



# Hamilton

## HAMILTON MUNICIPAL HERITAGE COMMITTEE REPORT 17-003

12:00 p.m.

Thursday, April 13, 2017  
Council Chambers, 2<sup>nd</sup> Floor  
Hamilton City Hall  
71 Main Street West

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**Present:** Councillors A. Johnson, M. Pearson and J. Partridge  
A. Denham-Robinson (Chair), W. Arndt, , G. Carroll,  
C. Dimitry, K. Garay, T. Ritchie, K. Stacey and T. Wallis

**Absent with  
Regrets:** D. Beland, M. McGaw, R. Sinclair

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### THE HAMILTON MUNICIPAL HERITAGE COMMITTEE PRESENTS REPORT 17-003 AND RESPECTFULLY RECOMMENDS:

**1. Memorandum from the Director of Planning and Chief Planner respecting the Cultural Heritage Resources in the Hamilton Light Rail Transit (LRT) Environmental Project Report (EPR) Addendum (Item 7.1)**

That the Director of Planning and Chief Planner be directed to advise City Council of the heritage resources along the proposed LRT, and in particular the six (6) properties identified for acquisition and possible demolition on pages 3-29 to 3-42 of the Hamilton Light Rail Transit (LRT) Environmental Project Report (EPR) Addendum.

**2. Recommendation to Designate 43-51 King Street East (Former Kresge Building) Under Part IV of the Ontario Heritage Act (PED17028a) (Ward 2) (Item 8.1)**

(a) That the recommendation to designate of 43-51 King Street East, Hamilton, as shown in Appendix "A" to Report PED17028a, as a property of cultural heritage value pursuant to the provisions of Part IV of the *Ontario Heritage Act*, **be DENIED;**

(b) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "A" to Report 17-003, **be RECEIVED.**

**3. Heritage Recognition Awards Draft List of Nominations from the Education Working Group (Item 11.2)**

That the following Nominations for the Heritage Recognition Awards be approved:

**(i) Heritage Property Recognition Awards**

1. 95, 105 and 105 ½ James St. N., Hamilton, ON
2. 469 Bay St. N., Hamilton, ON
3. 2174 Nebo Road, Glanbrook, ON
4. 15 Church Street, Dundas, ON
5. Customs House (Workers Arts and Heritage Centre), 51 Stuart Street, Hamilton, ON
6. Griffin House National Historic Site, 733 Mineral Springs Road, Dundas, ON

**(ii) Heritage Group, Society of Specialty Team**

1. Westdale Cinema Group

**FOR THE INFORMATION OF THE COMMITTEE:**

**(a) CHANGES TO THE AGENDA (Item 1)**

The Clerk advised the Committee of the following changes to the agenda:

**1. DELEGATION REQUEST**

- 4.1 Sergio Manchia, Urban Solutions, respecting Recommendation to Designate 43-51 King Street East (former Kresge Building) Under Part IV of the Ontario Heritage Act (PED17028a) (for today's meeting)

**2. PRESENTATION**

- 7.1 LRT Update from Metrolinx staff (no copy)

**4. ITEM WITHDRAWN**

- 5.1 Education Working Group Meeting Notes – March 8, 2017

The Education Working Group advises that the Meeting Notes for the March 8, 2017 are not ready for distribution, but will be presented to the May 18, 2017 meeting.

Planning – May 2, 2017

The Agenda for the April 13, 2017 Hamilton Municipal Heritage Committee was approved, as amended.

**(b) DECLARATIONS OF INTEREST (Item 2)**

None.

**(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 3)**

**(i) March 16, 2017 (Item 3.1)**

The Minutes of the March 16, 2017 meeting of the Hamilton Municipal Heritage Committee were approved, as presented.

**(d) DELEGATION REQUESTS (Item 4)**

**(i) Sergio Manchia, Urban Solutions, respecting Recommendation to Designate 43-51 King Street East (former Kresge Building) Under Part IV of the Ontario Heritage Act (PED17028a) (Added Item 4.1)**

The delegation from Sergio Manchia, Urban Solutions, respecting Recommendation to Designate 43-51 King Street East (former Kresge Building) Under Part IV of the Ontario Heritage Act (PED17028a), was approved, for the April 13, 2017 meeting.

