

CULTURAL HERITAGE ASSESSMENT REPORT ON THE ROYAL CONNAUGHT HOTEL 112 KING STREET EAST, HAMILTON, ONTARIO

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for the City of Hamilton

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Fig. 1 View of the Royal Connaught Hotel from the northwest

TABLE OF CONTENTS

	Page
1.0 Introduction	3
2.0 Property Location	3
3.0 Physiographic Context	4
4.0 Settlement Context (Site History)	4
5.0 Property Description (As-found Appearance)	14
6.0 Cultural Heritage Evaluation	18
7.0 Cultural Heritage Value	24
Appendix A: Illustrations	30
Appendix B: Bibliography	85
Appendix C: Qualifications of Authors	89

CULTURAL HERITAGE ASSESSMENT REPORT ON THE ROYAL CONNAUGHT HOTEL

1.0 Introduction

As early as 1983, the City of Hamilton had identified the Royal Connaught Hotel as a property of historic interest. The property was included in the Inventory of Buildings of Architectural and/or Historical Interest. It was also noted as a heritage resource in the Gore Park Heritage Design Study, which was approved by Council in 1996. The designation process for 112 King Street East (Hamilton) was initiated on April 9, 2008 when City Council endorsed a recommendation from the Economic Development and Planning Committee to have the former Royal Connaught Hotel considered as a priority for future designation under Part IV of the *Ontario Heritage Act*. Later the same year, the property was included in the Municipal Register of Properties of Cultural Heritage Value or Interest.

On the request of the City of Hamilton Planning and Economic Development Department, George Robb Architect was engaged to undertake a cultural heritage evaluation of the property in mid-December, 2012. On January 16, 2013, Peter Stewart of George Robb Architect and Paul Dilse, Heritage Planning Consultant, visited the site to record the hotel's exterior appearance. Through the month of January and into February, Paul Dilse and Peter Stewart conducted historical research at the Archives of Ontario, Hamilton Central Library, Hamilton City Hall, North York Central Library, Toronto Reference Library, Wentworth Land Registry Office, and on line. Meghan House, Cultural Heritage Planner in the Planning and Economic Development Department, assisted them in their research.

The report follows the customary format for cultural heritage assessments in the City of Hamilton. In the section entitled Property Location, the property's legal description and the hotel's physical dimensions are included. The section called Settlement Context documents the site's history and the hotel's place in the history of Hamilton and among Canadian grand hotels. The next section, entitled Property Description, provides a description of the property as it appears today. The description is illustrated with photographs taken by Peter Stewart on the January 16 site visit, by Meghan House during her visit of the hotel's interior in September 2011, and by student Justin Teakle who captured two additional street views on February 13, 2013. In the section with the subheading, Cultural Heritage Evaluation, criteria adopted by the City of Hamilton as well as criteria prescribed in Ontario Regulation 9/06 are applied to evaluate the property's cultural heritage value. The final section entitled Cultural Heritage Value explains the property's cultural heritage value and gives a description of the attributes that embody the property's cultural heritage value.

2.0 Property Location

The Royal Connaught Hotel (Fig. 1 on the report cover) is located on the south side of King Street East, east of Gore Park, in downtown Hamilton (Fig. 2 in Appendix A, which contains all the figures in the report except for the cover illustration). The existing former hotel building, measuring about 209 feet along King Street East and 136 feet on John Street South, is built with zero setbacks from the lot lines. A parking lot extends from the building eastward to Catharine

Street South. The property occupies most of the block bounded by King Street East, Catharine Street South, Main Street East and John Street South. It covers Lots 5, 6, 7, 8, 27 and 28 and part of Lot 26 in Plan 1431, otherwise known as the George Hamilton Survey. It is also legally described on Plan 62R-9940 (Fig. 3).

3.0 Physiographic Context

Hamilton's downtown is found within the physiographic region known as the Iroquois Plain, the lowland that borders the western end of Lake Ontario. Settled at an early time and largely urbanized, the Iroquois Plain supports the most densely inhabited area in Ontario.

4.0 Settlement Context (Site History)

4.1 The Site's Use for Hotel Purposes since the Mid-Nineteenth Century

The land title records the Hamilton Hotel Company purchasing Lot 6 and part of Lot 7 in the George Hamilton Survey, along the south side of King Street in 1853. It also names the hotel built on the site – the Hamilton Hotel at first and later the Anglo American Hotel. According to an article by Brian Henley in *The Hamilton Spectator*, only a church spire ascended higher in the townscape than the five-storey hotel when it was completed in 1856. As was repeated for the construction of the Royal Connaught Hotel on the same site, the hotel project was financed by a joint-stock company where shares were raised among the citizens of Hamilton.

Built as a first-class hotel with a ground floor of stores, the project proved a failure. In 1861, merchant Donald McInnes acquired the property after a default on the mortgage. He sold to the Wesleyan Female College of Hamilton, which turned the former hotel into a non-denominational school of higher learning for young women.

In 1898, the property was sold; and the building reverted to hotel use. The Waldorf Hotel is pictured in a view from the turn of the twentieth century (Fig. 4). By this time, other buildings had surpassed the old hotel in height. The post office's clock tower on the west side of John Street was taller, and the Bank of Hamilton skyscraper in the distance at King and James Streets made the greatest impact on the city's skyline.

4.2 The Development of Grand Hotels

In her worldwide survey of grand hotels, Elaine Denby explains the origins of the grand hotel. The "grand" or "palace" hotel – a large and luxurious hotel catering to the high-end hotel trade – had begun to emerge as a new building type in the United States and Great Britain in the 1830s when rail transport was evolving to deliver patrons to distant destinations in comfort. Prototypes of the grand hotel ideal were Astor House in New York (1834) and the Queen's Hotel in Cheltenham, England (1838).

The first purpose-built grand hotel in Canada was the Windsor Hotel in Montreal (1878). Its six storeys were designed by W.J. Bounton of Chicago in the Second Empire style. From its

Montreal headquarters, the Canadian Pacific Railway initiated the development of its own chain of grand hotels. Early hotels in the chain were designed by Bruce Price of New York in another French-inspired style – the Chateau style. Examples of landmark hotels that were built in this style and remain today are Banff Springs Hotel in the Rocky Mountains (1888), the Château Frontenac in Quebec City (1893) and Viger Train Station and Hotel in Montreal (1898).

As an alternative to the railway hotel, Barbara Chisholm in her survey of Canadian grand hotels identifies the King Edward Hotel in Toronto as an early example of a grand hotel developed by local business elites. Opened in 1903, the eight-storey hotel was designed in a neoclassical style (as were most grand hotels around the world) by Henry Ives Cobb of Chicago and Toronto architect, Edward James Lennox.

Fireproof steel-frame construction and automatic elevators – innovations that are apparent in the King Edward Hotel – fostered the development of multi-floored buildings. The earliest skyscrapers, such as the eight-plus-storey New York Life Building in Montreal (1888), had been constructed of load-bearing masonry walls with storeys of different thicknesses piled one on top of the other. The second generation of skyscraper, for example, the ten-storey Canadian Express Building in Montreal (1900) or the 15-storey Traders Bank of Canada in Toronto (1905), was designed to have a facade based on the tripartite division of a Classical column – base, shaft and capital.

At the turn of the twentieth century, the Bank of Hamilton, which had started out as a three-storey building, grew into an eight-storey tower, Hamilton's first skyscraper (Fig. 4 and 5). Its exterior walls were composed like a Classical column. A ninth floor was eventually added. The Federal Life Assurance Head Office, built about the same time as the Bank of Hamilton skyscraper, had a similar appearance. As with skyscrapers of the same period in Montreal and Toronto, the Bank of Hamilton and Federal Life Assurance Head Office symbolized a progressive, economically confident, metropolitan attitude.

4.3 *A Grand Hotel for Hamilton*

When the idea of a grand hotel for Hamilton was conceived, the model was a second-generation skyscraper.

As with the King Edward Hotel in Toronto, the idea of a grand hotel for Hamilton came from the city's business elite who were represented in the Hamilton Board of Trade. In particular, it was the initiative of its president, Harry Louis Frost. Frost's obituary in *The Hamilton Spectator* on March 8, 1919 recounted his development of the Frost Wire Fence Company, his social service activities and his efforts in building the Royal Connaught Hotel:

“It was while he was president of the local board of trade that Mr. Frost launched the Connaught hotel idea, being on the committee in charge of the building of the hotel. With the infectious enthusiasm that inspired all who came within the circle of his influence, he got behind the project with might and main, and so effectually did he succeed in interesting the public in the desirability of having a handsome big hotel for Hamilton, that it quickly became an accomplished fact.”

Covering Frost's address at the first Board of Trade luncheon (held at the Waldorf Hotel), *The*

Hamilton Times on September 15, 1911 reported how Frost had included new hotels in his vision for Hamilton:

"I am not selfish, but I have a dream of a city larger and better for this great city of ours. I see in five or ten years the business interests of this city working in harmony; I see new hotels, more parks and boulevards; I even go so far as to see a boulevard leading from the Gore to the T., H. & B. station, which will be by that time, I hope, a union station. I see the sewers in our back alleys instead of in our streets, and I see all overhead wires run along in conduits beneath the ground.

"All we lack here is the get-together, and it will not be long before we get that. I see Hamilton the leading manufacturing centre of the Dominion, and I see the Board of Trade going right ahead. I am an American by birth, but a Canadian by choice, and I say that you have to take a back seat to none."

By the end of January 1913, Frost and the Board of Trade had organized the Hamilton Hotel Company Limited and had issued a prospectus. It stated in part:

"THE HAMILTON HOTEL COMPANY, LIMITED is organized under the laws of the Province of Ontario, with a capital stock of \$900,000.00, consisting of forty-five hundred shares of the par value of \$100.00 each of preferred stock and forty-five hundred shares of the par value of \$100.00 each of common stock. ...

"The Company has secured an option on a parcel of land in the City of Hamilton now occupied by the Waldorf Hotel as a site for an hotel to be called "THE CONNAUGHT." or some other name to be agreed upon between the Operating Company and this Company.

"On this site, or some equally desirable site in the City of Hamilton, to be approved of by the Directors, the Company intends to erect a first-class fire-proof hotel containing about two-hundred and twenty-five guest rooms, with a suitable lobby, a ball and banquet room, and dining and grill rooms.

"The hotel will be strictly fire proof construction, and in every detail will be first-class. Every guest room will have a separate or connecting bath.

"It is expected that the building will be completed and ready for occupancy in the Spring of 1914.

"An agreement providing for a lease of the property for thirty years from the date of completion of the hotel has been made with Frank A. Dudley, who has agreed that such lease will be taken over by an operating company to be organized by Frank A. Dudley and his associates, who are officers of the United Hotels Company. The name of the said operating company is to be "The Connaught Hotel Company." or some other name approved of by the Lieutenant-Governor of the Province of Ontario

" ... It is proposed to raise \$450,000, or fifty per cent, of the total cost of the site and completed hotel by the sale of that amount of preferred capital stock, and to raise \$450,000, or the remaining fifty per cent, of the total cost by the issuance of a mortgage or mortgage bonds to that amount. ...

"The parties who are to form the operating company are connected with the United Hotels Company, of Niagara Falls, which latter company is interested in a chain of hotels extending from the Atlantic Coast to the Middle West.

“The needs of Hamilton for a first-class fire-proof hotel are felt not only by the travelling public, but by the manufacturing and commercial interests of Hamilton. In the splendid progress now being made by Hamilton, the most important thing lacking is a first-class, modern, fire-proof hotel. ...”

In addition to Frost and Dudley, the following leading businessmen were named as directors of the Hamilton Hotel Company Limited: Sir John M. Gibson, Lieutenant-Governor of Ontario and a founder of the Dominion Power & Transmission Company that brought hydroelectric power to Hamilton; C.S. Wilcox, president of the Steel Company of Canada; Cyrus Birge, vice-president of the Steel Company of Canada; H.H. Biggert, assistant-superintendent of International Harvester Company; A.C. Dann, superintendent of Oliver Plow Company; Col. J.R. Moodie, president of Dominion Power & Transmission Company; R.L. Innes, secretary-treasurer of Dominion Cannery Limited; A.W. Day, manager of the Right House; William Southam, Sr., president of the Spectator Printing Company; Frederick W. Rockwell, vice-president of United Hotels Company; and Paul J. Myler, vice-president of Canadian Westinghouse Company.

4.4 *The Design and Construction of the Royal Connaught Hotel*

Attached to the prospectus were a perspective drawing of the new hotel, a ground floor plan, a mezzanine floor plan and a typical floor plan – the only architectural drawings of the original hotel that seem to have survived (Fig. 6, 7, 8 and 9). The perspective drawing signed by architects Esenwein & Johnson was entitled “The Royal Connaught.” The name for the new hotel had been chosen in a contest held in January 1913 and won by a twelve-year-old Hamilton boy, who suggested that the hotel be named for the Governor General of Canada, the Duke of Connaught.

According to Chuck LaChiusa’s web page, Esenwein & Johnson enjoyed the most active architectural practice in Buffalo, New York at the turn of the twentieth century after Green & Wicks. August Esenwein (1856-1926) was educated in Stuttgart and worked in Paris before emigrating to Buffalo in 1880. In 1897, he formed a partnership with the American born and educated James Addison Johnson (1865-1939). He had previously worked for eminent architects, Richard Morris Hunt and McKim, Mead & White. Among the most notable Buffalo buildings by Esenwein & Johnson are: Hotel Statler (1908, demolished 1968), an extraordinary Art Nouveau design; and the octagonal General Electric Building (1912) sheathed in white-glazed terra cotta (Fig. 10).

As architects for the United Hotels Company of America, then the largest hotel chain in the United States, Esenwein & Johnson designed large first-class hotels throughout the northeastern United States and Ontario. Like the style adopted for many American and Canadian grand hotels in the Edwardian period, they designed the Royal Connaught Hotel as a second-generation skyscraper in a style now known as the Edwardian Classical style (Fig. 11). The hotel as built was not identical to the perspective in the prospectus, but its overall composition remained the same.

The land title shows that the Hamilton Hotel Company Limited bought Lot 6 and part of Lot 7 on the south side of King Street (the Waldorf Hotel) and part of Lot 27 at the end of March in 1914. In November six months after the Duke of Connaught had turned the sod at the site, the

Hamilton Hotel Company Limited entered into an agreement with the City to build over the King Street sidewalk and over the alley that used to run between King and Main Streets. At the end of the year, the Hamilton Hotel Company Limited made a formal lease agreement with the Connaught Hotel Company Limited (a site-specific entity under the United Hotels Company of America chain). The 30-year lease stipulated that “the Owner will forthwith commence the construction of a modern, fire-proof hotel, in accordance with the plans and specifications of Esenwein & Johnson, Architects” It would be completed and ready for occupancy and operation by the first day of July, 1916.

The Contract Record, an important Canadian trade magazine for architects, engineers and builders, reported on the hotel’s construction in February 1916:

“The Royal Connaught Hotel, now being erected on King Street, Hamilton, Ont., for the Hamilton Hotel Company, Limited, is nearing completion, and will, when completed, be leased and operated by the United Hotels Company.

“The building is in two sections; the main building and the annex. The main building consisting of the basement and twelve stories is a steel skeleton supported on reinforced concrete spread footings, with the outside walls or curtain walls built of hollow interlocking tile faced with Bedford limestone up to the second floor level, tapestry [rug] brick from the second to the tenth floor, and architectural terra cotta from the tenth floor to the top of the coping on the north and east elevations and with yellow Kittinging brick on the south elevation and in the light court. There is an overhanging terra cotta cornice on the north and east sides, a cast iron marquee [marquee] over the main entrance, and a Bedford limestone port cochere [porte-cochère] over the ladies’ entrance in the private driveway [the alley] on the east side. ...

“The outside window frames and sash, in the annex and opening onto the light court of the main building, are metal and glazed with polished plate wire glass. On the east and north elevations the windows are of wood glazed with plain plate. In the upper stories, on the east and north elevation the top sash carry polished plate wire glass.” ...

“The main lobby is finished in Mycenaian marble wainscot and real marble floor and base. The columns are Mycenaian marble with plaster caps. The ceiling of the lobby is at the same height as the mezzanine ceiling and deep ornamental plaster beams extend across the ceiling and above the mezzanine gallery. Around the edge of the mezzanine gallery opening onto the lobby below is a wood balustrade, with a wide railing on top. The doors in the lobby are mahogany and the trim is pine to be decorated.

“The main dining room has marble floor and base and panelled pine wainscot nine feet high. The ceiling is high with heavy girders covered with ornamental plaster. All of the wood trim is pine for decorating.

“All of the wood trim in the restaurant and the bar and grill room is of quartered oak. The floors are marble with a marble base. There is a paneled wainscot in each room and in the restaurant there are four columns. The ceilings are beamed with ornamental plaster.

“On the mezzanine gallery and in the large banquet hall on the mezzanine floor the wood trim is pine for decorative purposes. The same applies to the two private dining rooms on this floor. There are eight large wood columns in the banquet hall set close to the wall and tight against

wood pilasters of the same design as the columns. The ceiling here is vaulted in five sections separated by heavy plastered beams.

“The service equipment includes, besides a complete kitchen layout, a laundry, a refrigerating plant and an auxiliary heating and power plant, including vacuum cleaning apparatus. There are two passenger elevators in the main building and two combined freight and service elevators, one in the main building and one in the annex. ...

“The building was designed by Esenwein & Johnson, architects, Buffalo, N. Y., with Mr. A. W. Peene as the local associate architect. Stone and Webster Construction Company of Boston, Mass., are the general contractors,”

A list of subcontractors was appended to the article. Of special note are the Federal Terra Cotta Company of New York, which supplied the architectural terra cotta, and the Hamilton Bridge Works Company, responsible for the steel frame (Fig. 12).

Just before the hotel opened to the public in June 1916, *The Hamilton Spectator* provided its description:

“The Royal Connaught – acknowledged by experts to be one of the finest and most modernly equipped hotels in the Dominion of Canada – will open its doors on Monday. For two years the construction of this million-dollar, 12-story hostelry has been under way. ...

“The rotunda, wide, bright and roomy, is done in scageola [scagliola], massive pillars of this beautiful imitation marble stretching to the cream beam ceiling. The main entrance is, of course, off King Street, but there is an entrance also from the auto driveway at the east side, this being especially for the accommodation of the ladies. To the south of this drive entrance is the Chinese Chippendale room, which will be used as a ladies’ rest and writing-room. The drapings and decorations of this room are all of Oriental design.

