





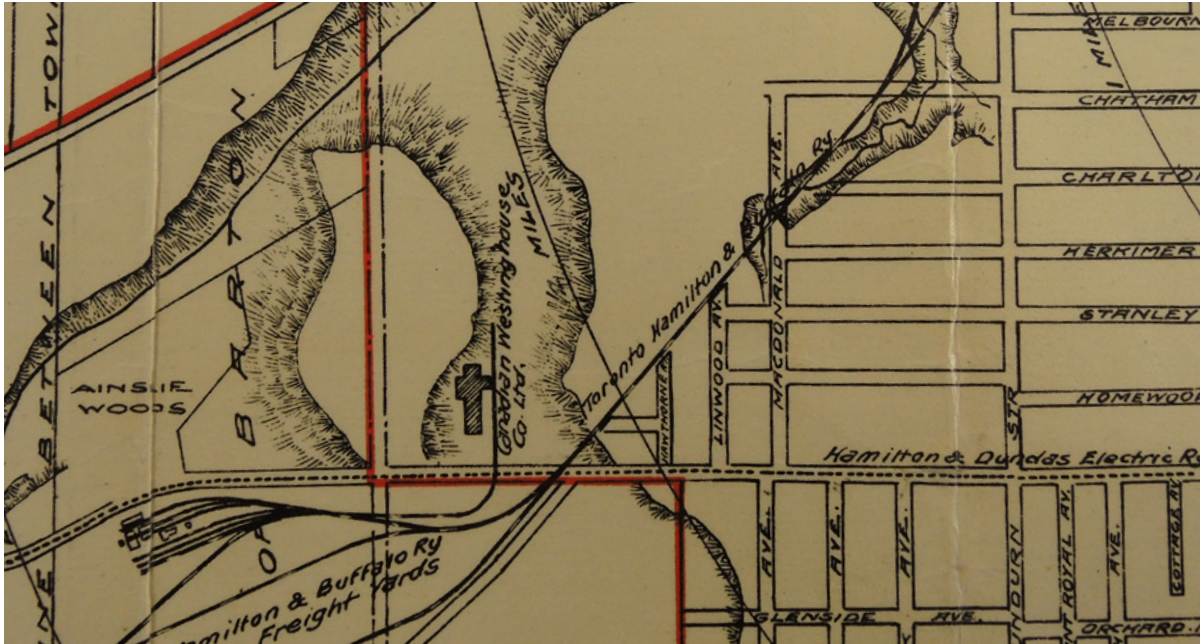
Extensive fenestration systems within production sheds, using butterfly monitor roof system, 2016 (ERA Architects).





Details, clockwise from top left: Early overhead travelling crane in second production bay; riveted steel frame truss system in westernmost production bay; original wood block floors; relict industrial rail tracks serviced production bays.

## 6 HISTORIC FIGURES



Map of the City of Hamilton - 1916 (Retrieved September 2016 from The Lloyd Reeds Map Collection, McMaster University Library). Map shows first structure of Canadian Westinghouse West Plant. Note electric railway line, TH&B railway and freight yards, rail line into Westinghouse property, Chedoke Valley topography.

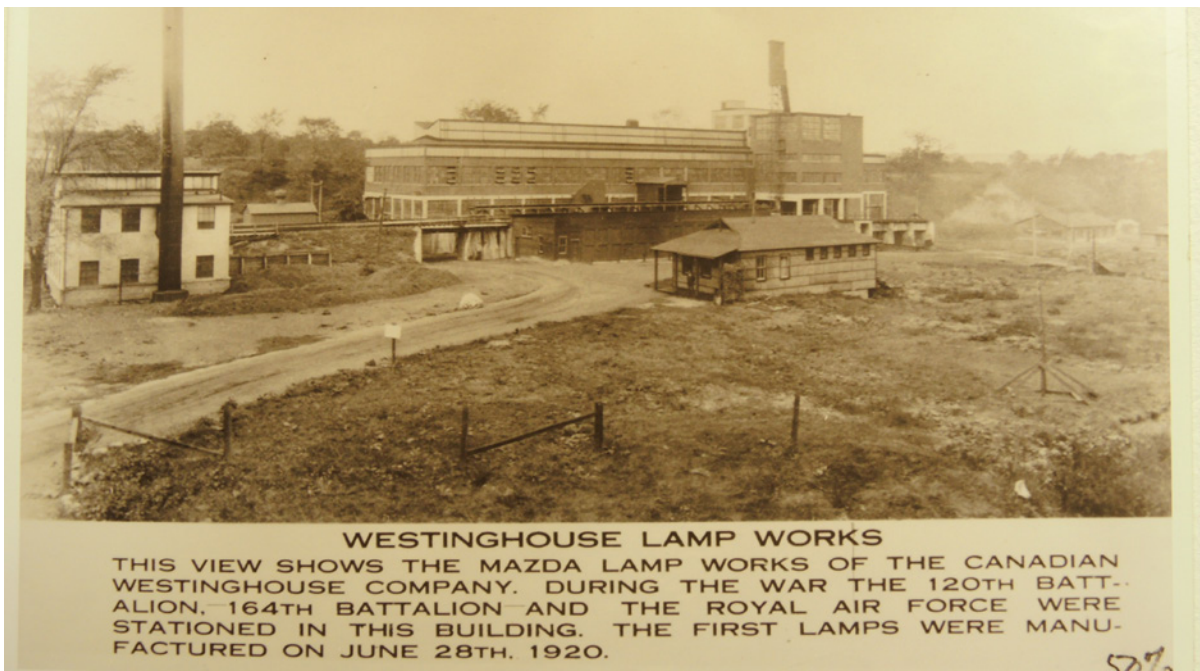
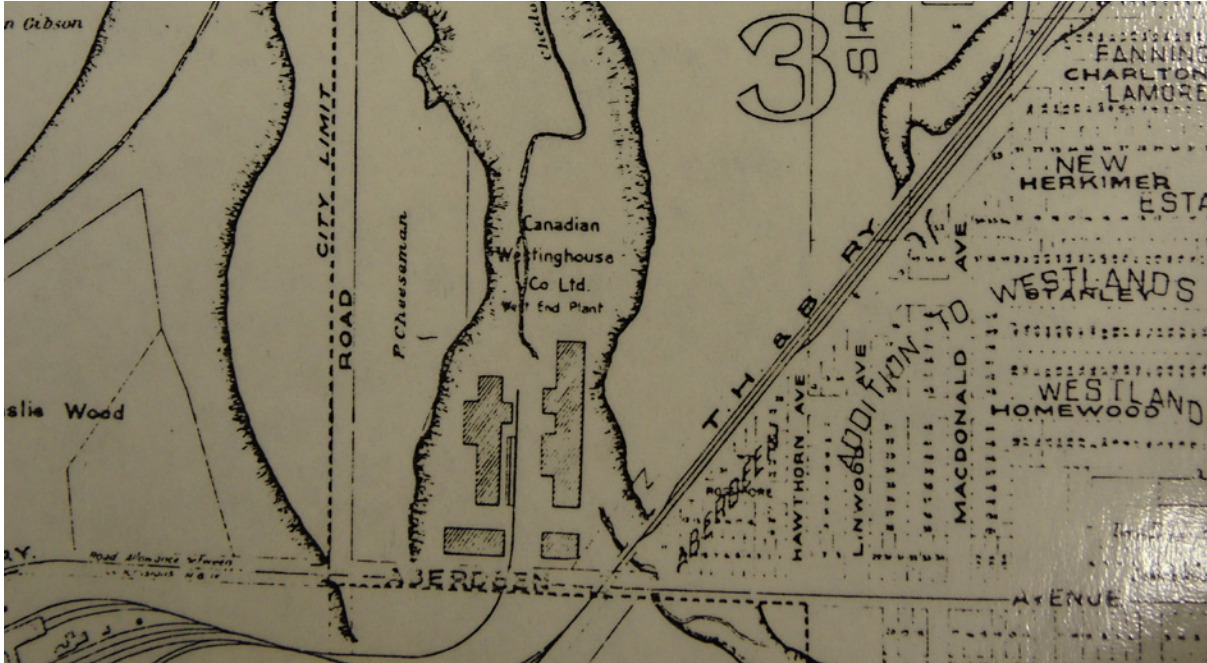


Photo of property during WWI, when the original Canadian Westinghouse foundry was used as a barracks. This building was returned to industrial use as the Westinghouse Lamp Works in 1920, demolished c.2006. (Retrieved from McMaster Westinghouse Archives).



City of Hamilton Western Section - 1921 (by J.W. Tyrell, Retrieved September 2016 from The Lloyd Reeds Map Collection, McMaster University Library). Map shows expansion of Canadian Westinghouse's West Plant. Note the channelled Chedoke Creek shown running through the property.

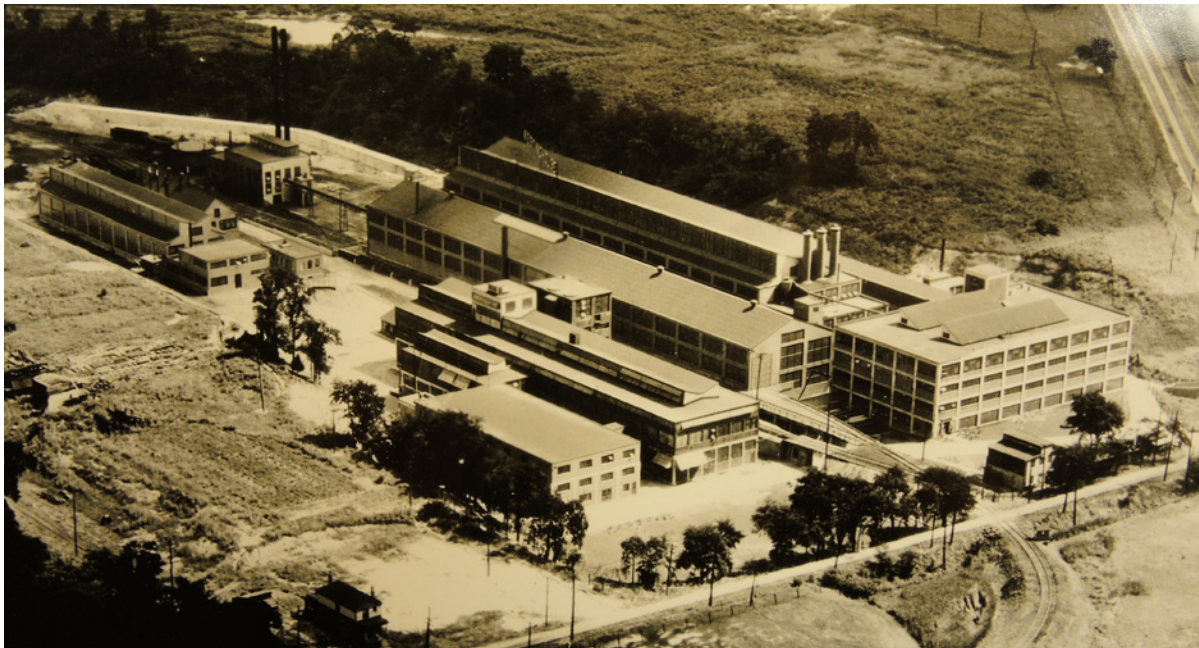
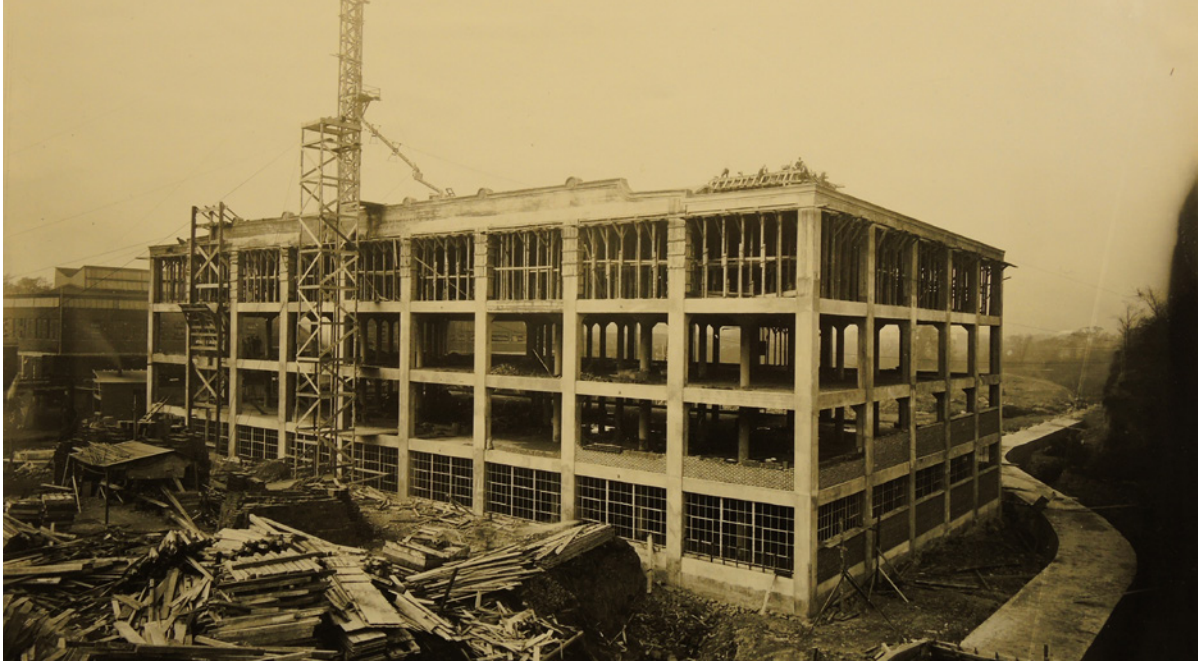
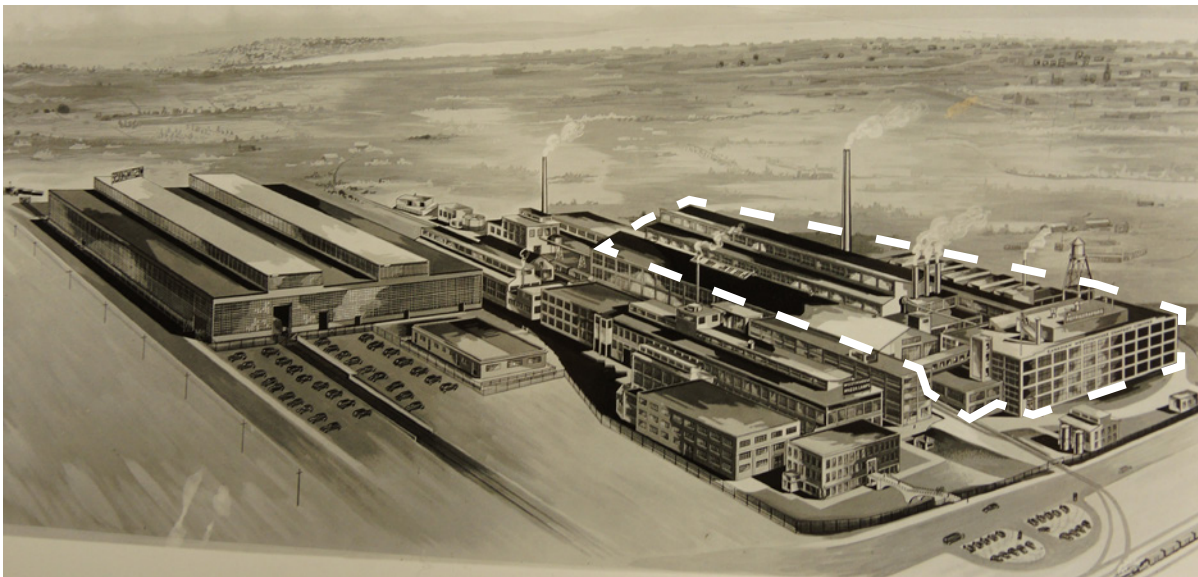


Photo of property c. 1930, showing subject property and extant structures adjacent to original foundry building and other early West Plant structures (Retrieved from McMaster Westinghouse Archives).

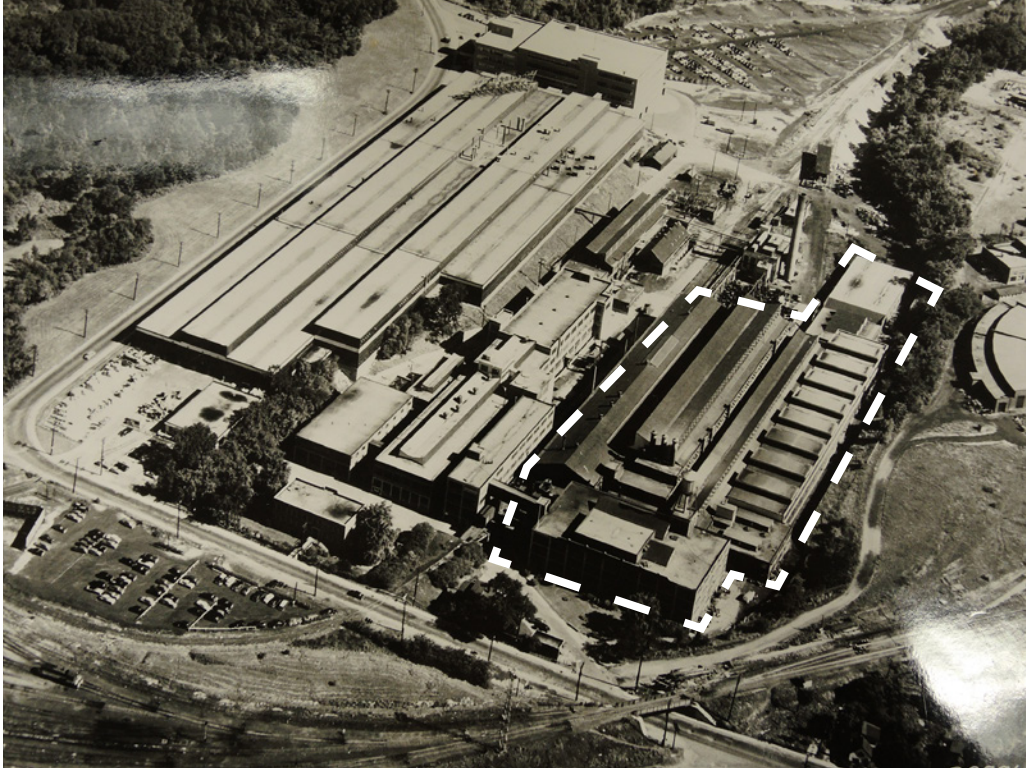




Photograph of the Canadian Westinghouse patternmaking shop under construction, 1924 (Retrieved from McMaster Westinghouse archive).



Birdseye illustration of Canadian Westinghouse West Plant, Hamilton, c. 1940 (Retrieved from McMaster Westinghouse archive, annotated by ERA Architects). Extant structure within subject property is outlined. Illustration depicts gun plant erected by Westinghouse for the government during WWII, at west end of property.



Aerial photograph of the Canadian Westinghouse West Plant near height of production, c. 1950. Extant structure within subject property outlined (Retrieved from McMaster Westinhouse archive, annotated by ERA Architects).



Satellite image of former Canadian Westinghouse West Plant before and after majority of former complex was demolished. Retrieved from <http://spatialsolutions.hamilton.ca/hamiltonmap/index.html>, 2005 Air Photo Basemap and 2007 Air Photo Basemap.

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## 8 APPENDICES

SECOND SECTION

# The Hamilton Spectator

HAMILTON CANADA THURSDAY DECEMBER 11 1924

## Westinghouse History One of Development

### New Foundry Most Modern Structure of Kind In Canada — Possesses Many Improved Features

### THIRTY YEARS OF PROGRESS

### Immense Progress Made Since First Plant Was Built In 1896 — Growth Has Been Tremendous

The Hamilton Spectator has been able to produce the following special number on the history of the Westinghouse Company in Canada. It is a special number and has been the subject of much discussion in the Hamilton Spectator. It is a special number and has been the subject of much discussion in the Hamilton Spectator. It is a special number and has been the subject of much discussion in the Hamilton Spectator.

**F. A. MERRICK**  
Vice-President Canadian Westinghouse Co. Ltd.

**P. J. MYLER**  
President of the Canadian Westinghouse Co. Limited, who came to Hamilton in 1896, when the local company completed 300 workers. It has been under Mr. Myler's guidance during the twenty-eight years that this great manufacturing plant has grown and prospered, developing one of the greatest of Canadian enterprises.

**C. H. O. FOOK**  
Manager of Works, Canadian Westinghouse Co. Ltd.

**HYDRO POWER**  
In Devices in New Plant Efficiently Driven

**ROOFING CONTRACT**

**RADIO OPERATIONS**  
Westinghouse Station K2CA

**D. P. SHERRY**  
Plant Engineer, Canadian Westinghouse Co. Ltd.

## BIG AREA OF GLASS AT WESTINGHOUSE PLANT

### Fully Fifty Thousand Square Feet Used in the Massive Structure

### Local Firms Handled All the Work in Connection With Well-Lighted Factory

It is the largest glass area in the world, and it is the largest glass area in the world. It is the largest glass area in the world, and it is the largest glass area in the world. It is the largest glass area in the world, and it is the largest glass area in the world.

**WILL FRANKS**

**STEVENS BUILDINGS**



REAR VIEW OF CANADIAN WESTINGHOUSE NEW PLANT

REAR VIEW OF CANADIAN WESTINGHOUSE NEW PLANT

# Westinghouse History One of Development

(Continued from previous page.)

there has been built a most modern type of fireproof concrete building, 186 feet wide and 180 feet long, four stories high. This building is located along the south end of the foundry building, at right angles and fairly close to the foundry, and in the most convenient situation for quickly and easily passing patterns back and forth to the foundry. For the purpose of handling these patterns there is installed a large freight elevator, having a car of such a size that the largest of patterns may be readily taken down from the pattern making department to the ground floor. On the ground floor are stored all of the very large patterns. There is suspended from the ceiling of this floor a monorail track, which loops around through the principal passageways and branches off into and joins up with the monorail track in the foundry building. By means of this monorail either one of the two monorail cranes may travel into the pattern building and take into the foundry any large, heavy patterns that may be required, returning same when the work is complete. This makes the handling of these large pieces an easy matter and enables the work to be carried on without delay. The three lower

floors are for the storage of wooden and metal patterns used in the molding shop, while the top floor is a large, well-lighted and ventilated compartment, in which the pattern-makers work. This floor is provided with the most modern wood-working machinery, each machine being connected with an efficient exhaust system, which carries away all sawdust and shavings, so that the air is kept in good condition for the workmen and at the same time the floor is kept clean and free from refuse. This exhaust system is so designed that the sawdust and shavings are carried through a pipe and deposited in an overhead bin in the foundry, from which it can be readily drawn off and deposited in the cupoles for the purpose of starting the fires.

For the purpose of supplying steam for heating purposes and for the dry kilns and other apparatus, a modern power house has been erected, in which are installed two water tube boilers with Westinghouse stokers. All other appurtenances are quite up to date, such as steam jet ash conveyers for removing ashes from the ash pits, and machinery for handling the coal and delivering it to the stokers with a minimum amount of labor.

## CREDIT TO ENGINEER

**Bernard H. Prack Creator of  
New Buildings**

Bernard H. Prack, architect and engineer in charge of the construction of the new Westinghouse plant, is given great credit for the splendid buildings which have been turned over to the local company. Mr. Prack has handled a number of large construction jobs in this city, including the Lister building, Alhambra apartments, Hydro sub-station on Ottawa street north, and a number of others. With offices in Hamilton and Pittsburg, he is in close connection with building developments on both sides of the boundary line, and enjoys a wide reputation as a successful engineer. The new Westinghouse plant is a construction job which Mr. Prack has every reason to be proud of.

## NURSE LOSES SUIT

**Fails to Recover \$15,000 From  
Vancouver Lawyer**

Vancouver, B.C., Dec. 9.—In a two-page judgment, Mr. Justice Morrison has dismissed the action of Mrs. Elms Cathryne Caulfield, formerly a nurse of Toronto, who is known as Mrs. E. C. Boyce, against Charles Sydney Arnold, in which she attempted to recover \$15,000 from the Vancouver lawyer. The money had been paid the defendant for services rendered in securing a \$100,000 settlement for Mrs. Boyce for the loss of an eye.

Mr. Justice Morrison has decided that a champerty plea is not open to Mrs. Boyce, because the \$15,000 had been paid to Mr. Arnold, and his lordship has also found that at all times material to the issue Mrs. Boyce acted freely and independently, and was

**Bernard H. Prack**  
Architect and Engineer  
CANADIAN WESTINGHOUSE COMPANY'S NEW FOUNDRY  
AND PATTERN SHOP

**FRED PRACK**  
LTD.

**W. H. YATES**  
CONSTRUCTION CO. LIMITED  
ENGINEERS and  
CONSTRUCTORS  
General Contractors of Foundries and Pattern Shops of  
CANADIAN WESTINGHOUSE

11 Main St. E. Phone Reg. 813  
HAMILTON, ONTARIO

THE HAMILTON SPECTATOR THURSDAY DECEMBER 11 1924



INTERIOR VIEW OF CANADIAN WESTINGHOUSE NEW FOUNDRY

ERA



# 606 Aberdeen Avenue

## CULTURAL HERITAGE EVALUATION REPORT - PART 2

606 Aberdeen Ave  
Hamilton, ON  
L8P 2T1

Project # 14-087-20M  
Prepared by GS / TT / AG

ERA



**PREPARED FOR:**

METROLINX  
c/o Rodney Yee  
Project Coordinator, GO Transit  
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416.202.4516

**PREPARED BY:**

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10 St. Mary Street, Suite 801  
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416-963-4497

**Submitted: 2016-11-10**

Cover Image/Above: Former Westinghouse Plant at 606 Aberdeen Avenue, September 2016 (ERA Architects)

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1.3	Heritage Policy	
1.4	Recommendations	
<b>2</b>	<b>Conclusions</b>	<b>6</b>
<b>3</b>	<b>Statement of Cultural Heritage Value</b>	<b>7</b>

## EXECUTIVE SUMMARY

The purpose of this Cultural Heritage Evaluation Report (CHER) – Part 2 is to evaluate the heritage significance of 606 Aberdeen Avenue, based on research and analysis contained in Part 1.

The subject property extends north of Aberdeen Avenue in Hamilton, and is bounded by McMaster Innovation Park to the west, the 403 Highway to the north, and light industrial properties to the east. It was initially developed, together with land that is now the McMaster Innovation Park, by the Canadian Westinghouse Company Ltd. for the production of electrical equipment.

The subject property is not listed on the City of Hamilton's Heritage Register or Inventory of Buildings of Architectural and/or Historical interest. It is currently in private ownership, and is not currently identified as a Provincial Heritage Property or as a Provincial Heritage Property of Provincial Significance.

The Ministry of Tourism, Culture and Sport (MTCS)'s Standards and Guidelines for Conservation of Provincial Heritage Properties, which came into effect on July 1, 2010, lay out the evaluation process and criteria for provincial heritage resource identification and designation. Based on these provincial guidelines and the evaluation undertaken as part of this study, the subject property meets the criteria for identification as a Provincial Heritage Property for its physical, historical, and contextual value, based on the evaluation criteria of OHA Regulation 09/06. With respect to OHA Regulation 10/06, which evaluates for provincial significance, the property does not meet the criteria.

Based on this assessment, the property is recommended as a Conditional Heritage Property, because it is a property of significant heritage value that is neither owned nor occupied by Metrolinx.

### Present Owner Contact

METROLINX  
c/o Rodney Yee  
Project Coordinator, GO Transit  
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Toronto, Ontario M5J 2W3  
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416.202.4516

# 1 EVALUATION

Tables 1.1 and 1.2 contain the evaluation of 606 Aberdeen Avenue against criteria as set out in Ontario Heritage Act Regulation 9/06 and Regulation 10/06. According to the provincial guidelines, if the property meets the criteria in Ontario Regulation 9/06, it is a Provincial Heritage Property. If the property meets the criteria in Ontario Regulation 10/06, it is a Provincial Heritage Property of Provincial Significance.

## 1.1 Evaluation using Ontario Heritage Act Regulation 9/06

1. The property has design value or physical value because it:

<b>Ontario Regulation 9/06 Criteria</b>	<b>Response</b>	<b>Rationale</b>
i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	Yes	The property includes an intact, representative example of 1920's industrial architecture. The structure is a representative example of industrial construction methods and materials of the time, demonstrating, among other elements, the use of fire-resistant and natural lighting systems for improved safety and working conditions.
ii. displays a high degree of craftsmanship or artistic merit, or;	No	The property does not display a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement	No	Although the quality of the extant structure and its relict industrial systems is impressive, the building does not demonstrate a high degree of technical or scientific achievement.

