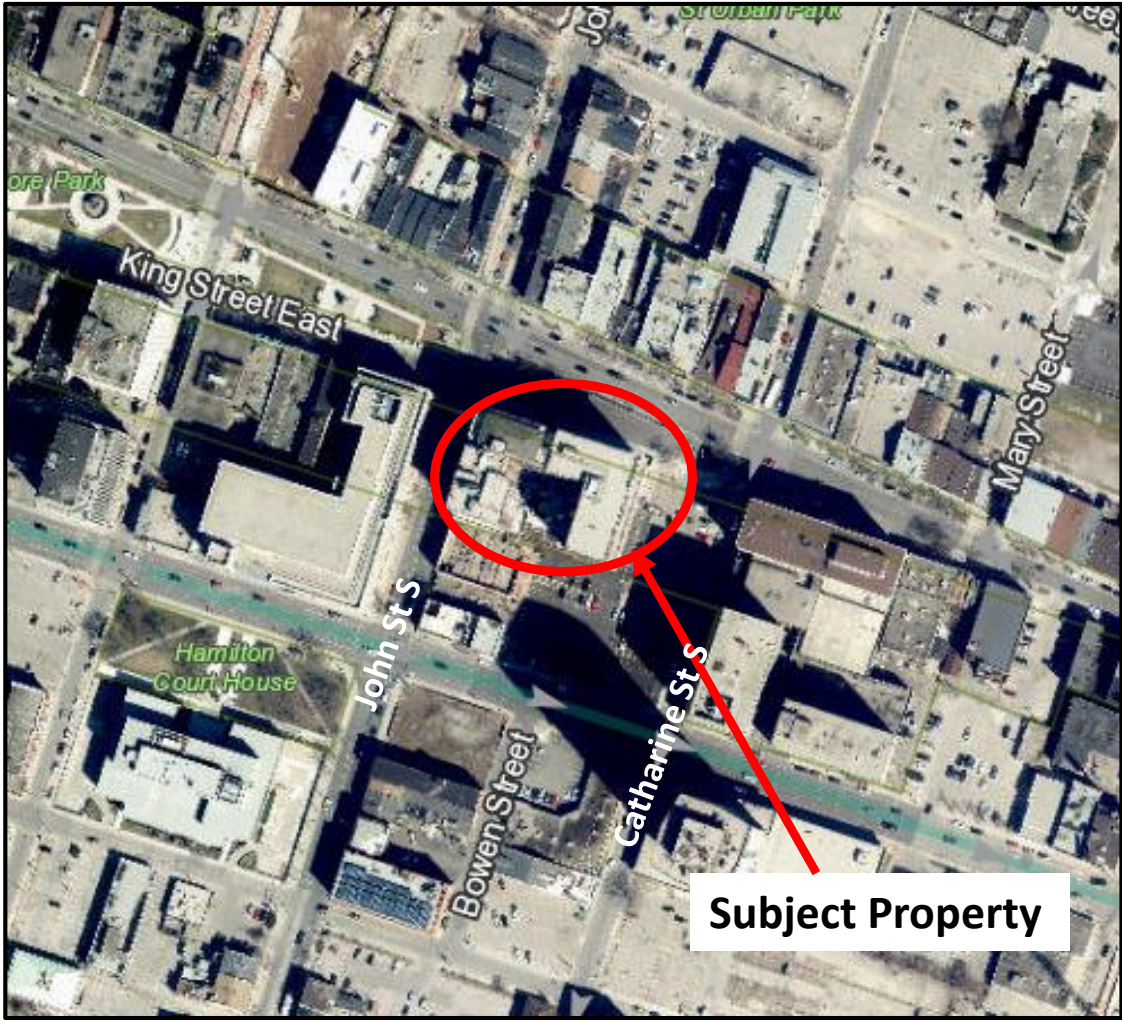




# Recommendation to Designate 110-122 King Street East, Hamilton (former Royal Connaught Hotel) Under Part IV of the Ontario Heritage Act PED20159 (Ward 2)

Hamilton Municipal Heritage Committee  
September 17, 2020

# Aerial Image

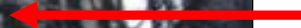


# North and West Elevations

1914-16 Building



1931 Building



(Image Source: Dilse and Stewart, Cultural Heritage Assessment Report on the Royal Connaught Hotel, March 2013)

# North Elevation



Image Source: David Addington, 2020

# Historical Background

- Former site of Hamilton Hotel/Anglo American Hotel/Waldorf Hotel (1856-1914)
- The President of the Hamilton Board of Trade, Harry Louis Frost, organized the Hamilton Hotel Company Ltd to raise financing for the hotel through the sale of capital stock among the citizens of Hamilton.
- 1914-16 building: early and rare surviving example of a 2<sup>nd</sup> generation skyscraper, designed by Esenwein & Johnson in the Edwardian Classical style & used steel framing
- 1931 building: designed by Hutton & Souter in the Art Deco style to compliment the tripartite Classical style of the earlier building



Image Source: David Addington, 2020

# Project Background

- In 2008, Council endorsed a motion from the Economic Development and Planning Committee recommending that the former Royal Connaught Hotel be considered a high priority for future designation. The property was added to the staff work plan for designation at that time and to the Register in October 2008;
- Staff retained Peter Stewart of George Robb Architect, and Paul Dilse, Heritage Planning Consultant to complete a Cultural Heritage Assessment (2013);
- In 2013, the property was included in a Site Plan application as part of the redevelopment of the block. The former Hotel was repurposed to a residential condominium with lower floor commercial uses including the addition of a 14 storey addition on the John Street South frontage of the site. The application was approved December 2014;
- At the request of the property owner, the designation of the subject property was put on hold in 2013 until construction on the project was completed;

# Project Background

- Three Draft Plan of Condominium applications have received approval: one condominium for the six lower floor commercial units and two separate condominiums corresponding to two different phases of the residential portion of the building;
- Through the consultants' evaluation, it has been determined that the subject property has design/physical value, historical/associative value, and contextual value as exemplified in its built heritage attributes and is now being recommended for designation under Part IV of the Ontario Heritage Act.



North façade of the 1931 building (left); interior lobby (right)



Upper left & right image source: David Addington, 2020; lower left: Google Street view, 2019





Left: 1914-16 building steel frame under construction; Right: 1931 building under construction.  
Image source: PreView Image Database, Hamilton Public Library, [www.preview.hpl.ca](http://www.preview.hpl.ca).



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Thank you.