

Inventory & Research Working Group (IRWG)

Meeting Notes

Monday, April 26, 2021 (6:00 pm – 8:00 pm)

City of Hamilton WebEx Virtual Meeting

Present: Janice Brown (Chair); Rammy Saini (Secretary); Graham Carroll; Chuck Dimitry; Alissa Denham-Robinson; Ann Gillespie; Lyn Lunsted

Regrets: Brian Kowalesicz; Jim Charlton

Also Present: Alissa Golden (Heritage Project Specialist)
Hannah Kosziwka (Waterloo Student Intern)

RECOMMENDATIONS

THE INVENTORY & RESEARCH WORKING GROUP RECOMMENDS THE FOLLOWING TO THE HAMILTON MUNICIPAL HERITAGE COMMITTEE:

1. The Inventory & Research Working Group recommends that **54-56 Hess Street South, Hamilton** be added to the staff work plan for heritage designation under the *Ontario Heritage Act* as a high priority, and for the property to be added to the endangered buildings and landscape list as an imminent threat. (see Appendix A for supporting documents).
2. The Inventory & Research Working Group recommends that **215 King Street West, Dundas** be added to the Municipal Heritage Register and to the staff work plan for heritage designation under the Ontario Heritage Act (see Appendix B for supporting documents).
3. The Inventory & Research Working Group recommends that **219 King Street West, Dundas** be added to the Municipal Heritage Register (see Appendix B for supporting documents).

NOTES

1. Chair's Remarks

Janice welcomed all present. Janice reminded the Inventory and Research Working Group (IRWG) that the heritage awards are coming up soon.

2. Declarations of Interest

None.

3. Review & Approval of Meeting Notes: March 22, 2021

Approved by general consensus.

4. Staff Comments – Alissa G.

Two new heritage planners will be joining staff soon. Otherwise, there was nothing new to report.

5. 64 Hatt Street: Staff Update on Status of CHIA Recommendation – Alissa G.

64 Hatt Street is on the register and designation work plan. Staff confirmed that a Cultural Heritage Impact Assessment (CHIA) will be required as part of the redevelopment application process.

6. 54-56 Hess Street South Semi-Detached – Janice B.

Janice has updated the Inventory Form for the above listed property and has acquired a few new images from Jim Charlton. The semi-detached property with related massing is already on the register with a LACAC and was built in 1852 by Robert McElroy. The property is one of few remaining second empire style buildings in Hamilton.

Alissa G. noted that this property was part of the downtown inventory during which time it was flagged as character defining since there were some alterations to the building. Alterations to the original include a missing porch, the railings are gone, and the vented awnings are gone as well. The remaining features, however, continue to demonstrate a high degree of craftsmanship. Janice, with the support of the IRWG, would like to see the property flagged as a significant build. Alissa noted that a character defining building can be designated as a significant build but only subject to further research.

After review, the IRWG recommend that 54-56 Hess Street South be added to the designation work plan as a high priority, and for the property to be added to the endangered buildings and landscape list as an imminent threat. (See Recommendation #1 above).

7. 215-219 King Street West, Dundas Preliminary Evaluation & Research – Ann G.

Ann presented further research on the above listings, both of which are under threat for new residential building development. Ann's research focused mainly on 215 King St. W. It is a 1 ½ storey cottage that was built in 1850 by the bricklayer Richard Neil. Examples of similar properties in Dundas that are either already designated or have been recognized by plaques from the Dundas Heritage Association include: 177 Hatt Street, built in 1838 for John Miller; 5 Brook Street North (1857); 7 John Street, built c.1840 by Hugh Bennett, a Dundas cabinet maker; 31 Napier Street; 243 Hatt Street; and several others.

Overall, it was determined that 215 King Street W is a representative example with strong craftsmanship as seen with the Flemish bond brickwork. It also supports the character of the area. Similarly, 219 King Street West, which is covered in aluminum siding with a shed dormer addition and an asymmetrical façade, was also determined to be a character-supporting resource. After review, the IRWG support recommending both 215 & 219 King St. W be added to the register (character supporting) as per the preliminary evaluation.

8. Places of Worship Update: Wentworth Baptist Church – Janice B.

Wentworth Baptist Church has been purchased by Indwell. They are excellent care takers of heritage properties, so there is no immediate concern of the building being demolished.

9. Mountain Inventory Discussion: Mountain Park Ave – Graham C.

Janice and Graham have both observed that there are a lot of houses along Mountain Park Ave and Alpine Ave that have not yet been looked at or considered for the existing Inventory. For example, 46 Mountain Park Ave has decorative work on the exterior, a chain-anchored awning and massive brackets, and a stone drain off the front porch. The property is likely an early 1900s (c. 1920) building that isn't typical for the Mountain but has strong heritage potential.