**(e) PRESENTATIONS (Item 7)**

**(i) LRT Update from Metrolinx staff (Added Item 7.1)**

Trevor Horzelenberg, Manager; Light Rail Transit Office; Don Forbes, Manager, Environmental Programs and Assessment, Metrolinx; and Danielle Bury, Metrolinx addressed the Committee respecting the Hamilton Light Rail Transit (LRT) Update.

Staff did not provide a formal presentation as was originally anticipated but made themselves available to answer questions specifically respecting the Environmental Project Report (EPR) Addendum.

The LRT Update from Metrolinx staff, was received.

For disposition of this matter, refer to Item 1.

**(f) DISCUSSION ITEM (Item 8)**

**(i) Recommendation to Designate 43-51 King Street East (Former Kresge Building) Under Part IV of the Ontario Heritage Act (PED17028(a)) (Ward 2) (Item 8.1)**

Chelsey Tyers, Cultural Heritage Planner, addressed Committee with an overview of Report PED17028(a), respecting a Recommendation to Designate 43-51 King Street East (Former Kresge Building) Under Part IV of the Ontario Heritage Act.

Sergio Manchia of Urban Solutions addressed the Committee respecting Recommendation to Designate 43-51 King Street East (Former Kresge Building) Under Part IV of the Ontario Heritage Act (PED17028(a)).

The delegation from Sergio Manchia, Urban Solutions respecting PED17028(a), a Recommendation to Designate 43-51 King Street East (Former Kresge Building) Under Part IV of the Ontario Heritage Act, be received.

The Committee denied the Recommendation to Designate 43-51 King Street East.

For disposition of this matter, refer to Item 2.

**(g) GENERAL INFORMATION/OTHER BUSINESS (Item 11)**

**(i) Ontario Heritage Conference Invitation (Item 11.1)**

Steve Robichaud, Director of Planning, addressed the Committee respecting the Ontario Heritage Conference Invitation, and advised that funds are available for travel, accomodation and registration for two members to attend the conference.

The following members of the Hamilton Municipal Heritage Committee were approved to attend the Ontario Heritage Conference, June 8-10, 2017 in Ottawa, Ontario:

- G. Carroll
- T. Wallis

**(ii) Heritage Recognition Awards Draft List of Nominations from the Education Working Group (to be distributed) (Item 11.2)**

Copies of the Heritage Recognition Awards Draft List of Nominations were distributed to Committee members.

For disposition of this matter, refer to Item 3.

**(iii) Buildings and Landscapes (Item 11.3)**

The updates listed on the agenda as Item 11.3, were received, as presented.

**(a) Endangered Buildings and Landscapes (Red):  
(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)**

- (i) Tivoli, 108 James Street North, Hamilton (D) – A. Johnson

No report.

- (ii) Book House, 167 Book Road East, Ancaster (R) – M. McGaw

No report

- (iii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – M. McGaw

Staff have been contacted by Building Division regarding the collapse of an out-building located on the property. Staff conducted a site visit of the property.

- (iv) Century Manor, 100 West 5th Street, Hamilton (D) – K. Garay

No report.

- (v) Beach Canal Lighthouse (D) – J. Partridge

No report.

- (vi) 18-22 King Street East, Hamilton (R)(NOI) – K. Stacey

No report.

- (vii) 24-28 King Street East, Hamilton (R)(NOI) – K. Stacey

No report.

- (viii) 1 St. James Place, Hamilton (D) – K. Stacey

No report.

- (ix) 43-51 King Street East, Hamilton (Kresge Property) (R) – K. Stacey

For further disposition, refer to Item 2

- (x) St. Thomas Anglican Church Parsonage, 18 West Avenue South, Hamilton – T. Ritchie

No report.

**(b) Buildings and Landscapes of Interest (yellow):  
(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)**

- (i) Delta High School, 1284 Main Street East, Hamilton (D) – D. Beland

No report.

- (ii) James Street Baptist Church, 96 James Street South, Hamilton (D) – A. Denham-Robinson

No report.