## 2. The property has historical value or associative value because it:

<b>Ontario Regulation 9/06 Criteria</b>	<b>Response</b>	<b>Rationale</b>
i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;	Yes	The property has direct associations with the Canadian Westinghouse Company and with the theme of industrial expansion and diversification over the first half of the 20th century. Canadian Westinghouse was one of Hamilton's largest employers at its height, and the company played a major role in Hamilton's industrial growth.
ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture, or;	Yes	The property yields information that contributes to an understanding of the culture and history of working people, specifically employees of Canadian Westinghouse through the twentieth century.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	Yes	The property demonstrates the work and ideas of prolific industrial architect Bernard H. Prack (1881-1962), specifically his innovations in reinforced concrete and industrial glazing. The structure's relict industrial programming also reflects the influence of Harry Utler Hart (1874-1936), chief engineer at Canadian Westinghouse in the 1920s.

## 3. The property has contextual value because it:

<b>Ontario Regulation 9/06 Criteria</b>	<b>Response</b>	<b>Rationale</b>
i. is important in defining, maintaining, or supporting the character of an area;	Yes	The property is important in defining the industrial character of the Chedoke Ravine within the Kirkendall North neighbourhood. It supports the immediate landscape of rail infrastructure, channeled creek, relict and repurposed Westinghouse structures and light industry, which contribute to the historic and layered industrial character of the area.
ii. is physically, functionally, visually, or historically linked to its surroundings, or;	Yes	The property is historically, physically and visually linked to the area's industrial tradition and evolved industrial landscape. It relates to the former Westinghouse office building and power plant within the adjacent McMaster Innovation Park. It is historically and physically linked to the adjacent CPR line and Chedoke Creek.
iii. is a landmark.	Yes	The scale and visual prominence of the structure lend contextual value to the property as a landmark.

## 1.2: Evaluation using Ontario Heritage Act Regulation 10/06

Ontario Regulation 10/06 Criteria	Reponse	Rationale
i. The property represents or demonstrates a theme or pattern in Ontario's history.	No	The property does not represent or demonstrate a theme or pattern in Ontario's history
ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No	The property does not yield information that contributes to an understanding of Ontario's history.
iii. The property demonstrates an uncommon, rare, or unique aspect of Ontario's cultural heritage.	No	The property does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage.
iv. The property is of aesthetic, visual, or contextual importance to the province.	No	The property is not of aesthetic, visual, or contextual importance to the province.
v. The property demonstrates a high degree of excellence or creative, technical, or scientific achievement at a provincial level in a given period.	No	The property does not appear to demonstrate a high degree of excellence or creative, technical, or scientific achievement at a provincial level.
vi. 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. The association exists for historic, social, or cultural reasons or because of traditional use.	No	The property 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.
vii. 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	The property does not have 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.
viii. The property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	n/a

### 1.3 Summary of Evaluations

Recommended Outcomes	Response	Explanatory Notes
Provincial Heritage Property	Yes	The property meets the criteria for identification as a Provincial Heritage Property for its physical, historical, and contextual value, based on the evaluation criteria of OHA Regulation 09/06. (Conditional PHP)
Provincial Heritage Property of Provincial Significance	No	The property does not meet the criteria for identification as a Provincial Heritage Property of Provincial Significance.
Listed or Designated by a municipality	No	The property is not listed on the City of Hamilton Heritage Register or Inventory. It is not designated under Parts IV or V of the Ontario Heritage Act.
Adjacent Land to a Protected Heritage Property	No	No properties on the City of Hamilton Municipal Heritage Register or Inventory of Heritage Properties were found adjacent to 606 Aberdeen Avenue.



## 1.4 Heritage Policy

Part III of the Ontario Heritage Act requires all provincial ministries and 14 public bodies (listed in Ontario Regulation 157/10) to identify, protect and care for the heritage properties that they own and manage. Their specific responsibilities are set out in the MTCS Standards and Guidelines for Conservation of Provincial Heritage Properties, which came into effect on July 1, 2010, and have the authority of a Management Board of Cabinet directive.

Among their responsibilities, a ministry or prescribed public body must:

- Develop an evaluation process and have it approved by the MTCS.
- Evaluate properties under their ownership and management using the criteria set out under Ontario Regulation 9/06 and 10/06 to determine their cultural heritage value or interest, and whether they are of provincial significance.
- As properties of cultural heritage value or interest are identified, add them to the list of provincial heritage properties maintained by the MTCS.
- Prepare a Strategic Conservation Plan for each Provincial Heritage Property under their ownership and management. The plan must provide guidance on the conservation, maintenance, use and disposal of the property.
- If a property has been determined to be of provincial significance, submit the Strategic Conservation Plan to the MTCS for approval.

## 1.5 Recommendations

An evaluation of Regulation 09/06 has determined that the property at 606 Aberdeen Avenue holds physical, historical and contextual value and therefore meets the criteria to be a Provincial Heritage Property. With respect to Regulation 10/06, the evaluation has determined that the subject property does not meet the criteria for consideration as a provincially significant heritage property.

## 2 CONCLUSIONS

The historical research conducted for this Cultural Heritage Evaluation Report (Part 1) and the evaluation against Ontario Heritage Act criteria (Part 2) were sufficient to determine that 606 Aberdeen Avenue is indeed a Provincial Heritage Property on the basis of physical, historical, and contextual value.

The property is recommended as a Conditional Heritage Property, because it is a property of significant heritage value that is neither owned nor occupied by Metrolinx.

If purchased or occupied by Metrolinx, it is recommended that Metrolinx proceed with identifying the property as a Provincial Heritage Property.

### 2.1 Further Reports and Studies

Following identification and listing of 606 Aberdeen Avenue, a Strategic Conservation Plan is required to provide guidance on the conservation, maintenance, use and disposal of the property. A Heritage Impact Assessment (HIA) is required in advance of any work on site, as prescribed by the Ministry of Tourism and Culture's Standards and Guidelines.

### 3 STATEMENT OF CULTURAL HERITAGE VALUE

#### Description

The property at 606 Aberdeen Avenue is situated in Hamilton’s Chedoke Creek Ravine on the north side of Aberdeen Avenue. It is bounded by the McMaster Innovation Park to the west, the 403 Highway to the north, and light industrial properties to the east. The site contains a twentieth-century manufacturing works, comprising multiple adjoining structures. The core structure combines a four-storey head-house with three one-storey production sheds. Later structures include a fourth one-storey production shed, a one-storey warehouse, and brick structures around and between the head-house and production sheds. Additional site features include relict industrial rail service lines, a storm sewer culvert which runs below the buildings, and the diverted Chedoke Creek which runs north-south through the property within a steep, treed ravine.

#### Heritage Value

The structure at 606 Aberdeen Avenue holds physical value as an intact, representative example of early-20th century industrial architecture and demonstrates industrial construction methods and materials of the time, including the use of fire-resistant materials and natural lighting systems.

The property is directly associated with the Canadian Westinghouse Company and with the theme of industrial expansion and diversification over the first half of the 20th century. Canadian Westinghouse was one of Hamilton’s largest employers at its height, and the company played a major role in Hamilton’s industrial growth. The property yields information that contributes to an understanding of the culture and history of working people, specifically employees of Canadian Westinghouse through the twentieth century.

It holds historical value in its demonstration of the work and ideas of prolific industrial architect Bernard H. Prack (1881-1962), specifically his innovations in reinforced concrete and industrial glazing. The



Aerial photograph of 606 Aberdeen Avenue, Google Earth 2016 (annotated by ERA Architects).



Map showing Canadian Westinghouse West Plant, 1921 (*City of Hamilton Western Section* by J.W. Tyrell, Retrieved from The Lloyd Reeds Map Collection, McMaster University Library).



Photograph of the Canadian Westinghouse patternmaking shop under construction, 1924 (Retrieved from McMaster Westinghouse archive).

structure's relict industrial programming also reflects the influence of Harry Utler Hart (1874-1936), chief engineer at Canadian Westinghouse in the 1920s.

Regarding contextual value, the property is important in defining the industrial character of the Chedoke Ravine area within the Kirkendall neighbourhood. It supports the immediate landscape of rail infrastructure, channeled creek, relict and repurposed industrial structures and light industry, which contribute to the historic and evolved industrial character of the area. The extant manufacturing works relates to the former Westinghouse office building and power plant within the adjacent McMaster Innovation Park. It is historically and physically linked to the adjacent CPR line and Chedoke Creek. The scale and visual prominence of the structure lend contextual value to the property as a landmark.

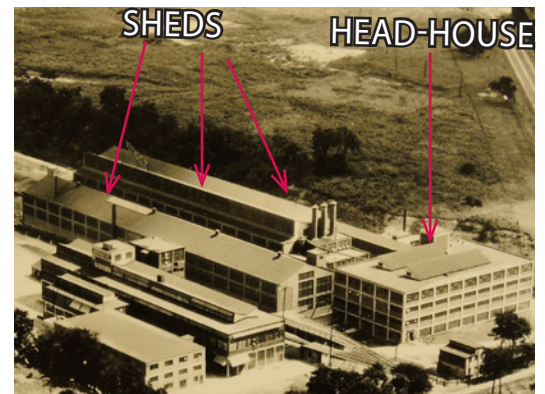
### Heritage Attributes

Key elements that define the subject property's heritage character include:

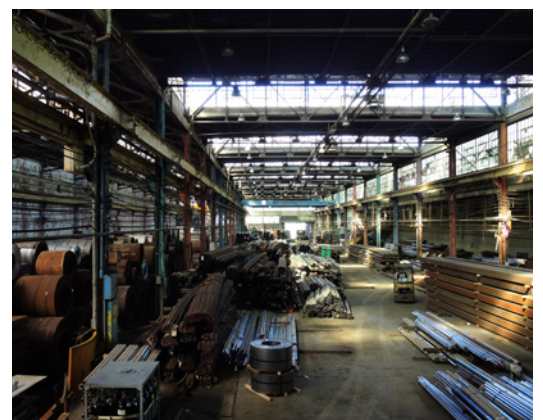
- The head-house and shed form of the 1924 patternshop and foundry spaces, representing a popular layout employed in early twentieth century consolidated works.
- The four-storey concrete head-house with poured slab concrete flooring supported by mushroom columns, which demonstrates advancements in industrial architecture in the early twentieth century.
- The south facade of the head-house, with its horizontally proportioned grid of windows, asymmetrical front entrance, and parapet with simple, geometric detailing.
- The steel-frame structure, multiple roof forms and impressive fenestration systems of the four expansive production sheds, which demonstrate advancements in industrial architecture in the early twentieth century and contribute to the quality of light within the production spaces.



Aberdeen Frontage, 2016 (ERA Architects)



Subject property c. 1930, showing the head-house and shed form of the original patternshop and foundry spaces.



Production shed with Aiken roof, 2016 (ERA Architects)

- The physical evidence of industrial activities, including original wood block floors, overhead tracks with traveling cranes, railway service tracks, and the physical link to the adjacent powerhouse.
- The visual relationship to the repurposed Canadian Westinghouse/ CAMCO building within the McMaster Innovation Park.
- The structure's prominent siting and visibility from the west and from the south.



Production shed with butterfly roof, complex fenestration system and traveling crane, 2016 (ERA Architects)



View from the west, 2016 (ERA Architects).

ERA

# 606 Aberdeen Avenue

## CULTURAL HERITAGE EVALUATION REPORT - PART 2

606 Aberdeen Ave  
Hamilton, ON  
L8P 2T1

Project # 14-087-20M  
Prepared by GS / TT / AG

ERA



**PREPARED FOR:**

METROLINX  
c/o Rodney Yee  
Project Coordinator, GO Transit  
20 Bay Street, Suite 600  
Toronto, Ontario M5J 2W3  
416.202.4516

**PREPARED BY:**

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**Submitted: 2016-11-10**

Cover Image/Above: Former Westinghouse Plant at 606 Aberdeen Avenue, September 2016 (ERA Architects)



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# 1 EVALUATION

Tables 1.1 and 1.2 contain the evaluation of 606 Aberdeen Avenue against criteria as set out in Ontario Heritage Act Regulation 9/06 and Regulation 10/06. According to the provincial guidelines, if the property meets the criteria in Ontario Regulation 9/06, it is a Provincial Heritage Property. If the property meets the criteria in Ontario Regulation 10/06, it is a Provincial Heritage Property of Provincial Significance.

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ii. displays a high degree of craftsmanship or artistic merit, or;	No	The property does not display a high degree of craftsmanship or artistic merit.
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## 2. The property has historical value or associative value because it:

Ontario Regulation 9/06 Criteria	Response	Rationale
i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;	Yes	The property has direct associations with the Canadian Westinghouse Company and with the theme of industrial expansion and diversification over the first half of the 20th century. Canadian Westinghouse was one of Hamilton's largest employers at its height, and the company played a major role in Hamilton's industrial growth.
ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture, or;	Yes	The property yields information that contributes to an understanding of the culture and history of working people, specifically employees of Canadian Westinghouse through the twentieth century.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	Yes	The property demonstrates the work and ideas of prolific industrial architect Bernard H. Prack (1881-1962), specifically his innovations in reinforced concrete and industrial glazing. The structure's relict industrial programming also reflects the influence of Harry Utler Hart (1874-1936), chief engineer at Canadian Westinghouse in the 1920s.

## 3. The property has contextual value because it:

Ontario Regulation 9/06 Criteria	Response	Rationale
i. is important in defining, maintaining, or supporting the character of an area;	Yes	The property is important in defining the industrial character of the Chedoke Ravine within the Kirkendall North neighbourhood. It supports the immediate landscape of rail infrastructure, channeled creek, relict and repurposed Westinghouse structures and light industry, which contribute to the historic and layered industrial character of the area.
ii. is physically, functionally, visually, or historically linked to its surroundings, or;	Yes	The property is historically, physically and visually linked to the area's industrial tradition and evolved industrial landscape. It relates to the former Westinghouse office building and power plant within the adjacent McMaster Innovation Park. It is historically and physically linked to the adjacent CPR line and Chedoke Creek.
iii. is a landmark.	Yes	The scale and visual prominence of the structure lend contextual value to the property as a landmark.

## 1.2: Evaluation using Ontario Heritage Act Regulation 10/06

Ontario Regulation 10/06 Criteria	Reponse	Rationale
i. The property represents or demonstrates a theme or pattern in Ontario's history.	No	The property does not represent or demonstrate a theme or pattern in Ontario's history
ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No	The property does not yield information that contributes to an understanding of Ontario's history.
iii. The property demonstrates an uncommon, rare, or unique aspect of Ontario's cultural heritage.	No	The property does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage.
iv. The property is of aesthetic, visual, or contextual importance to the province.	No	The property is not of aesthetic, visual, or contextual importance to the province.
v. The property demonstrates a high degree of excellence or creative, technical, or scientific achievement at a provincial level in a given period.	No	The property does not appear to demonstrate a high degree of excellence or creative, technical, or scientific achievement at a provincial level.
vi. 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. The association exists for historic, social, or cultural reasons or because of traditional use.	No	The property 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.
vii. 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	The property does not have 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.
viii. The property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	n/a

### 1.3 Summary of Evaluations

Recommended Outcomes	Response	Explanatory Notes
Provincial Heritage Property	Yes	The property meets the criteria for identification as a Provincial Heritage Property for its physical, historical, and contextual value, based on the evaluation criteria of OHA Regulation 09/06. (Conditional PHP)
Provincial Heritage Property of Provincial Significance	No	The property does not meet the criteria for identification as a Provincial Heritage Property of Provincial Significance.
Listed or Designated by a municipality	No	The property is not listed on the City of Hamilton Heritage Register or Inventory. It is not designated under Parts IV or V of the Ontario Heritage Act.
Adjacent Land to a Protected Heritage Property	No	No properties on the City of Hamilton Municipal Heritage Register or Inventory of Heritage Properties were found adjacent to 606 Aberdeen Avenue.

## 1.4 Heritage Policy

Part III of the Ontario Heritage Act requires all provincial ministries and 14 public bodies (listed in Ontario Regulation 157/10) to identify, protect and care for the heritage properties that they own and manage. Their specific responsibilities are set out in the MTCS Standards and Guidelines for Conservation of Provincial Heritage Properties, which came into effect on July 1, 2010, and have the authority of a Management Board of Cabinet directive.

Among their responsibilities, a ministry or prescribed public body must:

- Develop an evaluation process and have it approved by the MTCS.
- Evaluate properties under their ownership and management using the criteria set out under Ontario Regulation 9/06 and 10/06 to determine their cultural heritage value or interest, and whether they are of provincial significance.
- As properties of cultural heritage value or interest are identified, add them to the list of provincial heritage properties maintained by the MTCS.
- Prepare a Strategic Conservation Plan for each Provincial Heritage Property under their ownership and management. The plan must provide guidance on the conservation, maintenance, use and disposal of the property.
- If a property has been determined to be of provincial significance, submit the Strategic Conservation Plan to the MTCS for approval.

## 1.5 Recommendations

An evaluation of Regulation 09/06 has determined that the property at 606 Aberdeen Avenue holds physical, historical and contextual value and therefore meets the criteria to be a Provincial Heritage Property. With respect to Regulation 10/06, the evaluation has determined that the subject property does not meet the criteria for consideration as a provincially significant heritage property.

## 2 CONCLUSIONS

The historical research conducted for this Cultural Heritage Evaluation Report (Part 1) and the evaluation against Ontario Heritage Act criteria (Part 2) were sufficient to determine that 606 Aberdeen Avenue is indeed a Provincial Heritage Property on the basis of physical, historical, and contextual value.

The property is recommended as a Conditional Heritage Property, because it is a property of significant heritage value that is neither owned nor occupied by Metrolinx.

If purchased or occupied by Metrolinx, it is recommended that Metrolinx proceed with identifying the property as a Provincial Heritage Property.

### 2.1 Further Reports and Studies

Following identification and listing of 606 Aberdeen Avenue, a Strategic Conservation Plan is required to provide guidance on the conservation, maintenance, use and disposal of the property. A Heritage Impact Assessment (HIA) is required in advance of any work on site, as prescribed by the Ministry of Tourism and Culture's Standards and Guidelines.



### 3 STATEMENT OF CULTURAL HERITAGE VALUE

#### Description

The property at 606 Aberdeen Avenue is situated in Hamilton’s Chedoke Creek Ravine on the north side of Aberdeen Avenue. It is bounded by the McMaster Innovation Park to the west, the 403 Highway to the north, and light industrial properties to the east. The site contains a twentieth-century manufacturing works, comprising multiple adjoining structures. The core structure combines a four-storey head-house with three one-storey production sheds. Later structures include a fourth one-storey production shed, a one-storey warehouse, and brick structures around and between the head-house and production sheds. Additional site features include relict industrial rail service lines, a storm sewer culvert which runs below the buildings, and the diverted Chedoke Creek which runs north-south through the property within a steep, treed ravine.

#### Heritage Value

The structure at 606 Aberdeen Avenue holds physical value as an intact, representative example of early-20th century industrial architecture and demonstrates industrial construction methods and materials of the time, including the use of fire-resistant materials and natural lighting systems.

The property is directly associated with the Canadian Westinghouse Company and with the theme of industrial expansion and diversification over the first half of the 20th century. Canadian Westinghouse was one of Hamilton’s largest employers at its height, and the company played a major role in Hamilton’s industrial growth. The property yields information that contributes to an understanding of the culture and history of working people, specifically employees of Canadian Westinghouse through the twentieth century.

It holds historical value in its demonstration of the work and ideas of prolific industrial architect Bernard H. Prack (1881-1962), specifically his innovations in reinforced concrete and industrial glazing. The



Aerial photograph of 606 Aberdeen Avenue, Google Earth 2016 (annotated by ERA Architects).



Map showing Canadian Westinghouse West Plant, 1921 (*City of Hamilton Western Section* by J.W. Tyrell, Retrieved from The Lloyd Reeds Map Collection, McMaster University Library).



Photograph of the Canadian Westinghouse patternmaking shop under construction, 1924 (Retrieved from McMaster Westinghouse archive).

structure's relict industrial programming also reflects the influence of Harry Utler Hart (1874-1936), chief engineer at Canadian Westinghouse in the 1920s.

Regarding contextual value, the property is important in defining the industrial character of the Chedoke Ravine area within the Kirkendall neighbourhood. It supports the immediate landscape of rail infrastructure, channeled creek, relict and repurposed industrial structures and light industry, which contribute to the historic and evolved industrial character of the area. The extant manufacturing works relates to the former Westinghouse office building and power plant within the adjacent McMaster Innovation Park. It is historically and physically linked to the adjacent CPR line and Chedoke Creek. The scale and visual prominence of the structure lend contextual value to the property as a landmark.

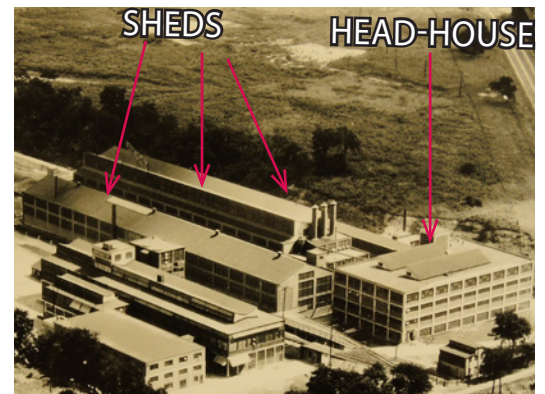
### Heritage Attributes

Key elements that define the subject property's heritage character include:

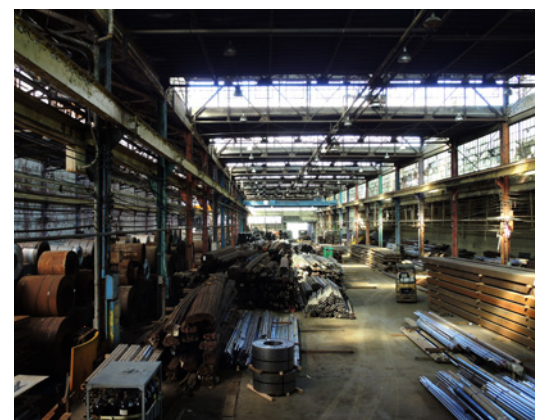
- The head-house and shed form of the 1924 patternshop and foundry spaces, representing a popular layout employed in early twentieth century consolidated works.
- The four-storey concrete head-house with poured slab concrete flooring supported by mushroom columns, which demonstrates advancements in industrial architecture in the early twentieth century.
- The south facade of the head-house, with its horizontally proportioned grid of windows, asymmetrical front entrance, and parapet with simple, geometric detailing.
- The steel-frame structure, multiple roof forms and impressive fenestration systems of the four expansive production sheds, which demonstrate advancements in industrial architecture in the early twentieth century and contribute to the quality of light within the production spaces.



Aberdeen Frontage, 2016 (ERA Architects)



Subject property c. 1930, showing the head-house and shed form of the original patternshop and foundry spaces.



Production shed with Aiken roof, 2016 (ERA Architects)

- The physical evidence of industrial activities, including original wood block floors, overhead tracks with traveling cranes, railway service tracks, and the physical link to the adjacent powerhouse.
- The visual relationship to the repurposed Canadian Westinghouse/ CAMCO building within the McMaster Innovation Park.
- The structure's prominent siting and visibility from the west and from the south.

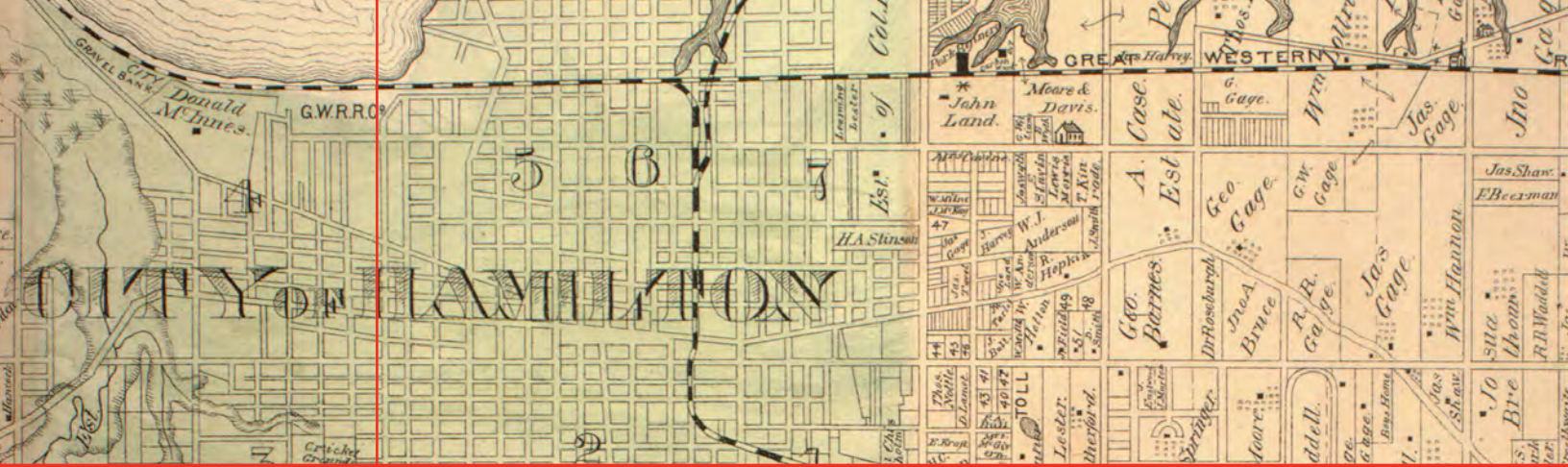


Production shed with butterfly roof, complex fenestration system and traveling crane, 2016 (ERA Architects)



View from the west, 2016 (ERA Architects).

ERA



**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit  
(21 Properties), Hamilton, ON  
Cultural Heritage Evaluation Report**

**FOR METROLINX  
FEBRUARY 2017**

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**PART ONE - DRAFT**



# Hamilton Light Rail Transit (21 Properties) Cultural Heritage Evaluation Report

FOR METROLINX  
FEBRUARY 2017 | THA NO. 1708

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## APPENDIX A -

### PHOTOGRAPHIC INVENTORY

3 Barnesdale Avenue South  
1203 King Street East  
1205 King Street East  
1207 King Street East  
2 Glendale Avenue North  
1257 King Street East



## Executive Summary

This Cultural Heritage Evaluation Report (CHER) supports the evaluation of the cultural heritage value of 21 properties located in Hamilton, Ontario. The properties are located along a 6.5 km section of King Street and Main Street East between Dundurn Street and Ottawa Street. These properties were identified through the Environment Assessment (EA) for Hamilton Light Rail Transit. The properties are as follows:

- 612 King Street West
- 401 King Street East
- 789 King Street East
- 891 King Street East
- 893 King Street East
- 895 King Street East
- 886-894 King Street East
- 924 King Street East
- 929 King Street East
- 943 King Street East
- 3 Barnesdale Avenue South
- 1203 King Street East
- 1205 King Street East
- 1207 King Street East
- 1211 King Street East
- 1217 King Street East
- 2 Glendale Avenue North
- 1257 King Street East
- 1145-1147 Main Street East
- 1147 1/2 Main Street East
- 1149-1151 Main Street East

This CHER and accompanying Recommendations were prepared by Taylor Hazell Architects (THA). It has been prepared in accordance with the Metrolinx Draft Terms of Reference for Consultants and using the criteria in O. Reg. 9/06 and O. Reg. 10/06 as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

To accommodate rolling submission of the Draft Cultural Heritage Evaluation Recommendation Reports for the 21 properties the Draft CHER will be delivered in three parts. This Part One Draft Report along with six separate Recommendations Reports represent the first deliverable. This Part One Draft Report provides the necessary information to review the Recommendations. Sections 1.0 Introduction and 2.0 Methodology will follow in Part Three. The properties that form this deliverable have a residential use and are as follows (Figure 1):

- 3 Barnesdale Avenue South
- 1203 King Street East
- 1205 King Street East
- 1207 King Street East

- 2 Glendale Avenue North
- 1257 King Street East

# **1.0 Introduction**

## **1.1 HISTORICAL SUMMARY**

[This section will follow in CHER Part 3.]

## **1.2 DESCRIPTION OF PROPERTY**

[This section will follow in CHER Part 3.]

## **1.3 CURRENT CONTEXT**

[This section will follow in CHER Part 3.]

## **2.0 Methodology and Sources**

### **2.1 SECONDARY SOURCES**

[This section will follow in CHER Part 3.]

### **2.2 PRIMARY SOURCES**

[This section will follow in CHER Part 3.]