“South of the Chippendale room is the main dining hall, done in quiet, restful tones and capable of seating 200 guests. Other club dining-rooms, smaller and more compact, lead from the main hall.

“The mezzanine floor boasts of wide, sweeping balconies, the eastern one being used as the men’s writing-room. On this floor are the manager’s private office and the general staff offices; also the ladies’ and gentlemen’s private dining-rooms. In the rear is the main banquet and convention hall, termed by H. L. Frost, father of the Royal Connaught hotel, the finest banquet hall in all North America. At the extreme south end of the hall a modern stage has been constructed. The walls are in purple, and mauve tints, which harmonize perfectly. The floor is of hardwood and will be covered with specially made carpet, which can be removed in an instant for dancing. The banquet hall will seat 500 [guests] at dinner, and used for convention purposes, it will have accommodation for nearly 800 people.

“The Royal Connaught has 244 rooms, each connected with a bath. ... There are 37 sample rooms [for travelling salesmen’s display of merchandise]

“It is the careful attention to detail which most impresses the visitor, however. The kitchen, which can make or break any hotel, is thoroughly equipped. Cooking will be done on gas, coal and charcoal stoves, according to the different heats required for different dishes. A New York chef, who will bring a complete staff with him, will be in charge of this important department. ...

“The hotel has its own laundry. This department, situated in the basement, will give a six-hour service. ... The refrigeration plant is also located in the basement. This will do away entirely with messy ice. ...

“The continuous operation of a hotel of the magnitude of the Royal Connaught is a big undertaking, but in George O’Neil, the manager, the directors feel they have the right man in the right place. The Royal Connaught will have a permanent staff of 250 employes [employees], and ample provision has been made for the accommodation of the help. The employes’ sleeping quarters are in white, with modern equipment, and each employe will have a private locker. Rest-rooms, dining-rooms and sunny areas for recreation have also been provided for the help.

“An innovation is the installation of 30 electric clocks at convenient points throughout the building. These clocks are regulated from a central clock, which makes variations in the time of each impossible. Each room is equipped with a telephone connected with a central switchboard.

“This opening of Hamilton’s new hotel is the realization of H. L. Frost’s long-cherished dream. The enterprising, public-spirited head of the Frost Wire Fence company felt that Hamilton’s crying need was a first-class hotel, and he pounded away until a start was made. Manufacturers and officials of the Toronto, Hamilton and Buffalo railway were interested in the enterprise, and the result was the formation of the Royal Connaught Hotel company and the beginning of operations.

“The Connaught Hotel company, limited, is the title of the operating lessees of the Royal Connaught”

The hotel officially opened on June 5, 1916 with Sir John Hendrie, Lieutenant-Governor of Ontario, and his predecessor, Sir John Gibson, in attendance.

A fire insurance plan issued in August 1916 shows the site layout of the twelve-storey main building facing King Street and two- and three-storey annex extending to Main Street (Fig. 13). The plan shows the dining room in the main building, the porte-cochère over the north-south alley, the light court at back and the annex’s laundry, electrical motors and garage with banquet hall above.

Early exterior and interior photographs of the hotel are contained in a booklet published by the Hotel Booklet Company of New York (Fig. 14). Another early corner view of the front facade and east elevation is found in a promotional book produced for the United Hotels Company of America (Fig. 15). Hand-tinted post cards, one of which is postmarked in 1919, give a sense of the colour scheme in the lobby and mezzanine – cream walls, columns and balustrade with gold accents, green carpet, mahogany woodwork and floral upholstery predominately in pastel blue (Fig. 16).

The hotel is also illustrated in a tourist’s guide published by the United Hotels Company of America in 1919. Interwoven in the text describing the Hamilton tour stop is the company’s following message about the hotel:

“The Royal Connaught at Hamilton is a new, modern, fireproof hotel, built by the public-spirited citizens of the city. It is the last word in hotel construction, equipment, decoration and furnishings. It was named with the consent of His Royal Highness the Duke of Connaught, who, with his

daughter the Princess Patricia, a cousin of King George IV of England, attended the ceremonies at the commencement of the construction, the Duke turning the first spade in the excavation. The hotel contains 250 rooms each with bath or bath connections, and is furnished and decorated by Canadian artists of reputation. It is operated under the direction of the United Hotels Company of America and is the Mecca for the social life of Hamilton. Its cuisine has become famous and its table d'hôte dinners attract guests from neighboring cities and communities. ... “

4.5 *The Addition of the West Tower*

In 1924, the Hamilton Hotel Company Limited sold the property to its lessee – the Connaught Hotel Company Limited (the United Hotels Company of America) – and it assumed two mortgages. Six years later, the United Hotels Company Limited divested itself of its interests in the Royal Connaught Hotel. As explained in Brian Henley's and Janet Green's history of the hotel, the new board of directors, presided over by the publisher William James Southam, looked to expand the hotel premises. The Connaught Hotel Company Limited in 1930 purchased the remainder of Lot 7 and all of Lot 8 from the estate of the late Hon. William E. Sanford, who had operated a clothing factory next door to the hotel.

The architects of the west tower addition were Hutton & Souter, a prominent architectural firm in Hamilton in the early twentieth century. Gordon Johnston Hutton (1881-1942) was born in Hamilton, served an apprenticeship in architecture in Hamilton, and was employed by a Chicago architectural firm before returning home. William Russell Souter (1894-1971) was also born in Hamilton and studied architecture at the University of Pennsylvania. They formed a partnership in 1921. Before designing the Royal Connaught Hotel addition, they had designed the Norton Palmer Hotel in Windsor (1927) and the addition to that hotel (1929). Among the firm's best-known buildings are the Basilica of Christ the King (completed in 1933), the Dominion Public Building (completed in 1936 and now used as the John Sopinka Courthouse) and the Royal Connaught Hotel addition itself (Fig. 17).

A set of twelve plans, elevations, cross sections and details by Hutton & Souter have been preserved at the Archives of Ontario. A selection from these is presented in Figures 18 to 24. Other drawings of the hotel addition, including structural, heating and plumbing plans, have survived.

In their design, Hutton & Souter doubled the existing hotel's frontage on King Street East by adding six bays westward to John Street South. The design of the tower addition reflected the tripartite divisions of the original Esenwein & Johnson front facade while introducing new, up-to-date features. The new design incorporated a vertical fenestration pattern, the use of lightly coloured brick for the shaft and upper storeys that blended into the grey stone base and contemporary details – a wave pattern for the ground-floor stringcourse and stylized window spandrels and heads. These features were influenced by the Art Deco style which reached its zenith shortly after the *Exposition universale des arts décoratifs et industriels modernes* held in Paris in 1925. They gave the addition's symmetrical front facade a flatter, more vertically oriented look. Atop and set in from the twelve-plus-storey tower, Hutton & Souter placed a pavilion with stuccoed walls, an arcade of round-arched French windows and a tile-covered hip roof. Referred to as the roof garden, the pavilion added to the Hamilton skyline over and above the already tall skyscraper.

The tower's three bays on John Street South were even more modern in appearance than the front facade as Hutton & Souter deleted the uppermost division, letting the shaft's columns of windows climb uninterrupted to the rooftop. As well, Hutton & Souter stretched the tower's three-storey base by an additional five bays southward along John Street South.

On the ground floor, Hutton & Souter laid out eight stores with classically detailed, bronze-framed storefronts facing either King Street East or John Street South. Most of the storefronts (a traditional design consisting of a show window to either side of a central recessed entrance) could be accessed from the street and through an interior shopping arcade. The interior arcade, which was reached via a marquee over the John Street South sidewalk, had a marble floor and pilasters and a plaster cornice and frieze.

On the mezzanine and second floors, there was a large, two-storey, dual-purpose room used for holding banquets or playing badminton! The room had an oak floor, panelled wood dado, a plaster cornice in an egg-and-dart pattern, panelled plaster beams and a skylit ceiling. Men's and women's locker rooms, etc. were also provided for the badminton players. Completing the mezzanine floor were offices, and guest rooms occupied the rest of the second floor.

Above the second floor, in the tower, were guest rooms – each with its own bathroom. On the eleventh floor, there were eight sample rooms for travelling salesmen and two bedrooms for their accommodation.

Hutton & Souter specified an oak floor, wood dado and plaster walls, pilasters and beams for the interior of the roof garden.

As told in Henley's and Green's history, the addition, integrated into the existing hotel, was ready for public use in October 1931. Several floors of guest rooms remained unfinished, however – the effects of the Great Depression bearing down on the hotel industry.

4.6 Many Owners and Many Renovations

As for many grand hotels worldwide, the Royal Connaught Hotel struggled through the Great Depression. Tellingly, a booklet published by the hotel in 1941 to commemorate the 25th anniversary of the hotel's opening devotes several illustrated paragraphs to the hotel's financial difficulties:

"Lower revenue and greater costs during the past ten years have meant that no dividends have been paid to shareholders. It is further estimated that the value of the hotel has decreased by one third. ...

"Nearly 50 per cent [of hotel income] is consumed by wages and supplies. Other costs, which largely represent money spent in Hamilton, leave a minute portion for profit and income tax.

"To-day the average room rate has fallen to \$3.33, from \$4.19 in 1930 . . . and of available rooms in the Royal Connaught in 1940, only an average of 48.75 per cent were rented. ...

“It is sometimes said that ‘hotel meals are too expensive.’ But few realise how greatly the prices are effected [sic] by tremendous overhead, first quality foods, and special service. Many items, such as light, heat, power, china, glass, silver, linen, real estate and other tax taxes, insurance, advertising, printing, laundry and repairs are overlooked. Nevertheless, prices continue on downward trend. The average cheque in 1930 rated \$1.21; to-day, 63c. ...”

The booklet indicates that the patronage of clubs and other associations was important to the bottom line: “THE ROYAL CONNAUGHT, focal point of Hamilton social activity, serves also as headquarters for leading Community Clubs – for banquets – for mass meetings – for concerts – and for rallies. Thus, the hotel has become the Community Center of Hamilton.”

The booklet also contains a number of interior views, including the lobby (updated in 1937 when Vernon Cardy became president and general manager), the interior shopping arcade and the rooftop pavilion, by this time known as the Circus Roof (Fig. 25).

According to Henley’s and Green’s history and *The Hamilton Spectator* article they quote, more renovation took place during Cardy’s management. Cardy Corporation Ltd. became the sole property owner in 1947, and in the same year guest rooms that had never been finished were opened and four floors fitted for the use of the American Can Company. An additional elevator was installed for the company’s use during office hours and for patrons of the Circus Roof nightclub after hours. An aerial photograph taken in 1945 does not show an elevator penthouse while an undated post card (circa 1940s) shows the elevator penthouse above and behind the rooftop pavilion (Fig. 26). A fire insurance plan issued in October 1947 illustrates the site layout at the time (Fig. 27).

In 1949 Cardy Corporation Ltd. launched an extensive program of renovations, which was carried through to completion in 1952 by Sheraton Limited. Cardy had sold the property to Sheraton in 1950. As reported in *The Hamilton Spectator*, the renovations were focussed on interior updating, such as, refinishing the imitation marble columns in the lobby. However, exterior sandblasting was also undertaken.

By 1960, the building east of the hotel had been demolished for a parking lot, leaving the porte-cochère and the entire east elevation exposed from Caroline Street South (Fig. 28).

Sheraton completed another round of interior renovations in 1965.

In 1973, Sheraton sold the property to a Toronto-based consortium represented by Bernard Herman of City Parking Ltd. (later Citicom Inc.); and in 1974 the hotel underwent a massive multi-million-dollar renovation. Four pages of paid advertising in *The Hamilton Spectator* published on October 15, 1974 describe the changes. On the exterior, there was a new marquee and revolving door at the front entrance (Fig. 29); and inside, a remodelled lobby, a new shopping arcade from the lobby to the John Street South entrance, a new coffee shop, a remodelled entertainment lounge, renovated ballrooms and banquet rooms and a reduced number of guest rooms to make 240 large rooms out of the existing smaller rooms. The exterior walls were sandblasted again.

The following year, the 1914-16 annex was demolished for more surface parking. As told in Henley's and Green's history, two chandeliers which had hung in the annex banquet hall (the Crystal Ballroom) were moved to the remodelled lobby.

Despite investing more in renovations in 1981, Citicom Inc. in 1982 tasked hotel manager Barry Massey with selling the building or demolishing it if a new owner could not be found. But, in the nick of time, a buyer was found in 1984 – Connaught of Hamilton Inc. as recorded in the land title or Decade Four Development Group as it was otherwise known. In 1986, Decade Four put in a new restaurant and disco, redecorated the guest rooms, halls and meeting rooms, and added a swimming pool where the annex had been.

Just two years later, the hotel was sold to Joymarmon Properties Inc. under the leadership of Joyce Mongeon, president of the Hamilton chamber of commerce. In 1989 and 1990, Joymarmon's renovations included redecorating the lobby, dining room, seventh-floor guest rooms and eleventh floor.

The hotel's mortgager, Montreal Trust Company, ended the further plans of Joymarmon Properties Inc. and, under power of sale, sold the hotel to Kelloryn Hotels (Hamilton) Inc. – a subsidiary of AFM Hospitality Corporation – in 1993. The Royal Connaught Hotel then joined the Howard Johnson hotel chain run in Canada by AFM Hospitality Corporation.

In 2002, AFM Hospitality Corporation divested itself of its last real estate holding – the Royal Connaught Hotel. As reported in *The Hamilton Spectator*, Canmac Hotels Corporation, the new owner, struggled to fill the hotel's rooms. Bankrupt, the hotel closed late in 2004. It has remained vacant ever since.

5.0 Property Description (As-found Appearance)

5.1 The Hotel in its Surroundings

The Royal Connaught Hotel is a landmark in downtown Hamilton. With its twelve-plus-storey mass built out to the King Street East sidewalk and frontage running over 200 feet along the street, it has a commanding presence on this main thoroughfare. The rooftop pavilion that can be seen from James Street North and across Gore Park enhances the building's landmark status and is an identifiable feature on the skyline. The west tower and its three-storey base that extends along John Street South define the southeast corner of King Street East and John Street South. The west tower's proximity to the old Dominion Public Building designed by the same architects during the same time period is an interesting architectural relationship. The hotel's front facade design is carried around to the east elevation, which is completely exposed beside the open space of the parking lot. The south elevation, which functions as the back of the building, has less visual importance in the townscape.

Figures 30 to 38 show the hotel in its surroundings.

5.2 *Front Facade (North Elevation)*

The hotel's front facade (or north elevation) is composed of 1) the Edwardian-era building with curtain walls of limestone, brown rug brick and white-glazed terra cotta and 2) the monochromatic Art Deco addition (Fig. 39). Both parts are seamlessly integrated, and the tripartite divisions in the Edwardian building's elevation are perpetuated in the Art Deco addition.

Figures 40 to 49 illustrate aspects of the front facade in the Edwardian building, opened in 1916.

The building's main entrance is located in the centre of the 1916 building's ground floor, which is faced in light grey limestone from Bedford, Indiana. Originally, only one of the round arches of the sheltered main entrance contained doors into the hotel. The metal frame of the marquee is suspended over the main entrance, in the same location as the original marquee when the hotel opened. Above the main entrance's round-arched fanlights are two inscribed plaques carrying the name of the hotel. A shallow balcony resting on three scroll brackets and enclosed by a limestone balustrade projects over the main entrance. Originally, there were light standards atop the three stone piers in the balustrade, but the lights have been removed.

On the ground floor and mezzanine level, windows are decoratively framed with exaggerated voussoirs and keystones – a characteristic element of the Edwardian Classical style. The limestone stringcourse of plain raised roundels is another ornamental feature.

On the second floor (third storey), white-glazed terra cotta contrasts with the brown rug brick. The corners of the facade are marked with terra cotta quoins, window surrounds have terra cotta quoins and entablatures, and a moulded stringcourse in terra cotta spans the whole length of the facade above the second floor. The stringcourse caps the base of the facade, which follows the tripartite division of a Classical column – base, shaft and capital.

Above the base are the shaft's seven storeys. The shaft, with double-hung windows puncturing the brown rug brick wall, is the plainest part of the facade.

The facade's upper two storeys – the capital of the column – return to the decorative qualities of the base. The upper two storeys are completely executed in white-glazed terra cotta – a material the architects Esenwein & Johnson were particularly adept in using. Classical motifs appear in the terra cotta moulds – quoins, entablatures, garlands, dentils and scroll brackets enriched with acanthus leaves. The scroll brackets ornament the facade's overhanging cornice, which is typical of second-generation skyscrapers like the Royal Connaught Hotel.

Figures 50 to 59 illustrate aspects of the front facade in the Art Deco addition of 1931.

The limestone ground floor in the 1931 addition terminates in a brown polished granite foundation veneer. Six bays of bronze storefronts each in a delicate Classical frame pierce the limestone wall. The original recessed entrance of each storefront has been replaced, but the design of metal panels at the bottom of the storefront is true to the original. A stringcourse in an Art Deco wave pattern runs along the top of the ground floor.

Six pairs of slender round-arched windows, two storeys tall, light the facade's mezzanine and

second floors. Each pair is set in limestone surrounds – partly Classical in inspiration and partly Art Deco. Dentils – another Classical device – are arranged in a cornice that separates the facade’s base from its shaft.

The seven floors of the shaft have columns of windows ascending the lightly coloured brick curtain wall. The bronze window spandrels have pressed motifs in the Art Deco manner.

The facade’s upper floors – the capital of the composition – repeat the ground floor’s pairs of tall round-arched windows (in a variation of the ground-floor window design). The outer bays, however, extend the columns of windows up from the shaft. In each of the two outer bays, a wrought-iron French balcony has been placed.

Through the facade’s twelve-plus storeys, the fenestration is arranged in vertical columns, which gives vertical emphasis to the addition.

The rooftop feature is designed to resemble a garden pavilion where round-arched French windows open onto a terrace overlooking the city.

5.3 *East Elevation*

Figures 60 to 68 illustrate the hotel’s east elevation.

The design of the 1916 building’s front facade is carried to the east elevation. However, the features of the base extend only as far as the old east entrance, originally the ladies’ entrance and once sheltered by a porte-cochère. When the hotel opened, most of the east elevation’s ground floor was obscured by an adjacent four-storey building since demolished; and the fine features of the base were not extended farther down the alley where they would not have been readily appreciated.

The northernmost three bays of the base on the east elevation are beautifully clad in Indiana limestone, brown rug brick and white-glazed terra cotta. Of note are: the stone channels; stringcourse of roundels; stone window surrounds each made up of quoins and exaggerated voussoirs and keystone; terra cotta window surrounds with their quoins and entablatures; entrance with its stone pilasters, fanlight and exaggerated voussoirs and keystone; and oriel window above the entrance. The decorative treatment of the oriel window combines stone, terra cotta and brick.