- (iii) Centenary Church, 24 Main Street West (R) – D. Beland

No report.

- (iv) Pearson Home, 493 Dundas Street East, Waterdown (D) – J. Partridge / W. Arndt

W. Arndt advised that the townhome development has begun construction.

- (v) St. Giles United Church, 85 Holton Avenue South (L) – D. Beland

No report.

- (vi) 33 Bowen Street, Hamilton (R) - T. Ritchie

No report.

- (vii) 2251 Rymal Road East, Stoney Creek (R) – C. Dimitry

No report.

**(c) Heritage Properties Update (green):  
(Green = Properties whose status is stable)**

- (i) The Royal Connaught Hotel, 112 King Street East, Hamilton (R) – T. Ritchie

No report.

- (ii) (Thomas Building) 46 - 52 James Street North, Hamilton (D) – R. Sinclair

No report.

- (iii) Desjardins Canal, Dundas, Hamilton (R) – K. Stacey

No report.

- (iv) St. Marks, 120 Bay Street South, Hamilton (D) – A. Denham-Robinson

No report.

- (v) Auchmar, 88 Fennell Avenue West, Hamilton (D) – K. Garay

No report.

- (vi) Westdale Theatre, 1014 King Street West, Hamilton (R) – A. Johnson / K. Stacey

No report.

- (vii) Jimmy Thompson Pool, 1099 King Street E., Hamilton (R) – T. Ritchie

No report.

- (viii) Abrey-Zimmerman House, Courtcliffe Park, Flamborough (D) – J. Partridge

W. Arndt advised that the property has been sold.

- (ix) Treble Hall, 4-12 John Street North, Hamilton (R) – T. Ritchie

No report.

(d) **Heritage Properties Update (black):**  
**(Black = Properties that HMHC have no control over and may be demolished)**

- (i) Auchmar Gate House, Claremont Lodge 71 Claremont Drive  
(R) – K. Garay

No report.

(g) **ADJOURNMENT (Item 12)**

There being no further business, the Hamilton Municipal Heritage Committee adjourned at 2:09 p.m.

Respectfully submitted,

Alissa Denham-Robinson, Chair  
Hamilton Municipal Heritage Committee

Loren Kolar  
Legislative Coordinator  
Office of the City Clerk



## **Statement of Cultural Heritage Value or Interest**

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### **43-51 King Street East (Former Kresge Building)**

43-51 King Street East is comprised of the original two storey S.S. Kresge & Co. Store constructed in 1930 and later additions and alterations carried out in 1948-50. Both building phases were overseen by G.A. McElroy, a Canadian architect employed by S.S. Kresge & Co. to design a number of Canadian and U.S.A. stores that reflected modern architectural trends.

S.S. Kresge & Co was a Detroit based variety chain store founded in 1899 that expanded rapidly in the 1920s to become the second largest variety chain store in the world, second to the Woolworth Co. In 1929 the company expanded into Canada.

Hamilton provided a strong market for this American retail chain and its success in Hamilton's commercial core, specifically in the inter-war and post-WWII periods, is associated with the city's industrial growth and strong consumer base in those periods.

The former S.S. Kresge Store has architectural interest as a modified example of Art Deco influenced commercial architecture in Hamilton's downtown that was designed by Canadian architect G.A. McElroy for the S.S. Kresge Co. It has historical significance for its association with S.S. Kresge & Co., an innovative retailer that made a significant contribution to retail activities in the core for more than 60 years. It has contextual significance as an example of a large well-designed early 20<sup>th</sup> century re-development that is successfully integrated into the historic street wall that frames the Gore Park Cultural Landscape.

#### **Heritage Attributes:**

- Two storey horizontal massing and flat roofline;
- Buff brick cladding on the two storey portion of the building, comprising five (5) bays on King Street East and eight (8) bays on Hughson Street North, including the stepped pilasters with stone tops rising above the parapet and the ziggurat motif above the second floor windows;
- Two (2) recessed corner entrances and storefronts on King Street East with curved glazing that were added in 1948-50; and,
- Steel framed sash windows on the second floor in the two storey portion.