### **2.3 CONSULTATIONS**

THA submitted a consultation plan to Metrolinx on February 17, 2017. On February 21, Nigel Molaro (THA) contacted Ms. Chelsey Tyers, Cultural Heritage Planner in Development Planning, Heritage and Design, City of Hamilton. As of the Draft Report, Ms. Tyers has acknowledged receipt of the request but has yet to provide information on the properties.

## **3.0 Heritage Recognitions**

### **3.1 MUNICIPAL**

There are no known municipal heritage recognitions at this time.

### **3.2 PROVINCIAL**

There are no known provincial heritage recognitions at this time.

### **3.3 FEDERAL**

There are no known federal heritage recognitions at this time.

## **4.0 Adjacent Lands**

To confirm any existing heritage recognitions for adjacent properties, THA contacted Ms. Chelsey Tyers, Cultural Heritage Planner in Development Planning, Heritage and Design, City of Hamilton as per the submitted stakeholder consultation plan. Ms. Tyers has acknowledged the enquiry and, as of the Draft Report, THA is awaiting her response.

## **5.0 Community Input**

THA contacted Ms. Chelsey Tyers, Cultural Heritage Planner in Development Planning, Heritage and Design, City of Hamilton as per the submitted stakeholder consultation plan. Ms. Tyers has acknowledged the enquiry and, as of the Draft Report, THA is awaiting her response.

## 6.0 Discussion of Historical or Associative Value

### 6.1 HISTORICAL THEME/CULTURAL PATTERN

#### 6.1.1 City vs. Second City

The present City of Hamilton is located in the historic Township of Barton, County of Wentworth. The Township of Barton was laid out in 1791. The County of Wentworth was named in 1816 adding to it the Township of Barton. Wentworth eventually consisted of the Townships of Ancaster, Beverly, Binbrook, Flamborough (East and West), Glanford and Saltfleet.<sup>1</sup> Known in the early 19<sup>th</sup>-century as The Head of the Lake, for its position at the western end of Lake Ontario, the original townsite of Hamilton was laid out by George Hamilton (1788-1836) in the Township of Barton c1815 and the following year was renamed for its founder. Hamilton gained town status in 1833 after overtaking the neighbouring mill towns of Ancaster, Dundas and Oakville as an urban centre. Upon Hamilton's incorporation as a city in 1846 it established five wards, each with two elected councillors. Residential, commercial and industrial activities were located in close proximity to each other in the core of the city near King and John streets. Prevalent industries included iron, grain for export, textile mills and knit-wear plants.

Development of the Great Western Railway (GWR) in the mid- to late-19<sup>th</sup> century, connecting Niagara to Windsor through Hamilton, meant that Hamilton became an important wholesale distribution centre. The construction of the railway also attracted labourers and boosted Hamilton's economy.<sup>2</sup> Hamilton grew as a port bringing in light and heavy equipment (Figure 2).<sup>3</sup>

Hamilton underwent major physical transformation in the period between 1900 and 1913 with phenomenal industrial expansion leading to territorial annexations and attracting industrial and construction workers internationally. New industries focused on iron and steel manufacture and included International Harvester and Oliver Chilled Plow, the expansion of the Steel Company and construction trades. These industries relied on the water transport network of the Great Lakes and Welland Canal and took advantage of the proximity to coal in Pennsylvania and West Virginia and the availability of Lake Superior iron ore. These industries preferred locations along Burlington Bay. In 1912 the Hamilton Harbour Commission sought to transform Hamilton into a major Great Lakes port signaled by a change in name of Burlington Bay to Hamilton Harbour (Figure 3).

The original eastern boundary of the city at Wentworth Street expanded eastward into Barton Township when the area between Wentworth Street and Sherman Avenue was annexed in 1891 and between Sherman and Ottawa streets south of Barton Street in 1909.<sup>4</sup> The newly formed industrial area along the waterfront was annexed in 1910. At the same time, the city also expanded westward annexing portions of Ancaster Township for its affluent citizens. Development of the city was

<sup>1</sup> "Chronology of Cities, Towns and Townships in Hamilton." <http://www.hpl.ca/articles/chronology-cities-towns-and-townships-hamilton?page=1>. Accessed 16 February 2017.

<sup>2</sup> Weaver, *Hamilton An Illustrated History*. Toronto, ON: James Lorimer & Company, Publishers and National Museum of Man, National Museum of Canada, 1982, pg. 49.

<sup>3</sup> Ibid.

<sup>4</sup> Weaver, pg. 102.

constrained to this east-west pattern due to its unique topography bounded to the north by Lake Ontario and the south by the Niagara Escarpment. The change occurred so rapidly that in May 1911, a tour was organized for 300 to 400 downtown businessmen to see the east-end manufacturing districts and massive developments, a “second city segregated from the core by distance, economic function and social composition.”<sup>5</sup>

Industry continued to be an important economic driver and while textile mills and knit-wear plants closed in the 1950s and 1960s, Hamilton’s reliance on steel and related industries grew through the second half of the 20<sup>th</sup> century. Despite the closure of three of the region’s largest employers, Otis Elevator, Firestone and International Harvester, Hamilton continues to play an important role in traditional manufacturing and has not depopulated.

The construction of expressways in the mid- to late-20<sup>th</sup> century through Hamilton connected the southern portion of the city to the land above the escarpment and industry began locating outside of the city and along highway corridors.

In 1974, a regional level of government created in Wentworth County amalgamated several rural townships into six municipal governments (Ancaster, Dundas, Flamborough (formerly Beverly, East and West Flamborough), Glanbrook (formerly Glanford and Binbrook), Hamilton and Stoney Creek (including Stoney Creek and Saltfleet)) the City of Hamilton became part of the Regional Municipality of Hamilton-Wentworth. In January 2001, the municipalities merged to form a new City of Hamilton.<sup>6</sup>

### 6.1.2 Land Speculation and Subdivisions

At the time of incorporation as a town in 1833, Hamilton’s population of 900 inhabitants were living in crowded situations with only 100 residential dwellings, six taverns and two boarding houses. The provision of housing was seen as an attractive investment. Early speculators included Sir. Allan MacNab and Samuel Mills. MacNab owned a tavern and twelve houses by late 1831 and Mills built and owned between 20 to 40 wood frame rental houses.

As a result of the early-20<sup>th</sup> century industrial expansion to the east, land speculation and subsequent construction of residential dwellings boomed. In 1911 an impressive 40 surveys (plans of subdivision) were registered averaging 100 lots and 37 surveys in 1913 averaging 200 lots. The lots had narrow-frontage and were laid on a grid street plan. The price of lots increased, doubling or in some places quadrupling 1900 prices.<sup>7</sup> During the period between 1901 and 1921 the city’s housing stock nearly tripled with the city issuing 1,476 building permits in the peak year, 1912 (ten times the number issued in 1900).<sup>8</sup>

Developers such as the J. Walter Gage Realty Company, the Hamilton Realty Company and W.D. Flatt promoted their subdivisions to employees of the new industries as a place with “easy terms” requiring

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<sup>5</sup> Weaver, pg. 97.

<sup>6</sup> “Hamilton”. <http://www.thecanadianencyclopedia.ca/en/article/hamilton/>. Accessed 16 February 2017.

<sup>7</sup> Michael Doucet and John C. Weaver, *Housing the North American City*. Montreal, QC: McGill-Queen’s Press, 1991, pg 97.

<sup>8</sup> Weaver, pg. 97.

down payments of only five dollars. Some subdivisions were named for the land owners, such as H.B. Wilson's Survey and George E. Mills but many received promotional names like Barnesdale, Connaught Park, Kings Crescent, Crowne Point, Kensington, Rosemount Park, and Kingsvale. The J. Walter Gage Realty Company advertised improvements such as graded streets, sewers and cement sidewalks in his surveys, Barnesdale included (Figure 4).<sup>9</sup>

## 6.2 LOCAL HISTORY

### 6.2.1 Residential Development

Residential development in Hamilton is marked by successive waves through the 19<sup>th</sup> and early-20<sup>th</sup> century that coincide with industrial growth. Housing stock doubled between 1830 and 1834 and again between 1835 and 1838 when British immigration to Hamilton was high. The typical dwelling in this period was a single-storey frame building with a single fireplace.<sup>10</sup> Further growth that corresponded with the railway boom through the 1840s and 1850s served the increasing population of Hamilton and brought the housing stock to somewhere in the 3,000 range.<sup>11</sup>

Estate homes were prominently located at the bottom of the escarpment and along the topography referred to as the "hogsback", a ridge in the west end of the city from Burlington Heights south across York, King and Main streets. To the north and east of this affluent area was the lowland, an area susceptible to flooding from the many streams coming down the escarpment. This area primarily contained frame and rough-cast dwellings rented by poorer citizens.<sup>12</sup>

Through the late-19<sup>th</sup> century and into the 20<sup>th</sup> century dwellings increasingly became owner-occupied (25 to 50 per cent between 1871 and 1921). Factors at play included the introduction of instalment payments, the growth of a clerical and managerial middle class, the growth of new industries, and the construction of a street railway system and two inclined railways.<sup>13</sup> Boarding house areas first concentrated around the industrial annex, especially in the north Sherman Avenue area, with immigrant workers often sharing accommodations with those working opposite shifts.<sup>14</sup>

Throughout this period middle-class and elite neighbourhoods continued to develop in the west end of the city, on the mountain and on the face of the escarpment. The years between the world wars brought about a shift in development from the single detached home to apartment living in the east end while the years following the Second World War brought about expansion of the city southward on the mountain with subdivision of rural lands.

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<sup>9</sup> Doucet, pg. 98.

<sup>10</sup> Weaver, pg. 31.

<sup>11</sup> Weaver, pg. 59.

<sup>12</sup> Weaver, pg. 60.

<sup>13</sup> Weaver, pg. 99.

<sup>14</sup> Weaver, pg. 96.



## 6.2.2 Apartment Development

Apartment living in Hamilton in 1900 was rare with some scattered tenements appearing in the early years of the 20<sup>th</sup> century during the eastward expansion of the city. The construction of the Herkimer Apartments (86 Herkimer Street, Figure 5) in 1914 marked the beginning of prestigious apartment dwelling for middle-class occupants. The Herkimer included offices, service elevator, refrigerated food lockers and basement laundry area. This early apartment was also the finest of the thirty pre-war buildings of this type.<sup>15</sup> The end of the First World War brought about another wave of apartment construction with 48 structures built in 1923. This boom was likely due to the number of planned projects that had lacked capital during war years, an understanding that provision of moderate-cost housing was needed and a scarcity of land along major arteries which created interest in high-density dwellings. Apartments also offered ease of maintenance for landlords compared to detached residential properties.

Apartment dwelling was generally accepted as respectable living for young couples and widows and the most common occupants were clerical workers and skilled labourers. The practice of naming the buildings lent an air of sophistication. Names like Alexandra, Asquith, Carlton, Elodian, Forest, Noble, St. Deny's, Victoria and Windsor were used. In 1921, only four per cent of Hamiltonians lived in apartments however by 1931 that number increased to 15 per cent. The apartments constructed in the years between 1921 and 1931 were concentrated in the east part of the city along Main Street East due to the easy access to public transit.

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<sup>15</sup> Weaver, pg. 142.

## 7.0 Discussion of Design or Physical Value

### 7.1 RESIDENTIAL VERNACULAR – DETACHED

Vernacular refers to architecture that is based on the needs, traditions, conditions, climate, skills and available materials of a local group of people. It is more ordinary in its design and is influenced, but not defined, by high styles of architecture. Vernacular buildings are normally built by local builders. Detached residential vernacular buildings were a typical form built in Hamilton between 1920 and 1930. These buildings were often two to two-and-a-half storeys with a front gable or side gable with dormer, bay window and a porch though the form varied (Figure 6).

#### 7.1.1 3 Barnesdale Avenue South (built c. 1920)

##### *Style/Type/Tradition*

The property contains a two-storey corner home, with Arts and Crafts style details and modifications carried out in a mid-20<sup>th</sup> century modern style and a garage. It is a rectangular plan and rises to a side gable roof, punctuated on the front by a shed roof dormer and rising on the rear to a full second storey above the gable roofline. The house has a raised basement and rests on a partially exposed masonry foundation. Its main façade faces Barnesdale Avenue and has been substantially modified by a porch enclosure consisting of a commercial-style entrance with floor-to-ceiling glazing accessible from a staircase, with one bay since re-clad and containing a small window. The second storey of the façade includes a triple window set into the dormer. The home's secondary façade addresses King Street East and is articulated by a protruding chimney rising above the roofline, a protruding bay on the ground floor, windows of various sizes, and typical Arts and Crafts style roof brackets supporting the eaves. The subject property also includes a single-car garage at the rear of the property, of matching width to the house. (See Appendix A: Photographic Inventory, pages 1-3).

##### *Function*

The building appears to have been designed for use as a single family residence. The front porch enclosure appears to have been built to support commercial usage, and the building currently appears to have multiple apartments.

##### *Fabric*

The ground floor of the house is primarily clad in raked brick of varying clay tones in a stretcher bond, with a recessed lime-based mortar. The roof is clad with asphalt shingles. The porch enclosure includes a foundation clad in glazed white brick in a stretcher bond, a speckled finish is visible under a later painted finish, and a cantilevered staircase with a wrought-iron railing, all typical materials and designs for a mid-20<sup>th</sup> century modification. The ground floor windows on other facades have stone lintels and sills, and the basement level windows have stone lintels. Eaves are supported by wooden brackets. All visible windows are replacements, and the floor-to-ceiling glazing on the porch enclosure is aluminum frame. The garage is clad in the same brick as the house and its roof also clad in asphalt shingles.

### 7.1.2 1203 King Street East (built c. 1920)

#### *Style/Type/Tradition*

The property contains a two-and-a-half storey detached bungalow. The house is vernacular in style, and its design is typical of early 20th century speculative housing development in southern Ontario. The narrow building boasts a rectangular plan and simple form rising to a side gable roof, punctuated on the front and back by shed roof dormers. A two storey brick extension comes off the rear, rising to the height of the roofline. The house has a raised basement, resting on an exposed foundation of decorative cast concrete blocks. The main façade is articulated by a large window and door at the raised ground floor, both with segmentally arched openings. The second storey features a bay window as well as a smaller window, and the dormer houses a simple rectangular opening. There is a porch at the raised ground floor, covered by a shed roof supported by brick piers and wrought iron. (See Appendix A: Photographic Inventory, pages 5-6).

#### *Function*

The building appears to have been designed for use as a single family residence. There are no modifications or indications to suggest the use has changed.

#### *Fabric*

Much of the original façade has been obscured by claddings and surface modifications. Angelstone covers the ground floor façade, and vinyl and aluminum cladding are used on the façade, window bays, and dormers above. The sides of the house show walls of red brick, with buff bricks visible at the quoins. The three houses to the northwest appear to have been built to the same design, and materials hidden beneath the cladding can be inferred from them. Namely, they suggest a brick façade of stretcher bond (possibly with a middle header row), and a stone lintel surmounting the smaller second storey window. The roof is covered with black asphalt shingles, and the gable sides have a green faux shingle covering comprised of horizontally laid sheeting. All windows visible from the street are aluminum replacements.

### 7.1.3 1205 King Street East (built c. 1920)

#### *Style/Type/Tradition*

The property contains a two storey, detached bungalow. The house is vernacular in style, and its design is typical of early 20th century speculative housing development in southern Ontario. The squat building has a form defined by a large, side-gable roof, which makes up the entire second storey and projects out over a raised front porch. Substantial shed roof dormers punctuate the roof on the front and rear, and the rear of the house features a one storey extension clad in siding. The house has a raised basement and is set on an exposed foundation. The main façade is articulated by three sash windows set in a large opening, the front doorway, and a smaller window opening. All three are topped by segmental arches. (See Appendix A: Photographic Inventory, pages 8-9).

*Function*

The building appears to have been designed for use as a single family residence. There are no modifications or indications to suggest the use has changed.

*Fabric*

The building contains a high proportion of materials contemporary to its period of construction, as well as certain elements that reflect more recent interventions. Red clay brick comprises much of the house's envelope, laid in stretcher bond with recessed tinted red mortar joints. The raised foundation is composed of decorative cast concrete blocks painted white. The front windows appear to be wooden sash designs, with storm windows fixed to the outside. The porch has a tongue and groove deck floor, and a fascia and roof above that are finished in wood. The porch's posts and rails are decorative wrought-iron, which likely replaced wooden antecedents. The roof is covered in asphalt shingles, and the gables and dormers are clad in cream coloured aluminum siding. The windows set within the front dormer are aluminum replacements.

**7.1.4 1207 King Street East (built c. 1920)***Style/Type/Tradition*

The property contains a two storey bungalow with an angled commercial addition attached at the side. The house is vernacular in style with a design typical of early 20th century speculative housing development in southern Ontario. It has a typically squat bungalow form defined by a large side-gable roof which projects over a raised front porch. The roof makes up the entire second storey, punctuated on the front and rear by substantial shed roof dormers. There is a small, siding-clad addition coming off the rear of the house rising one storey to a shed roof. The house has a raised basement and is set on an exposed foundation. The main façade is articulated by a large window opening housing three sash windows, the front doorway, and a smaller window opening, all topped by segmental arches.

The commercial addition is a simple, one storey building coming off the southeast elevation of the bungalow at an angle that addresses the street corner. Its simple rectangular form with a flat roof is enlivened by a sloped parapet that steps up in the middle, and a short fixed awning across the length of the façade. The façade features a slightly recessed central door, flanked by large glazed areas on both sides. (See Appendix A: Photographic Inventory, pages 10-12).

*Function*

The bungalow appears to have been designed for use as a single family residence. The addition appears to be purpose built to support commercial uses, and presently serves as a hair salon.

*Fabric*

The bungalow contains a high proportion of materials contemporary to its period of construction and some relating to more recent interventions. Buff pressed brick comprises much of the house's envelope, laid in stretcher bond with recessed tinted red mortar joints. The raised foundation material is parged and painted white. The front windows appear to be wooden sash designs, with aluminum storm windows fixed to the outside. The porch has a wood plank deck, and wooden railing, posts and

screen. The design and placement of these wooden items suggests they may not be original, although the work is of good quality. The roof is covered in asphalt shingles, and the gables and dormers are clad in cream coloured aluminum siding. The porch soffit and fascia have likewise been clad over. The windows set within the front dormer have metal storms affixed to the front, and the interior units appear to be double hung wood sash.

The commercial addition displays a high proportion of utilitarian materials. The parapet, front and sides of the building are covered by claddings of consumer grade. The windows are non-traditional units, and the awning is likely aluminum.

### **7.1.5 2 Glendale Avenue (built c. 1920)**

#### *Style/Type/Tradition*

The property includes a two-and-a-half storey corner home of a rectangular plan. The building consists of a simple form rising to a front gable roof, which is hipped at the rear and punctuated by a shed roof dormer on the north side. The house has a raised basement and a foundation that is below grade. The main façade faces Glendale Avenue and is articulated on the ground floor by a door and window with segmentally arched openings. The second storey includes a bay window and a smaller window with segmentally arched opening, and the gable contains a simple rectangular opening. A chimney rises from the rear hipped roof. The secondary façade is articulated by a door on the ground floor and a small window on the second storey, both with segmentally arched openings. The house addresses its corner position through a porch which wraps around the main and secondary façades, covered by a shed roof supported by classically-derived columns and piers, with a corner staircase. (See Appendix A: Photographic Inventory, page 13).

#### *Function*

The building appears to have been designed for use as a single family residence. There are no modifications or indications to suggest the use has changed.

#### *Fabric*

The house is clad in painted brick in a stretcher bond. The roof and gable side are covered in asphalt shingles. The porch roof is of wood construction, covered in asphalt shingles, supported by four wood columns on brick piers, one of which appears to have been rebuilt with replacement bricks. The porch has lattice skirting, and its metal railings and concrete staircase are replacements. All visible windows are replacements.

## **7.2 RESIDENTIAL VERNACULAR – APARTMENT**

Between 1914 and 1931, Hamilton saw the construction of a vernacular form of apartment building. The buildings were generally three-storey, of brick construction and included truncated balconies, stained glass, gumwood interior trim, gas or electric fireplaces were considered hallmarks of the 1920s (Figures 7 and 8).<sup>16</sup>

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<sup>16</sup> Weaver, pg. 142.

### **7.2.1 1257 King Street East (Kinclair Apartments, built c. 1930)**

#### *Style/Type/Tradition*

The property includes a three-storey apartment block of a rectangular plan, one of a pair of similar and neighbouring blocks. The main façade consists of a central bay flanked by recessed balcony bays on the first three stories. The façade rises to a decorative pent roof below a brick parapet meeting a flat roof and recesses with the balcony bays. The raised basement is articulated by triple windows and has no visible foundation. The central entrance is at grade and consists of a door with sidelight window and a small bracketed canopy, below a central staircase bay with double windows between the storeys. The balconies are supported by brick piers and each feature a door and double window. The east and west façades are articulated by similar arrangements of double and single windows with segmentally arched openings. The visible rear façade includes a protruding bay articulated by single windows with segmentally arched openings, flanking an external staircase. (See Appendix A: Photographic Inventory, pages 15-18).

#### *Function*

The building appears to have been designed for use as a residence of multiple apartments. There are no modifications or indications to suggest the use has changed.

#### *Fabric*

The building is clad in raked, red brick in a stretcher bond and the pent roof clad in asphalt shingles. On the main façade, the windows and balcony doors feature monolithic stone lintels, and the parapet is capped with stone. The ground floor balcony railings are constructed in the same brick and feature stone handrails. The façade features decorative brickwork in the central bay, which includes a name stone, and on both sides of the balcony piers. Most balcony railings are replacements, but two railings suggest an earlier and more ornamental wood balustrade. The peaked wooden front entrance canopy is supported by wooden brackets. Visible doors and windows are a combination of wood and later replacements, and these include four small wood and stained glass windows on the east and west façades.

## 8.0 Discussion of Contextual Value

### 8.1 SOCIAL MEANING

To confirm any social meaning, THA contacted Ms. Chelsey Tyers, Cultural Heritage Planner in Development Planning, Heritage and Design, City of Hamilton as per the submitted stakeholder consultation plan. Ms. Tyers has acknowledged the enquiry and, as of the Draft Report, THA is awaiting her response.

### 8.2 ENVIRONMENT

#### 8.2.1 3 Barnesdale Avenue South

The property is located in Hamilton's Stiplely neighbourhood on the corner of Barnesdale Avenue South between King Street East and Vineland Avenue. Barnesdale Avenue runs on axis from Main Street to north of Barton Street. The surrounding areas are residential neighbourhoods with single family homes predominating. The subject property is located in close proximity to Tim Hortons Field stadium to the northeast.

The property is a corner property fronting onto Barnesdale Avenue South with a secondary frontage onto King Street East. It is situated next to a commercial section of King Street East, with low-rise, commercial and mixed-use properties across both of its respective fronting streets. The subject property is otherwise adjacent to residential dwellings.

The property shares a contextual relationship with others that developed to a similar manner with Arts and Crafts detailing, including its rear neighbouring house with similar massing, height and rooflines. The design of its mid-20<sup>th</sup> century renovation has a contextual relationship with the King East Medical Building across King Street East, which also exhibits features typical of mid-century styles. (See Appendix A: Photographic Inventory, pages 3-4).

#### 8.2.2 1203 King Street East 1205 King Street East 1207 King Street East

These three properties are located in Hamilton's Crown Point West neighbourhood on King Street East and Glendale Avenue North, respectively, between Dunsmure Road, King Street East and Belview Avenue. The surrounding areas are residential neighbourhoods with single family homes predominating. The properties are of equal distance of approximately 175 metres to a single track rail line to the northwest and to the 28-hectare Gage Park to the south. (See Appendix A: Photographic Inventory, pages 6-7, 9, 12).

The properties front onto King Street East and Glendale Avenue North respectively, with the former occupying the corner property. A low-rise commercial property lies between the subject properties on King Street East, and across their respective streets each property faces a low-rise, mixed-use

structure, one of which has been converted to residential use only. The subject properties are otherwise adjacent to residential dwellings.

1207 King Street East shares a contextual relationship with an apartment block to the southeast which is observed to have been originally developed to a similar design with close similarities in massing, height, rooflines and ornamentation. 2 Glendale Avenue North is observed to have been originally developed to the same design as the five other houses on its block, with similarities in massing, height, rooflines and fenestration.

### **8.2.3 2 Glendale Avenue North 1257 King Street East**

These two properties are located in Hamilton's Crown Point West neighbourhood on King Street East and Glendale Avenue North, respectively, between Dunsmuir Road, King Street East and Belview Avenue. The surrounding areas are residential neighbourhoods with single family homes predominating. The properties are of equal distance of approximately 175 metres to a single track rail line to the northwest and to the 28-hectare Gage Park to the south. (See Appendix A: Photographic Inventory, pages 13-14, 18).

The properties front onto King Street East and Glendale Avenue North respectively, with the former occupying the corner property. A low-rise commercial property lies between the subject properties on King Street East, and across their respective streets each property faces a low-rise, mixed-use structure, one of which has been converted to residential use only. The subject properties are otherwise adjacent to residential dwellings.

1257 King Street East shares a contextual relationship with an apartment block to the southeast which is similar in design, massing, height, rooflines and ornamentation. 2 Glendale Avenue North appears to have been originally developed in a comparable design as the five other houses on its block, with similarities in massing, height, rooflines and fenestration.

## **8.3 FORMAL RECOGNITION**

There has been no formal recognition of these properties at the municipal, provincial or federal levels. To confirm this information THA contacted Ms. Chelsey Tyers, Cultural Heritage Planner in Development Planning, Heritage and Design, City of Hamilton as per the submitted stakeholder consultation plan. Ms. Tyers has acknowledged the enquiry and, as of the Draft Report, THA is awaiting her response.



## 9.0 Data Sheets



<b>FIELD</b>	<b>PROPERTY DATA</b>
Property Name	n/a
Municipal Address	3 Barnesdale Avenue South
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1920 (Based on 1911 Fire Insurance Plan and 1922 City Directory)
Date of significant alterations to built resources	c. 1965 (THA based on visual)
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	M. H. Furlong (1922 City Directory); Mrs. L.M. Furlong (1947 City Directory)
Current function	Multi-unit Residential
Previous function(s)	Single Family Residential
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



FIELD	PROPERTY DATA
Property Name	n/a
Municipal Address	1203 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1920 (Based on 1922 City Directory)
Date of significant alterations to built resources	Property has undergone minor alterations; date of alterations undetermined at this time.
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	G. McClintock (1922 City Directory); E[...] Glover (1947 City Directory)
Current function	Single Family Residential
Previous function(s)	Single Family Residential
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



FIELD	PROPERTY DATA
Property Name	n/a
Municipal Address	1205 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1920 (Based on 1922 City Directory)
Date of significant alterations to built resources	Property has undergone minor alterations; date of alterations undetermined at this time.
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	Alex Gordon (1922 City Directory); [...] (1947 City Directory)
Current function	Single Family Residential
Previous function(s)	Single Family Residential
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



<b>FIELD</b>	<b>PROPERTY DATA</b>
Property Name	n/a
Municipal Address	1207 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1920 (Based on 1922 City Directory)
Date of significant alterations to built resources	Property has had one storey addition constructed c. 1945.
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	L.S. O'Dell (1922 City Directory); [...] brbr (1947 City Directory)
Current function	Residential and Commercial
Previous function(s)	Residential and Commercial
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



FIELD	PROPERTY DATA
Property Name	n/a
Municipal Address	2 Glendale Avenue North
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1920 (Based on 1922 City Directory)
Date of significant alterations to built resources	Property has undergone minor alterations; date of alterations undetermined at this time.
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	Mrs E Alford (1922 City Directory); W.C. Jones (1947 City Directory)
Current function	Residential
Previous function(s)	Residential
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



<b>FIELD</b>	<b>PROPERTY DATA</b>
Property Name	Kinclair Apartments
Municipal Address	1257 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1930 (Based on 1922 City Directory and 1934 Aerial Photo)
Date of significant alterations to built resources	Property has undergone minor alterations; date of alterations undetermined at this time.
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	1. Swaithe, Thos.; 2. Mills, G.L.; 3. Young, A.; 4. Green, John; 5. Parkinson, F.; 6. Baker, H.E.; 7. Moore, Charlene; 8. Nieman, Saml (1947 City Directory)
Current function	Multi-unit Residential
Previous function(s)	Multi-unit Residential
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.