The seven floors of the shaft are plain like the front facade.

The ornamental terra cotta of the front facade’s upper floors and cornice is repeated across the east elevation.

5.4 *West Elevation*

Figures 69 to 75 illustrate the hotel’s west elevation.

The hotel's west elevation, which is the John Street South side of the 1931 addition, consists of a three-storey, eight-bay base and a tower shaft that is nine floors tall and three bays wide.

The base repeats the design of the front facade's base, and includes a brown polished granite foundation veneer, limestone curtain wall, a series of storefronts with delicate Classical details, a stringcourse in an Art Deco wave pattern, pairs of slender, round-arched windows embellished with stone carving, and a dentillated cornice. All that remains of the marquee over the John Street South entrance to the interior shopping arcade is its steel frame.

The tower shaft represents a simplification of the front facade's shaft and upper storeys. On the west elevation, columns of windows with stylized pressed bronze spandrels climb continuously to the twelfth floor. They give the west elevation an appearance that is more modern than the front facade. The shaft is simply terminated with an arcaded brick cornice and stone coping.

The rooftop pavilion follows the design of the pavilion's front facade. On the west, it is two bays wide instead of the four-bay width of the pavilion's front facade.

5.5 *Rear (South) Elevation*

Figures 76 to 78 illustrate the hotel's rear (or south) elevation.

Meant to be the back of the hotel, the elevation is plain.

The rear elevation consists of the "L"-shaped 1916 building with a curtain wall of yellow Kittanning brick, the 1931 addition in whitish brick and the elevator shaft in yellow brick (the Howard Johnson sign is at the top). The rooftop pavilion is visible behind the elevator shaft. Of interest is a sliver of the brown rug brick and terra cotta of the east elevation wrapping around to the rear elevation.

The concrete foundation wall of the former swimming pool remains within the rear parking lot. Also, the former location of the annex is evident against the wall of the 1916 building.

5.6 *Interior*

Most of the hotel's interior finishes have been removed.

As of September 2011, the lobby and mezzanine space in the 1916 building remained. Their finishes appear to have deteriorated further since photographs were taken in 2009 (Fig. 79 to 82). While the basic structure of the lobby and mezzanine had survived, the balustrade was missing, the colour scheme altered from the original, and the chandeliers – not original to the lobby but moved to the lobby from the annex's banquet room – gone.

6.0 Cultural Heritage Evaluation

6.1 City of Hamilton Criteria

A set of criteria were endorsed by the City of Hamilton Municipal Heritage Committee on June 19, 2003 and were adopted by Council as The City of Hamilton: Cultural Heritage Evaluation Criteria on October 29, 2008 (Appendix “B” of Report PED08211). The criteria are used to assess the cultural heritage value of a property. This evaluation assists in determining a property’s merit for designation under the *Ontario Heritage Act* as well as deriving a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes.

6.1.1 Archaeology

The reasons for designation of a property may address archaeological resources. Twelve criteria are used to evaluate an archaeological site or measure archaeological potential to determine what attributes, if any, warrant designation under Part IV of the *Ontario Heritage Act*.

The first eleven criteria for evaluating an archaeological site are predicated on the presence of a known archaeological site. In the case of 112 King Street East, there are no registered or reported archaeological sites located on the subject property. Therefore, only the criterion pertaining to archaeological potential applies in this assessment.

Criterion – Archaeological Potential

The subject property contains a former hotel building situated within the downtown area of Hamilton – an area that was intensely developed in the nineteenth century. Based on the history and intensity of activity on the subject property and the degree to which the building covers the property, the lot has experienced significant disturbance arising from the construction of buildings and installation of infrastructure. Due to the location and history of the subject property, it has minimal archaeological potential.

Therefore, archaeology is not considered a heritage value for 112 King Street East.

6.1.2 Built Heritage

Twelve criteria are used to assess the built heritage value of a property. All twelve of the built heritage criteria were applicable to the subject property, and eleven of them were fully satisfied. The criterion pertaining to built integrity was partially satisfied.

Criterion 1 – Thematic: How well does the feature or property illustrate a historical theme that is representative of significant patterns of history in the context of the community, province or nation?

The Royal Connaught Hotel property is directly associated with the history of the hospitality industry in Hamilton. The property is the site of the Hamilton Hotel/Anglo American

Hotel/Waldorf Hotel (1856-1914) and is presently occupied by the Royal Connaught Hotel, a first-class hotel which opened in 1916 and closed in 2004.

Criterion 2 – Event: Is the property associated with a specific event that has made a significant contribution to the community, province or nation?

The Royal Connaught Hotel, a hotel in the tradition of grand hotels, was the centre of social life in Hamilton during much of the twentieth century. It was the scene of royal visits, political functions, football rallies, convention banquets, ballroom dances, nightclub entertainment, community club meetings, family celebrations and fine dining. In addition, the first Kiwanis Club in Canada was formed at the hotel on November 1, 1916.

Criterion 3 – Person and/or Group: Is the feature associated with the life or activities of a person or group that has made a significant contribution to the community, province or nation?

The impetus behind the building of the Royal Connaught Hotel came principally from Harry Louis Frost, an important manufacturer in Hamilton in the early twentieth century who had established the Canadian component of the Frost Wire Fence Company. Through his efforts as president of the Hamilton Board of Trade, the Hamilton Hotel Company Limited was organized to raise 50 per cent of the total cost of the hotel site and completed building by the sale of capital stock among the citizens of Hamilton. Because of his premature death in 1919 at the age of 44, the hotel became a monument to him and his life's work.

Criterion 4 – Architectural Merit: What is the architectural value of the resource?

The Royal Connaught Hotel of 1914-16 is an early and surviving example of a second-generation skyscraper – the earliest examples in Hamilton having been demolished. Designed in the Edwardian Classical style, it stands as an important building from the Edwardian era. The west tower addition, erected in 1931, is a notable example of the Art Deco style – the design of its front facade tempered to complement the tripartite Classical composition of the earlier Edwardian building.

Criterion 5 – Functional Merit: What is the functional quality of the resource? Is the structure a notable, rare, unique, typical or early example of a particular material or method of construction?

The Royal Connaught Hotel of 1914-16 is an early example of steel-frame construction in Hamilton. The steel for the frame was manufactured in Hamilton by the Hamilton Bridge Works Company.

Criterion 6 – Designer: What is the significance of this structure as an illustration of the work of an important designer?

The Royal Connaught Hotel of 1914-16 is a Canadian example of the work of prolific Buffalo

architects, Esenwein & Johnson. In addition to being the second-most active architectural practice in Buffalo at the turn of the twentieth century, they were architects for the United Hotels Company of America, the largest hotel chain in the United States in the early twentieth century. Their masterful use of white-glazed terra cotta – a material particularly associated with the Edwardian period – is evident in the hotel's front facade and east elevation. For this hotel project in Hamilton, they associated with Alfred W. Peene, a local architect known for his design of the Stinson Street Public School and Carnegie Public Library (now the Unified Family Court).

The west tower addition by Hutton & Souter, a prominent architectural firm in Hamilton in the early twentieth century, is considered to be among the firm's best-known buildings; the others are the Basilica of Christ the King at King Street West and Highway 403 and the Dominion Public Building (now the John Sopinka Courthouse) across John Street South from the Royal Connaught Hotel.

Criterion 7 – Location Integrity: Is the structure in its original location?

Among internationally accepted principles of heritage conservation, an historic building is understood to be inseparable from the setting in which it is located. Therefore, an historic building in its original location has greater cultural heritage value than one that has been moved from its original site. The Royal Connaught Hotel of 1914-16 and the west tower addition of 1931 remain in their original location.

Criterion 8 – Built Integrity: Is the structure and its component parts all there?

The architectural features of the front facade, east elevation and west elevation of the Royal Connaught Hotel are mostly intact. Alterations to the entrances on King Street East, the east and John Street South are likely reversible. Because the rug brick used in the 1914-16 curtain wall is inherently textured, the effects of past sandblasting have probably been minimized. The visual effect of the addition of projecting ground-floor windows on the east elevation is lessened by their location toward the back of the building. None of these interventions critically detracts from the building's heritage character.

The south or rear elevation has been altered by the removal of the annex to the 1916 building and the addition of the elevator shaft which rises above the rooftop pavilion and interferes with it visually.

The hotel's interior has been changed many times. Remaining in its original location and with a number of its original elements in place is the lobby and mezzanine.

Criterion 9 – Landmark: Is it a visually conspicuous feature in the area?

The Royal Connaught Hotel is a landmark in downtown Hamilton. Although other more recent buildings are taller, it still has a commanding presence on King Street East. The view of the hotel from James Street North across Gore Park is important in the townscape. The view of the

rooftop pavilion is an especially memorable image.

Criterion 10 – Character: What is the influence of the structure on the present character of the area?

The Royal Connaught Hotel contributes to King Street East, a boulevard of historic and infill buildings built to the lot line and next to one another. Because of its twelve-plus-storey height and long frontage, the hotel dominates the King Street East block between Catharine Street South and John Street South. It draws the eye eastward along the boulevard, and in close proximity it creates a physical character that reflects the metropolitan appearance sought by large North American cities in the early twentieth century.

Criterion 11 – Setting: What is the integrity of the historical relationship between the structure and its immediate surroundings?

The historical and visual relationship between the hotel's west tower addition and, by the same architects, the Dominion Public Building on the west side of John Street South is interesting. They were completed within five years of one another. The buildings share the same monochromatic palette, a tripartite division in the composition of each of their front facades and columns of windows.

Criterion 12 – Public Perception: Is the property or feature regarded as important within its area?

The Royal Connaught Hotel project was initiated locally and financed in large part by the citizens of Hamilton. Erected as a grand hotel with first-class accommodation and exceptional service, the building was at the centre of the city's social life. It held pride of place during much of the twentieth century.

6.1.3 Cultural Heritage Landscapes

The reasons for designation of a property may address any cultural heritage landscape present at the site or any contribution the property makes to a cultural heritage landscape. A cultural heritage landscape is an historic area that contains a group of features linked together in their setting or surroundings. Examples that could merit designation under Part IV of the *Ontario Heritage Act* include a farmstead, a complex of industrial structures, a religious compound, a school campus, a park or garden and a fairground.

Nine criteria are used to determine the relative importance of a cultural heritage landscape. Only the lot containing the former hotel building has been evaluated. Accordingly, the subject property is not considered to be a cultural heritage landscape for the purposes of this assessment.

6.2 *Criteria in Ontario Regulation 9/06*

In 2006, the Province of Ontario released Ontario Regulation 9/06 containing criteria for determining cultural heritage value or interest. Under Section 29 of the *Ontario Heritage Act*, municipal councils may designate individual property to be of cultural heritage value when the property meets one or more criteria set out in the regulation. In several ways, the provincial criteria are similar to the City's. Below, the cultural heritage value of the Royal Connaught Hotel property is assessed according to the nine provincial criteria organized in three sets – criteria pertaining to 1) design value or physical value; 2) historical value or associative value; and 3) contextual value.

For the Royal Connaught Hotel property, all nine criteria were met.

6.2.1 Design Value or Physical Value

Criterion 1 – The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

The Royal Connaught Hotel of 1914-16 is an early and surviving example of a second-generation skyscraper – the earliest examples in Hamilton having been demolished. Designed in the Edwardian Classical style, it stands as an important building from the Edwardian era. It is also an early example of steel-frame construction in Hamilton. The steel for the frame was manufactured in Hamilton by the Hamilton Bridge Works Company.

The west tower addition, erected in 1931 and seamlessly integrated into the Edwardian building, is a unique example of the Art Deco style in that the design of its front facade is tempered to complement the tripartite Classical composition of the earlier Edwardian building.

Criterion 2 – The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

The Royal Connaught Hotel of 1914-16 displays a high degree of artistic merit in the masterful use of white-glazed terra cotta – a material particularly associated with the Edwardian period. The carved stonework in both the 1916 Edwardian building and the 1931 Art Deco addition is also well-executed. Likewise, the metalwork in the 1931 addition – in the storefronts and window spandrels – has great visual appeal.

Criterion 3 – The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.

In terms of the local hotel industry, the Royal Connaught Hotel of 1914-16 represents a significant advance in fireproof hotel construction. The seamless integration of the Art Deco addition into the Edwardian building by cutting through the Edwardian building's west curtain wall and extending its floor plan westward also shows a high degree of technical achievement

for the early twentieth century in Hamilton.

6.2.2. Historical Value or Associative Value

Criterion 4 – The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The Royal Connaught Hotel property is directly associated with the history of the hospitality industry in Hamilton. The property is the site of the Hamilton Hotel/Anglo American Hotel/Waldorf Hotel (1856-1914) and is presently occupied by the first-class Royal Connaught Hotel (1916-2004).

The Royal Connaught Hotel is directly associated with important social events. A hotel in the tradition of grand hotels, it was the centre of social life in Hamilton during much of the twentieth century. It was the scene of royal visits, political functions, football rallies, convention banquets, ballroom dances, nightclub entertainment, community club meetings, family celebrations and fine dining. In addition, the first Kiwanis Club in Canada was formed at the hotel on November 1, 1916.

The hotel is directly associated with Harry Louis Frost, an important manufacturer in Hamilton in the early twentieth century who had established the Canadian component of the Frost Wire Fence Company. Through his efforts as president of the Hamilton Board of Trade, the Hamilton Hotel Company Limited was organized to raise 50 per cent of the total cost of the hotel site and completed building by the sale of capital stock among the citizens of Hamilton. Because of his premature death in 1919 at the age of 44, the hotel became a monument to him and his life's work.

Criterion 5 – The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

The building of the Royal Connaught Hotel at the end of the Edwardian period in the form of a skyscraper symbolizes the ambition of the citizens of Hamilton for the city to reflect a metropolitan appearance and to offer first-class hotel accommodation and exceptional service on par with other large cities.

Criterion 6 – The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The Royal Connaught Hotel of 1914-16 is a Canadian example of the work of prolific Buffalo architects, Esenwein & Johnson. In addition to being the second-most active architectural practice in Buffalo at the turn of the twentieth century, they were architects for the United Hotels Company of America, the largest hotel chain in the United States in the early twentieth century.

Known for their masterful use of white-glazed terra cotta, the artistic qualities of the material are evident in the hotel's front facade and east elevation. For this hotel project in Hamilton, they associated with Alfred W. Peene, a local architect known for his design of the Stinson Street Public School and Carnegie Public Library.

The west tower addition by Hutton & Souter, a prominent architectural firm in Hamilton in the early twentieth century, is considered to be among the firm's best-known buildings; the others are the Basilica of Christ the King at King Street West and Highway 403 and the Dominion Public Building (now the John Sopinka Courthouse) across John Street South from the Royal Connaught Hotel.

6.2.3 Contextual Value

Criterion 7 – The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

The Royal Connaught Hotel supports the character of King Street East, a boulevard of historic and infill buildings built to the lot line and next to one another. Because of its twelve-plus-storey height and long frontage, the hotel dominates the King Street East block between Catharine Street South and John Street South. It draws the eye eastward along the boulevard, and in close proximity it creates a physical character that reflects the metropolitan appearance sought by large North American cities in the early twentieth century.

Criterion 8 – The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The hotel's west tower addition is linked historically and visually to the Dominion Public Building on the west side of John Street South. Designed by the same architects, they were completed within five years of one another. The buildings share the same monochromatic palette, a tripartite division in the composition of each of their front facades and columns of windows.

Criterion 9 – The property has contextual value because it is a landmark.

The Royal Connaught Hotel is a landmark in downtown Hamilton. Although other buildings are taller, it still has a commanding presence on King Street East. The view of the hotel from James Street North across Gore Park is important in the townscape. The view of the rooftop pavilion is an especially memorable image.

7.0 Cultural Heritage Value

7.1 Conclusions and Recommendation

The Royal Connaught Hotel property satisfies all nine criteria in Ontario Regulation 9/06. It fully meets eleven out of the twelve built heritage criteria adopted by the City of Hamilton.

In terms of the City criterion of built integrity, the architectural features of the front facade, east elevation and west elevation are mostly intact and demonstrative of their original character. The south or rear elevation has been altered by the removal of the annex to the 1914-16 building and the addition of the elevator shaft which rises above the rooftop pavilion and interferes with it visually. The hotel's interior has been changed many times, and most of its Edwardian and Art Deco features have been stripped out. The lobby and mezzanine in the Edwardian building remain in their original spot and with a number of their original elements in place.

The Royal Connaught Hotel property exhibits outstanding cultural heritage value and is worthy of designation under the *Ontario Heritage Act*. It is recommended that the City of Hamilton designate the property under Part IV of the *Ontario Heritage Act* and, in so doing, protect its heritage attributes for posterity.

7.2 *Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes*

The following is the recommended text for inclusion in the designation by-law.

The property known as the Royal Connaught Hotel has outstanding cultural heritage value to the citizens of Hamilton. Built in 1914-16 and expanded in 1931, the hotel is important for its place in the history of Hamilton, in the city's architectural development and in the downtown townscape today.

Its Place in the History of Hamilton

The Royal Connaught Hotel property has long been associated with the history of the hospitality industry in Hamilton. It is the site of the Hamilton Hotel/Anglo American Hotel/Waldorf Hotel (1856-1914) and is presently occupied by the former Royal Connaught Hotel, a first-class hotel which opened in 1916 and closed in 2004. In terms of the local hotel industry, the Royal Connaught Hotel of 1914-16 represents a significant advance in fireproof hotel construction.

The impetus behind the building of the hotel came principally from Harry Louis Frost, an important manufacturer in Hamilton in the early twentieth century who had established the Canadian component of the Frost Wire Fence Company. Through his efforts as president of the Hamilton Board of Trade, the Hamilton Hotel Company Limited was organized to raise 50 per cent of the total cost of the hotel site and completed building by the sale of capital stock among the citizens of Hamilton. Because of his premature death in 1919 at the age of 44, the hotel became a monument to him and his life's work.

The Royal Connaught Hotel, a hotel in the tradition of grand hotels, was the centre of social life in Hamilton during much of the twentieth century. It was the scene of royal visits, political functions, football rallies, convention banquets, ballroom dances, nightclub entertainment, community club meetings, family celebrations and fine dining. In addition, the first Kiwanis Club in Canada was formed at the hotel on November 1, 1916.

Its Place in the Architectural Development of Hamilton

The Royal Connaught Hotel of 1914-16 is an early and surviving example of a second-generation skyscraper – the earliest examples in Hamilton having been demolished. Designed in the Edwardian Classical style, it stands as an important building from the Edwardian era. The building of the Royal Connaught Hotel at the end of the Edwardian period in the form of a skyscraper symbolizes the ambition of the citizens of Hamilton for the city to reflect a metropolitan appearance and to offer first-class hotel accommodation and exceptional service on par with other large cities.

The Royal Connaught Hotel of 1914-16 is also an early example of steel-frame construction in Hamilton. The steel for the frame was manufactured in Hamilton by the Hamilton Bridge Works Company.

The Royal Connaught Hotel of 1914-16 is a Canadian example of the work of prolific Buffalo architects, Esenwein & Johnson. In addition to being the second-most active architectural practice in Buffalo at the turn of the twentieth century, they were architects for the United Hotels Company of America, the largest hotel chain in the United States in the early twentieth century. Esenwein & Johnson were known for their masterful use of white-glazed terra cotta – a material particularly associated with the Edwardian period – and the artistic qualities of the material are evident in the hotel's front facade and east elevation.

The west tower addition of 1931 by Hutton & Souter, a prominent architectural firm in Hamilton in the early twentieth century, is considered to be among the firm's best-known buildings; the others are the Basilica of Christ the King at King Street West and Highway 403 and the Dominion Public Building (now the John Sopinka Courthouse) across John Street South from the Royal Connaught Hotel.

The west tower addition is a unique example of the Art Deco style in that the design of its front facade is tempered to complement the tripartite Classical composition of the earlier Edwardian building. The seamless integration of the Art Deco addition into the Edwardian building by cutting through the Edwardian building's west curtain wall and extending its floor plan westward shows a high degree of technical achievement for the early twentieth century in Hamilton.

The metalwork in the Art Deco addition – in the storefronts and window spandrels – has great visual appeal. The carved stonework in both the 1931 addition and 1916 building is also well-executed.

Its Place in Downtown Hamilton

The hotel's west tower addition is linked historically and visually to the Dominion Public Building on the west side of John Street South. Designed by the same architects, the buildings were completed within five years of one another. They share the same monochromatic palette, a

tripartite division in the composition of each of their front facades and columns of windows.

The Royal Connaught Hotel contributes to King Street East, a boulevard of historic and infill buildings built to the lot line and next to one another. Because of its twelve-plus-storey height and long frontage, the hotel dominates the King Street East block between Catharine Street South and John Street South. It draws the eye eastward along the boulevard, and in close proximity it creates a physical character that reflects the metropolitan appearance sought by large North American cities in the early twentieth century.

The Royal Connaught Hotel is a landmark in downtown Hamilton. Although other more recent buildings are taller, it still has a commanding presence on King Street East. The view of the hotel from James Street North across Gore Park is important in the townscape. The view of the rooftop pavilion is an especially memorable image.

Description of Heritage Attributes

The former hotel building's cultural heritage value is embodied in 1) its front facade, 2) east elevation, 3) west elevation, 4) the slender portion of the south elevation where the brick and terra cotta of the east elevation wrap around to the south elevation, and 5) the lobby and mezzanine in the interior.

Front Facade (North Elevation)

Heritage attributes of the front facade in the 1916 building include:

- all features in limestone on the ground and mezzanine floors and their fenestration;
- the brown rug brick and white-glazed terra cotta curtain wall and the fenestration of the floor above the mezzanine floor (the hotel's second floor or third storey, which together with the ground and mezzanine floors forms the front facade's base);
- the seven floors of brown rug brick wall and windows with their terra cotta sills, which comprise the front facade's shaft; and,
- the front facade's upper two storeys and overhanging cornice – the capital of the composition – completely executed in white-glazed terra cotta and lit by windows that follow the fenestration pattern in the shaft.

Heritage attributes of the front facade in the 1931 addition include:

- the brown polished granite foundation veneer;
- the limestone ground floor and its six bays of bronze storefronts;

- the limestone mezzanine and second floors containing six bays of slender round-arched window pairs;
- the seven floors above the base of the composition – the shaft – which have columns of windows with bronze spandrels ascending the lightly coloured brick curtain wall;
- the front facade’s upper floors – the capital of the composition – containing four pairs of round-arched windows, two outer bays which extend the columns of windows up from the shaft, two wrought-iron balconies and a partially flat and partially pedimented parapet decorated with arcaded brick; and,
- the rooftop pavilion designed to resemble a hip-roofed garden pavilion where round-arched French windows open onto a terrace.

East Elevation

Heritage attributes of the hotel’s east elevation include:

- the northernmost three bays of the base (the ground, mezzanine and second floors) clad in limestone, brown rug brick and white-glazed terra cotta and containing the east entrance, oriel window above and other windows;
- the fourth bay of the base in from the building’s northeast corner, with its terra cotta window trim and stringcourses;
- the remaining bays of the brown rug brick base, with their terra cotta stringcourses and double-hung windows;
- the seven brown rug brick floors of the shaft and its windows with terra cotta sills; and,
- the upper two storeys and overhanging cornice – the capital of the composition – completely executed in white-glazed terra cotta and lit by windows that follow the fenestration pattern in the shaft.

West Elevation

Heritage attributes of the west elevation include:

- the brown polished granite foundation veneer;
- the limestone ground floor and its bays of bronze storefronts;
- the limestone mezzanine and second floors containing eight bays of slender round-arched window pairs;

- the nine floors in the tower shaft where columns of windows with bronze spandrels ascend the lightly coloured brick curtain wall;
- the arcaded brick cornice and stone coping terminating the shaft; and,
- the rooftop pavilion, which is two bays wide on the west.

South Elevation (Rear Elevation)

Heritage attributes of the south or rear elevation include:

- the slender portion of the south elevation where the brick and terra cotta of the east elevation wrap around to the south elevation.

Interior

Heritage attributes of the interior include:

- the lobby and mezzanine space, their Classical columns, beamed and panelled ceiling, and other surviving features of the original design.

Appendix A: Illustrations

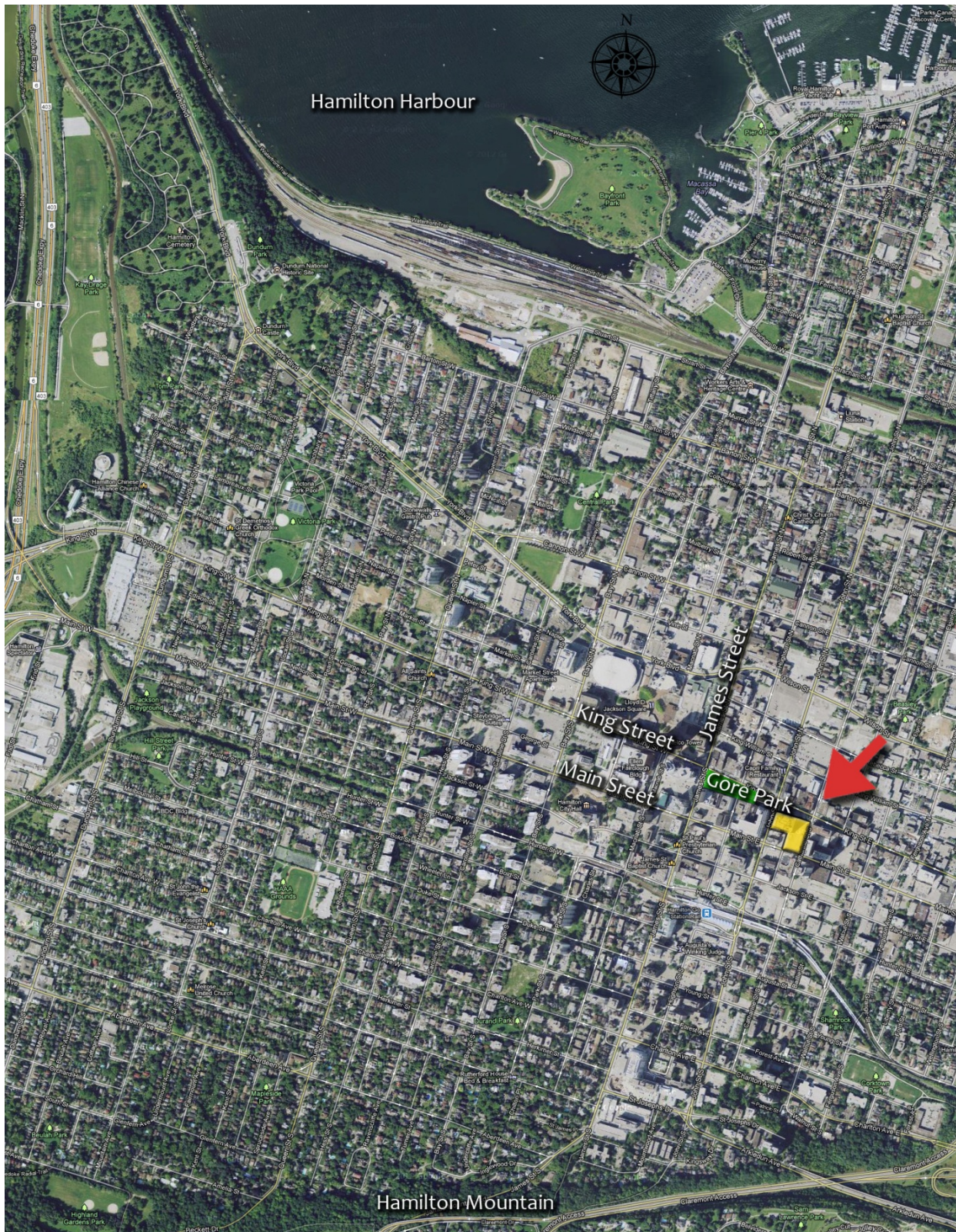


Fig. 2 Royal Connaught Hotel identified by an arrow added to a Google air photo covering central Hamilton, 2013

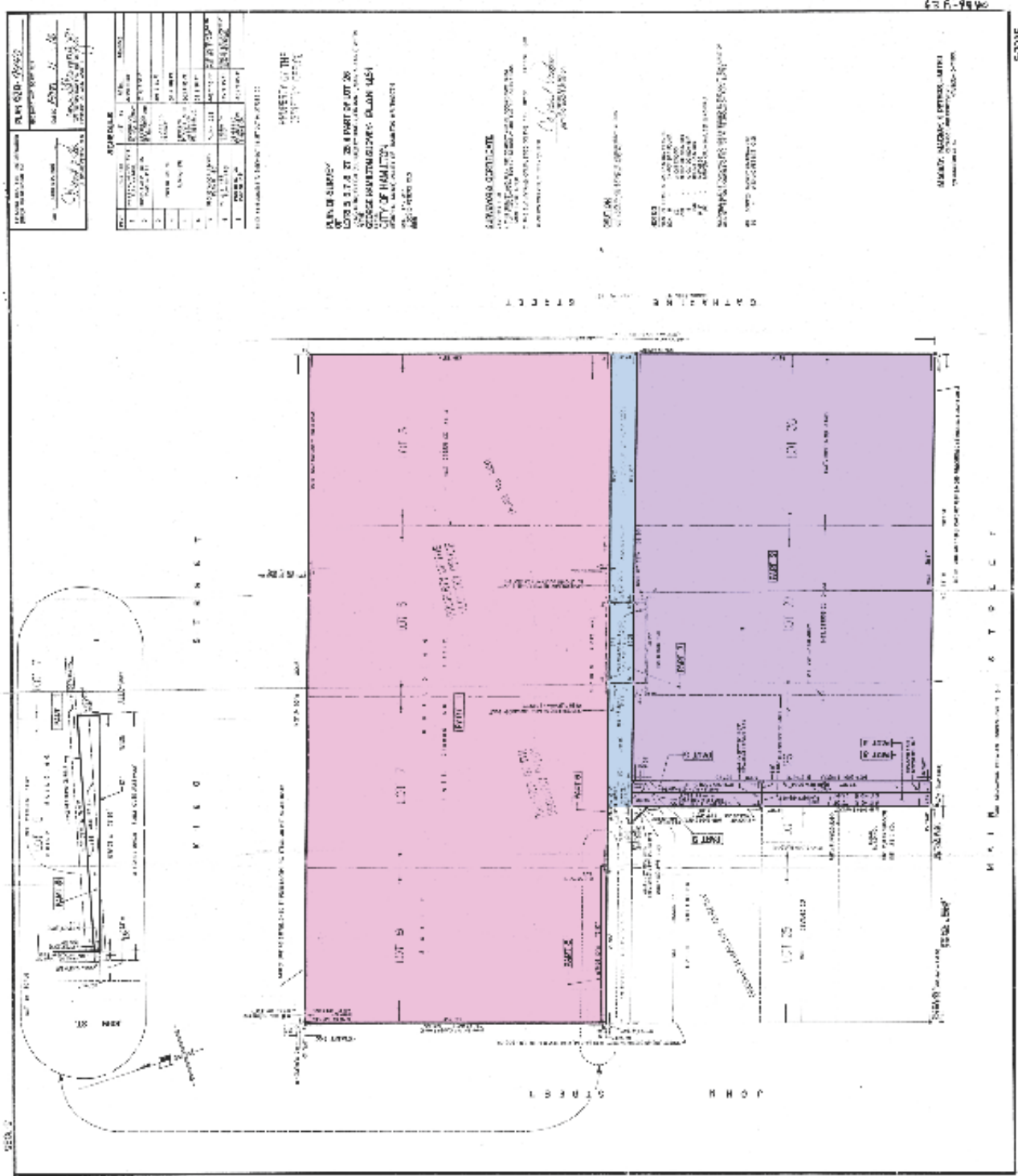


Fig. 3 J. David Peters, "Plan of Survey of Lots 5, 6, 7, 8, 27, 28 & Part of Lot 26 being in the block bounded by King, Catharine, Main & John Streets in the George Hamilton Survey, Plan 1431, in the City of Hamilton ... - Plan 62R-9940," 1988. The property and the east-west public alley are shown shaded.



212 King Street East looking west from Catharine Street, May 25, at 8:05 a.m. c. 1899-1905. *Public Archives of Canada*

Fig. 4 "King Street East looking west from Catharine Street, May 25, at 8:05 a.m. c. 1899-1905. Public [National] Archives of Canada," published in T. Melville Bailey et al, *Around and About Hamilton, 1785-1985* (Hamilton, Ont.: Head-of-the-Lake Historical Society, 1986), p. 70.



Fig. 5 Top left: Canadian Express Building, Montreal in *Montreal Architecture: A Guide to Styles and Buildings*, p. 126; Top right: Traders Bank of Canada, Toronto in *Toronto Architecture: A City Guide*, p. 88; Bottom Left: Bank of Hamilton, Hamilton from Hamilton Public Library PreView Image Database; Bottom Right: Federal Life Assurance Company Head Office, Hamilton in *The Federal Life Assurance Co. of Canada Directors' Report for 1913*, Hamilton Central Library.



Fig. 6 Hamilton Hotel Company Ltd., *Prospectus of The Hamilton Hotel Company Limited*, 30 Jan. 1913: "The Royal Connaught." The cropped image on the left is from the Hamilton Public Library PreView Image Database, and the full perspective on the right is from microfiche seen at the Toronto Reference Library.

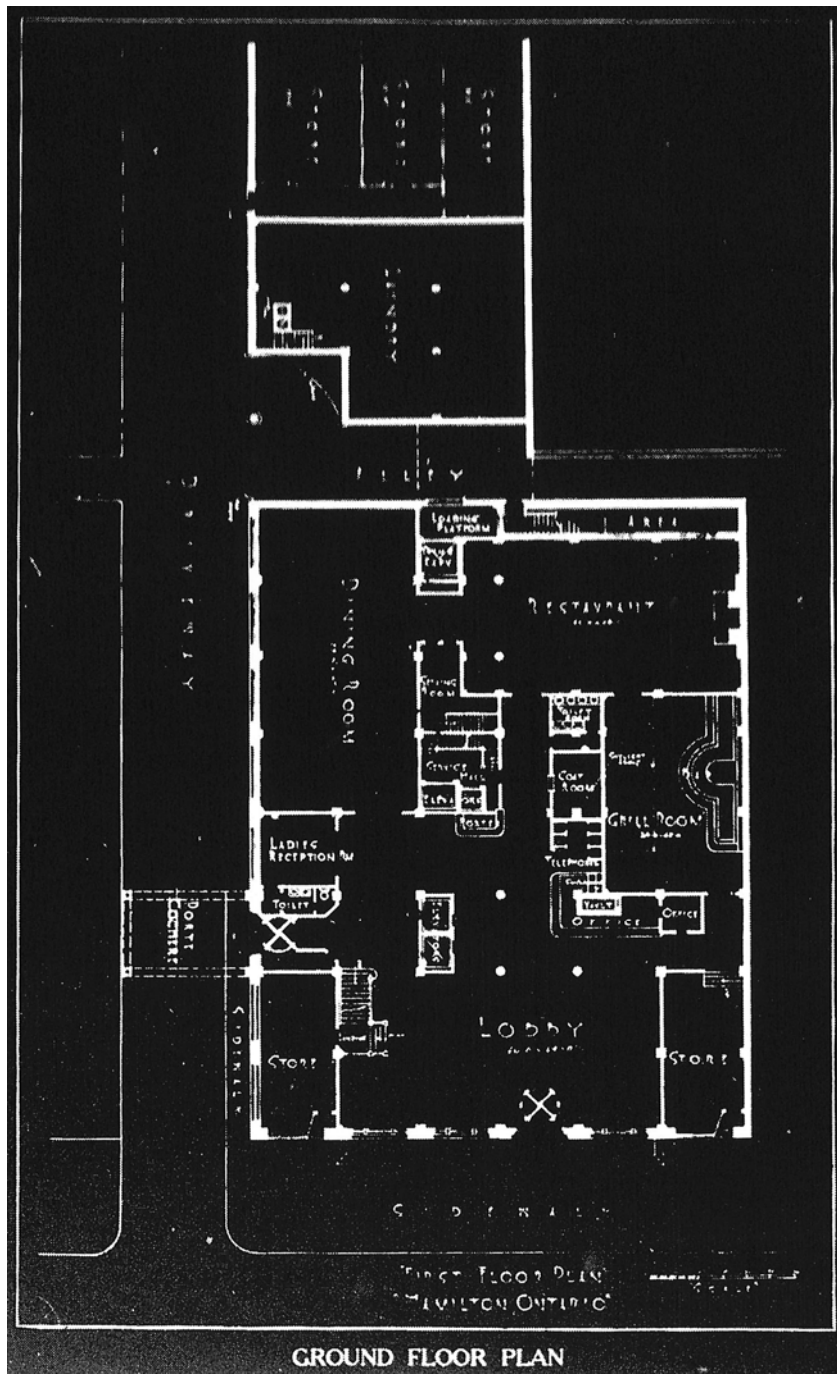


Fig. 7 Hamilton Hotel Company Ltd., *Prospectus of The Hamilton Hotel Company Limited*, 30 Jan. 1913: Ground Floor Plan.