# 10.0 Figures

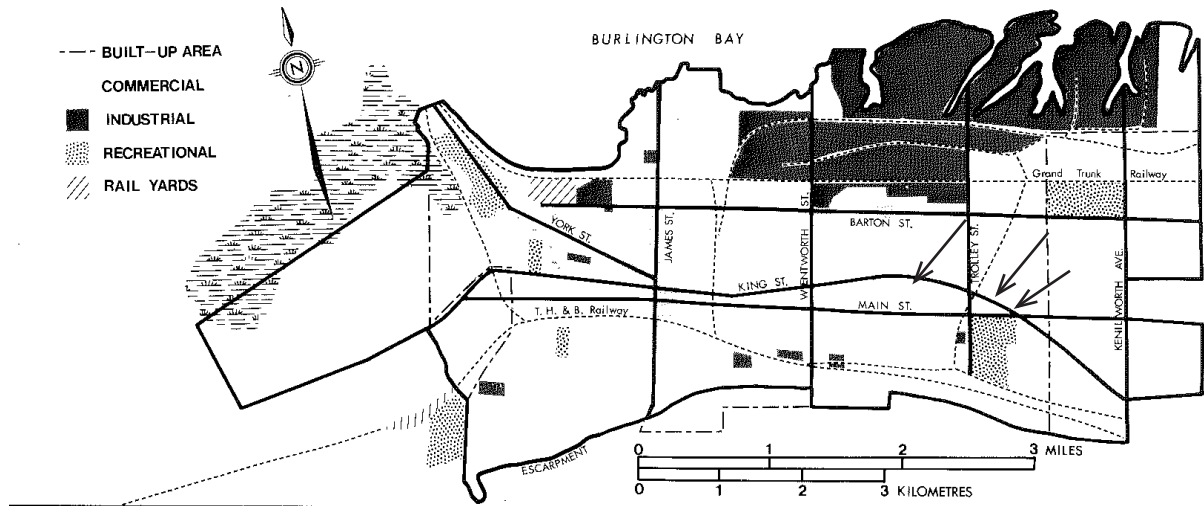


Fig. 1 The six of 21 properties which are addressed in this Part One Draft Report (Google, 2017 and THA, 2017)



**Fig. 2** 1875 Map of the Township of Barton in the County of Wentworth. The area shaded in gree represents the extent of the City of Hamilton. Arrows indicate the general area of the six properties, A: 3 Barnesdale Avenue North, B: 1203, 1205 and 1207 King Street East, C: 2 Glendale Avenue North, 1257 King Street East (Illustrated historical atlas of the county of Wentworth, Ont. Wentworth County (Ontario Map Ref#10) Toronto: Page & Smith, 1875.)





**Fig. 3** Map showing the extent of the new industrial area that developed between 1900 and 1913 (Weaver, pg. 97). The approximate locations of the six properties (in three clusters) is indicated with arrows.



**Fig. 4** 1922 map showing the surveys in the east end of Hamilton between Sherman Avenue and Ottawa Street (Tyrrell's Atlas of the City of Hamilton Canada (1924). Hamilton: J.W. Tyrrell & Co., Civil Engineers & Surveyors, 1924.)



**Fig. 5** Herkimer Apartments, the construction of which marked the beginning of prestigious apartment dwelling for middle-class occupants ([www.urbantoronto.ca](http://www.urbantoronto.ca)).



**Fig. 6** Typical detached residential vernacular building in the City of Hamilton between 1920 and 1930. This property is located on Balsam Avenue (Weaver, pg. 147).



*Fig. 7 Vernacular form of apartment building on Bold Street (Flar Photography via [www.forum.skyscraper.com](http://www.forum.skyscraper.com))*



*Fig. 8 Vernacular form of apartment building on St Clair Street (Flar Photography via [www.forum.skyscraper.com](http://www.forum.skyscraper.com))*

## 11.0 Chronology

Date	Event
1791	Township of Barton laid out.
1815	Town site laid out by George Hamilton.
1816	County of Wentworth established.
1816	George Hamilton's townsite named Hamilton.
1833	Hamilton gains status as a town.
1846	Hamilton incorporated as a city.
1891	Area between Wentworth Street and Sherman Avenue annexed.
1900-1913	Building boom to the east of Hamilton.
1909	Area between Sherman Avenue and Ottawa Street annexed.
1910	Industrial area along Burlington Bay annexed.
1912	Peak year of building with 1,476 building permits issued.
1914	The first of purpose-built low-rise apartment buildings are constructed.
1923	Wave of apartment building construction.
1974	Regional level of government created in Wentworth County.
2001	Municipalities merged forming a new City of Hamilton.

## 12.0 Bibliography

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Hamilton 1927, City of Hamilton 1927

Hamilton 1934, Flight Line A4808, Photo 50

Hamilton 1934, Flight Line A4808, Photo 54

Hamilton 1934, Flight Line A4808, Photo 55

Hamilton 1943, Flight Line 747, Photo 11

Hamilton 1943, Flight Line 747, Photo 13

Hamilton 1943, Flight Line 747, Photo 31

Hamilton 1950, Flight Line A12511, Photo 130

Hamilton 1950, Flight Line A12511, Photo 133

Hamilton 1950, Flight Line A12511, Photo 135

Hamilton 1950, Flight Line A12511, Photo 136

Hamilton 1954, Flight Line 4311, Photo 160

Hamilton 1954, Flight Line 4311, Photo 161

Hamilton 1954, Flight Line 4312, Photo 141

Hamilton 1964, Flight Line J2620, Photo 123

Hamilton 1964, Flight Line J2620, Photo 126

Hamilton 1966, Flight Line 664-HAM-DUN, Photo 13

Hamilton 1966, Flight Line 664-HAM-DUN, Photo 15

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## Appendix A: Photographic Inventory



3 Barnesdale Ave. S. - 01



3 Barnesdale Ave. S. - 02



3 Barnesdale Ave. S. - 03



3 Barnesdale Ave. S. - 04



3 Barnesdale Ave. S. - 05



3 Barnesdale Ave. S. - Detail - 01





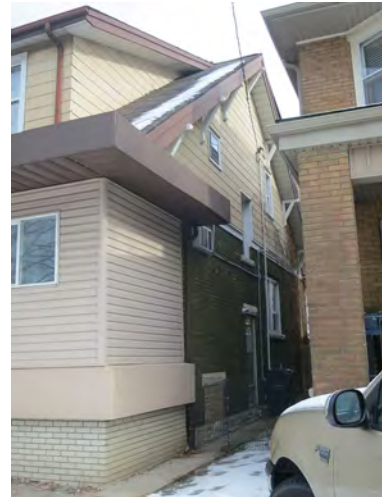
3 Barnesdale Ave. S. - Detail - 02



3 Barnesdale Ave. S. - Detail - 03



3 Barnesdale Ave. S. - Detail - 04



3 Barnesdale Ave. S. - Detail - 05



3 Barnesdale Ave. S. - Detail - 06



3 Barnesdale Ave. S. - Detail - 07



3 Barnesdale Ave. S. - Detail - 08



3 Barnesdale Ave. S. - Detail - 09



3 Barnesdale Ave. S. - Detail - 10



3 Barnesdale Ave. S. - Context - 01



3 Barnesdale Ave. S. - Context - 02



3 Barnesdale Ave. S. - Context - 03



3 Barnesdale Ave. S. - Context - 04



3 Barnesdale Ave. S. - Context - 05



3 Barnesdale Ave. S. - Context - 06



1203 King St. E. - 01



1203 King St. E. - 02



1203 King St. E. - 03



1203 King St. E. - 04



1203 King St. E. - Detail - 01



1203 King St. E. - Detail - 02



1203 King St. E. - Detail - 03



1203 King St. E. - Detail - 04



1203 King St. E. - Context - 01



1203 King St. E. - Context - 02



1203 King St. E. - Context - 03



1203 King St. E. - Context - 04



1203 King St. E. - Context - 05



1203 King St. E. - Context - 06



1205 King St. E. - 01



1205 King St. E. - 02



1205 King St. E. - 03



1205 King St. E. - Detail - 01



1205 King St. E. - Detail - 02



1205 King St. E. - Detail - 03



1205 King St. E. - Detail - 04



1205 King St. E. - Detail - 05



1205 King St. E. - Context - 01



1205 King St. E. - Context - 02



1205 King St. E. - Context - 03





1207 King St. E. - 01



1207 King St. E. - 02



1207 King St. E. - 03



1207 King St. E. - 04



1207 King St. E. - Detail - 01



1207 King St. E. - Detail - 02



1207 King St. E. - Detail - 03



1207 King St. E. - Detail - 04



1207 King St. E. - Detail - 05



1207 King St. E. - Detail - 06



1207 King St. E. - Detail - 07



1207 King St. E. - Detail - 08



1207 King St. E. - Detail - 09



1207 King St. E. - Context - 01



1207 King St. E. - Context - 02



1207 King St. E. - Context - 03



1207 King St. E. - Context - 04



2 Glendale Ave. N. - 01



2 Glendale Ave. N. - 02



2 Glendale Ave. N. - 03



2 Glendale Ave. N. - 04



2 Glendale Ave. N. - Context - 01



2 Glendale Ave. N. - Context - 02



2 Glendale Ave. N. - Context - 03



1257 King St. E. - 01



1257 King St. E. - 02



1257 King St. E. - 03



1257 King St. E. - 04



1257 King St. E. - 05



1257 King St. E. - 06



1257 King St. E. - Detail - 01



1257 King St. E. - Detail - 02



1257 King St. E. - Detail - 03



1257 King St. E. - Detail - 04



1257 King St. E. - Detail - 05



1257 King St. E. - Detail - 06



1257 King St. E. - Detail - 07



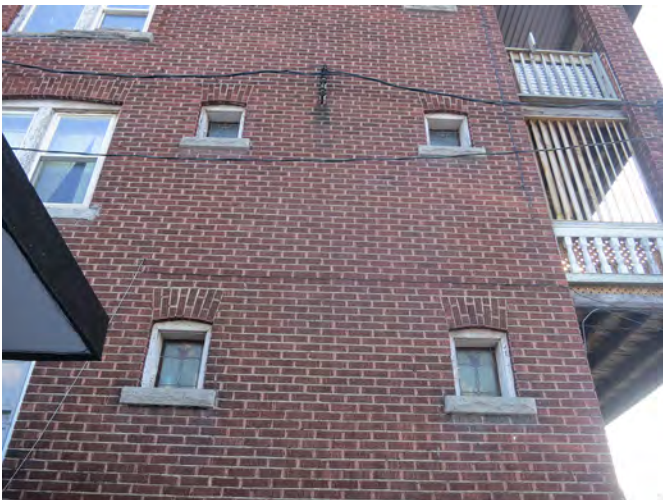
1257 King St. E. - Detail - 08



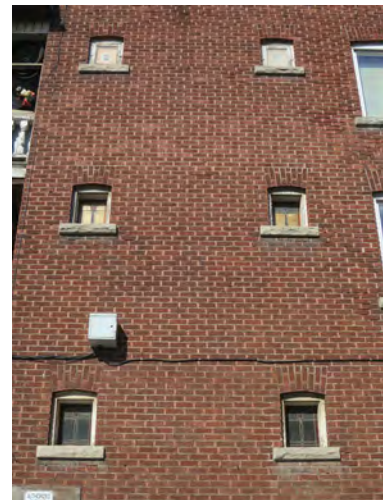
1257 King St. E. - Detail - 09



1257 King St. E. - Detail - 10



1257 King St. E. - Detail - 11



1257 King St. E. - Detail - 12





1257 King St. E. - Detail - 13



1257 King St. E. - Detail - 14



1257 King St. E. - Detail - 15



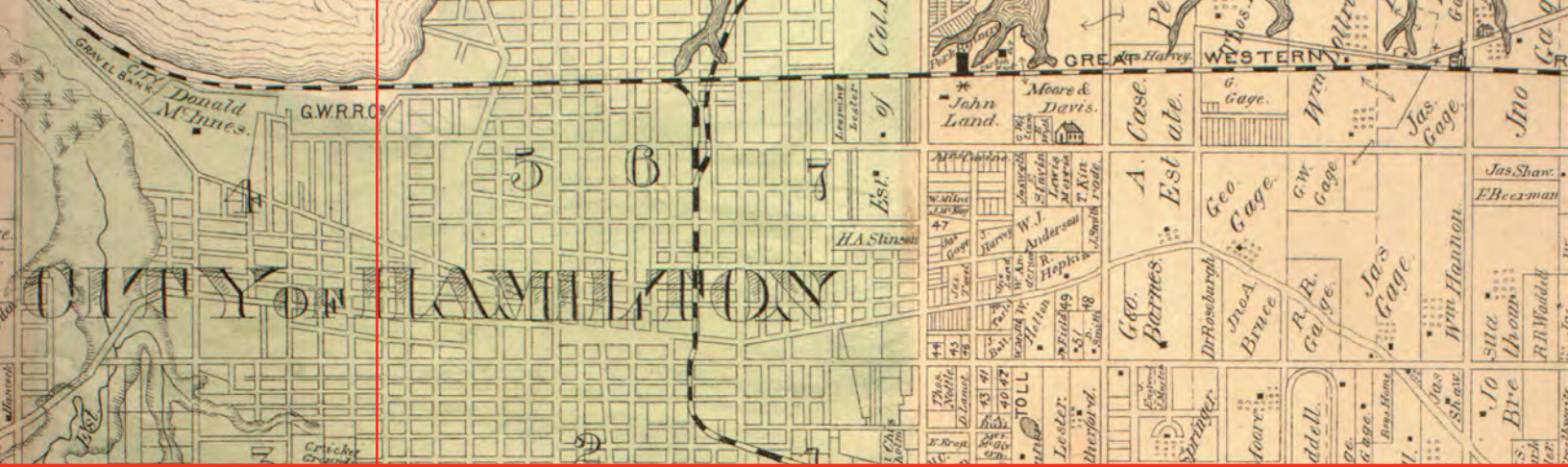
1257 King St. E. - Context - 01



1257 King St. E. - Context - 02



1257 King St. E. - Context - 03



**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit  
(21 Properties), Hamilton, ON  
Cultural Heritage Evaluation Report**

**FOR METROLINX  
MARCH 2017**

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**PART TWO - DRAFT**



# Hamilton Light Rail Transit (21 Properties) Cultural Heritage Evaluation Report

FOR METROLINX  
MARCH 2017 | THA NO. 1708

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891 King Street East  
924 King Street East  
929 King Street East  
943 King Street East  
1211 King Street East  
1217 King Street East  
1145-1147 Main Street East  
1147 1/2 Main Street East  
1149-1151 King Street East

## Executive Summary

This Cultural Heritage Evaluation Report (CHER) supports the evaluation of the cultural heritage value of 21 properties located in Hamilton, Ontario. The properties are located along a 6.5 km section of King Street and Main Street East between Dundurn Street and Ottawa Street. These properties were identified through the Environment Assessment (EA) for Hamilton Light Rail Transit. The properties are as follows:

- 612 King Street West
- 401 King Street East
- 789 King Street East
- 891 King Street East
- 893 King Street East
- 895 King Street East
- 886-894 King Street East
- 924 King Street East
- 929 King Street East
- 943 King Street East
- 3 Barnesdale Avenue South
- 1203 King Street East
- 1205 King Street East
- 1207 King Street East
- 1211 King Street East
- 1217 King Street East
- 2 Glendale Avenue North
- 1257 King Street East
- 1145-1147 Main Street East
- 1147 ½ Main Street East
- 1149-1151 Main Street East

This CHER and accompanying Recommendations were prepared by Taylor Hazell Architects (THA). It has been prepared in accordance with the Metrolinx Draft Terms of Reference for Consultants and using the criteria in O. Reg. 9/06 and O. Reg. 10/06 as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

To accommodate rolling submission of the Draft Cultural Heritage Evaluation Recommendation Reports for the 21 properties the Draft CHER will be delivered in three parts. This Part Two Draft Report along with ten separate Recommendations Reports represents the second deliverable. This Part Two Draft Report provides the necessary information to review the Recommendations. Sections 1.0 Introduction and 2.0 Methodology will follow in Part Three. The properties that form this deliverable have a commercial form and are as follows (Figure 1):

- 886-894 King Street East
- 891 King Street East
- 924 King Street East
- 929 King Street East

- 943 King Street East
- 1211 King Street East
- 1217 King Street East
- 1145-1147 Main Street East
- 1147 ½ Main Street East
- 1149-1151 Main Street East

# **1.0 Introduction**

## **1.1 HISTORICAL SUMMARY**

[This section will follow in CHER Part 3.]

## **1.2 DESCRIPTION OF PROPERTY**

[This section will follow in CHER Part 3.]

## **1.3 CURRENT CONTEXT**

[This section will follow in CHER Part 3.]



## **2.0 Methodology and Sources**

### **2.1 SECONDARY SOURCES**

[This section will follow in CHER Part 3.]

### **2.2 PRIMARY SOURCES**

[This section will follow in CHER Part 3.]

### **2.3 CONSULTATIONS**

THA submitted a consultation plan to Metrolinx on February 17, 2017. On February 21, Nigel Molaro (THA) contacted Ms. Chelsey Tyers, Cultural Heritage Planner in Development Planning, Heritage and Design, City of Hamilton. As of the Draft Report, Ms. Tyers has acknowledged receipt of the request but has yet to provide information on the properties.

## **3.0 Heritage Recognitions**

### **3.1 MUNICIPAL**

There are no known municipal heritage recognitions at this time.

### **3.2 PROVINCIAL**

There are no known provincial heritage recognitions at this time.

### **3.3 FEDERAL**

There are no known federal heritage recognitions at this time.

## **4.0 Adjacent Lands**

1149-1151 Main Street East is adjacent to Memorial School at 1175 Main Street East which was listed as a Non-designated Property in 2014 (also known as 1153 Main Street East, Roll 251804028100010 / Pin 172270305).

To confirm any additional existing heritage recognitions for adjacent properties, THA contacted Ms. Chelsey Tyers, Cultural Heritage Planner in Development Planning, Heritage and Design, City of Hamilton as per the submitted stakeholder consultation plan. Ms. Tyers has acknowledged the enquiry and, as of the Draft Report, THA is awaiting her response.

## **5.0 Community Input**

THA contacted Ms. Chelsey Tyers, Cultural Heritage Planner in Development Planning, Heritage and Design, City of Hamilton as per the submitted stakeholder consultation plan. Ms. Tyers has acknowledged the enquiry and, as of the Draft Report, THA is awaiting her response.

## 6.0 Discussion of Historical or Associative Value

### 6.1 HISTORICAL THEME/CULTURAL PATTERN

[See Part One Draft Report.]

### 6.2 LOCAL HISTORY

#### 6.2.1 Residential Development

[See Part One Draft Report.]

#### 6.2.2 Apartment Development

[See Part One Draft Report.]

#### 6.2.3 King Street and Commercial Development

One of four early aboriginal trails through the area, the alignment of King Street remained unaltered with the establishment of the grid survey in Hamilton in the early 19<sup>th</sup> century. The street was named for King William IV (1765-1837). King Street provides the dividing line between north and south streets. King Street is divided at James Street into east and west.

The earliest developed portion of King Street was between James Street and John Street. In 1816 George Hamilton and Nathaniel Hughson proposed a joint development of their adjoining properties which met, forming a wedge shaped area. After some failures in the joint proposal, the area ultimately developed into a formal park (Gore Park) with commercial enterprises lining King Street and defining the downtown core of Hamilton. King Street continued developing in an east-west pattern following the residential development. The subject properties are outside of the original downtown core.

In 1918, with the establishment of a provincial highway network in Ontario, King's Highway 8 was formed through Wentworth and Lincoln Counties and subsequently extended in 1920 through Huron, Perth and Waterloo Counties. Through Hamilton, Main Street (to the south of King Street) formed Highway 8.

King Street originally carried vehicular traffic both east and west. In 1957 a one-way street system was introduced to improve traffic flow with King Street carrying eastbound traffic and Main Street converted to westbound traffic between Margaret Street and Kensington Avenue. With the completion of the 403 interchange in 1960 the one-way system was continued westward to Paradise Road. Both Main and King Streets were then part of the Highway 8 system. The 1990s brought the discontinuation of Highway 8 with sections transferred from provincial to municipal road authorities including the stretch through Hamilton.<sup>1</sup> Currently, along its length King Street has a mix of commercial, residential and institutional buildings.

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<sup>1</sup> "The King's Highway 8", <http://www.thekingshighway.ca/Highway8.htm>, Accessed 1 March 2017.

## 6.3 PERSON/EVENT/ORGANIZATION

### 6.3.1 891 King Street East

*City Press Inc.*

City Press Inc. has been operating as a lithographic printer in Hamilton since 1934. They currently operate at 293 Mary Street, Hamilton, Ontario as a division of JH French & Co., Ltd. (established 1888).<sup>2</sup> The 1947 City Directory lists this company at 891 King Street East and the 1962 Fire Insurance Plan indicates a printer is operating at this location.

### 6.3.2 924 King Street East

*J. Walter Gage (birth and death dates unknown)*

J. Walter Gage started in the fruit growing and rural real estate businesses before entering into land speculation during Hamilton's early 20<sup>th</sup> century boom. As president of the J. Walter Gage Realty Company, he registered fourteen subdivisions in Hamilton between 1904 and 1911, including Barnesdale (which contains 924 King Street East), Kensington (which contains 1145-1147 Main Street East, 1147 ½ Main Street East, 1149-1151 Main Street East) Normanhurst, Fairfield, Eastholme, Crown Point, East Mount and Orlando Heights. Gage's real estate dealings extended to Montreal (Model City Annex Co. Limited) and New York and he had sales offices in Montreal, Rochester and Buffalo.

Many members of the Gage family owned property in the area of J. Walter Gage's subdivisions as indicated in the 1875 Wentworth County Atlas, primarily parts of lots 1 to 7 in concession 1 and 2 of the Township of Barton. The Gage family, headed by James Gage, has a long history in the neighbouring Township of Saltfleet dating back to about 1790. Gage Avenue North in Hamilton is a major north-south road that runs between Industrial Drive to the north and Lawrence Road to the south. Gage Park is a 28.8 hectares (71 acres) city park to the south of Main Street East which is associated with Robert Russell Gage.

*Bank of Nova Scotia*

Incorporated in 1832, the Bank of Nova Scotia (Scotiabank) is Canada's third largest bank. The bank was founded in Halifax by a group of local citizens who wanted a public bank owned by shareholders since all the banks in Halifax were private which meant they selected their clients. The bank survived rock times during its first fifty years, and in order to grow its business outside of its home province, it merged with the Union Bank of Prince Edward Island in 1883. A few years later, it was the first Canadian bank to open a branch outside of the United States or the United Kingdom when a branch in Kingston, Jamaica was opened in 1889. In 1900, the bank moved its headquarters from Halifax to Toronto. Mergers with other banks continued in the early 1900s and as a result, the number of branches grew from 97 in 1910 to 306 in 1923. After the Second World War, the bank aggressively pursued a strategy to be a national institution by opening more branches and increasing lending to businesses. In 1951 the bank opened its new headquarters building at King and Bay streets in the

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<sup>2</sup> "About Us." <http://www.citypressprint.com/about.html>, Accessed 1 March 2017.

heart of Toronto's financial district. Designed by Mathers & Haldenby to earlier designs by John Lyle, the building remains today.

The 1911 Fire Insurance Plan shows a Bank of Nova Scotia building at 924 King Street East. The current structure was purpose-built for the Bank of Nova Scotia and replaced the earlier building. The design of the current building is very similar to other Bank of Nova Scotia branch buildings in Toronto designed by the architectural firm of Shore & Moffat. The bank built several new branches and replaced older branches in Ontario in the years following the Second World War. They engaged various architectural firms including John Parkin. Although the buildings share similar modern architectural designs, there does not appear to be standard approach to the design of bank branches across Ontario (Figures 3-5).

### **6.3.3 929 King Street East**

#### *Bowling Alley*

929 King Street East is associated with bowling and has six original wood lanes of five pin bowling on its second floor and professional bowling lanes on the first.<sup>3</sup> The 1962 Fire Insurance Plan shows a bowling Alley in this location. It is undetermined at this time if it has been Martin's Bowling Alley since its establishment or if it has operated under different names. Martin's Bowling Alley describes itself as a "retro-style Hamilton landmark."<sup>4</sup>

### **6.3.4 886-894 King Street East 943 King Street East 1211 King Street East 1217 King Street East**

No person, event or organization associated with these properties has been identified through the course of this CHER.

### **6.3.5 1145-1147 Main Street East 1147 ½ Main Street East 1149-1151 Main Street East**

These properties are associated with J. Walter Gage. See section 1.1.3.

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<sup>3</sup> <https://www.facebook.com/MartinsBowling/>, Accessed 1 March 2017.

<sup>4</sup> Ibid.

## 7.0 Discussion of Design or Physical Value

### 7.1 MAIN STREET VERNACULAR

This building type is a combination of main street forms and vernacular building practises. Main street buildings often serve mixed-use functions, and have simple forms with rectangular plans and flat roofs. They are usually intended to be part of a continuous row of structures, having negligible setbacks from the sidewalk. As a result, main street buildings typically have only one publicly visible facade (or two, in the case of corner buildings). As simple forms offering few opportunities for high design, main street buildings were well suited to construction by local builders rather than architects. The structures thus tend to reflect material palettes common at the time. Stylistic elements also reflect contemporary trends, though builders tended to select motifs and elements, rather than employing a full style. The limited exposure of main street buildings means decoration focuses on embellishing facade elements including door and window openings; stone carving and accents; brick detailing; and parapet profiles.

#### 7.1.1 886-894 King Street East (built c. 1930)

##### *Style/Type/Tradition*

The property includes a two-storey corner building with a flat roof. It is a main street vernacular building which has no discernable style. Its plan follows the obtuse angle of the intersection of King Street East (north) and Proctor Boulevard (west), and steps to three different depths along its rear façade. The main façade on King Street East is articulated at the ground level by five storefront bays which align with brick pilasters and parapets suggesting dividing walls inside the building. Each bay has a different arrangement of an entrance with windows. The second storey is articulated by five double windows at equal distances across the bays, each with segmentally arched openings. The Proctor Boulevard façade appears to be residential in nature and has a farther setback typical of its residential streetscape. It is articulated by three entrances and five windows of varied dimensions, three of which have segmentally arched openings. The second storey is articulated by five windows of varied dimensions with segmentally arched openings, and a protruding chimney with a corbelled base which rises above the roofline. The rear of the building is residential in nature and is articulated by varied door and window openings on both storeys, and two fire escapes serving the second storey apartments. Most doors and windows have segmentally arched openings, and the corners of its stepped façades include brick corbelling at the roofline. Across all of the façades below the roofline and between the storeys there are two horizontal bands which appear to conceal the original condition beneath. (See Appendix A: Photographic Inventory, pages 1-4)

##### *Function*

The building appears to have been designed for mixed commercial and residential use. There are no modifications or indications to suggest the use has changed.

*Fabric*

The building is clad in a buff brick in a stretcher bond with a mortar of similar coloration. The rear façade includes several fields of brick which have been rebuilt and replaced. All windows have stone sills, and all doors and windows appear to be replacements with the exception of a wooden door at the south corner of the west façade. The two horizontal bands below the roofline and between the storeys are clad in metal which is also used within window openings on the rear façade. The two fire escapes on the rear façade are metal.

**7.1.2 891 King Street East (built c. 1925)***Style/Type/Tradition*

The property contains a freestanding, two storey main street vernacular building. It is rectangular in plan (though slightly askew at King Street East), and the simple form rises to a flat parapet roof. The building appears to have been altered at grade; however most original openings and details are present or can be inferred. The main (south) façade is faced in brick, and rises at the corners from a parged faux-plinth. The main wall is set in one brick header from the sidewalls, creating a small square groove at the corners that creates a sense of brick pilasters at grade. Two transomed doors (one transom is infilled) and a picture window are set beneath a reclad cornice at grade. A central bay window with three openings rises from this cornice at the second floor, which is itself surmounted by a moderate soffit and shallow roof. The parapet above is capped by stone coping, and has accentuated ends and a centrally stepped portion that rises to a curved peak. Two square stones are set diagonally in the brickwork beneath the parapet. Limestone detailing is also visible at the corners between the ground and second storeys beneath the reclad cornice. These might have been a string course, or simply corner details above the doorways. The use of brick with stone detailing, an elaborated parapet, and shallow bay window are typical decorative tendencies for main street vernacular buildings from this period. The sides of the structure employ a simpler brick of the same colour, and have parapets capped by terra cotta coping tiles. The west wall is blank, and east houses four windows, two of which are set within angled window wells cut into the side of the wall. (See Appendix A: Photographic Inventory, pages 5-7.)

*Function*

Presently the building appears to be used entirely as residential apartments. Given the main street design of the façade, it was likely designed to originally support commercial uses at grade. City directories and fire insurance plans indicated the building supported printing operations from at least the 1940s through 1962.<sup>5</sup>

*Fabric*

The building is comprised of large amounts of brick, with raked units laid in stretcher bond on the primary façade and plain bricks in common bond on other elevations. The bricks are different sizes, and a keyed quoining pattern at the side returns corresponds to where courses align. Other original

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<sup>5</sup> 1947 City Directory and 1962 Fire Insurance Plan.

materials include the stone accents and coping stones. The west transom window is wood, and may be original. Many aspects of the façade have been clad in cream and brown coloured aluminum, including the original cornice, the bay window skirt, and the east transom window. There is masonry infill beneath the main window at grade. Galvanized flashing is observed above the cornice and bay window, painted a cream colour in both cases.

### **7.1.3 929 King Street East (built c. 1950)**

#### *Style/Type/Tradition*

The property contains a two-storey specialized commercial building, freestanding on all four sides, with no discernable style. Rectangular in plan, it is angled slightly at its south end where the primary façade meets King Street East. The very simple rectangular form rises to a flat roof, which is unarticulated save for a simple sheet metal coping. The primary façade is a flat wall faced with brick, with a large offset opening at grade for the entrance, and four narrow windows at the second storey. A green awning is centred on the façade, advertising “Martin’s Bowling”. Above the awning a white sign hangs from a metal armature, advertising the same business. The building transitions to concrete block walls behind the façade, with the west side featuring a more substantial brick return than the east. Ghosting of paint lettering can be seen at the east end of the main façade, with the outline of “...EY’S”

The side walls are entirely concrete block, save for the punctuation of regularly spaced brick buttresses. The buttresses rise one storey and project almost a brick header proud of the wall. They terminate with three courses of corbelling, creating an elegant transition between buttress and wall at the top of the former. Such masonry buttressing suggests a steel structural system, the clear spans of which would permit the large open spaces required for a bowling alley.

Three types of brick are discernable on the main façade: a red clay brick, presumed to be original, in addition to polychromic bricks, and red bricks of a lighter shade. The latter two appear to have been used for infill. In most cases, the common bond of the original masonry was continued at infill areas. The large areas of polychromatic brick suggest the façade formerly had more large glazed or screened areas. The first infilled section suggests the existing entrance opening might have originally continued to the east of the building. The second section is substantial in width and spans the height of the façade, starting several feet in from the west. It corresponds to the flare in the plan, and perhaps supported glazing for a stairwell. A rectangle of light red brick within this section suggests it originally had a window or opening that has since been infilled. These large openings inferred by the different brick types correspond to emerging modernist trends in architectural style, and would have been compatible with the steel structural system employed. (See Appendix A: Photographic Inventory, pages 11-13.)

#### *Function*

The building is presently a functioning bowling alley. Historic images and the specialized form and structure of the building suggest that it has always served this function.



### *Fabric*

The building contains a simple palette of materials, many of which are utilitarian in nature. The main façade and side buttresses rely on brick and the sidewalls are concrete block. Three brick colour types are discernable, and all have a raked finish. Masonry details also punctuate the façade in the form of sills, and blocks set within the brickwork. The entrance appears to be built simply of wood, with consumer grade door and window. East of this is a large section filled entirely by glass block. The second storey windows appear to be vinyl replacements.

#### **7.1.4 943 King Street East (built c. 1900)**

##### *Style/Type/Tradition*

The property contains a two storey mixed-use main street vernacular building. Located at a corner, the building has a parallelogram plan, reflecting the angle at which King Street East crosses the local residential grid. The building has a simple rectangular form, although the western third (a later addition) is one storey with a false second storey, creating something of an unequal mass. The building has been substantially altered, with new walls and claddings obscuring much of the original details. At both heights, it rises to a flat, parapet roof. The main (south) façade retains what is likely original fabric at the eastern two thirds of the second storey. These details include two large segmentally arched window openings, each beset with three windows, as well as decorative brickwork in the form of raised brick motifs with masonry accents at corners. The colour of the brickwork is undetermined, as the entire façade has been painted light grey, with some black band accents. The parapet is here capped by terra cotta coping tiles. The western third of the south façade's second storey is blank brick wall, bringing the elevation of western portion of the structure (only one storey) to the height of the two storey portion. This blank wall has different bricks than the original section, and uses masonry coping stones. It is undetermined whether the brickwork at grade is original or not. The units appear similar to the original bricks, unlike the blind wall. The openings lack a coherent relationship to those above however, and the nature of the arches suggest they are a later configuration. The east end of the main façade has large glazed sections to serve the restaurant. Engaged wooden ionic columns have been added at grade, and are not original. They sit beneath a short pent room with a metal cover. Two box-lit signs adorn this main façade, both attached to metal armatures.

The east façade is also clad in brick, though the units are distinct from those on the front having considerably rounder edges. This may reflect a recladding of the wall, or the fact that it was not a primary façade. Window openings on this side are all square, and are entirely surrounded by raised brick surrounds. A vertical seam is visible adjacent to the window frame of the second window north on the second storey. Despite these differences, its appearance is unified with the main elevation by the use of terra cotta coping stones, and a similar black and grey paint scheme. The rear of the building features a covered patio at the second floor, above a first floor that is covered in paving. The west side of the building shows several walls of unpainted brick. The one storey addition is blind on the west and laid in stretcher bond, and the second storey of the original structure behind it has a light well, with other windows, and is laid in common bond. Both walls rise to terra cotta capped parapets. (See Appendix A: Photographic Inventory, pages 14-17.)

*Function*

The building appears to serve mixed-uses, with a restaurant at grade and residential apartments above. It has likely served both uses since its construction.

*Fabric*

The primary construction material is brick, though at least two types of brick units are observable throughout. Other likely original materials include terra cotta coping tiles, masonry accents, and wooden sash windows on the main façade. Subsequent materials added later include the false wooden columns, and decorative wrought iron grates on the arched windows at grade. The windows on the east façade appear to be replacements, and those on the west comprise a mixture.

**7.1.5 1211 King Street East (built c. 1955)***Style/Type/Tradition*

The property contains a one-storey building with a partial second storey addition on a triangular block which presents its two façades on King Street East (south) and Dunsmure Road (north), respectively. It is a main street vernacular building with several modifications and no discernable style. Its near-rectangular plan follows the acute angle of its adjoining building, responding to the alignment of King Street East. The building has a shed roof which slopes down from the adjoining building to the east. The L-shaped addition on top of the building has a flat roof and also adjoins the neighbouring building to the east. The main façade on King Street East is articulated by a storefront which has been modified for residential use, its commercial windows and entrances partially enclosed to create smaller window openings. The west façade is articulated by one door and contains an enclosed opening which appears to have been a storefront window connected to the space fronting King Street East. The ground level of the Dunsmure Road façade is obscured by a fence and does not appear to have any openings. The east façade is not visible as it adjoins to the neighbouring building. The addition is in plane with the Dunsmure Road façade, where it contains one small window, and set back from the others façades, containing two small windows on the west façade and none on the main façade. (See Appendix A: Photographic Inventory, pages 18-19.)

*Function*

The building appears to have been designed for mixed commercial and residential use. Modifications to the ground level suggest that it has been converted into single use as residential apartments.

*Fabric*

The building is clad on the ground level in raked, buff brick in a stretcher bond. The pink mortar appears to be original. Original openings in the main and west façades have been largely enclosed with gypsum board and brown brick in a stack bond. The roof fascia is clad in vertical siding and the second storey is clad in horizontal siding. All visible doors and windows are replacements.

### 7.1.6 1217 King Street East (built 1923)

#### *Style/Type/Tradition*

The property contains a two-storey corner building on a triangular block which presents its three façades on King Street East (south), Glendale Avenue North (east) and Dunsmure Road (north), respectively. With no discernable style, it is a main street vernacular building although it deviates from more typical examples because it addresses three streets on its small block. The building has a flat roof and a near-rectangular plan which follows the acute angle of the intersection of King Street East and Glendale Avenue North. The three similar façades are articulated on the ground level by commercial storefronts along King Street East and at the two corners fronting Glendale Avenue North. These storefronts have since been modified for residential use, but suggest an original design of large, commercial window openings which flank corner entrances. The ground level is otherwise articulated by three doors on the east façade and two doors on the south façade, three of which have segmentally arched openings, and a few irregular single windows. The second storey is articulated by regular single windows, four on the south and north façades, and seven on the east façade in addition to two doors onto small wooden balconies. There is a decorative horizontal band above the former storefronts, another continuous band above the doors and windows of the second storey, and a cornice at the roofline. There is a date stone beneath the roofline above both corner entrances. The Glendale Avenue North and Dunsmure Road façades have deeper setbacks farther from the street to accommodate parking and private space. The west façade is not visible as it adjoins the neighbouring building. (See Appendix A: Photographic Inventory, pages 20-23.)

#### *Function*

The building appears to have been designed for mixed commercial and residential use. Modifications to the ground level suggest that it has been converted into use as residential apartments.

#### *Fabric*

The building is clad in raked, brown brick in a stretcher bond. The mortar is varied and largely not original. The sills, lintels, keystones, cornice and decorative bands include some visible stone, but most have been either parged over or replaced. Most of the commercial storefronts have been partially enclosed with materials including angel stone and gypsum board and contain smaller window openings. Most doors and windows are replacements, but some wooden sashes are visible on the east and south façades.

### 7.1.7 1145-1147 Main Street East (built c. 1922)

#### *Style/Type/Tradition*

The property contains a two storey mixed-use main street vernacular building. It is free standing on the south, west and north, and abuts the neighbouring structure to the east. A corner property running the length of the property, its west façade is substantially longer than its Main Street East commercial frontage. The building has a simple form, rising to a flat parapet roof from a rectangular plan. At grade there are several large openings for commercial glazing, as well as residential windows toward the rear. These commercial openings are topped by an uninterrupted band that is quite tall, and has been

clad over in brown siding. The present “Delta Bright Spot Restaurant” sign is mounted on top of this cladding. The second storey features residential window openings of various sizes, above which is a cornice that has been covered with an ochre cladding. A simple parapet rises above, which steps up in certain locations to frame a stone panel. On the south façade this panel bears the name “THE RENFREW”. There are two such parapet frames on the west façade, both of which are blind. Original residential windows and doors are topped by brick segmental arches cut flat below their peaks. All residential window openings feature black aluminum fixed window awnings. A different type of brick is used at grade at the commercial frontage, likely indicating where the structure has been infilled or reconfigured. Additionally, a rectangular opening on the west façade has been clad over by siding. There is a large, free standing sign in front of the restaurant door, with a lamp on top, numerous lights lining the frame. Once supporting a sign for the business, it is now empty. (See Appendix A: Photographic Inventory, pages 24-27.)

#### *Function*

The building is presently mixed-use, with a restaurant at grade and residential apartments on both levels. Its design suggests it has always served mixed-uses, and a 1947 directory indicates that a clothing store was located in the building.

#### *Fabric*

The building’s main construction material is red brick, which is accented by stone details in the parapet and window sills. Black fixed awnings covered every residential window on the structure, and are presumed to be aluminum. Contemporary cladding materials cover the west commercial entry, the second storey cornice, and the large band above the ground floor that wraps across the south and partially up the west elevations. The parapet is also topped by a contemporary coping material.

### **7.1.8 1147 ½ Main Street East (built c. 1950)**

#### *Style/Type/Tradition*

The property contains a one storey commercial structure in the south, which is connected to a larger two storey structure at the rear. Together, they have a rectangular plan, which rises to a flat roof on the commercial portion and shallow gable roof at the rear structure. The commercial portion presents a simple elevation to the street with a wide section of glazing (including the front door) set centrally within a flat, tile-clad façade. The glazed portion is angled in, forming a concave sheltered area in front of the doorway. This space has a terrazzo floor, composed of large yellow panels set within a grid of pink material. Above this glazed section is a projecting red cornice profiled by three raised points. It is unclear whether or not this cornice is original to the current design of the façade, or if it is cladding over an earlier version. The east side of the façade reveals the tiles are set over top of raked bricks. It is thus possible for an earlier cornice to have been part of this brick configuration. The two storey structure at the rear of property has a side gable house form, although it appears to be constructed of concrete blocks and it is not clear whether or not it serves (or has ever served) a domestic function. It contains several large aluminum windows at the second storey, and two double doors on the north elevation. (See Appendix A: Photographic Inventory, pages 26-29.)

*Function*

The commercial structure facing King Street East presently serves as a martial arts and fitness studio. The function of the two storey portion at the rear is undetermined. A 1962 fire insurance plan indicates that the building was used as an office.

*Fabric*

The commercial structure is faced with grey tiles, which are cladding over the original brick façade. Visible portions of brick suggest that these units had a raked finish. There is a beautiful terrazzo floor in front of the doorway. The rear structure appears to use materials that are utilitarian in nature, including aluminum windows, concrete blocks, metal doors, and aluminum siding.

**7.1.9 1149-1151 Main Street East (Dunham Building, built 1922)***Style/Type/Tradition*

The subject property contains a two storey, mixed-use main street vernacular building. It has a rectangular plan, and rises to a flat, parapet roof. It is attached to a neighbouring building at the west, while the south, east and north facades are all exposed. The building employs vernacular motifs and tendencies typical of late 1910s and early 1920s design.

The second storey is original, defined by four equally spaced windows, each topped by brick segmental arches cut flat below their peaks. Above is decorative brickwork of square and rectangular panels, articulated by raised brick borders in filled with brick dressed back to a rough-face. The central panel contains a date-stone bearing the year 1922. The façade is topped by a stepped parapet with flat slabs of masonry coping. The ground floor of the main façade has been reconfigured and clad with materials that clash with the original structure. The east half of the ground floor is covered by brown, vertical aluminum siding on a base of Angelstone, and features a non-descript door, and window opening. The west half is clad in flat, granite slabs with wide white mortar joints. Four equally spaced round-arched windows are slightly recessed within, one of which serves as the doorway.

The east (side) façade features a second storey with eight windows, narrower but similarly arched to those on the front. There are two rectangular windows are grade, which have no arches and appear to be more recent openings. The parapet steps gradually toward the rear of the building, capped by metal coping.

The north (rear) façade has been much modified. An uninsulated shed-roof extension is supported by plain lumber supports at the second storey, clad in white siding. The west half has a parged extension beneath this, whereas on the east this space is open, save for a doorway vestibule, likely leading to a basement. Here the original brickwork remains visible in places, with a transom, and rectangular window being infilled. (See Appendix A: Photographic Inventory, pages 30-32.)

*Function*

The nature of the façade suggests the building was originally designed as a mixed-use main street building with ground floor retail and residential above. It still serves these functions, however the eastern ground floor unit appears to have been converted to residential.

*Fabric*

The building contains a high proportion of materials consistent with its date of construction, in addition to newer materials dating from more recent interventions. The original building fabric includes a combination of pressed brick with stone details as parapet caps, date stone, and window sills. The brick is laid in stretcher bond, and pointed with an ochre-tinted mortar. The openings on the south and east façades appear to retain their wooden sash windows, while all others are more contemporary replacements. The new claddings on the south façade include flat granite, metal siding and Angelstone. The extensions at the rear are highly utilitarian in nature, and appear to employ rough, reused or consumer grade construction materials.

**7.2 MID-20<sup>th</sup> CENTURY MODERN**

Mid-20<sup>th</sup> century modernism is a broad movement that utilized conscious design principles to take advantage of materials and forms. The architectural style was widely used for design-conscious structures, residential, religious, institutional and commercial in nature and was often the style of choice for important, flagship structures. It is characterized by a great variety of geometric forms, always creating a strong sense of volume; situating solid structural walls and glazed curtain walls on different planes; the use of a variety of materials, both traditional and modern; an adventurous use of shapes and forms for structural and decorative purposes; and, a strong decorative emphasis based on noble, clean materials, and clear, geometric forms and patterns. The style predominated between 1945 and 1970, and within Canada was reflected across an unprecedented wave of post-war construction. The range of mid-20<sup>th</sup> century modern style can be understood to include more transitional examples towards the start of this period, carrying elements of earlier modern styles, evolving towards a full expression of the style at the end of this period.

**7.3.1 924 King Street East (built c. 1952)***Style/Type/Tradition*

The property contains a single-storey corner building of a double height with a flat roof and near-rectangular plan that follows the obtuse angle of the intersection of King Street East (north) and Sherman Avenue South (west). The building's substantial proportion of glazing, simple ornamentation, regular window arrangement and use of traditional materials support its categorization as a modest example of early mid-20<sup>th</sup> century commercial and institutional architecture. It can be understood as a transitional style which is recognizably modern but maintains characteristics of earlier styles in its arrangement of discrete vertical windows and the use of cladding to appear as structural masonry (Figures 3 and 4). This building pre-dates the full expression of mid-20<sup>th</sup> century modern style evident in comparative examples constructed later in the decade (Figure 5). The two façades fronting on these streets contain glazed vertical bays of equal size which rise from near grade to nearly the height

of the building. The façade on King Street East consists of five glazed bays with a recessed centre bay containing a double entrance. The façade on Sherman Avenue South consists of seven bays, with six glazed bays flanking a centre bay which supports a stylized shield from the Bank of Nova Scotia's coat of arms and a depository opening. The masonry cladding includes overlapping units at the corners, a continuous band above the window bays; window surrounds which are raised from the façade, and a raised lower course which slopes at the corners and in the centre bay of the Sherman Avenue façade. The south and east façades are utilitarian in their design and include only a rear service door located on the south façade, which has a stone lintel. (See Appendix A: Photographic Inventory, pages 8-10.)

#### *Function*

The building appears to be a purpose-built bank building for a single tenant. Although it is no longer occupied by a bank, it continues to function as single-tenant commercial property.

#### *Fabric*

The building's King Street East and Sherman Avenue South façades are entirely clad in a pale stone which appears to be Queenston limestone from the Niagara Escarpment. The individual stone units are large in area, and have slight variations in finish and condition such as in the smoother ornamental carving on the Sherman Avenue façade and the stone band across the top of the windows. This stone band continues across the south and east façades, which are primarily clad in buff brick in a common bond, with a cementitious base aligning with the base of the windows on the street-facing façades. All windows are replacements, and comparative examples from the period suggest original windows with more numerous panes, a more vertical arrangement, and operable windows at their base. These comparative examples as well as the holes observed in the stone suggest that the original signage would have consisted of individual lettering fastened to the stone under the roofline. The signage of the current commercial tenant consists of two applied bands fastened in proximate locations on the two façades. The metal bank depository box on the Sherman Avenue façade is a replacement. Several mechanical and electrical services are fastened or inserted into the south façade.

## 8.0 Discussion of Contextual Value

### 8.1 SOCIAL MEANING

To confirm any social meaning, THA contacted Ms. Chelsey Tyers, Cultural Heritage Planner in Development Planning, Heritage and Design, City of Hamilton as per the submitted stakeholder consultation plan. Ms. Tyers has acknowledged the enquiry and, as of the Draft Report, THA is awaiting her response.

### 8.2 ENVIRONMENT

#### 8.2.1 886-894 King Street East 891 King Street East 924 King Street East 929 King Street East 943 King Street East

These nearby properties are located in Hamilton's Gibson and Stipleby neighbourhoods on King Street East between Proctor Boulevard and Garfield Avenue. The surrounding areas are residential neighbourhoods with single family homes predominating. The properties are located in approximately 500 metres to the Tim Hortons Field stadium to the east.

The properties are situated within a predominantly commercial section of King Street East, adjacent to and across from low-rise commercial, residential and mixed-use properties. The corner property of 886-894 King Street East has a secondary frontage onto Proctor Boulevard, a wide residential street with a treed median. Proctor Boulevard terminates at this intersection with King Street East. The properties are otherwise adjacent to residential dwellings. 943 King Street East occupies a corner location, and presents a side elevation to Garfield Avenue North. A car lot sits directly west, and single family residences are found to the north. West of the car lot is 929 King Street East, which has a restaurant with deep setback to its west.

The properties share a general contextual relationship with other mixed use properties in this section of King Street East, typical of their main street setting. There are considerable variations amongst neighbouring buildings in setback and frontage however, which ultimately prevents the solid and coherent street wall of typical main street fabric. 891 King Street East stands especially apart from its immediate neighbouring properties which are of different heights and have both farther and modified setbacks. 943 & 929 King Street East each present main street facades with negligible setbacks, but are abutted by buildings with substantial setbacks, or properties without structures.

#### 8.2.2 1211 King Street East 1217 King Street East

These two adjoining properties are located in Hamilton's Crown Point West neighbourhood on King Street East between Dunsmure Road and Glendale Avenue North. The surrounding areas are



residential neighbourhoods with single family homes predominating. The properties are approximately 200 metres to a single track rail line to the northwest and to the 28-hectare Gage Park to the south.

The properties are sited on a small triangular block which is one of the acute corners created by the diagonal arrangement of King Street against the city's regular grid. Across King Street East, the properties face a low-rise commercial property set back from the streetscape and a detached residential dwelling which faces onto Glendale Avenue South. Opposite the two corners of the properties which front onto King Street East are low-rise, mixed-use properties. The properties are otherwise across from residential dwellings on Dunsmure Road and Glendale Avenue North.

Because of its siting on a triangular block, presenting three façades onto three streets, 1217 King Street East is prominent from many vantage points in the surrounding streets. Neither property has specific contextual relationships with other individual properties.

### **8.2.3 1145-1147 Main Street East 1147 ½ Main Street East 1149-1151 Main Street East**

These nearby properties are located in Hamilton's Crown Point West neighbourhood, nearby "The Delta", where King Street East and Main Street East cross each other. The surrounding areas are residential neighbourhoods, and Gage Park lies several hundred metres to the west.


The three properties are on the southwest corner of a block shared with single family homes, and Memorial City Elementary School, a listed heritage property in the City of Hamilton. The buildings comprise the eastern terminus of a commercial section of Main Street East that ends at the school property. It recommences several hundred feet east after some disparate blocks. The three buildings abut each other forming a solid, albeit short, streetwall. As a result, they share a contextual relationship with the commercial structures to the west.

The properties all back onto a rear laneway that turns north and continues to Dunsmure Road. 1145-1147 Main Street East occupies a corner location, and presents a substantial side elevation onto Balmoral Avenue North. 1149-1151 Main Street East is the easternmost structure of set, and its side elevation faces directly onto an open grassed area on the school property.

## **8.3 FORMAL RECOGNITION**

There has been no formal recognition of these properties at the municipal, provincial or federal levels. To confirm this information THA contacted Ms. Chelsey Tyers, Cultural Heritage Planner in Development Planning, Heritage and Design, City of Hamilton as per the submitted stakeholder consultation plan. Ms. Tyers has acknowledged the enquiry and, as of the Draft Report, THA is awaiting her response.

## 9.0 Data Sheets

	
FIELD	PROPERTY DATA
Property Name	Undetermined at this time.
Municipal Address	886-894 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1930 (Based on 1922 City Directory and 1934 Aerial Photo)
Date of significant alterations to built resources	None
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	886 Kincaid, N. Mrs.; 888 Sutton, L. Mrs.; 888 ½ Worrall, Bruce; 888 ½ Brooks, S L; 890 Taylor's Sport Serv; 892 McMurray, W.B., brbr; r892 McMurray, W.B.; 892 ½ Muirhead, Thos. 892 ½ Rumph, L.W.; 892 ½ McMurray, Jas. [no listing for 894] (1947 City Directory)
Current function	Mixed use (commercial and residential)
Previous function(s)	Mixed use (commercial and residential)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



<b>FIELD</b>	<b>PROPERTY DATA</b>
Property Name	Undetermined at this time.
Municipal Address	891 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1925 (Based on 1922 City Directory and 1934 Aerial Photo)
Date of significant alterations to built resources	None
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	City Press (1947 City Directory)
Current function	Residential
Previous function(s)	Commercial (Printers) and Residential
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



<b>FIELD</b>	<b>PROPERTY DATA</b>
Property Name	Hakim Optical (Bank of Nova Scotia)
Municipal Address	924 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1952 (Based on 1950 and 1954 Aerial Photos and The Hamilton Spectator, July 12, 2016)
Date of significant alterations to built resources	None
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	Bank of Nova Scotia (1911 Fire Insurance Plan, 1922 City Directory and 1947 City Directory)
Current function	Commercial (Hakim Optical)
Previous function(s)	Bank of Nova Scotia
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



<b>FIELD</b>	<b>PROPERTY DATA</b>
Property Name	Martin's Bowling
Municipal Address	929 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1950 (Based on 1947 City Directory and 1950 Aerial Photo)
Date of significant alterations to built resources	Modifications to brick on façade. (THA based on visual)
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	Bowling Alley (1962 Fire Insurance Plan)
Current function	Commercial (Bowling Alley)
Previous function(s)	Commercial (Bowling Alley (1962 Fire Insurance Plan))
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



FIELD	PROPERTY DATA
Property Name	Undetermined at this time.
Municipal Address	943 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1900 (Based on 1911 Fire Insurance Plan)
Date of significant alterations to built resources	Addition to west between c. 1940 (Based on 1934 Aerial Photo and 1947 City Directory); East wall and ground floor altered, date unknown at this time.
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	939 Elec. Supplies, 941 [no listing], 943 Gro & Pror (1911 Fire Insurance Plan); W J Penaligon, grocer [note: W J Penaligon is listed at 941 King St W. presumably he is residing next door to his business] (1922 City Directory); Kingsway Market (1947 City Directory);
Current function	Mixed use (commercial and residential)
Previous function(s)	Mixed use (commercial and residential)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



<b>FIELD</b>	<b>PROPERTY DATA</b>
Property Name	Undetermined at this time.
Municipal Address	1211 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1955 (Based on 1950 Aerial Photo and 1962 Fire Insurance Plan)
Date of significant alterations to built resources	Infill of openings and second storey addition, date undetermined at this time.
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	Atlas Auto Supply (1962 Fire Insurance Plan)
Current function	Residential
Previous function(s)	Commercial
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



<b>FIELD</b>	<b>PROPERTY DATA</b>
Property Name	Undetermined at this time.
Municipal Address	1217 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	1923 (Date stone)
Date of significant alterations to built resources	None
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	Pollard, H. grocer (1947 City Directory); Atlas Auto Supply (1962 Fire Insurance Plan)
Current function	Residential
Previous function(s)	Mixed use (commercial and residential)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.





<b>FIELD</b>	<b>PROPERTY DATA</b>
Property Name	The Renfrew
Municipal Address	1145-1147 Main Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1922 (Based on 1922 City Directory and 1934 Aerial Photo)
Date of significant alterations to built resources	None
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	1145 Marshall, A.H., jr. clothing; 1145 ½ Marshall, A.H. (1947 City Directory) 1145 store; 1145 ½ store (1962 Fire Insurance Plan)
Current function	Mixed use (commercial and residential)
Previous function(s)	Mixed use (commercial and residential)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



<b>FIELD</b>	<b>PROPERTY DATA</b>
Property Name	Undetermined at this time.
Municipal Address	1147 ½ Main Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1950 (Based on 1947 City Directory and 1950 Aerial Photo)
Date of significant alterations to built resources	None
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	Undetermined at this time.
Current function	Commercial (office (1962 Fire Insurance Plan))
Previous function(s)	Commercial (martial arts and fitness)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



<b>FIELD</b>	<b>PROPERTY DATA</b>
Property Name	Dunham Building
Municipal Address	1149-1151 Main Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	1922 (Date stone)
Date of significant alterations to built resources	Alterations to ground floor, date undetermined at this time.
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	1149 Charters, K. Mrs.; 1149 Kennedy, J H; 1149 Delta Coffee Shop; 1149 Farquhar, J. Mrs.; 1149 Whitaker, Edwd; 1151 Sindrey, A, barber; 1151 Ofield, M, dressmaker (1947 City Directory); 1149 Store; 1149 ½ [no listing]; 1151 Office (1962 Fire Insurance Plan)
Current function	Mixed use (commercial and residential)
Previous function(s)	Mixed use (commercial and residential)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	Adjacent to Memorial School, 1175 Main Street East (listed on the Heritage Register 2014)
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.