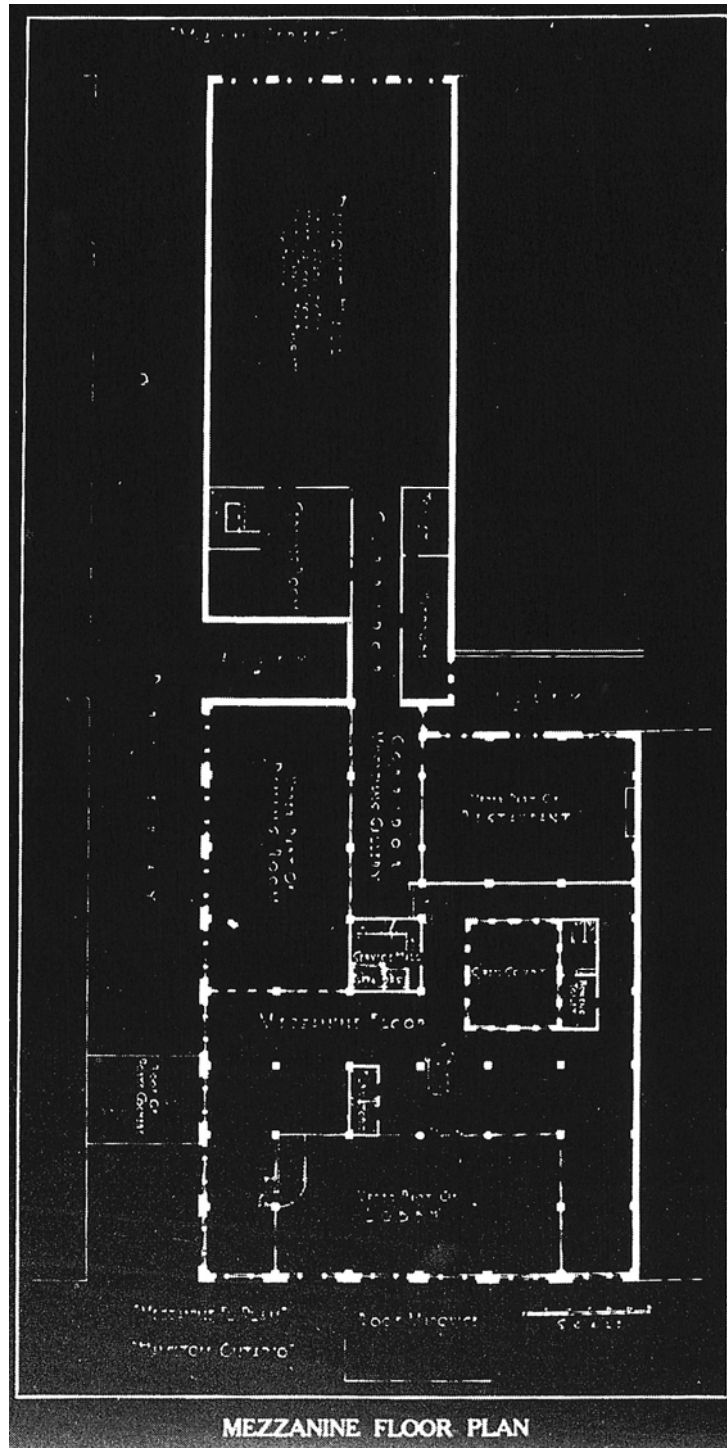


Fig. 8 Hamilton Hotel Company Ltd., *Prospectus of The Hamilton Hotel Company Limited*, 30 Jan. 1913: Mezzanine Floor Plan.

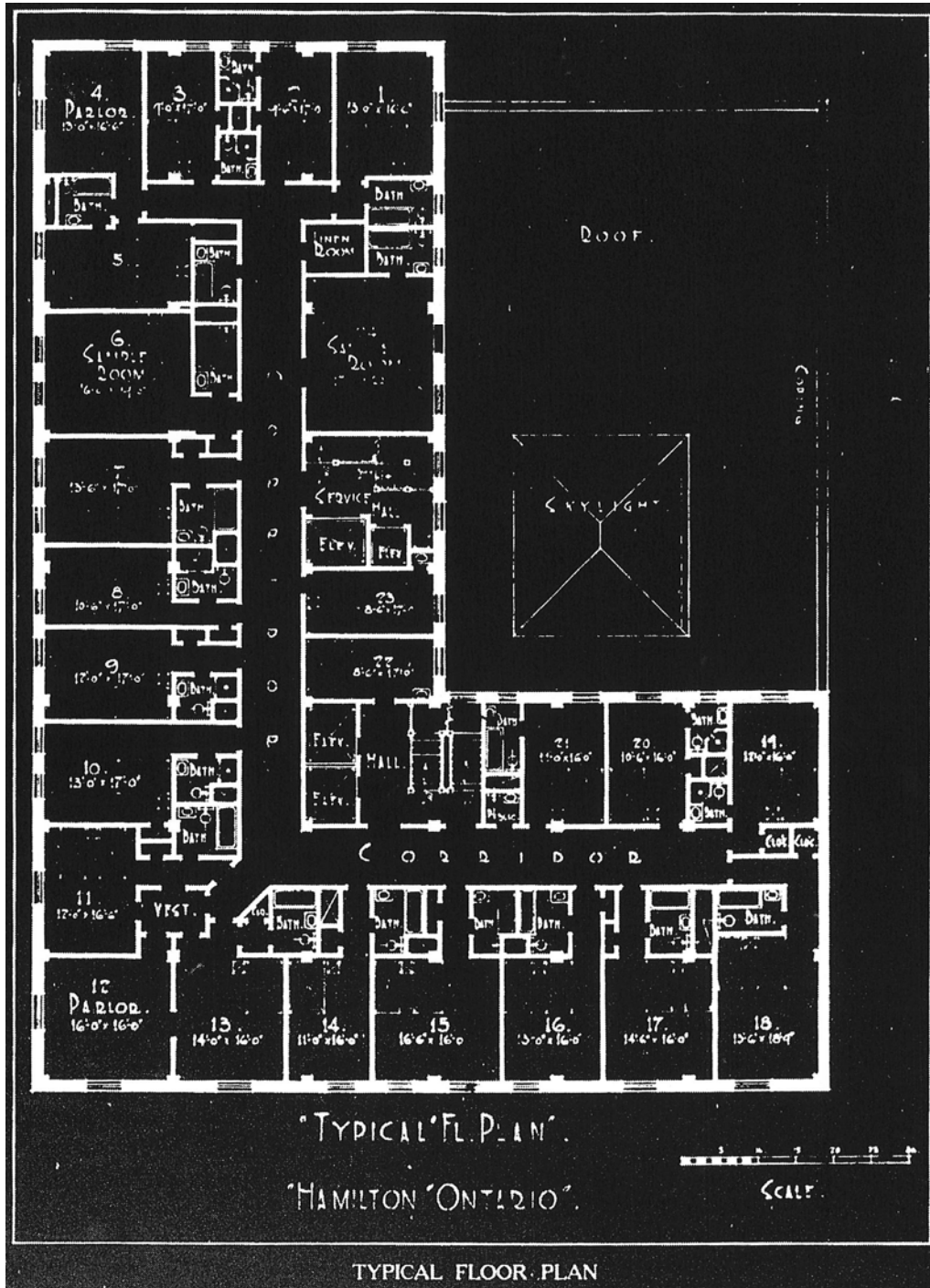


Fig. 9 Hamilton Hotel Company Ltd., *Prospectus of The Hamilton Hotel Company Limited*, 30 Jan. 1913: Typical Floor Plan.



Fig. 10 Top: Hotel Statler, Buffalo; Bottom: General Electric Building, Buffalo; both reproduced at www.buffaloah.com.

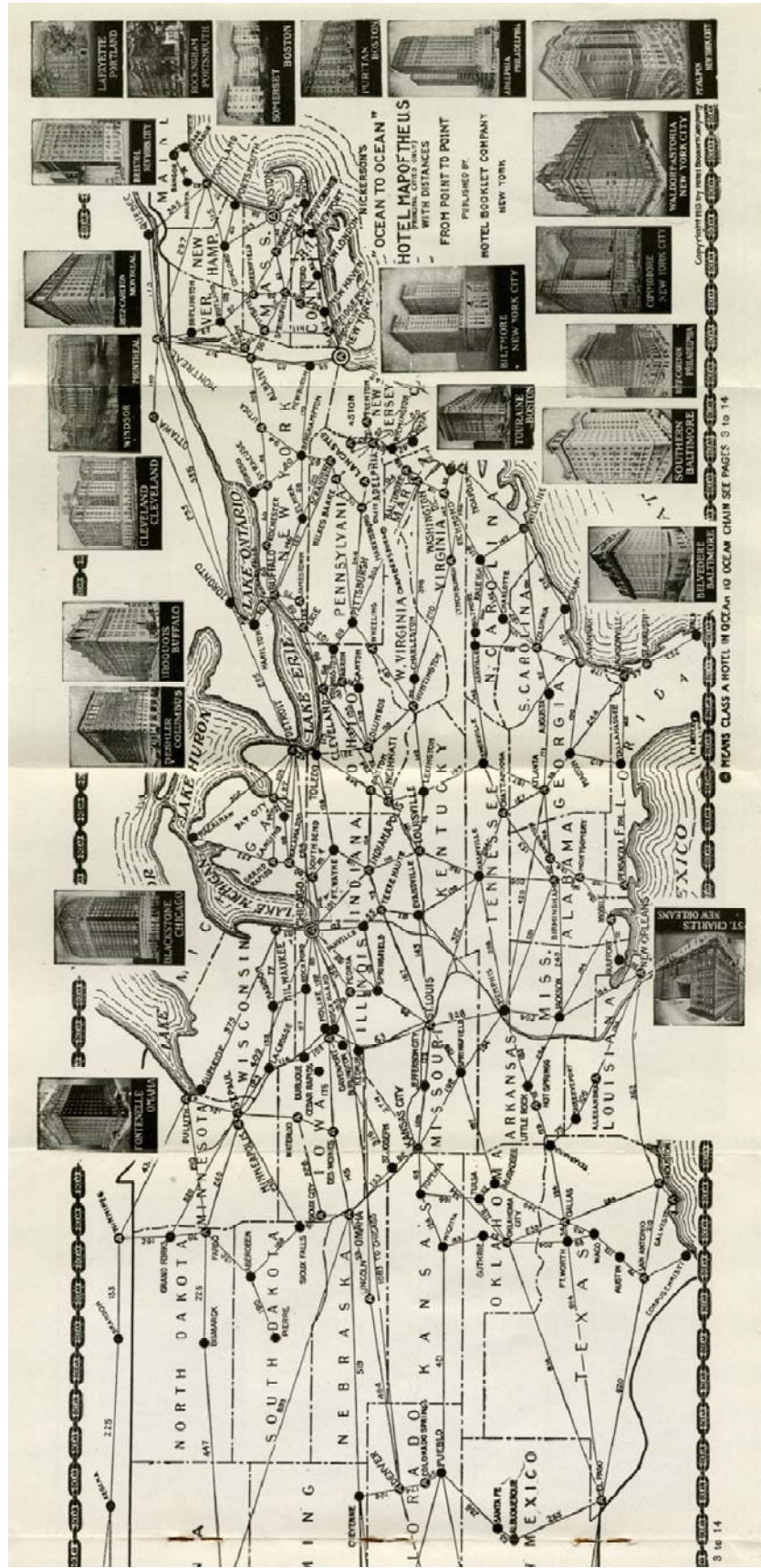


Fig. 11 Detail from "Nickerson's 'Ocean to Ocean' Hotel Map of the U.S. (Principal Cities Only) with Distances from Point to Point," 1913, published in V.G. Cardy, *Class A Hotels: Points about Hamilton and New York* (New York: Hotel Booklet Co., [1912/1919?]), North York Central Library.

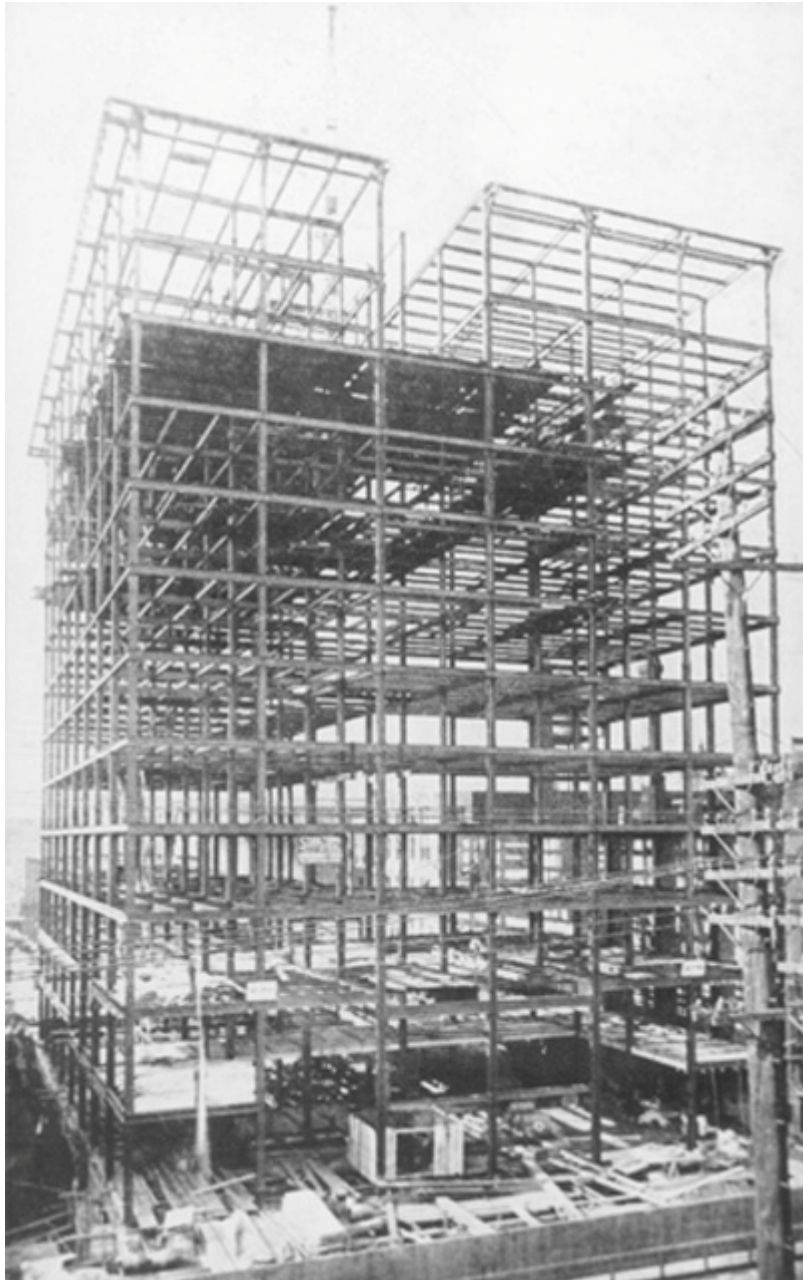


Fig. 12 Photograph of the hotel's steel frame under construction, 191?, PreView Image Database, Hamilton Public Library, www.preview.hpl.ca.

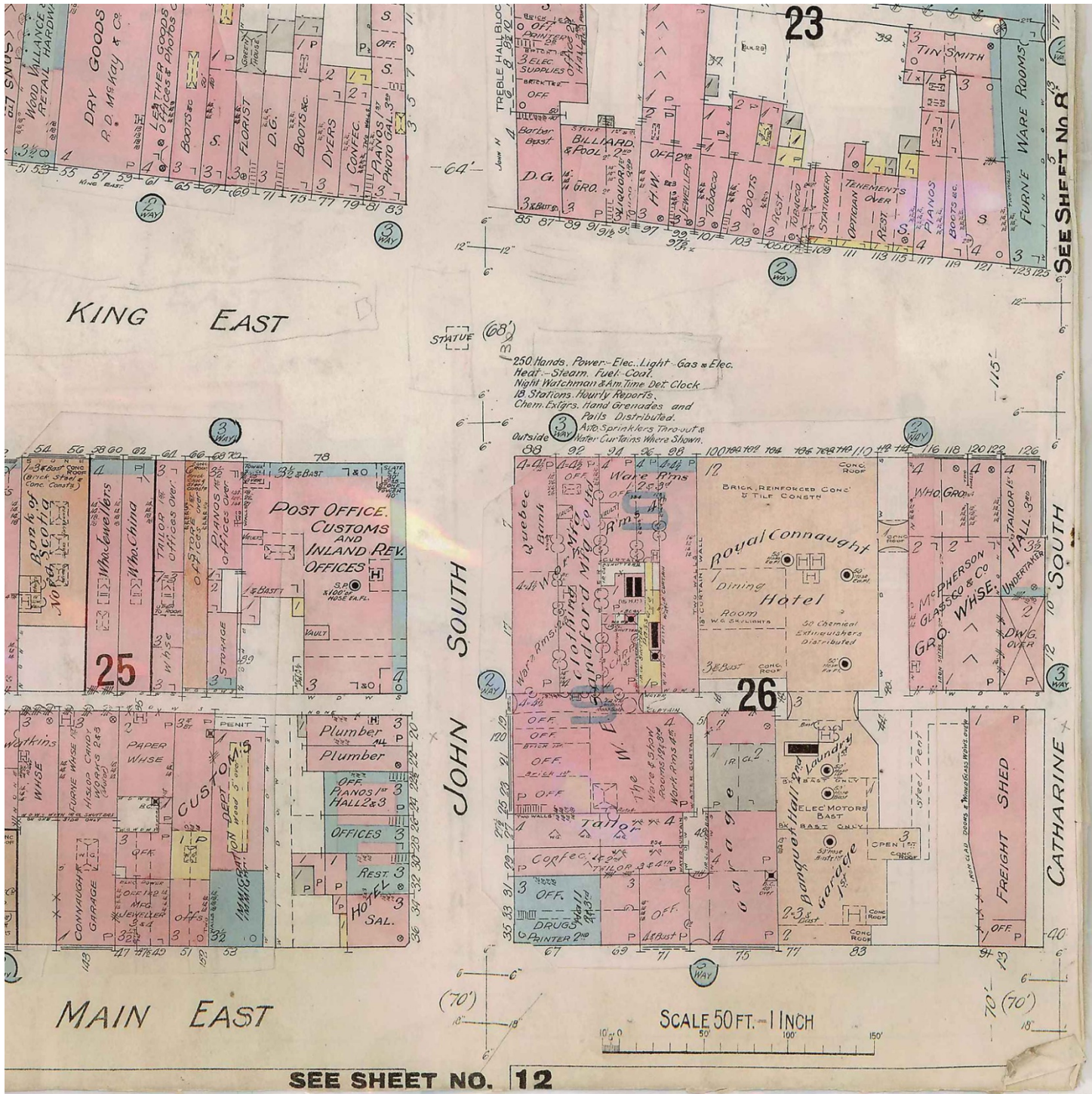


Fig. 13 Detail from Charles E. Goad, "Insurance Plan of the City of Hamilton, Ontario, Canada" (Toronto, Montreal & Winnipeg: Charles E. Goad, Aug. 1916), pl. 7, Hamilton City Hall.

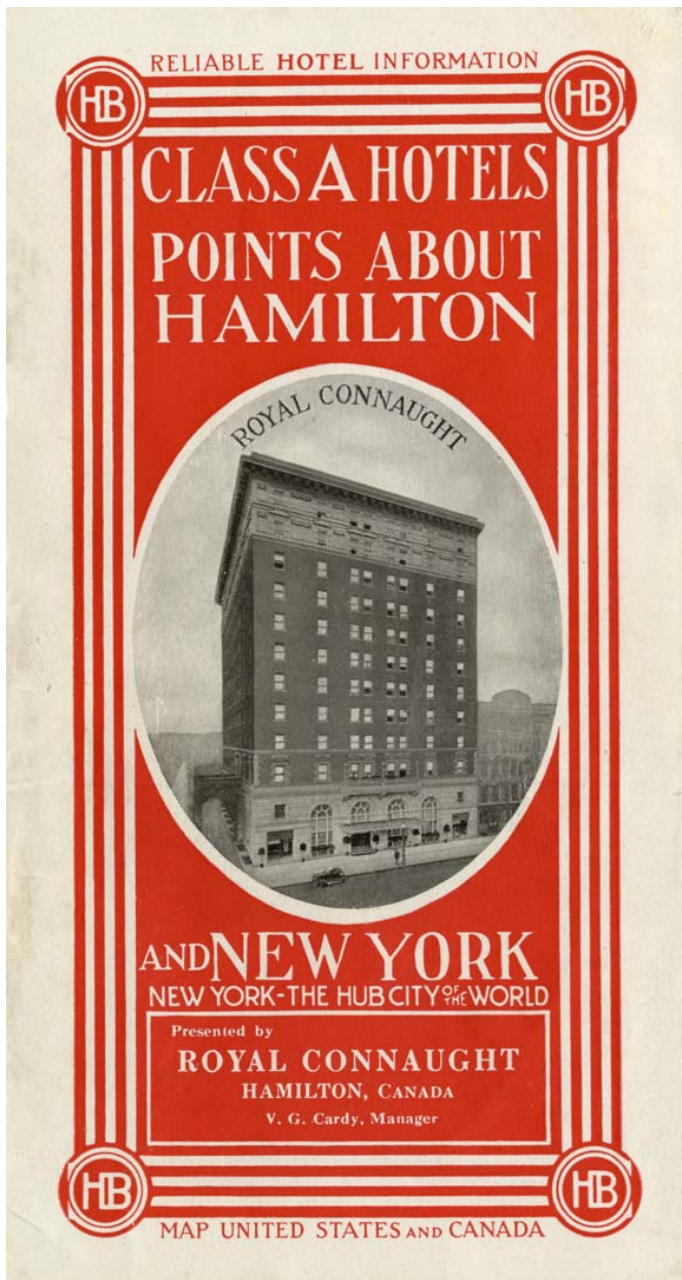


Fig. 14 Cover and frontispiece in V.G. Cardy, *Class A Hotels: Points about Hamilton and New York* (New York: Hotel Booklet Co., [1912/1919?]), North York Central Library.



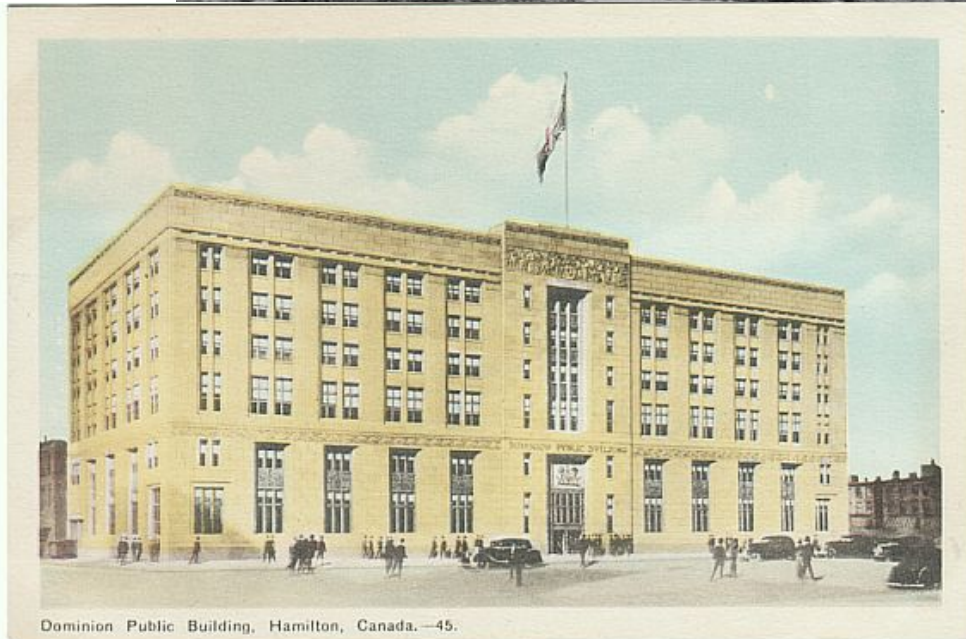
Fig. 15 Emerson D. Owen, *United Hotels Company of America: The premier chain of first class hotels in the United States and Dominion of Canada; Affiliated – The American Hotels Corporation* (New York: United Travel and Hotel Bureau, n.d.), Hamilton City Hall.



Fig. 16 Top: E.C. Kropp Co., "Interior Royal Connaught Hotel, Hamilton, Ont., Canada," postmarked 13 Jan. 1919, www.hamiltonpostcards.com/pages/royalconnaught.html; Bottom: E.C. Kropp Co., "Mezzanine Floor, Royal Connaught Hotel, Hamilton, Canada," n.d., www.hamiltonpostcards.com/pages/royalconnaught.html.



Norton Palmer Hotel, Windsor, Canada.—21.



Dominion Public Building, Hamilton, Canada.—45.

Fig. 17 Top: Norton Palmer Hotel, Windsor, Canada, an undated post card reproduced at www.playle.com; Middle: Basilica of Christ the King, Hamilton, 1937, PreView Image Database, Hamilton Public Library, www.preview.hpl.ca; Bottom: Dominion Public Building, Hamilton, Canada, an undated post card reproduced at www.playle.com.

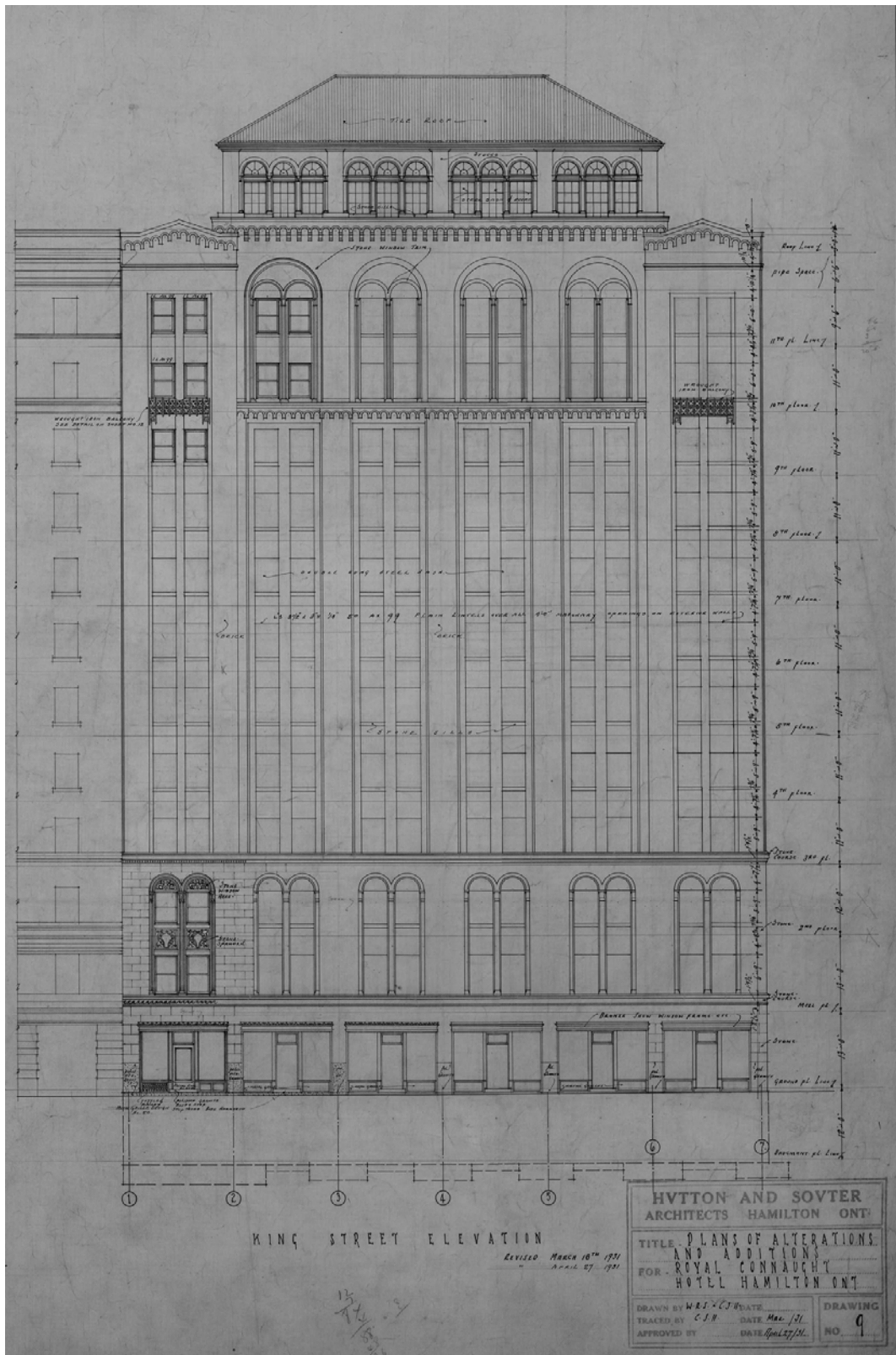


Fig. 18 Hutton & Souter, Architects, "Plans of Alterations and Additions for Royal Connaught Hotel Hamilton," 27 Apr. 1931, Souter, Bell, Howard and Souter Fonds, Archives of Ontario, C12-1-0-458, Container # L-717, Barcode B732587, Drawing No. 9 – King Street Elevation.

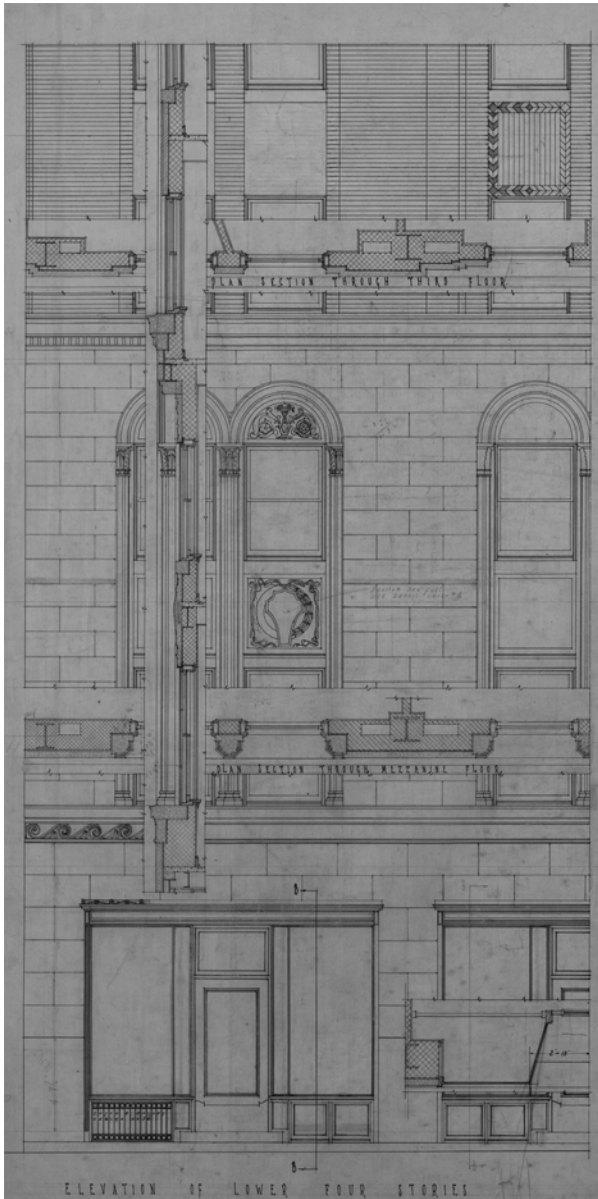


Fig. 19 Hutton & Souter, Architects, "Plans of Alterations and Additions for Royal Connaught Hotel Hamilton," 27 Apr. 1931, Souter, Bell, Howard and Souter Fonds, Archives of Ontario, C12-1-0-458, Container # L-717, Barcode B732587, Drawing No. 12 – Elevation of Lower Four Stories & Elevation of Top Three Stories.

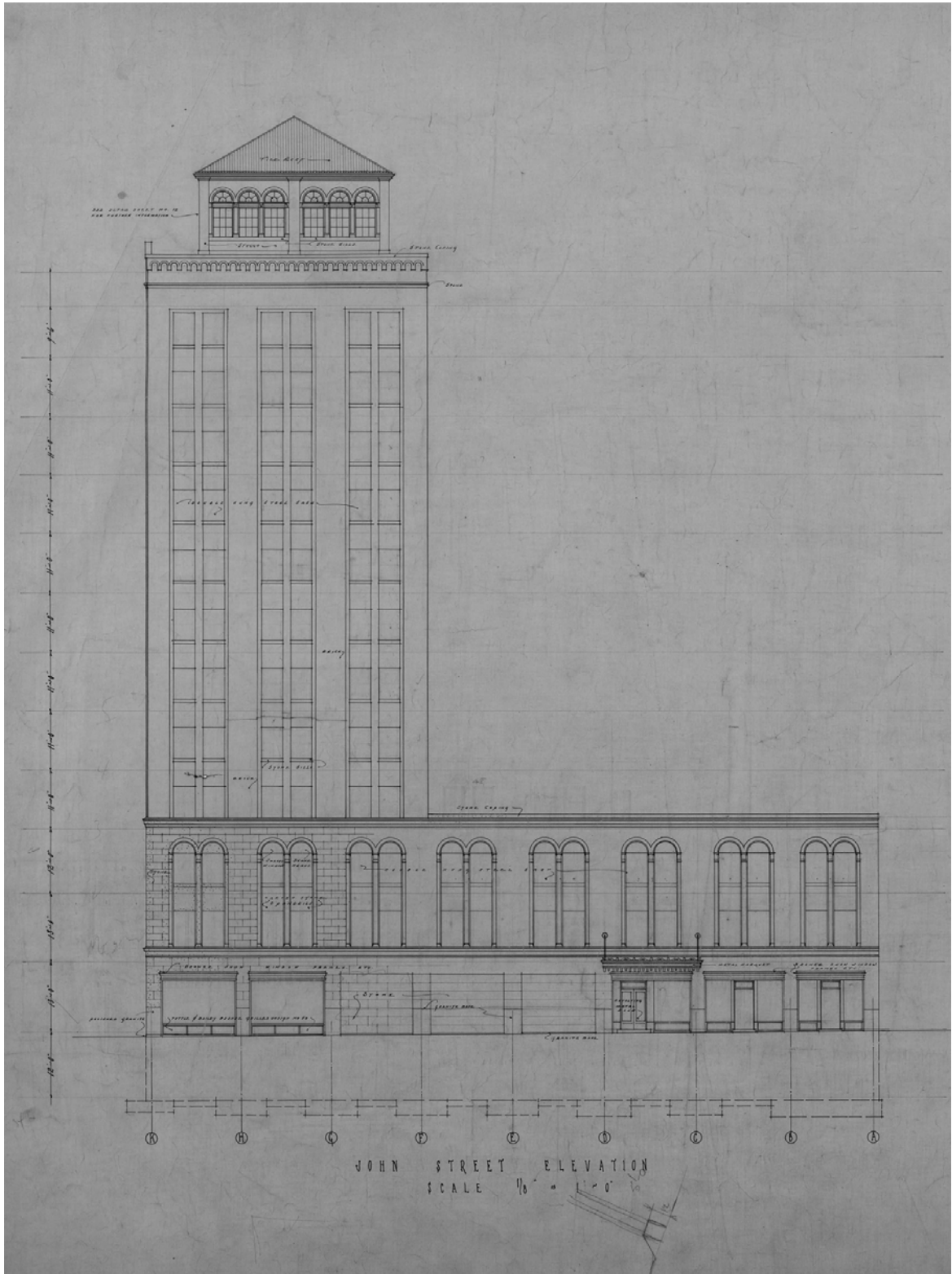


Fig. 20 Hutton & Souter, Architects, "Plans of Alterations and Additions for Royal Connaught Hotel Hamilton," 27 Apr. 1931, Souter, Bell, Howard and Souter Fonds, Archives of Ontario, C12-1-0-458, Container # L-717, Barcode B732587, Drawing No. 10 – John Street Elevation.