# 10.0 Figures

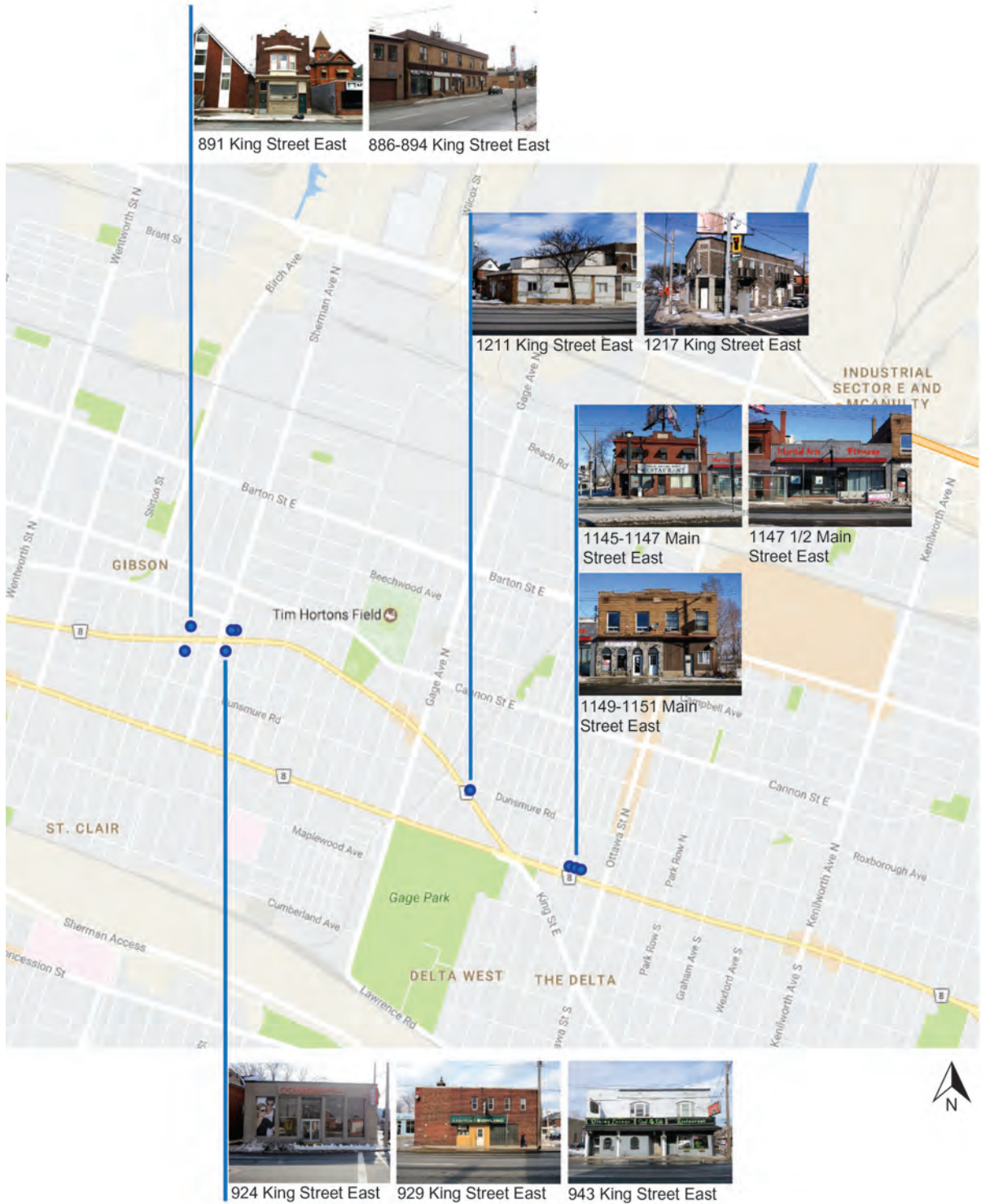


Fig. 1 Ten of the 21 properties which are addressed in this Part Two Draft Report (Google, 2017 and THA, 2017).



**Fig. 2** 1875 Map of the Township of Barton in the County of Wentworth. The area shaded in green represents the extent of the City of Hamilton. Arrows indicate the general area of the six properties, A: 891 and 886-894 King Street East, B: 924, 929 and 943 King Street East, C: 1211 and 1217 King Street East, D: 1145-1147, 1147½ and 1149-1151 Main Street East (Illustrated historical atlas of the county of Wentworth, Ont. Wentworth County (Ontario Map Ref#10) Toronto: Page & Smith, 1875.)



**Fig. 3** The Bank of Nova Scotia, Dupont and Spadina branch constructed 1953, Shore & Moffat architects, represents a transitional style (Panda Associates fonds, University of Calgary).



**Fig. 4** The Bank of Nova Scotia, Jane and Wilson branch constructed 1953, Shore & Moffat architects, represents a transitional style (Panda Associates fonds, University of Calgary).



**Fig. 5** *The Bank of Nova Scotia, Bloor and Spadina branch constructed 1957, represents a full expression of mid-20th century modern style (Panda Associates fonds, University of Calgary).*

## 11.0 Chronology

Date	Event
1791	Township of Barton laid out.
1815	Town site laid out by George Hamilton.
1816	County of Wentworth established.
1816	George Hamilton's townsite named Hamilton.
1833	Hamilton gains status as a town.
1846	Hamilton incorporated as a city.
1891	Area between Wentworth Street and Sherman Avenue annexed.
1900-1913	Building boom to the east of Hamilton.
1909	Area between Sherman Avenue and Ottawa Street annexed.
1910	Industrial area along Burlington Bay annexed.
1912	Peak year of building with 1,476 building permits issued.
1914	The first of purpose-built low-rise apartment buildings are constructed.
1923	Wave of apartment building construction.
1974	Regional level of government created in Wentworth County.
2001	Municipalities merged forming a new City of Hamilton.



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Hamilton 1934, Flight Line A4808, Photo 54

Hamilton 1934, Flight Line A4808, Photo 55

Hamilton 1943, Flight Line 747, Photo 11

Hamilton 1943, Flight Line 747, Photo 13

Hamilton 1943, Flight Line 747, Photo 31

Hamilton 1950, Flight Line A12511, Photo 130

Hamilton 1950, Flight Line A12511, Photo 133

Hamilton 1950, Flight Line A12511, Photo 135

Hamilton 1950, Flight Line A12511, Photo 136

Hamilton 1954, Flight Line 4311, Photo 160

Hamilton 1954, Flight Line 4311, Photo 161

Hamilton 1954, Flight Line 4312, Photo 141

Hamilton 1964, Flight Line J2620, Photo 123

Hamilton 1964, Flight Line J2620, Photo 126

Hamilton 1966, Flight Line 664-HAM-DUN, Photo 13

Hamilton 1966, Flight Line 664-HAM-DUN, Photo 15

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## Appendix A: Photographic Inventory



886-894 King St. E. - 01



886-894 King St. E. - 02



886-894 King St. E. - 03



886-894 King St. E. - 04



886-894 King St. E. - 05



886-894 King St. E. - 06



886-894 King St. E. - 07



886-894 King St. E. - 08



886-894 King St. E. - 09



886-894 King St. E. - 10



886-894 King St. E. - Detail - 01



886-894 King St. E. - Detail - 02



886-894 King St. E. - Detail - 03



886-894 King St. E. - Detail - 04



886-894 King St. E. - Detail - 05



886-894 King St. E. - Detail - 06



886-894 King St. E. - Detail - 07



886-894 King St. E. - Context - 01



886-894 King St. E. - Context - 02



891 King St. E. - 01



891 King St. E. - 02



891 King St. E. - 03



891 King St. E. - Detail - 01



891 King St. E. - Detail - 02



891 King St. E. - Detail - 03





891 King St. E. - Detail - 04



891 King St. E. - Detail - 05



891 King St. E. - Detail - 06



891 King St. E. - Detail - 07



891 King St. E. - Detail - 08



891 King St. E. - Detail - 09



891 King St. E. - Detail - 10



924 King St. E. - 01



924 King St. E. - 02



924 King St. E. - 03



924 King St. E. - 04



924 King St. E. - 05



924 King St. E. - 06



924 King St. E. - 07



924 King St. E. - Detail - 01



924 King St. E. - Detail - 02



924 King St. E. - Detail - 03



924 King St. E. - Detail - 04



924 King St. E. - Detail - 05



924 King St. E. - Detail - 06



924 King St. E. - Detail - 07



924 King St. E. - Context - 01



924 King St. E. - Context - 02



924 King St. E. - Context - 03



924 King St. E. - Context - 04



929 King St. E. - 01



929 King St. E. - 02



929 King St. E. - 03



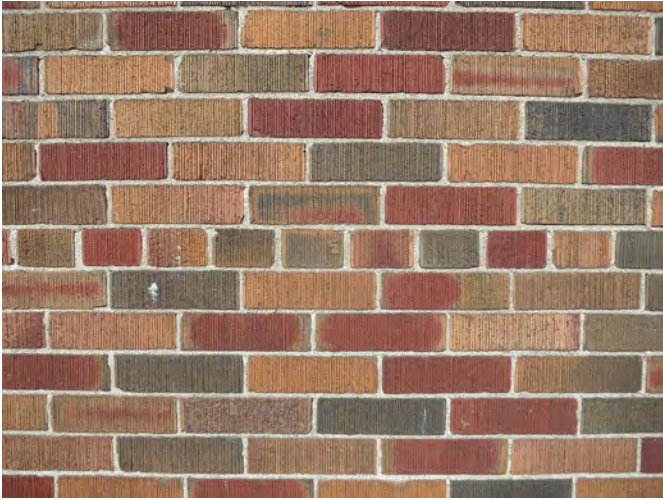
929 King St. E. - 04



929 King St. E. - 05



929 King St. E. - Detail - 01



929 King St. E. - Detail - 02



929 King St. E. - Detail - 03



929 King St. E. - Detail - 04



929 King St. E. - Detail - 05



929 King St. E. - Detail - 06



929 King St. E. - Context - 01



929 King St. E. - Context - 02



929 King St. E. - Context - 03





943 King St. E. - 01



943 King St. E. - 02



943 King St. E. - 03



943 King St. E. - 04



943 King St. E. - 05



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943 King St. E. - 07



943 King St. E. - 08



943 King St. E. - Detail - 01



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943 King St. E. - Detail - 04



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943 King St. E. - Detail - 07



943 King St. E. - Detail - 08



943 King St. E. - Detail - 09



943 King St. E. - Detail - 10



943 King St. E. - Detail - 11



943 King St. E. - Detail - 12



943 King St. E. - Context - 01



943 King St. E. - Context - 02



943 King St. E. - Context - 03



943 King St. E. - Context - 04



1211 King St. E. - 01



1211 King St. E. - 02



1211 King St. E. - 03



1211 King St. E. - 04



1211 King St. E. - 05



1211 King St. E. - 06



1211 King St. E. - Detail -01



1211 King St. E. - Detail -02



1211 King St. E. - Detail -03



1211 King St. E. - Context -01



1211 King St. E. - Context -02



1211 King St. E. - Context -03



1217 King St. E. - 01



1217 King St. E. - 02



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1217 King St. E. - 04



1217 King St. E. - 05



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1217 King St. E. - 07



1217 King St. E. - 08



1217 King St. E. - Detail - 07



1217 King St. E. - Detail - 08



1217 King St. E. - Detail - 09



1217 King St. E. - Detail - 10





1217 King St. E. - Detail - 11



1217 King St. E. - Detail - 12



1217 King St. E. - Detail - 13



1217 King St. E. - Detail - 14



1217 King St. E. - Context - 01



1217 King St. E. - Context - 02



1217 King St. E. - Context - 03



1217 King St. E. - Context - 04



1217 King St. E. - Context - 05



1217 King St. E. - Context - 06



1145-1147 Main St. E. - 01



1145-1147 Main St. E. - 02



1145-1147 Main St. E. - 03



1145-1147 Main St. E. - 04



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1145-1147 Main St. E. - 08



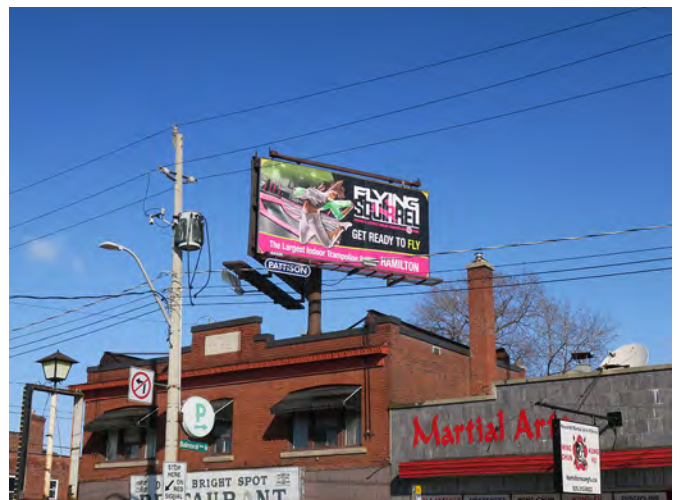
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1145-1147 Main St. E. - Detail - 04



1145-1147 Main St. E. - Detail - 05



1145-1147 Main St. E. - Detail - 06



1145-1147 Main St. E. - Detail - 07



1145-1147 Main St. E. - Detail - 08



1145-1147 Main St. E. - Detail - 09



1145-1147 Main St. E. - Context - 01



1145-1147 Main St. E. - Context - 02



1147.5 Main St. E. - 01



1147.5 Main St. E. - 02



1147.5 Main St. E. - 03



1147.5 Main St. E. - 04



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1147.5 Main St. E. - 06



1147.5 Main St. E. - Detail - 01



1147.5 Main St. E. - Detail - 02



1147.5 Main St. E. - Context - 01



1147.5 Main St. E. - Context - 02



1147.5 Main St. E. - Context - 03



1147.5 Main St. E. - Context - 04





1147.5 Main St. E. - 01



1147.5 Main St. E. - 02



1147.5 Main St. E. - 03



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1147.5 Main St. E. - 05



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1147.5 Main St. E. - Detail - 01



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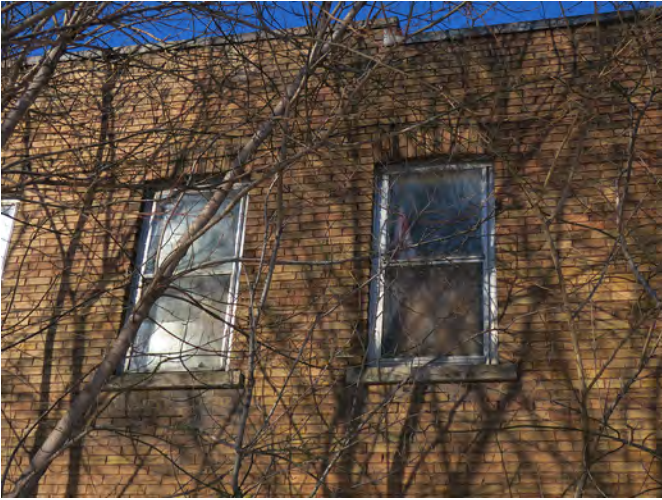
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1147.5 Main St. E. - Detail - 08



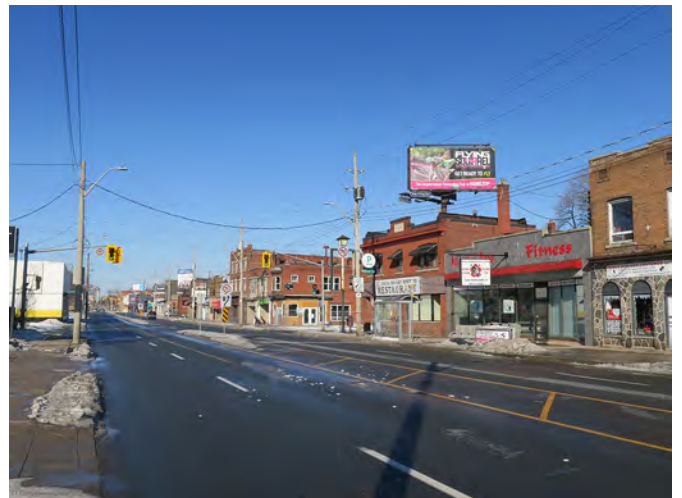
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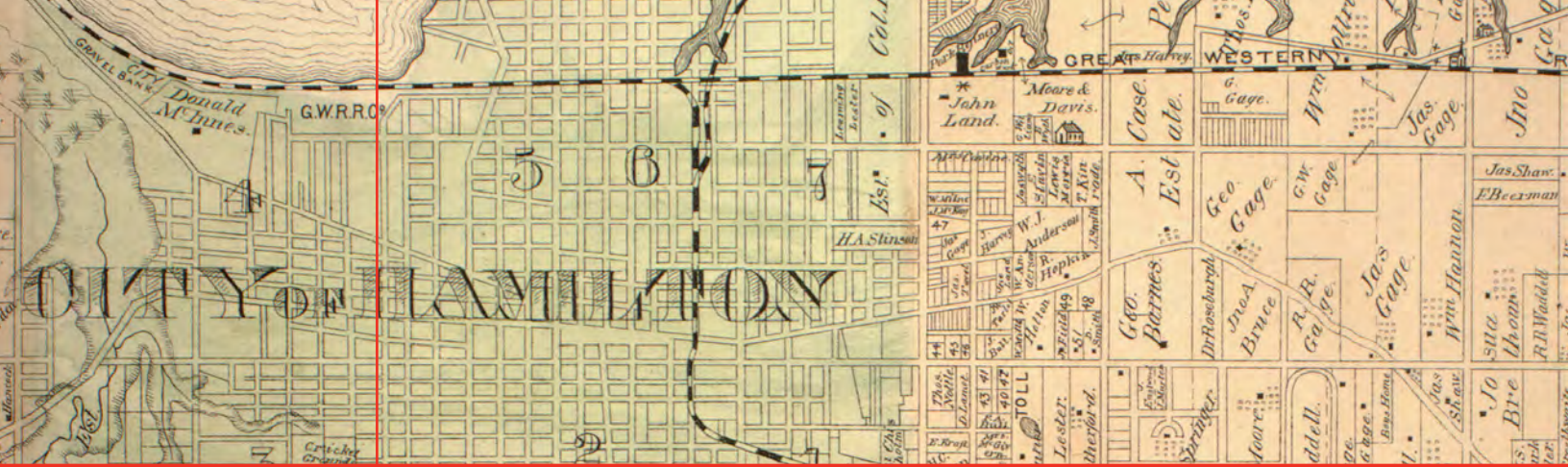
1147.5 Main St. E. - Context - 02



1147.5 Main St. E. - Context - 03



1147.5 Main St. E. - Context - 04



**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit  
(21 Properties), Hamilton, ON  
Cultural Heritage Evaluation Report**

**FOR METROLINX  
MARCH 2017**

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fax 416 862 8401

**PART THREE - DRAFT**



# Hamilton Light Rail Transit (21 Properties) Cultural Heritage Evaluation Report

FOR METROLINX  
MARCH 2017 | THA NO. 1708

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## APPENDIX A -

### PHOTOGRAPHIC INVENTORY

612 King Street West  
401 King Street East  
789 King Street East  
893 King Street East  
895 King Street East

## Executive Summary

This Cultural Heritage Evaluation Report (CHER) supports the evaluation of the cultural heritage value of 21 properties located in Hamilton, Ontario. The properties are located along a 6.5 km section of King Street and Main Street East between Dundurn Street and Ottawa Street. These properties were identified through the Environment Assessment (EA) for Hamilton Light Rail Transit. The properties are as follows:

- 612 King Street West
- 401 King Street East
- 789 King Street East
- 891 King Street East
- 893 King Street East
- 895 King Street East
- 886-894 King Street East
- 924 King Street East
- 929 King Street East
- 943 King Street East
- 3 Barnesdale Avenue South
- 1203 King Street East
- 1205 King Street East
- 1207 King Street East
- 1211 King Street East
- 1217 King Street East
- 2 Glendale Avenue North
- 1257 King Street East
- 1145-1147 Main Street East
- 1147 ½ Main Street East
- 1149-1151 Main Street East

This CHER and accompanying Recommendations were prepared by Taylor Hazell Architects (THA). It has been prepared in accordance with the Metrolinx Draft Terms of Reference for Consultants and using the criteria in O. Reg. 9/06 and O. Reg. 10/06 as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

To accommodate rolling submission of the Draft Cultural Heritage Evaluation Recommendation Reports for the 21 properties the Draft CHER is being delivered in three parts. This Part Three Draft Report along with five separate Recommendations Reports represents the third deliverable. This Part Three Draft Report provides the necessary information to review the Recommendations. Sections 1.0 Introduction and 2.0 Methodology apply to all 21 properties. The five properties that form this deliverable are as follows (Figure 1):

- 612 King Street West
- 401 King Street East
- 789 King Street East
- 893 King Street East
- 895 King Street East



# 1.0 Introduction

## 1.1 HISTORICAL SUMMARY

Themes identified through the course of this CHER include the city versus the 'second city', and land speculation and subdivision. These themes mark periods of drastic change in the development of Hamilton as an urban centre defined by the production of steel.

Hamilton was laid out as a town site in c1815, gained town status in 1833 and grew quickly into a city, incorporating in 1846. Residential and commercial development through the 19<sup>th</sup>-century occurred in close proximity to the city centre near King and John streets. The major physical transformation that the city underwent in the early decades of the 20<sup>th</sup> century shaped the city that is evident today, with a strong industrial presence to the north at the waterfront and residential dwellings in close proximity to the east of the original city. Hamilton saw a drastic increase in its single family residential dwellings between 1901 and 1921 and its three to four storey apartment buildings between 1921 and 1931. These developments were primarily constrained to an east-west pattern defined by the waterfront to the north and the Niagara Escarpment to the south. Commercial development followed this same pattern of development and is expressed on both King and Main streets.

## 1.2 DESCRIPTION OF PROPERTY

This CHER includes 21 properties within the City of Hamilton. The properties are all modest in scale and are a mix of residential and commercial forms. The properties have been grouped into the following types:

- Residential Vernacular – Detached
- Residential Vernacular – Apartment
- Main Street Vernacular
- Late Victorian
- Art Deco/Style Moderne
- Mid-20<sup>th</sup> Century Modern

Some properties maintain their original function; however a few have been converted from residential to commercial uses and others have been converted from commercial or mixed-use to residential.

## 1.3 CURRENT CONTEXT

The 21 properties are situated along a 6.5 km section of King Street and Main Street East in the City of Hamilton. King Street is a major west-bound thoroughfare carrying four lanes of traffic between Paradise Road and the Delta. Main Street is a major east-bound thoroughfare carrying four lanes of traffic also between Paradise Road and the Delta. King Street takes a curvilinear route through Hamilton crossing Main Street at the Delta. Both streets have a mix of commercial, residential and institutional buildings with many residential properties converted to commercial use. There are also many parking and empty lots along these areas.

## 2.0 Methodology and Sources

This CHER and accompanying Recommendations were prepared by THA. It has been prepared in accordance with the Metrolinx Draft Terms of Reference for Consultants and using the criteria in O. Reg. 9/06 and O. Reg. 10/06 as required by the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010).

A site visit and photographic documentation was conducted on February 14, 2017 by David Deo (Heritage Specialist), Nigel Molaro (Heritage Specialist) and Kristina Martens (Heritage Specialist) of THA. The report was prepared by David Deo, Nigel Molaro, and Kristina Martens and reviewed by Ellen Kowalchuk (Associate, Heritage Manager) of THA. The site visit was from the public realm only and did not include up-close or interior review.

One CHER has been written to support the evaluation of the 21 properties under review. As such where properties have commonalities they have been grouped for a broader discussion before describing elements specific to each property.

### 2.1 SECONDARY SOURCES

Sources related to the history of Hamilton and King Street were consulted as part of the research. A complete list of sources is contained in Section 12.0 Bibliography.

### 2.2 PRIMARY SOURCES

Records at The Lloyd Reeds Map Collection at McMaster University Mills Memorial Library and the local history room at the Hamilton Public Library were consulted. Items viewed included the 1875 Wentworth County Atlas, 19<sup>th</sup>-century bird's eye view maps, Fire Insurance Plans for 1947 and 1962 and the 1947 City Directory. Primary sources consulted online included Fire Insurance Plans for 1898 and 1911, the 1922 City Directory and aerial photographs for the period between 1919 and 1960. A complete list of sources is contained in Section 12.0 Bibliography.

### 2.3 CONSULTATIONS

THA submitted a consultation plan to Metrolinx on February 17, 2017. On February 21, Nigel Molaro (THA) contacted Ms. Chelsey Tyers, Cultural Heritage Planner in Development Planning, Heritage and Design, City of Hamilton. As of the Draft Report, Ms. Tyers has acknowledged receipt of the request but has yet to provide information on the properties.

## **3.0 Heritage Recognitions**

### **3.1 MUNICIPAL**

There are no known municipal heritage recognitions at this time.

### **3.2 PROVINCIAL**

There are no known provincial heritage recognitions at this time.

### **3.3 FEDERAL**

There are no known federal heritage recognitions at this time.

## **4.0 Adjacent Lands**

To confirm any existing heritage recognitions for adjacent properties, THA contacted Ms. Chelsey Tyers, Cultural Heritage Planner in Development Planning, Heritage and Design, City of Hamilton as per the submitted stakeholder consultation plan. Ms. Tyers has acknowledged the enquiry and, as of the Draft Report, THA is awaiting her response.

## **5.0 Community Input**

THA contacted Ms. Chelsey Tyers, Cultural Heritage Planner in Development Planning, Heritage and Design, City of Hamilton as per the submitted stakeholder consultation plan. Ms. Tyers has acknowledged the enquiry and, as of the Draft Report, THA is awaiting her response.

## **6.0 Discussion of Historical or Associative Value**

### **6.1 HISTORICAL THEME/CULTURAL PATTERN**

[See Part One Draft Report.]

### **6.2 LOCAL HISTORY**

#### **6.2.1 Residential Development**

[See Part One Draft Report.]

#### **6.2.2 Apartment Development**

[See Part One Draft Report.]

#### **6.2.3 King Street and Commercial Development**

[See Part Two Draft Report.]

### **6.3 PERSON/EVENT/ORGANIZATION**

#### **6.3.1 612 King Street West**

*Sir Allan Napier MacNab (1798-1862)*

This property is associated with Sir Allan Napier MacNab, a well-known politician, businessman, land speculator and lawyer in Hamilton. Born at Newark (Niagara-on-the-Lake) in 1798, where he would later see action in the War of 1812, MacNab was raised in York (Toronto). Due to his family's limited business and social connections, MacNab began his professional career in earnest as a lawyer in Hamilton in the 1820s. By the late 1820s his law practice was successful enough to allow him to buy and develop land in the Hamilton area. MacNab purchased land in the west end of Hamilton in 1832 where he constructed Dundurn Castle. He was elected to the legislative assembly of Upper Canada in 1830 where he was speaker both before and after the union of Upper and Lower Canada. Finally he served as Premier of the Province of Canada from 1854-56. Railways would become foremost among his various commercial interests, and in 1834 MacNab headed the promotion of the London & Gore Railroad Company, becoming the company's first president when it was re-chartered as the Great Western Railway in 1845, serving until 1854 after the line was built in Hamilton. Despite being forced to resign as premier in 1856, he was raised to a knighthood. MacNab's business ventures were controversial and unsuccessful, and he died in 1862 owing many creditors. His expansive mansion in Hamilton, Dundurn Castle, survives today.

MacNab's land holdings in Hamilton were extensive, although the precise extent has not been determined through research undertaken during the course of this report. The 1875 Wentworth County Atlas denotes MacNab as owner of several subdivided blocks extending from King Street West

(including 612 King Street West) north to Jones Street and York Street and from Sophia Street west to the “Hogsback” as well as a portion of the land west of James Street between Burlington Bay and Sheaffe Street.

#### *Blue Cross Animal Hospital*

This property is associated with the blue cross symbol, which has an historical association with veterinary services.<sup>1</sup> The first official Blue Cross Fund was created during the Balkan War (1912-13) by Our Dumb Friends League (ODFL) of the United Kingdom. ODFL was founded in 1897 as a society for the encouragement of kindness to animals. The Blue Cross Fund was reinstated at the onset of the First World War to ensure the care of horses and dogs assisting in the war efforts. The ODFL was renamed The Blue Cross in 1958.<sup>2</sup> Veterinary clinics have made use of the blue cross name and symbol to associate themselves with the care of animals. There is no evidence that the Blue Cross Animal Hospital is an official branch of the ODFL or The Blue Cross in Canada.

#### **6.3.2 401 King Street West**

##### *Hugh Bowlby Willson (Wilson) (1813-1880)*

This property is associated with Hugh Bowlby Willson. Willson was a barrister, author, journalist and businessman. Willson was born in Saltfleet Township, to the east of Hamilton, in 1813. He served as a lieutenant in the 3<sup>rd</sup> Regiment of Gore militia in the 1837 Rebellion. Willson spent a short time practising law before turning to land speculation in the late 1840s. He laid out a residential area in east Hamilton bounded by Wellington Street, Evans Street, Emerald Street and King Street West (which includes 401 King Street West). Willson’s name is associated with a survey of this block indicated on the 1922 Tyrell map. He also laid out villa lots in the village of Ontario (later named Winona) in Saltfleet Township.

Willson was keenly interested in journalism. He contributed articles to the *Hamilton Spectator*, founded the *Independent* (a Toronto weekly), held the position of editor for the *Hamilton Times* and also wrote for several newspapers during his time in London, England and Quebec City. Willson moved to Washington, D.C. around 1865, where he met and married his wife and adopted two children. He died in New York in 1880. Wilson Street is a major east-west street to the north of King Street East between James Street North and Sherman Avenue North.