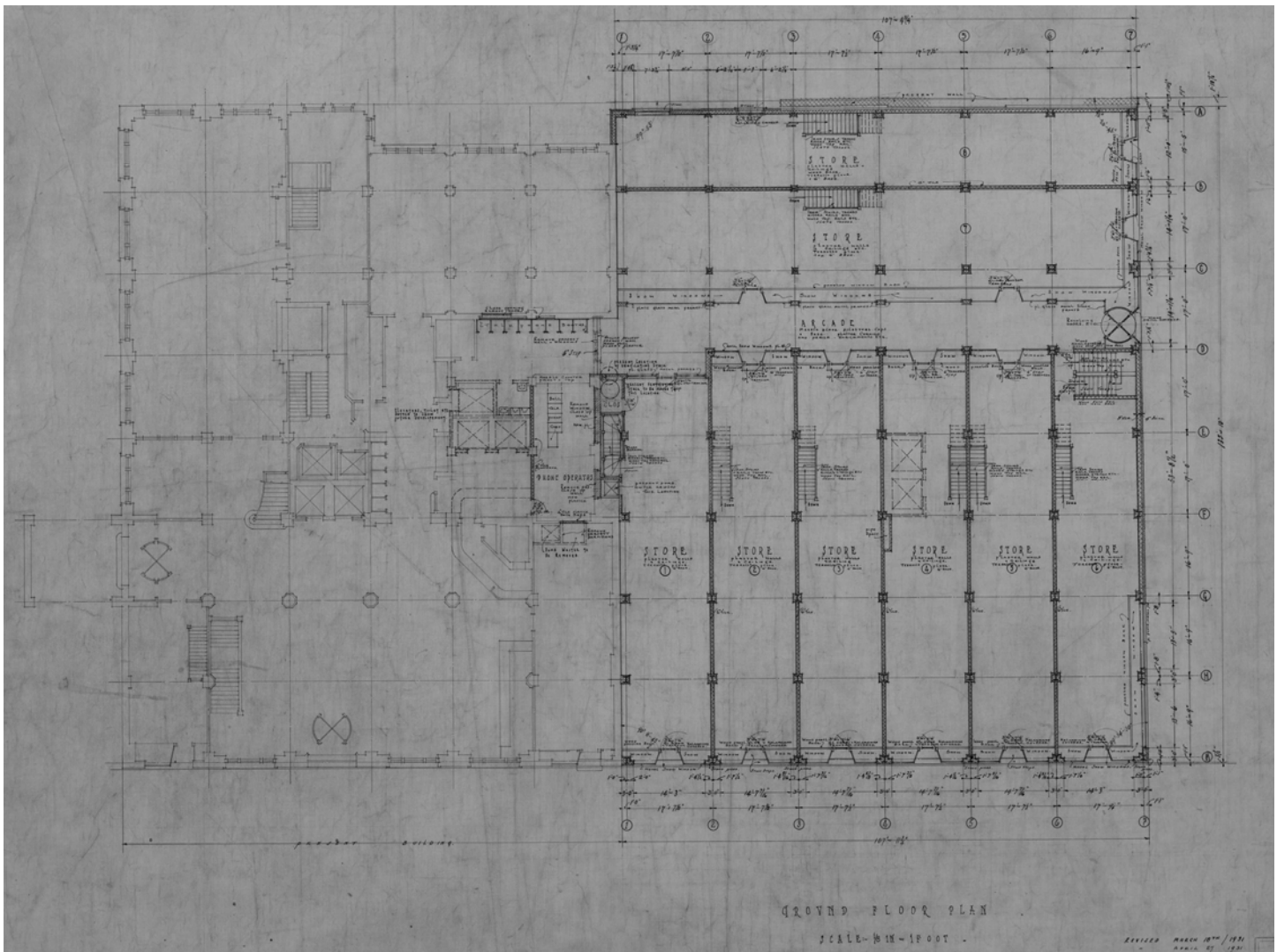


Fig. 21 Hutton & Souter, Architects, "Plans of Alterations and Additions for Royal Connaught Hotel Hamilton," 27 Apr. 1931, Souter, Bell, Howard and Souter Fonds, Archives of Ontario, C12-1-0-458, Container # L-717, Barcode B732587, Drawing No. 2 – Ground Floor Plan.

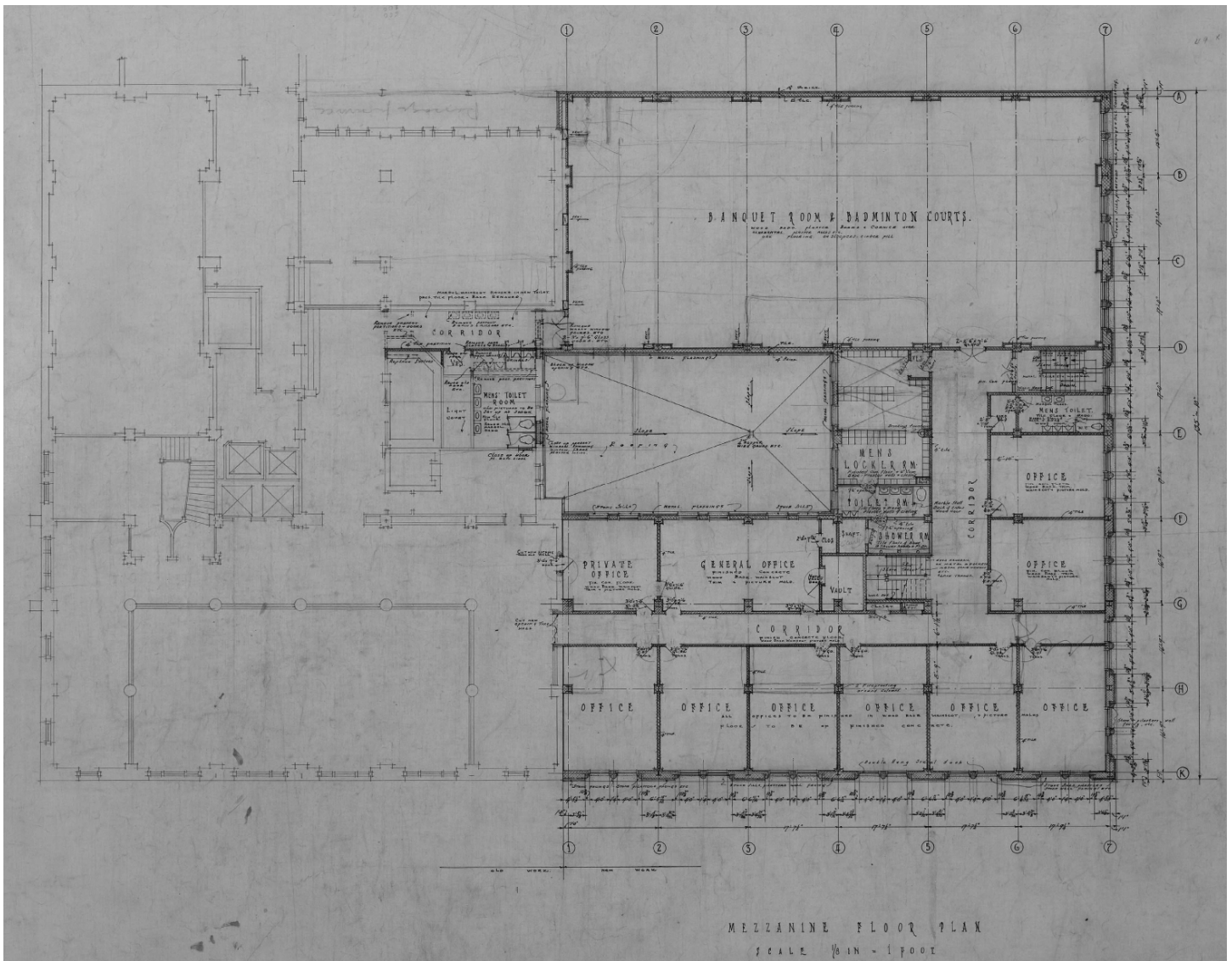


Fig. 22 Hutton & Souter, Architects, "Plans of Alterations and Additions for Royal Connaught Hotel Hamilton," 27 Apr. 1931, Souter, Bell, Howard and Souter Fonds, Archives of Ontario, C12-1-0-458, Container # L-717, Barcode B732587, Drawing No. 3 – Mezzanine Floor Plan.

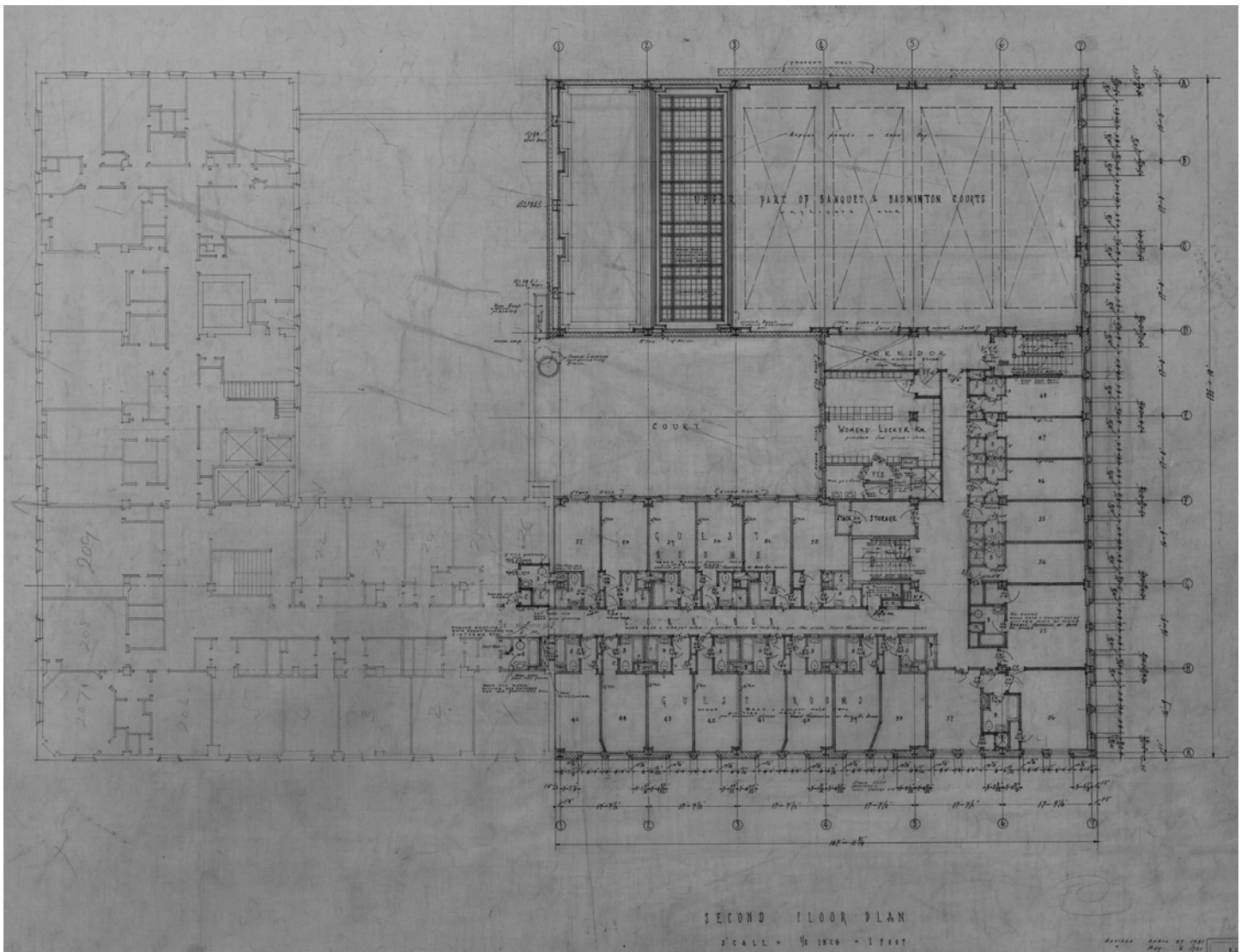


Fig. 23 Hutton & Souter, Architects, "Plans of Alterations and Additions for Royal Connaught Hotel Hamilton," 27 Apr. 1931, Souter, Bell, Howard and Souter Fonds, Archives of Ontario, C12-1-0-458, Container # L-717, Barcode B732587, Drawing No. 4 – Second Floor Plan.

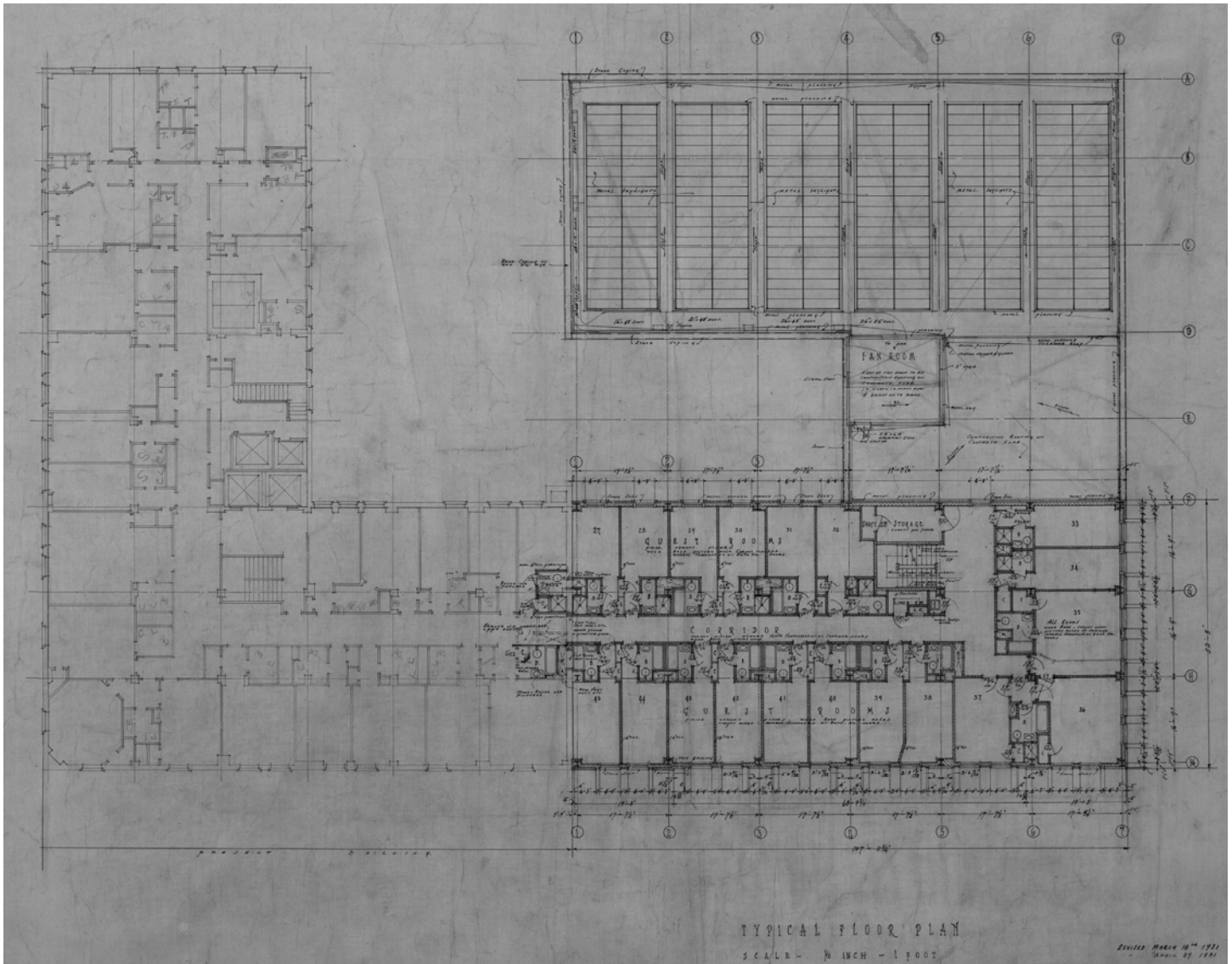


Fig. 24 Hutton & Souter, Architects, "Plans of Alterations and Additions for Royal Connaught Hotel Hamilton," 27 Apr. 1931, Souter, Bell, Howard and Souter Fonds, Archives of Ontario, C12-1-0-458, Container # L-717, Barcode B732587, Drawing No. 5 – Typical Floor Plan.



The Lobby



The Arcade



The Circus Roof

Fig. 25 Royal Connaught Hotel, *The Royal Connaught Hotel: To Commemorate 25 Years of Community Service* [Hamilton, Ont.: Royal Connaught Hotel, 1941], Hamilton Central Library.



Fig. 26 Left: Aerial view of Downtown Hamilton, 1945, PreView Digital Database, Hamilton Public Library, www.preview.hpl.ca; Right: Undated post card showing the Royal Connaught Hotel, 1940s?, PreView Digital Database.

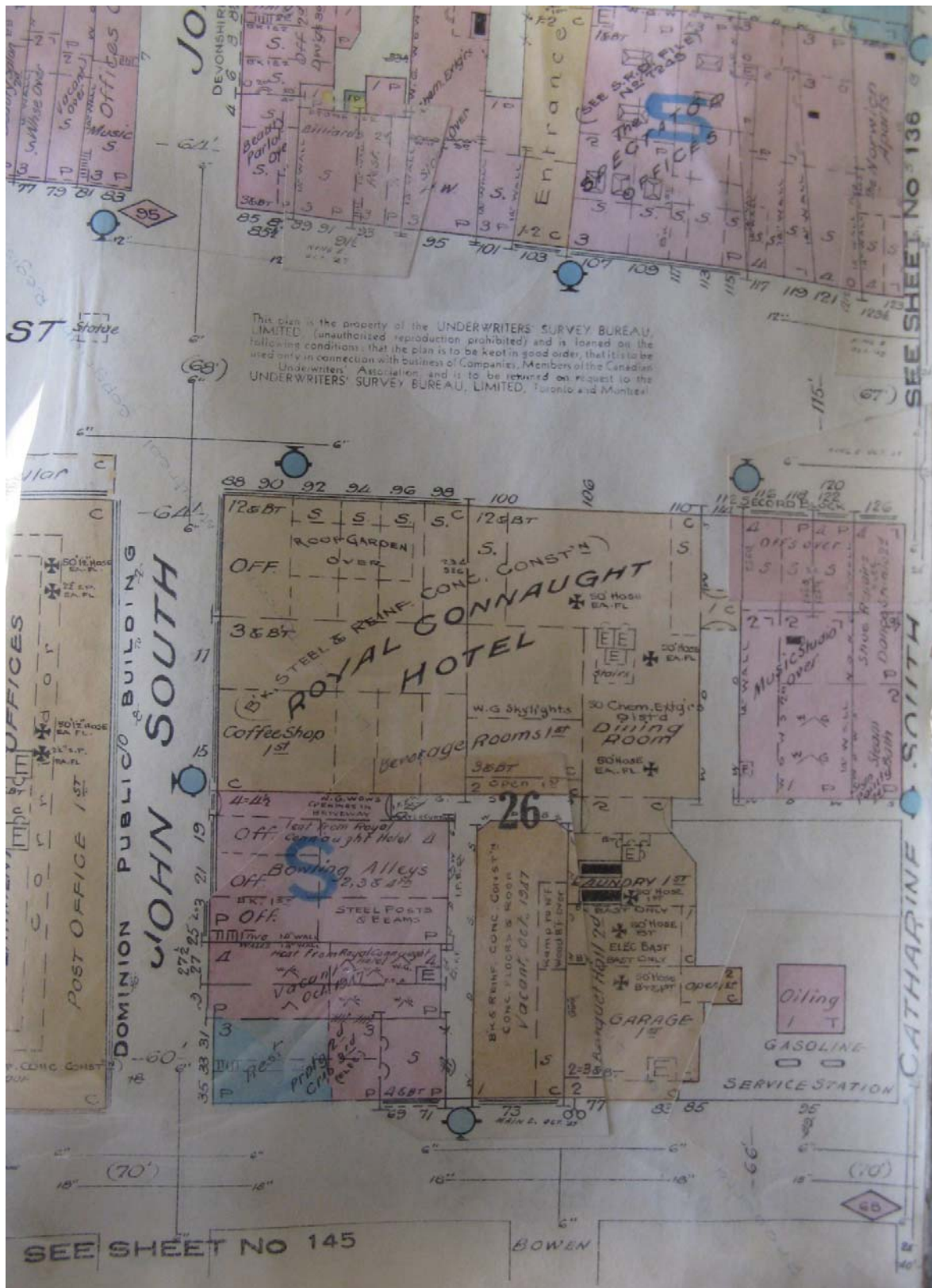


Fig. 27 Detail from Underwriters' Survey Bureau, "Insurance Plan of the City of Hamilton, Ont." (Toronto & Montreal: Underwriters' Survey Bureau, rev. Oct. 1947), pl. 135, Hamilton Central Library.



KING Cenotaph E. Statue

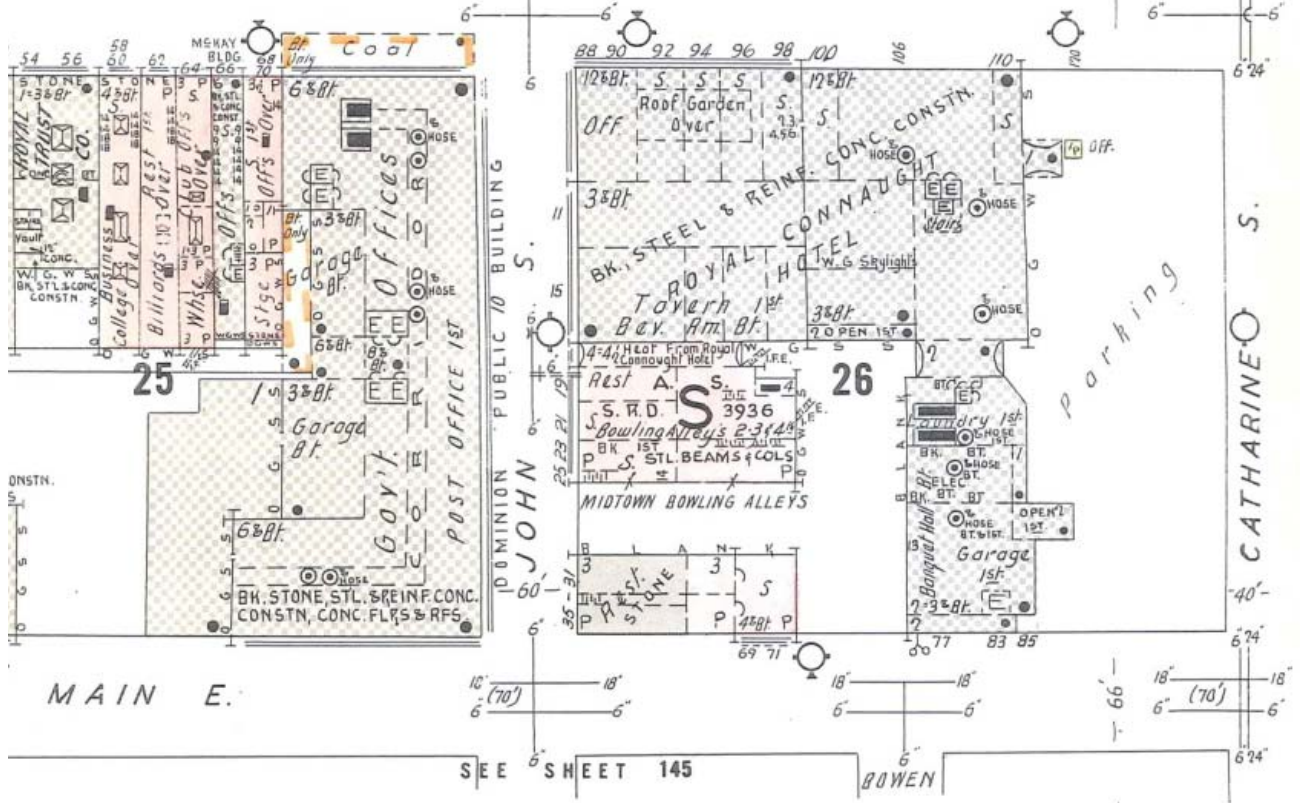
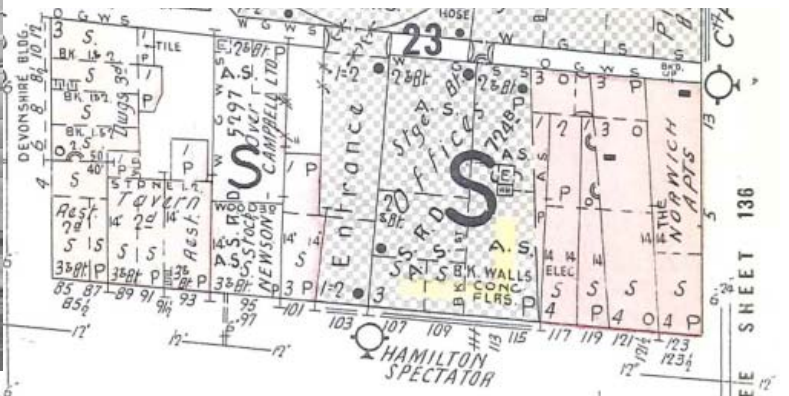


Fig. 28 Top: Photograph of east elevation's base, the porte-cochère and adjacent parking lot, 1960, PreView Digital Database, Hamilton Public Library, www.preview.hpl.ca; Bottom: Detail from Underwriters' Survey Bureau, "Insurance Plan of the City of Hamilton." V. 1 (Toronto: Underwriters' Survey Bureau, Apr. 1964), Toronto Reference Library.



Fig. 29 Undated photograph [197?], PreView Digital Database, Hamilton Public Library, www.preview.hpl.ca.



Fig. 30 Corner view of the hotel's east elevation and front facade and the King Street East streetscape, looking west from Catharine Street North



Fig. 31 Corner view of the front facade and west tower's west elevation, looking east from the King Street East island (notice the corner of the old Dominion Public Building on the far right of the frame)



Fig. 32 South side of King Street East, looking east from Hughson Street (arrow points to rooftop pavilion)



Fig. 33 View of hotel from James Street North, looking southeast across Gore Park



Fig. 34 East side of John Street South, looking south



Fig. 35 East side of John Street South, looking north



Fig. 36 View of hotel, looking north from Main Street East and John Street South



Fig. 37 Corner view of the south (rear) and east elevations from the east side of Catharine Street South (note Dominion Public Building on west side of John Street South)



Fig. 38 Corner view of the rear and east elevations from Main Street East and Catharine Street South, looking north to the north side of King Street East



Fig. 39 Front facade (north elevation)



Fig. 40 Main entrance



Fig. 41 Detail of stone balustrade of balcony above the main entrance



Fig. 42 Terra cotta surrounds for windows above the main entrance



Fig. 43 East end of front facade's base



Fig. 44 Detail of ground-floor stone stringcourse decorated with roundels



Fig. 45 Mezzanine-floor window with quoins and exaggerated voussoirs and keystone for its stone surrounds



Fig. 46 Second-floor window with terra cotta surrounds



Fig. 47 Shaft and capital of Edwardian building's front facade



Fig. 48 Pair of windows in shaft



Fig. 49 Detail of terra cotta upper floors in front facade of Edwardian building



Fig. 50 Detail of ground floor in Art Deco addition



Fig. 51 Brown polished granite foundation veneer



Fig. 52 Typical storefront on ground floor



Fig. 53 Detail of metal panels in storefront



Fig. 54 Detail of ground-floor stringcourse in Art Deco wave pattern



Fig. 55 Pair of round-arched windows lighting mezzanine and second floors



Fig. 56 Shaft and upper floors in Art Deco addition



Fig. 57 Windows in shaft



Fig. 58 Window pair on upper floors



Fig. 59 Wrought-iron balcony in outer bay of upper floors



Fig. 60 East elevation



Fig. 61 Northernmost three bays of the east elevation's base



Fig. 62 Detail of ground-floor stonework



Fig. 63 Stone window surrounds



Fig. 64 Terra cotta window surrounds



Fig. 65 East entrance (originally, the ladies' entrance) and oriel window above



Fig. 66 Fanlight and stone arch over east entrance



Fig. 67 Oriel window in limestone, terra cotta and rug brick



Fig. 68 Detail of upper two floors in terra cotta



Fig. 69 Top: West elevation's tower shaft; Bottom: West elevation's base



Fig. 70 Marquee frame over John Street South entrance



Fig. 71 Bays nearest King Street East on west elevation's base



Fig. 72 Storefront in west elevation's ground floor (note also brown polished granite foundation veneer and limestone stringcourse in an Art Deco wave pattern)

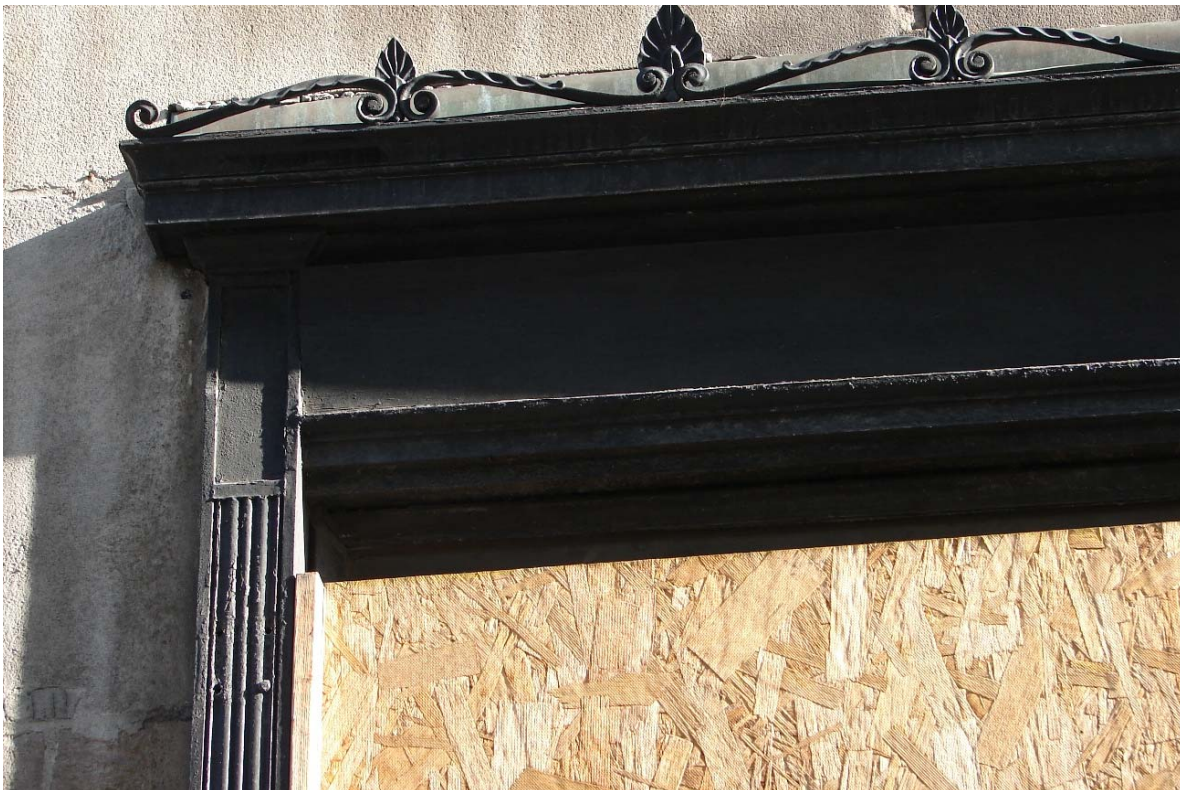


Fig. 73 Detail of storefront, showing top of fluted pilaster, entablature and cresting



Fig. 74 Window pairs on mezzanine and second floors of west elevation's base (note also dentils in cornice above)



Fig. 75 Windows in west elevation's tower shaft (note bronze spandrels in the Art Deco style)



Fig. 76 Rear (south) elevation



Fig. 78 Concrete foundation wall of former swimming pool



Fig. 77 Top of the rear elevation of Art Deco addition



Fig. 79 Lobby in 2009



Fig. 80 Mezzanine in 2009



Fig. 81 Lobby in 2011



Fig. 82 Mezzanine in 2011

Appendix B: Bibliography

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Appendix C: Qualifications of Authors

Paul Dilse has specialized in heritage planning and historical study since his graduation from the professional planning school at the University of Waterloo in 1979.

He has written official plan policies on heritage conservation for the former Municipality of Metropolitan Toronto and for the City of Cambridge (his related official plan background study, in which he delineated the boundaries of prospective heritage conservation districts across the municipality, has remained a reference document there for three decades). In association with Peter Stewart, he has surveyed the entire municipality of the Town of Caledon to compile a comprehensive inventory of built heritage resources located on 1,643 properties. Also in collaboration with Mr. Stewart, he has assessed the cultural heritage value of two French Canadian Roman Catholic churches in rural Essex County. He successfully defended their designation under the *Ontario Heritage Act* at the Conservation Review Board. As well, he has documented the cultural heritage landscape of the David Dunlap Observatory in Richmond Hill, whose designation he helped uphold at the Conservation Review Board. He has also provided expert witness testimony at the Ontario Municipal Board, successfully defending the designation of the first heritage conservation district in the Town of Markham; and contributing to the positive outcome in favour of retaining a complex of rare garden apartments in the Leaside neighbourhood of Toronto.

In addition to the Thornhill-Markham heritage conservation district, he has written heritage conservation district plans for Old Port Credit Village in Mississauga (in association with Mr. Stewart), the MacGregor/Albert neighbourhood in Waterloo and Lower Main Street South in Newmarket (also in association with Mr. Stewart). He has conducted a heritage conservation district study of the George Street and Area neighbourhood in Cobourg, which has been designated. For Mr. Stewart's consulting team, he authored a report on the feasibility of establishing heritage conservation districts in Downtown Brampton. Additionally with him, he has prepared conservation-based design guidelines for the historic commercial centres of Alliston, Beeton, Tottenham and Picton. Currently, he is studying three areas in Downtown Whitby for protection as heritage conservation districts.

Since 2004 when municipalities in Central and Southwestern Ontario started requesting heritage impact assessments from him, he has written 47 such reports. He has written text for commemorative plaques and papers in support of them, including Ontario Heritage Trust plaques at the King Edward Hotel and Royal York Hotel, both in Toronto. As well, he has planned an extensive program to interpret the history of the Freeport Sanatorium at the Grand River Hospital in Kitchener. His major work in 2011, a history of the Legislative Building in Queen's Park and a statement on its cultural heritage value, forms part of an historic structure report commissioned by the Legislative Assembly of Ontario.

Paul Dilse is qualified as a planner and historian by the Canadian Association of Heritage Professionals, of which he is a founding member.

Peter Stewart is a partner in the firm of George Robb Architect. In addition to professional accreditation as an architect since 1974, he is a member of the Canadian Association of Heritage Professionals (member of the Board from 2002 to 2006) and a member of the Architectural Conservancy of Ontario (member of the Board from 2006 to present).

The firm has had an ever-increasing involvement in conservation and adaptive reuse projects involving built heritage resources since its involvement in the restoration of the Duff-Baby House in Windsor for the Ontario Heritage Foundation (now Trust) in 1993. Other projects for the OHT have included exterior restoration of the Mather Walls Museum in Kenora, partial exterior restoration of the George Brown House in Toronto and the condition assessment for Fools' Paradise, the home and studio of artist Dorothy McCarthy. Other recent projects have included the Eyer Homestead restoration and adaptive reuse for the Town of Richmond Hill (Parks and Recreation Ontario Innovation Award, 2011), exterior restoration of the former Lincoln County Courthouse for the City of St. Catharines in 2005 (Canadian Association of Heritage Professionals Building Award, 2005), the Leslie Log House restoration and adaptive reuse for the City of Mississauga (Mississauga Heritage Foundation Award, 2011) and several projects at the Todmorden Mills Museum and Arts Centre for the City of Toronto Culture Division from 2007 to the present. Other City of Toronto projects involving cultural heritage properties have been undertaken at Spadina House Museum, Montgomery Inn Museum, CanStage Theatre on Berkeley Street and the Theatre Passe Muraille building.

Heritage conservation district plans, in association with Mr. Dilse, have included Old Port Credit Village in Mississauga (2004) and Lower Main Street South in Newmarket (2010). As a sub-consultant to Bousfield Planning, Mr. Stewart contributed to the team that updated the Churchville Heritage Conservation District Plan in 2006. In association with MHBC Planning, Mr. Stewart was involved in the Oil Springs Heritage Conservation District Plan (ACO and CAHP Planning Awards, 2011) and is currently a member of their team, which is in the process of finalizing heritage conservation district plans for both Downtown Oakville and the Brooklin and College Hill Neighbourhood in Guelph.

Most recently, his firm was lead consultant, in association with MHBC Planning, in the analysis of the cottage community and its surroundings at Rondeau Provincial Park. The resulting assessment, *Rondeau - A Cultural Heritage Landscape*, received a planning award from the Canadian Association of Heritage Professionals in 2012.