##### *Harkness Studio*

This property is associated with the photographer studio owned by Robert G. Harkness. Harkness was a local portrait photographer between c. 1909 and c. 1929 serving Hamilton families and organizations. He appears to have owned studios in several locations throughout his career, operating from 401 King Street West during the 1920s.

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<sup>1</sup> In Canada, the Blue Cross name is also associated with the Canadian Association of Blue Cross Plans, a not-for-profit health and dental benefit plan. This organization is unrelated to the property at 612 King Street West.

<sup>2</sup> Carmen Smith, *The Blue Cross at War*, <https://www.bluecross.org.uk/sites/default/files/downloads/109890.pdf>. Accessed 1 March 2017.

**6.3.3 789 King Street East  
893 King Street East  
895 King Street East**

No person, event or organization associated with these properties has been identified through the course of this CHER.

## 7.0 Discussion of Design or Physical Value

### 7.1 ART DECO/STYLE MODERNE

The Art Deco style was one of several transition styles between traditional and modern design. Its influence was extensive. It was commonly used as a commercial and institutional style between 1925 and 1955. The style is characterized by a general sense of mass with a vertical emphasis; a simplified façade treatment combined with bold vertical elements; the use of cut stone and render; accented by brick, stained-glass and decorative metals; a sculptural aesthetic, characterized by smooth surfaces and bas-relief sculpture; a decorative regimen of stylized interpretations of traditional motifs and forms.

Inspired by new technology, Style Moderne was another transitional style preceding modern design. Its streamlined aesthetic uses smooth forms creating a horizontal emphasis. It was commonly used for institutional buildings between 1925 and 1955. The style is characterized by smooth, flat façades with shallow openings that convey a sense of volume rather than mass; a low form, with a clear horizontal articulation; a combination of limestone and brick, often employing metal sash windows; a decorative program of smooth, extruded profiles and stylized interpretations of classical motifs carved in bas-relief.

#### 7.1.1 612 King Street West (built c. 1935)

##### *Style/Type/Tradition*

The property contains two buildings, a residential dwelling (c. 1850) and a veterinary clinic. The residential dwelling is at the rear (north) end of the property and will not be addressed as part of this CHER. The following description applies to the veterinary clinic which is set at the street.

The veterinary clinic is a single storey building which is rectangular in plan with a flat roof. The rear portion has a slight inset to the plan. The main portion to the front has a short parapet. The building exhibits characteristics that are utilized in Art Deco and Style Moderne architecture. These characteristics include smooth surfaces, stylized and simplified classical features expressed in the semi-circular entrance stairs and awning; the triple coved detailing at the door surround, and the very modest bell cast detailing at the roof line. The building also features scalloped detailing above the windows at the main façade and the southerly two windows of the east and west sides of the building and along the underside of the awning. Casement windows and sills have been inset within a recessed frame that extends from the foundation line up to the scallop detail. Above each of the windows is a recessed cross symbol. This building lacks the full expression of the styles which would have a strong vertical or horizontal emphasis and sweeping curves contributing to a streamlined aesthetic (Figures 3 and 4). (See Appendix A: Photographic Inventory, pages 1-3).

*Function*

The building is presently a functioning veterinary clinic. A 1947 City Directory indicates the Blue Cross Hospital was in operation at that time. The current Blue Cross Animal Hospital website indicated they have been in business for over 70 years.<sup>3</sup>

*Fabric*

The building has a smooth stucco finish and poured concrete detailing including the entrance stairs. Stepped cracks in the finish suggest the building may be constructed of concrete block. The casement windows are metal with metal hinges and handles and are set within a wood frame. The concrete sills and recessed crosses are highlighted by blue paint which stands out against the white painted surfaces. All elements appear original to the building. An addition is currently being construction to the rear.

**7.2 RESIDENTIAL VERNACULAR – DETACHED**

[See Part One Draft Report.]

**7.2.1 401 King Street East (built c. 1900)***Style/Type/Tradition*

The property contains a set of connected structures extending from the King Street East frontage to a rear laneway. The resulting building is made up of at least four individually discernable structures – an original detached Victorian house with two additions to the north (rear) and one to the south (front). At the south end of the property, a one-storey commercial structure dating from after 1962 is set on King Street East. Its north portion meets and obscures the ground floor of the original dwelling's main façade, the second and third storeys remaining unobscured. This house is a substantial, two-and-a-half storey brick dwelling likely dating from the 1890s. At its rear is a short brick extension that rises two storeys to a flat roof on the west, but is one storey with a roof hipped east and north on the east side. It is undetermined whether this extension was built with, or following the construction of the original house. It has similar brickwork and window arches to the main structure, and there is no apparent seam in the brickwork where the two elements meet along a single wall plane on the west elevation. Rear extensions of this form would not have been uncommon at the turn of the century. Both the structures are present on the 1911 Fire Insurance Plan. This extension connects at the north to a rectangular, one storey brick structure with an abnormal roof feature. It was constructed after 1911, although its brick types, weathering, and window arching suggests it would probably have been built soon afterward. A small, shed-like structure is attached to the north, clad in plywood with a shallow hipped roof. This structure was constructed after 1962. (See Appendix A: Photographic Inventory, pages 4-8).

The original dwelling is a two-and-a-half storey late-Victorian detached structure. It exhibits some Queen Anne forms and motifs, though does represent a thorough execution or example of the style and its tenets. The main portion has a rectangular plan, with an offset extension at the rear. It has a

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<sup>3</sup> "Our Hospital", <http://www.bluecrossah.ca/about-us/welcome-to-our-clinic/>, Accessed 3 March 2017.



robust exposed foundation with a raised basement. The foundation and several brick courses form a plinth from which the structure rises two storeys to a front gabled roof that is hipped at the rear. A full height bay on the main façade rises to the cantilevered gable, and a wide but shallower bay on the east side corresponds to a side gable. Smaller shed-roof dormers are found on the north and west sides. The front gable houses a slightly rectangular opening beset with two windows. The side gable is divided in half horizontally, with the top part projecting slight over the bottom portion and its two windows. The structure has three chimneys, all of which terminate at flared openings articulated by brick corbelling. The visible windows on the main façade's second storey have substantial stone lintels and sills, and the remaining windows feature less robust stone sills, with segmental brick arches.

The one storey addition to the north has a rectangular form, with brick facades resting on an exposed foundation with a raised basement. This foundation rises to a similar height as that of the main structure. There are full height windows at the first floor, and half openings at the basement. All have brick segmental arches. The structure has a flat roof, which is interrupted on the east facade by an asymmetrically angled gable-side, which commences several brick courses above the foundation. This feature does not fully extend to the north or south wall, and bisects the structure of the east facade before rising to a peak several feet above the flat roof. Attached to the north side of this addition is a modest shed structure. It is covered by a half-hipped roof, and appears to be more of a shelter or storage area than a finished space.

The commercial addition at the south end of the property is a simple, one storey structure with a flat roof. It is comprised of a glazed street-front façade, set between two blank structural walls. A front door is set back several feet from the sidewalk at the east side, and the glazing is angled to mediate this change in depth. A similar commercial addition previously existed immediately east, and a portion of its brick wall remains intact on the east façade.

### *Function*

The original structure is presumed to have been used as a single family home. It appears to retain a residential function, although it is unclear whether or not this is as multiple units.

City directories indicate that a photographer was located at the address between at least 1922 and 1947, and a Fire Insurance Plan suggests that use continued until at least 1962. The materials of the one storey addition to the rear correspond with the beginning of this timeframe, and the specialized roof feature is likely related to its use as a photography studio and is indicated as glass on the 1962 Fire Insurance Plan. A similar angled form was identified at a photographer's studio in Ottawa, Ontario. Large, angled, glazed windows permit natural light to penetrate into the studio. It is undetermined when this function ceased, as is the present use of this part of the property.

The addition at the south of the property is presumed to have always served commercial purposes. Mapping indicates that it had yet to be built by 1962, though similar houses directly to the east are seen to have concrete block additions of the same plan. Presently the space is vacant, although it served as a Filipino grocery and take-out until recently.

### *Fabric*

The original structure has a randomly-coursed robust masonry foundation supporting red clay brick walls laid in stretcher bond. The roof and front gable are clad with black asphalt shingles. The east gable is faced with wood shingles painted green. These shingles have four different shapes: square, diamond, octagonal, and shingles rounded to permit circular courses. Multiple historic wood finishes are visible at the main façade, including the gable fascia with dentillation, decorative cornicework, soffit boards, and pendants. The main façade also features large rough-faced stone sills and lintels, many of which are monolithic. Window types include wood, aluminum and vinyl. Numerous window openings have been partially or totally blocked up with plywood or comparable materials.

The one storey rear addition has red clay brick walls laid in common bond. The foundation appears to be covered by a parging, with board-formed casting marks visible. A metal fascia caps the flat roof, and black asphalt singles cover the peaked roof feature.

The commercial addition at the south has sidewalls constructed of concrete blocks, faced with a veneer strip of red clay raked brick at King Street East. The flat roof is capped by a simple metal fascia. The front glazing appears to be commercial-grade aluminum. There are two box-lit signs, one mounted above the front glazing, and a second mounted perpendicular to the west structural wall.

### **7.2.2 789 King Street East (built c. 1900)**

#### *Style/Type/Tradition*

The property contains a two-and-a-half storey building in a residential form with a two-storey commercial addition and several smaller additions. It has a corner location with its main façade facing King Street East and its secondary façade facing Stirton Street. The main façade of the residential form is obscured by the addition. (See Appendix A: Photographic Inventory, pages 9-12).

The residential building has a slight L-shaped plan with a small, rectangular rear portion customary for residences of its time. The pitched roof has a front gable and a rear street facing gable. As well as the commercial front the original building has several other additions. The rear portion was originally one storey and a second storey was added subsequently. The main gable roof is interrupted by dormer additions.

Despite many modifications, some fine masonry details remain evident including segmental arched window openings in some locations and a highly decorated chimney. The chimney details include: three inset panels with diagonal brick work and two courses of dog-toothed brick between; stepped and turned details where the chimney narrows at the second storey; and a stepped, flared cap.

The commercial addition is on a rectangular plan with a flat roof capped with a metal railing. Its rear is fully engaged with the original residential building well past its original façade. The main façade of the addition is articulated by a double entry flanked by glazed window openings. A steep canopy wraps around the main facades and either side and defines the section between the first and second storeys. The second storey has two square window openings with a course of soldier bricks detailing the lintels. The secondary façade has one large and one smaller window at the first storey and one

window at the second storey. This commercial addition initially one storey with the second storey was added at some point after 1962.<sup>4</sup>

There is also a detached single car garage abutting the rear property line with a driveway onto Stirton Street.

#### *Function*

The two-and-a-half storey residence appears to have been designed for use as a single family residence. The two-storey addition appears to have been designed for commercial use. Currently the front has commercial use while the original residential portion may contain residential apartments as evidenced by the three mail boxes and door bells at the side door and the number 1 at the rear door.

#### *Fabric*

The residential portion is clad in brick in a stretcher bond and has been painted a light grey. The roof is covered in asphalt shingles. The window sills are a pale stone. The windows are replacements and the foundation has been parged over.

The commercial addition is stuccoed at the first storey and brick at the second. The main façade is set at the angle of King Street and as a result the main façade tothes at an angle with the secondary facade the southeast corner.

### **7.3 LATE VICTORIAN**

Urban architecture in southern Ontario underwent a significant shift in the mid-19<sup>th</sup> century, away from traditionally British Georgian forms toward a quickly growing body of revival styles. The Romantic Movement idealized places far away both in place and time, and these intellectual currents manifested in architects and clients seeking new vocabularies of form and ornament for buildings.<sup>5</sup> The Gothic and Classical Revivals were the first major new styles, both relating important social and ideological ideas. Designers continued to add the repertoire however, with styles such as Romanesque, Italianate and Queen Anne using different historic precedents as a basis for new designs.

This created an eclecticism whereby cities were composed of different buildings of different styles. By the late 19<sup>th</sup> century however, this eclecticism had advanced to a point where architects and designers utilized disparate architectural elements and motifs within the same buildings. Such buildings might for example utilize Italianate roof brackets with gothic windows, or polychromatic masonry with classical trim. While it was still possible to create beautiful and impressive structures, the resulting compositions are often characterized by an underlying lack of coherency.

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<sup>4</sup> 1962 Fire Insurance Plan.

<sup>5</sup> Eric Arthur, Toronto: No Mean City, pp. 64.

### 7.3.1 893 King Street East (built c. 1900)

#### *Style/Type/Tradition*

The property contains a two-and-a-half storey residential structure attached to a single-storey commercial addition which obscures part of main residential façade when viewed from the street. (See Appendix A: Photographic Inventory, pages 13-15).

The residence is an eclectic composition incorporating Italianate, Gothic Revival and classical details. It consists of a near-rectangular main portion which is the full height of the building, and a small, rectangular single-storey rear portion customary for residences of its time. The main portion has a hip roof punctuated by large pediment-like dormers at symmetrical locations on the west and east façades and at alternating bays on the main and rear façades. A tower with a steep pyramid roof rises above the roofline near the southwest corner. The rear portion has a hip roof punctuated by a small dormer window on the west façade. The residence has a raised basement with an exposed foundation.

The visible main façade has two planes with a tower set between them. The outermost has a triple window within a segmentally arched opening at the second storey, below the dormer which contains a lunette window. The adjacent tower wall has a single window with a segmentally arched opening on the second storey. The tower contains a pair of small windows with round arched openings mirrored on the west façade. The innermost plane is articulated by a single window at the ground level. The visible west façade has single windows within segmentally arched openings on the basement, ground and second storeys, a small dormer window on the second storey, and a semi-circular window in the dormer. The dormers of the west and east façades are supported by second-storey pilasters with corbelling at their base. The otherwise visible east façade includes the same dormer window and also includes a chimney and fire escape. The visible rear façade is articulated by two segmentally arched openings which have been enclosed. The pattern of brick discoloration suggests a previous enclosure on this façade. The dormer is bisected by a chimney, creating two half-lunettes.

Below all the rooflines is a decorative cove which rises from two stepped brick courses. Across the main, west and east façades there is a narrow band of contrasting brick which aligns with the sills of the second storey and tower windows. The basement walls are slightly raised and meet the upper part of the wall with a decorative sloping brick course. On the main façade, the visible windows of the ground and second storey windows, as well as the dormer window, are ornamented with key stones.

The commercial addition is on a rectangular plan with a flat roof. Its main façade is articulated by recessed, flared entrance in the centre flanked by glazing across most of the façade. The west and east facades do not have any openings.

#### *Function*

The two-and-a-half storey residence appears to have been designed for use as a single family residence. The single-storey addition appears to have been designed for commercial use, and its current commercial function suggests that this function includes the residential structure.

### *Fabric*

The residential structure is clad in red brick in a stretcher bond, with a buff brick used in the decorative bands. The roof is covered in asphalt shingles and the decorative eaves below the roofline are wooden. The building's foundation and window sills are a pale stone, as are the key stones, which contain a carved design. The windows are not highly visible but the condition of some visible wood windows suggests they are original. There are metal awnings fastened to the second storey windows of the main and west façades.

The commercial addition is clad on the main façade in raked, red brick in a stretcher bond. The brick is toothed into the concrete block of the west and east façades.

### **7.3.2 895 King Street East (built c. 1890)**

#### *Style/Type/Tradition*

The property contains a one-and-a-half storey building in a residential form with a single-storey commercial addition which obscures the main and east residential façades when viewed from the street. (See Appendix A: Photographic Inventory, pages 16-20).

The residential structure is of a late Victorian style which is not discernable in detail from the street. It is on a rectangular plan with a hip roof punctuated by two dormers at symmetrical locations on the main façade and at alternating bays on the west and east façades. There is a small addition projecting from the centre of the rear side of the roof. Brick chimneys rise from the roofline at the rear and east façades.

The visible main façade is articulated by two projecting bays which rise to dormer windows and flank a central entrance. The dormers contain arched windows set within intricate arched openings. These openings are constructed of more than 30 courses of tapered bricks outlined by a decorative raised course supported by corbelling at the springline of the arch. The dormer rooflines are embellished by simple bargeboard detailed with a dental pattern. The smaller dormers on the west and east façade appear to contain double windows with the same bargeboard. The visible west façade is articulated by two single windows with segmentally arched openings. The visible east façade is articulated by a single window. The visible rear façade contains one window opening and one door opening. The protruding addition from the roof has glazing on all sides, is supported by posts, and connects to a covered staircase accessible from the west side of the building.

The commercial addition has a flat roof and is on an L-shaped plan which attaches to the residential structure on its east façade and nearly abuts the main façade. Its main façade is articulated two identical storefronts, each of which has a recessed, flared entrance in the centre flanked by glazing across most of the width of the façade. The condition above the entrances include a transom window, suggesting the façade has been modified. The west and east facades do not appear to have any openings.

#### *Function*

The one-and-a-half storey residential structure appears to have been designed for use as a single family residence. The single-storey addition appears to have been designed for commercial use with

two occupants. The 1962 Fire Insurance Plan indicates that a store occupied the west unit and a restaurant occupied the east unit. Today only the west unit appears to serve a commercial function.

### *Fabric*

The residential structure is clad in red brick in a stretcher bond. The roof is covered in asphalt shingles. The bargeboard, visible windows and rear addition are wooden.

The commercial addition is clad on the main façade in raked, brown brick in a stretcher bond with one header course running above the glazing. The brick is toothed into the concrete block of the west and east façades. The floor of the recessed entrances is terrazzo of two mixtures which includes a border. There is a band of angel stone below the storefront glazing which further suggests modification of the façade. The storefront and transom window frames are aluminum, and the door frames are wood.

## 8.0 Discussion of Contextual Value

### 8.1 SOCIAL MEANING

To confirm any social meaning, THA contacted Ms. Chelsey Tyers, Cultural Heritage Planner in Development Planning, Heritage and Design, City of Hamilton as per the submitted stakeholder consultation plan. Ms. Tyers has acknowledged the enquiry and, as of the Draft Report, THA is awaiting her response.

### 8.2 ENVIRONMENT

#### 8.2.1 612 King Street West

This property is located in Hamilton's Strathcona neighbourhood on King Street West between Dundurn Street North and Strathcona Avenue North. The surrounding areas are mainly residential neighbourhoods with single family homes and apartment buildings. The subject property is located in close proximity to Victoria Park to the east and the Ontario Highway 8 and Highway 403 interchange to the west.

The property fronts onto King Street West with commercial plazas immediately to either side. These plazas are setback from the street with deep driveways and parking lots. This setback is in contrast to the subject property which has a main street type relationship set near to the street. New Street extends southward from King Street West aligning with the driveway for the subject property. Across the street there is a five storey apartment building, a single storey commercial property and early 20<sup>th</sup> century residential buildings.

#### 8.2.2 401 King Street East 789 King Street East 893 King Street East 895 King Street East

While separated by several blocks, these properties shared a similar context. 401 King Street East is located in Hamilton's Lansdale neighbourhood on King Street east between West Avenue North and Victoria Avenue North. 789 King Street East is located in Hamilton's Gibson neighbourhood on King Street East at the corner of Stirton Street. 893 and 895 King Street East are neighbouring properties also located in Hamilton's Gibson neighbourhood on King Street East between Gibson Avenue and Sherman Avenue North. The surrounding areas are residential neighbourhoods with single family homes predominating. The properties are located between approximately 0.5 to 2 kilometres to the Hamilton GO Centre to the west and to the Tim Hortons Field stadium to the east, respectively.

The properties are situated within a predominantly commercial section of King Street East, adjacent to and across from low-rise commercial, residential and mixed-use properties. The two properties face the terminus of St. Clair Avenue, a residential street to the south, as it intersects with King Street East. The properties neighbour a two-storey residential block to the west, a single-storey commercial property to the east, and are otherwise adjacent to residential dwellings.

The properties contain large detached homes whose original setbacks have been infilled with simple, single-storey commercial additions. They share a general contextual relationship with similarly modified properties along King Street East, as well as with some of the larger and more elaborate historic homes that punctuate the landscape of housing developments of similar homes. Their identical setbacks are their only direct contextual relationship.

### **8.3 FORMAL RECOGNITION**

There has been no formal recognition of these properties at the municipal, provincial or federal levels. To confirm this information THA contacted Ms. Chelsey Tyers, Cultural Heritage Planner in Development Planning, Heritage and Design, City of Hamilton as per the submitted stakeholder consultation plan. Ms. Tyers has acknowledged the enquiry and, as of the Draft Report, THA is awaiting her response.



## 9.0 Data Sheets



<u>FIELD</u>	<u>PROPERTY DATA</u>
Property Name	Blue Cross Animal Hospital
Municipal Address	612 King Street West
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1935 (Based on 1934 Aerial Photo and 1947 City Directory); note: house at rear of property dates to c. 1840 (Based on 1851 Smith Map)
Date of significant alterations to built resources	Currently undergoing an addition at the rear (north) of the building.
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	Blue Cross Hospital (1947 City Directory)
Current function	Veterinary Clinic
Previous function(s)	Veterinary Clinic
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



<u>FIELD</u>	<u>PROPERTY DATA</u>
Property Name	Undetermined at this time.
Municipal Address	401 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1900 (Based on visual and 1911 Fire Insurance Plan)
Date of significant alterations to built resources	Front addition c. 1965 (Based on 1962 Fire Insurance Plan and visual); Rear addition c. 1915 (Based on 1911 Fire Insurance Plan and 1934 Aerial Photo)
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	R.G. Harkness, photographer (1922 City Directory); Harkness, R.G.; Harkness Studio; McNair, C.B.; Stone, J. Orville (1947 City Directory)
Current function	Mixed-use (Commercial and Residential)
Previous function(s)	Residential; Mixed-use (Commercial and Residential)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



<u>FIELD</u>	<u>PROPERTY DATA</u>
Property Name	Undetermined at this time.
Municipal Address	789 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1900 (Based on visual and 1911 Fire Insurance Plan)
Date of significant alterations to built resources	Front single storey addition c. 1940 (Based on 1911 Fire Insurance Plan and 1950 Aerial Photo); second storey added to front c. 1965 (Based on 1962 Fire Insurance Plan and visual)
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	Dennis Kelly (1922 City Directory); Ralph's Barber and Beauty Shop (1947 City Directory)
Current function	Mixed-use (Commercial and Residential)
Previous function(s)	Residential; Mixed-use (Commercial and Residential)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



<u>FIELD</u>	<u>PROPERTY DATA</u>
Property Name	Undetermined at this time.
Municipal Address	893 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1900 (Based on visual and 1911 Fire Insurance Plan)
Date of significant alterations to built resources	Front single storey addition c. 1945 (Based on 1934 and 1950 Aerial Photos)
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	Undetermined at this time.
Current function	Commercial
Previous function(s)	Residential
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



<u>FIELD</u>	<u>PROPERTY DATA</u>
Property Name	Undetermined at this time.
Municipal Address	895 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1890 (Based on visual and 1911 Fire Insurance Plan)
Date of significant alterations to built resources	Front single storey addition c. 1940 (Based on 1934 and 1950 Aerial Photo)
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	Undetermined at this time.
Current function	Mixed-use (Commercial and Residential)
Previous function(s)	Residential (1911 Fire Insurance Plan); Store and Restaurant (1962 Fire Insurance Plan)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.

# 10.0 Figures

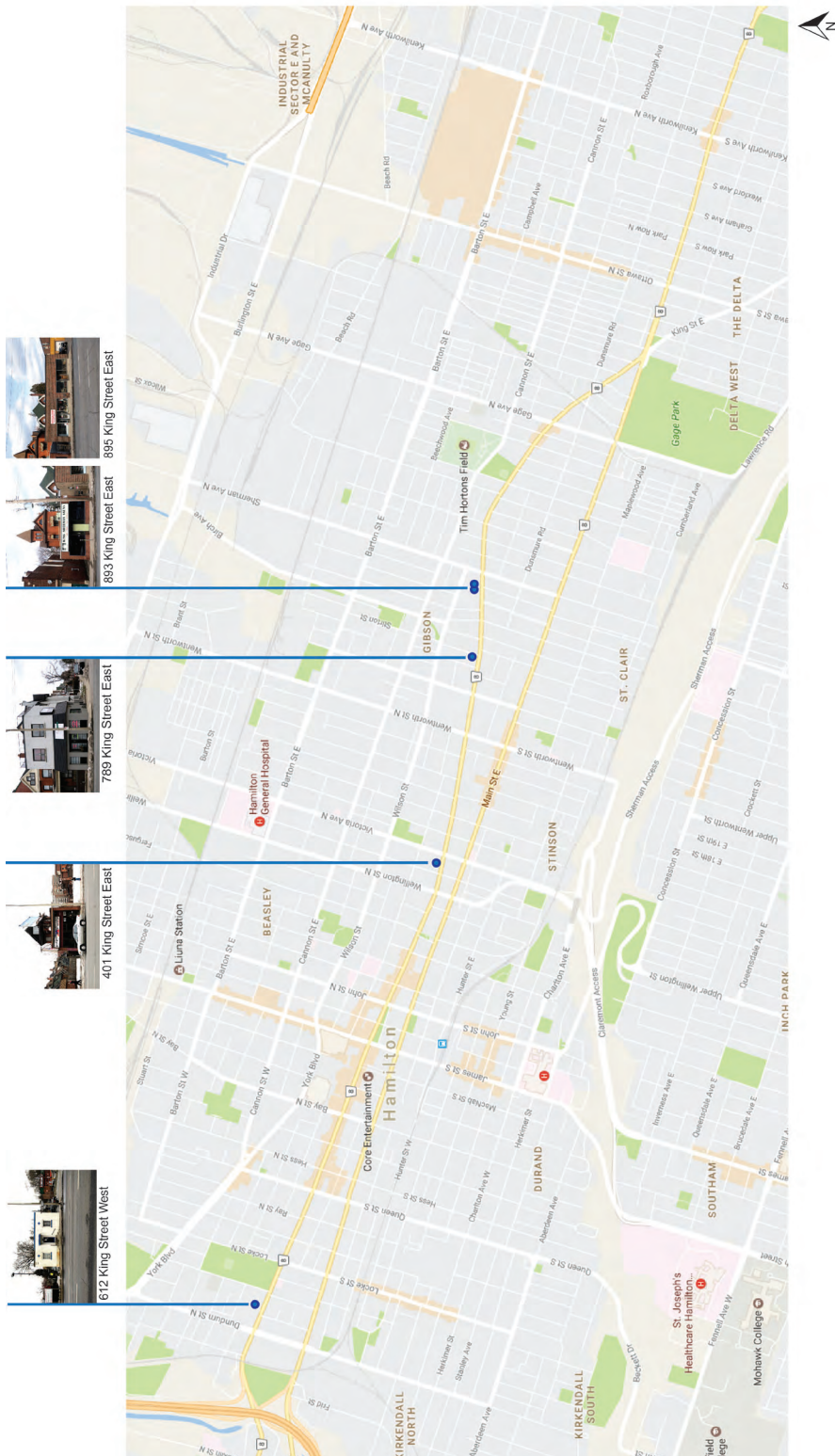


Fig. 1 Five of the 21 properties which are addressed in this Part Three Draft Report (Google, 2017 and THA, 2017).



**Fig. 2** 1875 Map of the Township of Barton in the County of Wentworth. The area shaded in green represents the extent of the City of Hamilton. Arrows indicate the general area of the six properties, A: 612 King Street West, B: 401 King Street East, C: 789 King Street East, D: 893 and 895 Street East (Illustrated historical atlas of the county of Wentworth, Ont. Wentworth County (Ontario Map Ref#10) Toronto: Page & Smith, 1875.)



**Fig. 3** The gate at the National Steel Car facility (date unknown; extant) is exemplary of the massing, forms and decorative elements that define Art Deco / Style Moderne architecture (THA 2015).



**Fig. 4** Despite its modest size, the Hamby House (built 1939; extant, altered) in Hamilton's Westdale neighbourhood demonstrates the smooth surfaces, casement fenestration, and clear horizontal emphasis of Style Moderne (Paradigm Shift Customs, accessed at: [http://www.paradigmshiftcustoms.com/uploads/2/1/8/7/5/2875041/9872755\\_orig.jpg](http://www.paradigmshiftcustoms.com/uploads/2/1/8/7/5/2875041/9872755_orig.jpg)).



## 11.0 Chronology

Date	Event
1791	Township of Barton laid out.
1815	Town site laid out by George Hamilton.
1816	County of Wentworth established.
1816	George Hamilton's townsite named Hamilton.
1833	Hamilton gains status as a town.
1846	Hamilton incorporated as a city.
1891	Area between Wentworth Street and Sherman Avenue annexed.
1900-1913	Building boom to the east of Hamilton.
1909	Area between Sherman Avenue and Ottawa Street annexed.
1910	Industrial area along Burlington Bay annexed.
1912	Peak year of building with 1,476 building permits issued.
1914	The first of purpose-built low-rise apartment buildings are constructed.
1923	Wave of apartment building construction.
1974	Regional level of government created in Wentworth County.
2001	Municipalities merged forming a new City of Hamilton.

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Hamilton 1934, Flight Line A4808, Photo 50

Hamilton 1934, Flight Line A4808, Photo 54

Hamilton 1934, Flight Line A4808, Photo 55

Hamilton 1943, Flight Line 747, Photo 11

Hamilton 1943, Flight Line 747, Photo 13

Hamilton 1943, Flight Line 747, Photo 31

Hamilton 1950, Flight Line A12511, Photo 130

Hamilton 1950, Flight Line A12511, Photo 133

Hamilton 1950, Flight Line A12511, Photo 135

Hamilton 1950, Flight Line A12511, Photo 136

Hamilton 1954, Flight Line 4311, Photo 160

Hamilton 1954, Flight Line 4311, Photo 161

Hamilton 1954, Flight Line 4312, Photo 141

Hamilton 1964, Flight Line J2620, Photo 123

Hamilton 1964, Flight Line J2620, Photo 126

Hamilton 1966, Flight Line 664-HAM-DUN, Photo 13

Hamilton 1966, Flight Line 664-HAM-DUN, Photo 15

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Weaver, John C. *Hamilton An Illustrated History.* Toronto, ON: James Lorimer & Company, Publishers and National Museum of Man, National Museum of Canada, 1982.

## Appendix A: Photographic Inventory



612 King St. W. - 01



612 King St. W. - 02



612 King St. W. - 03



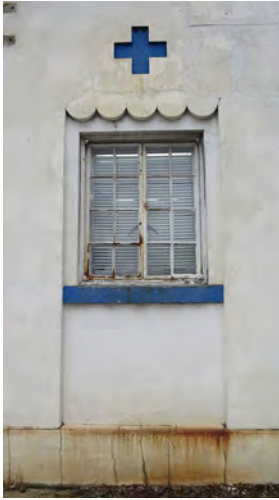
612 King St. W. - 04



612 King St. W. - 05



612 King St. W. - 06



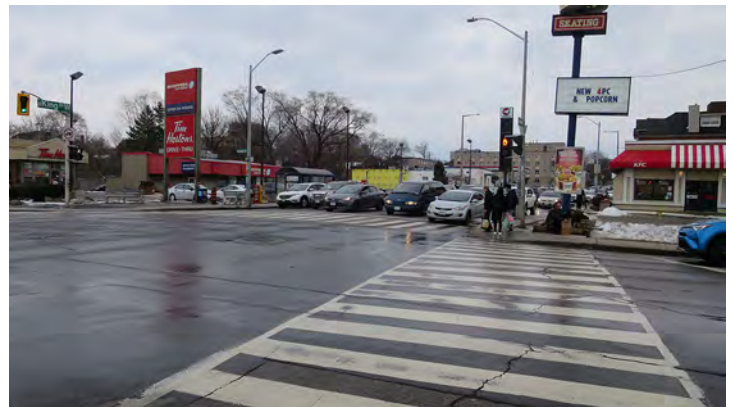
612 King St. W. - Detail - 01



612 King St. W. - Detail - 02



612 King St. W. - Detail - 03



612 King St. W. - Context - 01



612 King St. W. - Context - 02



612 King St. W. - Context - 03



612 King St. W. - Context - 04



401 King St. E. - 01



401 King St. E. - 02



401 King St. E. - 03



401 King St. E. - 04



401 King St. E. - 05



401 King St. E. - 06





401 King St. E. - 07



401 King St. E. - 08



401 King St. E. - 09



401 King St. E. - 10



401 King St. E. - 11



401 King St. E. - 12



401 King St. E. - 13



401 King St. E. - 14



401 King St. E. - 15



401 King St. E. - 16



401 King St. E. - 17



401 King St. E. - 18



401 King St. E. - 19



401 King St. E. - 20



401 King St. E. - 21



401 King St. E. - 22



401 King St. E. - 23



401 King St. E. - 24



401 King St. E. - 25



401 King St. E. - 26



789 King St. E. - 01



789 King St. E. - 02



789 King St. E. - 03



789 King St. E. - 04



789 King St. E. - 05



789 King St. E. - 06



789 King St. E. - 07



789 King St. E. - 08



789 King St. E. - 09



789 King St. E. - 10



789 King St. E. - 11



789 King St. E. - 12



789 King St. E. - 13



789 King St. E. - 14



789 King St. E. - 15



789 King St. E. - 16



789 King St. E. - 17



789 King St. E. - 18



789 King St. E. - 19



789 King St. E. - 20



789 King St. E. - 21



789 King St. E. - 22



789 King St. E. - 23





893 King St. E. - 01



893 King St. E. - 02



893 King St. E. - 03



893 King St. E. - 04



893 King St. E. - 05



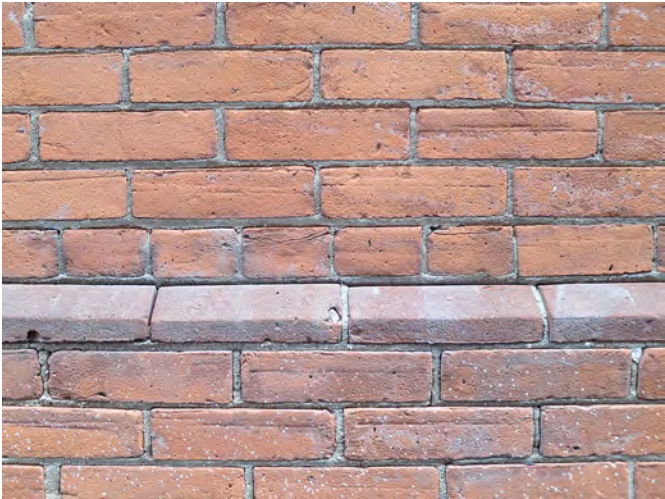
893 King St. E. - 06



893 King St. E. - 07



893 King St. E. - 08



893 King St. E. - 09



893 King St. E. - 10



893 King St. E. - 11



893 King St. E. - 12



893 King St. E. - 13



893 King St. E. - 14



893 King St. E. - 15



893 King St. E. - 16



895 King St. E. - 01



895 King St. E. - 02



895 King St. E. - 03



895 King St. E. - 04



895 King St. E. - 05



895 King St. E. - 06



895 King St. E. - 07



895 King St. E. - 08



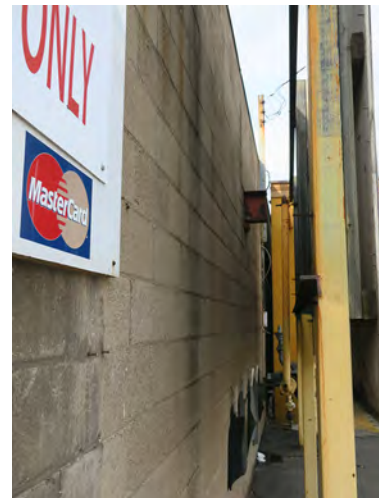
895 King St. E. - 09



895 King St. E. - 10



895 King St. E. - 11



895 King St. E. - 12



895 King St. E. - 13



895 King St. E. - 14



895 King St. E. - 15



895 King St. E. - 16



895 King St. E. - 17



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895 King St. E. - 21



895 King St. E. - 22



895 King St. E. - 23



895 King St. E. - 24



895 King St. E. - 25



895 King St. E. - 26



895 King St. E. - 27





**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit –  
2 Glendale Avenue North, Hamilton, ON  
Cultural Heritage Evaluation Report  
Recommendations**

**FOR METROLINX  
FEBRUARY 2017**

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# 1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 2 Glendale Avenue North, Hamilton, ON

## EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 2 Glendale Avenue North in Hamilton, Ontario. The recommendations were prepared for Metrolinx in February 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

### 1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>1. The property has design or physical value because:</b>		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are commonplace and therefore are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular and commonplace building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>2. The property has historical value or associative value because:</b>		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular and commonplace building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
<b>3. The property has contextual value because:</b>		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property's commonplace building is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>The property has cultural heritage value or interest of provincial significance because:</b>		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of Ontario's history.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property's commonplace building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular and commonplace building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it 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. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property 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. it 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	The property does not have 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.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

## 1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property ( <i>pending Community Input from the City of Hamilton</i> ).



**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit –  
3 Barnesdale Avenue South, Hamilton, ON  
Cultural Heritage Evaluation Report  
Recommendations**

**FOR METROLINX  
FEBRUARY 2017**

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# 1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 3 Barnesdale Avenue South, Hamilton, ON

## EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 3 Barnesdale Avenue South in Hamilton, Ontario. The recommendations were prepared for Metrolinx in February 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

### 1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>1. The property has design or physical value because:</b>		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are commonplace and therefore are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular and commonplace building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>2. The property has historical value or associative value because:</b>		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular and commonplace building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
<b>3. The property has contextual value because:</b>		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property's commonplace building is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.



O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>The property has cultural heritage value or interest of provincial significance because:</b>		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of Ontario's history.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property's commonplace building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular and commonplace building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it 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. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property 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. it 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	The property does not have 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.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

## 1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property ( <i>pending Community Input from the City of Hamilton</i> ).



**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit –  
401 King Street East, Hamilton, ON  
Cultural Heritage Evaluation Report  
Recommendations**

**FOR METROLINX  
MARCH 2017**

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# 1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 401 King Street East, Hamilton, ON

## EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 401 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010). These draft recommendations are based on the interpretation of these criteria by Taylor Hazell Architects, and are pending Community Input from the City of Hamilton.

### 1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>1. The property has design or physical value because:</b>		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are commonplace and therefore are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's structures are vernacular in nature, and do not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's structures were constructed using methods and materials that were commonplace, and do not constitute a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>2. The property has historical value or associative value because:</b>		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	There were no associations identified tying the property to a significant architect, artist, builder, designer or theorist.
<b>3. The property has contextual value because:</b>		
i. it is important in defining, maintaining or supporting the character of an area	NO	Following the demolition of a series of similar buildings to the east, the property no longer substantially contributes to the character of the area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>The property has cultural heritage value or interest of provincial significance because:</b>		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of Ontario's history.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property's commonplace building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular and commonplace building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it 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. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property 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. it 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	The property does not have 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.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

## 1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property ( <i>pending Community Input from the City of Hamilton</i> ).



**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit –  
612 King Street West, Hamilton, ON  
Cultural Heritage Evaluation Report  
Recommendations**

**FOR METROLINX  
MARCH 2017**

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# 1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 612 King Street West, Hamilton, ON

## EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 612 King Street West in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010). These draft recommendations are based on the interpretation of these criteria by Taylor Hazell Architects, and are pending Community Input from the City of Hamilton.

### 1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>1. The property has design or physical value because:</b>		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	While the building contains elements of Art Deco / Style Moderne, it does not display a complete and coherent execution of either approach.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The building contains interesting profiles and decorative relief elements, however it is not considered to demonstrate high degrees of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The simple building does not demonstrate any particular technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>2. The property has historical value or associative value because:</b>		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	While the building's design incorporates the blue cross symbol that is associated with veterinary services, there is no evidence to suggest it had a direct relationship to blue cross organizations.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	The building does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	This CHER has been unable to attribute the design of the building to an designer, artist or theorist.
<b>3. The property has contextual value because:</b>		
i. it is important in defining, maintaining or supporting the character of an area	NO	The building is located on a section of King Street West that lacks a cohesive or notable character.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The building is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The building is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>The property has cultural heritage value or interest of provincial significance because:</b>		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The building does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	NO	The building does not yield, or have the potential to yield, information that contributes to an understanding of Ontario's history.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The building is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it 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. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The building 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. it 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	The building does not have 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.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The building is not located in unorganized territory.

## 1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The building does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The building does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The building is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The building does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The building does not appear to be adjacent to a Protected Heritage Property ( <i>pending Community Input from the City of Hamilton</i> ).



**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit –  
789 King Street East, Hamilton, ON  
Cultural Heritage Evaluation Report  
Recommendations**

**FOR METROLINX  
MARCH 2017**

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# 1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 789 King Street East, Hamilton, ON

## EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 789 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010). These draft recommendations are based on the interpretation of these criteria by Taylor Hazell Architects, and are pending Community Input from the City of Hamilton.

### 1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>1. The property has design or physical value because:</b>		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	Although the property displays craftsmanship in the architectural details of its residential structure, it is not of a high degree, nor does the building display a high degree of artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>2. The property has historical value or associative value because:</b>		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
<b>3. The property has contextual value because:</b>		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>The property has cultural heritage value or interest of provincial significance because:</b>		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of Ontario's history.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property's commonplace building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular and commonplace building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it 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. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property 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. it 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	The property does not have 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.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.



## 1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property ( <i>pending Community Input from the City of Hamilton</i> ).



**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit –  
886-894 King Street East, Hamilton, ON  
Cultural Heritage Evaluation Report  
Recommendations**

**FOR METROLINX  
MARCH 2017**

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# 1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 886-894 King Street East, Hamilton, ON

## EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 886-894 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010). These draft recommendations are based on the interpretation of these criteria by Taylor Hazell Architects, and are pending Community Input from the City of Hamilton.

### 1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>1. The property has design or physical value because:</b>		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are utilitarian and therefore are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>2. The property has historical value or associative value because:</b>		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular and utilitarian building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
<b>3. The property has contextual value because:</b>		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property's commonplace building is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>The property has cultural heritage value or interest of provincial significance because:</b>		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of Ontario's history.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property's utilitarian building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it 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. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property 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. it 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	The property does not have 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.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

## 1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property ( <i>pending Community Input from the City of Hamilton</i> ).



**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit –  
891 King Street East, Hamilton, ON  
Cultural Heritage Evaluation Report  
Recommendations**

**FOR METROLINX  
MARCH 2017**

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# 1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 891 King Street East, Hamilton, ON

## EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 891 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010). These draft recommendations are based on the interpretation of these criteria by Taylor Hazell Architects, and are pending Community Input from the City of Hamilton.

### 1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>1. The property has design or physical value because:</b>		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are utilitarian and therefore are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular building does not demonstrate a high degree of technical or scientific achievement.



O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>2. The property has historical value or associative value because:</b>		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
<b>3. The property has contextual value because:</b>		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>The property has cultural heritage value or interest of provincial significance because:</b>		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of Ontario's history.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it 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. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property 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. it 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	The property does not have 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.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

## 1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property ( <i>pending Community Input from the City of Hamilton</i> ).



**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit –  
893 King Street East, Hamilton, ON  
Cultural Heritage Evaluation Report  
Recommendations**

**FOR METROLINX  
MARCH 2017**

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# 1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 893 King Street East, Hamilton, ON

## EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 893 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010). These draft recommendations are based on the interpretation of these criteria by Taylor Hazell Architects, and are pending Community Input from the City of Hamilton.

### 1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>1. The property has design or physical value because:</b>		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	Although the property's residential structure contains Italianate, Gothic Revival and classical details, it is not a rare, unique, representative or early example of a style, type, expression, material or construction method.
ii. it displays a high degree of craftsmanship or artistic merit	NO	Although the property displays craftsmanship in the architectural details of its residential structure, it is not of a high degree, nor does the building display a high degree of artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>2. The property has historical value or associative value because:</b>		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
<b>3. The property has contextual value because:</b>		
i. it is important in defining, maintaining or supporting the character of an area	NO	Although once part of a series of large homes with similar setbacks, the residential structure on the property has lost its contextual value because of the modifications and demolitions of these residences. The property is therefore not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>The property has cultural heritage value or interest of provincial significance because:</b>		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of Ontario's history.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it 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. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property 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. it 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	The property does not have 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.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

## 1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property ( <i>pending Community Input from the City of Hamilton</i> ).





**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit –  
895 King Street East, Hamilton, ON  
Cultural Heritage Evaluation Report  
Recommendations**

**FOR METROLINX  
MARCH 2017**

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# 1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 895 King Street East, Hamilton, ON

## EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 895 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010). These draft recommendations are based on the interpretation of these criteria by Taylor Hazell Architects, and are pending Community Input from the City of Hamilton.

### 1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>1. The property has design or physical value because:</b>		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	YES (CONDITIONAL)	The visible portions of the structure suggest that this property's residential structure may include a rare architectural form for its time. Due to the lack of visibility of this structure from the public realm, and the knowledge that its main façade is intact behind the commercial addition, this response and the recommended outcome are conditional upon closer inspection of the property.
ii. it displays a high degree of craftsmanship or artistic merit	NO	Although the property displays craftsmanship in the visible architectural details of both of its structures, it is not of a high degree, nor does the building display a high degree of artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>2. The property has historical value or associative value because:</b>		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
<b>3. The property has contextual value because:</b>		
i. it is important in defining, maintaining or supporting the character of an area	NO	Although once part of a series of large homes with similar setbacks, the residential structure on the property has lost its contextual value because of the modifications and demolitions of these residences. The property is therefore not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>The property has cultural heritage value or interest of provincial significance because:</b>		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of Ontario's history.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it 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. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property 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. it 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	The property does not have 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.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

## 1.2 RECOMMENDED OUTCOME OF EVALUATION

If upon closer inspection this property is determined to have cultural heritage value without the aforementioned conditions, a Statement of Cultural Heritage Value will be prepared.

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	YES (CONDITIONAL)	The property may meet the criteria set out in O. Reg. 9/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property ( <i>pending Community Input from the City of Hamilton</i> ).



**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit –  
924 King Street East, Hamilton, ON  
Cultural Heritage Evaluation Report  
Recommendations**

**FOR METROLINX  
MARCH 2017**

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# 1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 924 King Street East, Hamilton, ON

## EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 924 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010). These draft recommendations are based on the interpretation of these criteria by Taylor Hazell Architects, and are pending Community Input from the City of Hamilton.

### 1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>1. The property has design or physical value because:</b>		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	Although the property's building contains elements of early mid-20 <sup>th</sup> century modern style, it is a modest example and therefore not a rare, unique, representative or early example of a style, type, expression, material or construction method.
ii. it displays a high degree of craftsmanship or artistic merit	NO	Although the property's building displays craftsmanship in its stone-clad façades, it is not of a high degree, nor does the building display a high degree of artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>2. The property has historical value or associative value because:</b>		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	Although the property is associated with the Bank of Nova Scotia, which also operated in a previous building on this property, it no longer functions as a bank. The longevity of bank locations and the renewal of bank architecture is also commonplace. The property therefore does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	Although it was likely designed by an architect, the property's modest building was part of a wave of post-war construction and changing architectural styles in Canada. It therefore does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
<b>3. The property has contextual value because:</b>		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.



O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>The property has cultural heritage value or interest of provincial significance because:</b>		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	Although the property's building was part of a wave of post-war construction and changing architectural styles, it is a modest example which does not meet the threshold of provincial significance.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of Ontario's history.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it 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. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property 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. it 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	The property does not have 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.
8. the property is located in unorganized territory and the Minister determines that there is a provincial	NO	The property is not located in unorganized territory.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
interest in the protection of the property.		

## 1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property ( <i>pending Community Input from the City of Hamilton</i> ).



**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit –  
929 King Street East, Hamilton, ON  
Cultural Heritage Evaluation Report  
Recommendations**

**FOR METROLINX  
MARCH 2017**

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**DRAFT**

# 1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 929 King Street East, Hamilton, ON

## EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 929 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010). These draft recommendations are based on the interpretation of these criteria by Taylor Hazell Architects, and are pending Community Input from the City of Hamilton.

### 1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>1. The property has design or physical value because:</b>		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are utilitarian and therefore are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular and substantially modified building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>2. The property has historical value or associative value because:</b>		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	Although the property has been associated with the activity of bowling for most, if not all of its lifespan, the association does not meet the threshold significance to a community, nor does the property have direct associations with a theme, event, believe, person, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular and substantially modified building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
<b>3. The property has contextual value because:</b>		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>The property has cultural heritage value or interest of provincial significance because:</b>		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of Ontario's history.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it 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. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property 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. it 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	The property does not have 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.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

## 1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property ( <i>pending Community Input from the City of Hamilton</i> ).



**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit –  
943 King Street East, Hamilton, ON  
Cultural Heritage Evaluation Report  
Recommendations**

**FOR METROLINX  
MARCH 2017**

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# 1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 943 King Street East, Hamilton, ON

## EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 943 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010). These draft recommendations are based on the interpretation of these criteria by Taylor Hazell Architects, and are pending Community Input from the City of Hamilton.

### 1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>1. The property has design or physical value because:</b>		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are utilitarian and therefore are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular and substantially modified building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>2. The property has historical value or associative value because:</b>		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular and substantially modified building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
<b>3. The property has contextual value because:</b>		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>The property has cultural heritage value or interest of provincial significance because:</b>		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of Ontario's history.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it 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. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property 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. it 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	The property does not have 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.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

## 1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property ( <i>pending Community Input from the City of Hamilton</i> ).



**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit –  
1145-1147 Main Street East, Hamilton, ON  
Cultural Heritage Evaluation Report  
Recommendations**

**FOR METROLINX  
MARCH 2017**

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# 1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 1145-1147 King Street East, Hamilton, ON

## EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 1145-1147 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010). These draft recommendations are based on the interpretation of these criteria by Taylor Hazell Architects, and are pending Community Input from the City of Hamilton.

### 1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>1. The property has design or physical value because:</b>		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are utilitarian and therefore are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>2. The property has historical value or associative value because:</b>		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
<b>3. The property has contextual value because:</b>		
i. it is important in defining, maintaining or supporting the character of an area	NO	Although it shares a contextual relationship with other similar buildings on Main Street West, the property is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>The property has cultural heritage value or interest of provincial significance because:</b>		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of Ontario's history.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it 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. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property 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. it 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	The property does not have 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.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.



## 1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property ( <i>pending Community Input from the City of Hamilton</i> ).



**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit –  
1147-1/2 Main Street East, Hamilton, ON  
Cultural Heritage Evaluation Report  
Recommendations**

**FOR METROLINX  
MARCH 2017**

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**DRAFT**

# 1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 1147 ½ King Street East, Hamilton, ON

## EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 1147 ½ King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010). These draft recommendations are based on the interpretation of these criteria by Taylor Hazell Architects, and are pending Community Input from the City of Hamilton.

### 1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>1. The property has design or physical value because:</b>		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are utilitarian and therefore are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>2. The property has historical value or associative value because:</b>		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
<b>3. The property has contextual value because:</b>		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>The property has cultural heritage value or interest of provincial significance because:</b>		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of Ontario's history.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it 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. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property 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. it 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	The property does not have 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.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

## 1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property ( <i>pending Community Input from the City of Hamilton</i> ).



**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit –  
1149-1151 Main Street East, Hamilton, ON  
Cultural Heritage Evaluation Report  
Recommendations**

**FOR METROLINX  
MARCH 2017**

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# 1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 1149-1151 King Street East, Hamilton, ON

## EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 1149-1151 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010). These draft recommendations are based on the interpretation of these criteria by Taylor Hazell Architects, and are pending Community Input from the City of Hamilton.

### 1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>1. The property has design or physical value because:</b>		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are utilitarian and therefore are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular building does not demonstrate a high degree of technical or scientific achievement.



O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>2. The property has historical value or associative value because:</b>		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
<b>3. The property has contextual value because:</b>		
i. it is important in defining, maintaining or supporting the character of an area	NO	Although it shares a contextual relationship with other similar buildings on Main Street West, the property is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>The property has cultural heritage value or interest of provincial significance because:</b>		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of Ontario's history.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it 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. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property 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. it 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	The property does not have 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.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

## 1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property ( <i>pending Community Input from the City of Hamilton</i> ).



**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit –  
1203 King Street East, Hamilton, ON  
Cultural Heritage Evaluation Report  
Recommendations**

**FOR METROLINX  
FEBRUARY 2017**

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**DRAFT**

# 1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 1203 King Street East, Hamilton, ON

## EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 1203 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in February 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

### 1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>1. The property has design or physical value because:</b>		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are commonplace and therefore are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular and commonplace building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>2. The property has historical value or associative value because:</b>		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular and commonplace building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
<b>3. The property has contextual value because:</b>		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property's commonplace building is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>The property has cultural heritage value or interest of provincial significance because:</b>		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of Ontario's history.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property's commonplace building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular and commonplace building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it 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. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property 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. it 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	The property does not have 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.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

## 1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property ( <i>pending Community Input from the City of Hamilton</i> ).





**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit –  
1205 King Street East, Hamilton, ON  
Cultural Heritage Evaluation Report  
Recommendations**

**FOR METROLINX  
FEBRUARY 2017**

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# 1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 1205 King Street East, Hamilton, ON

## EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 1205 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in February 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

### 1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>1. The property has design or physical value because:</b>		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are commonplace and therefore are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular and commonplace building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>2. The property has historical value or associative value because:</b>		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular and commonplace building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
<b>3. The property has contextual value because:</b>		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property's commonplace building is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>The property has cultural heritage value or interest of provincial significance because:</b>		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of Ontario's history.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property's commonplace building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular and commonplace building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it 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. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property 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. it 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	The property does not have 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.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

## 1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property ( <i>pending Community Input from the City of Hamilton</i> ).



**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit –  
1207 King Street East, Hamilton, ON  
Cultural Heritage Evaluation Report  
Recommendations**

**FOR METROLINX  
FEBRUARY 2017**

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# 1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 1207 King Street East, Hamilton, ON

## EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 1207 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in February 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

### 1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>1. The property has design or physical value because:</b>		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are commonplace and therefore are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular and commonplace building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>2. The property has historical value or associative value because:</b>		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular and commonplace building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
<b>3. The property has contextual value because:</b>		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property's commonplace building is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.



O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>The property has cultural heritage value or interest of provincial significance because:</b>		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of Ontario's history.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property's commonplace building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular and commonplace building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it 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. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property 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. it 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	The property does not have 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.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

## 1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property ( <i>pending Community Input from the City of Hamilton</i> ).



**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit –  
1211 King Street East, Hamilton, ON  
Cultural Heritage Evaluation Report  
Recommendations**

**FOR METROLINX  
MARCH 2017**

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# 1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 1211 King Street East, Hamilton, ON

## EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 1211 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010). These draft recommendations are based on the interpretation of these criteria by Taylor Hazell Architects, and are pending Community Input from the City of Hamilton.

### 1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>1. The property has design or physical value because:</b>		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are utilitarian and therefore are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular and utilitarian building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>2. The property has historical value or associative value because:</b>		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular and utilitarian building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
<b>3. The property has contextual value because:</b>		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property's commonplace building is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>The property has cultural heritage value or interest of provincial significance because:</b>		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of Ontario's history.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property's utilitarian building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular and utilitarian building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it 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. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property 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. it 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	The property does not have 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.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

## 1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property ( <i>pending Community Input from the City of Hamilton</i> ).



**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit –  
1217 King Street East, Hamilton, ON  
Cultural Heritage Evaluation Report  
Recommendations**

**FOR METROLINX  
MARCH 2017**

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# 1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 1217 King Street East, Hamilton, ON

## EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 1217 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010). These draft recommendations are based on the interpretation of these criteria by Taylor Hazell Architects, and are pending Community Input from the City of Hamilton.

### 1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>1. The property has design or physical value because:</b>		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are utilitarian and therefore are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>2. The property has historical value or associative value because:</b>		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular and utilitarian building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
<b>3. The property has contextual value because:</b>		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property's commonplace building is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	Although the property is visually and functionally linked to its surroundings, it does not meet the threshold of contextual value.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>The property has cultural heritage value or interest of provincial significance because:</b>		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of Ontario's history.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property's utilitarian building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it 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. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property 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. it 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	The property does not have 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.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

## 1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property ( <i>pending Community Input from the City of Hamilton</i> ).



**TAYLOR HAZELL  
ARCHITECTS**

**Hamilton Light Rail Transit –  
1257 King Street East, Hamilton, ON  
Cultural Heritage Evaluation Report  
Recommendations**

**FOR METROLINX  
FEBRUARY 2017**

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**DRAFT**

# 1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 1257 King Street East, Hamilton, ON

## EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 1257 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in February 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

### 1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>1. The property has design or physical value because:</b>		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are commonplace and therefore are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular and commonplace building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>2. The property has historical value or associative value because:</b>		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular and commonplace building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
<b>3. The property has contextual value because:</b>		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property's commonplace building is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
<b>The property has cultural heritage value or interest of provincial significance because:</b>		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	NO	The property does not yield, or have the potential to yield, information that contributes to an understanding of Ontario's history.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property's commonplace building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular and commonplace building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it 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. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property 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. it 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	The property does not have 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.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.



## 1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property ( <i>pending Community Input from the City of Hamilton</i> ).