Alissa G. confirmed that the former City of Hamilton inventory work that took place did not include any properties above the escarpment. Graham will forward the photographs he has gathered with accompanying addresses for Alissa G. to add to the Inventory List. He will also look into doing research on some of the properties for register or designation work plan consideration.

10. Other Business

None.

11. Adjournment and Next Meeting Date

The meeting was adjourned at 8:14pm.

Next meeting: May 20, 2021 6:00-8:00 PM (WebEx Online)

APPENDIX A: 54-56 Hess Street South

The following supporting documents are attached:

1. 54 Hess Street South Built Heritage Inventory Form
2. 54 Hess Street South Preliminary Research
3. 56 Hess Street South Built Heritage Inventory Form
4. 56 Hess Street South Preliminary Research



Image: 54-56 Hess Street South, Hamilton. Photo courtesy of Jim Charlton.

BUILT HERITAGE INVENTORY FORM

Address 54 Hess Street South Community Hamilton
 Also known as _____ Legal Description _____
 P.I.N. _____ Roll No. _____ Ward _____ Neighbourhood Durand

Heritage Status: ☐ Inventory ☒ Registered ☐ Designated (Part IV / Part V) ☐ Easement (City / OHT) ☐ NHS
 HCD (if applicable): _____ Cultural Heritage Landscape (if applicable): _____

Property Status (Observed): ☐ Occupied Building ☒ Vacant Building ☐ Vacant Lot ☐ Parking Lot

Integrity: ☐ Preserved / Intact ☒ Modified ☐ Compromised ☐ Demolished (date) _____

Construction Period: ☒ Pre 1867 ☐ 1868-1900 ☐ 1901-1939 ☐ 1940-1955 ☐ 1956-1970 ☐ Post 1970
 Year (if known) circa 1852 Architect / Builder / Craftsperson (if known) Robert McElroy

Massing: ☐ Single-detached ☐ Semi-detached, related ☒ Semi-detached, unrelated ☐ Row, related ☐ Row, unrelated ☐ Other rectangular

Storeys: ☐ 1 ☐ 1 ½ ☐ 2 ☒ 2 ½ ☐ 3 ☐ 3 ½ ☐ 4 or more ☐ Irregular ☐ Other 1 1/2 storey rear stone wing

Foundation Construction Material: ☒ Stone ☐ Brick ☐ Concrete ☐ Wood ☐ Other _____ Finish: parged

Building Construction Material: ☐ Brick ☐ Frame (wood) ☒ Stone ☐ Log ☐ Other _____ Finish: _____

Building Cladding: ☐ Wood ☒ Stone ☒ Brick ☐ Stucco ☐ Synthetic ☐ Other _____ Finish: _____

Roof Type: ☐ Hip ☐ Flat ☐ Gambrel ☒ Mansard ☐ Gable ☐ Other with gable dormers Type: Concave/5 sided

Roof Materials: ☐ Asphalt Shingle ☐ Wood Shingle ☒ Slate ☐ Tile/Terra Cotta ☒ Tar/Gravel ☐ Metal ☐ Other _____

Architectural Style / Influence:

- | | | | | |
|---|---|--|--|--|
| <input type="checkbox"/> Art Deco / Moderne
(1920s-1950s) | <input type="checkbox"/> Chateau
(1880-1940) | <input type="checkbox"/> Gothic Revival
(1830-1900) | <input type="checkbox"/> Neo-Gothic
(1900-1945) | <input type="checkbox"/> Romanesque Revival
(1850-1910) |
| <input type="checkbox"/> Beaux-Arts Classicism
(1900-1945) | <input type="checkbox"/> Craftsman / Prairie
(1900s-1930s) | <input type="checkbox"/> International
(1930-1965) | <input type="checkbox"/> Period Revivals
(1900-Present) | <input checked="" type="checkbox"/> Second Empire
(1860-1900) |
| <input type="checkbox"/> Brutalism
(1960-1970) | <input type="checkbox"/> Colonial Revival
(1900-Present) | <input type="checkbox"/> Italian Villa
(1830-1900) | <input type="checkbox"/> Post-Modern
(1970-Present) | <input type="checkbox"/> Vernacular |
| <input type="checkbox"/> Bungalow
(1900-1945) | <input type="checkbox"/> Edwardian
(1900-1930) | <input type="checkbox"/> Italianate
(1850-1900) | <input type="checkbox"/> Queen Anne
(1880-1910) | <input type="checkbox"/> Victory Housing
(1940-1950) |
| <input type="checkbox"/> Classic Revival
(1830-1860) | <input type="checkbox"/> Georgian / Loyalist
(1784-1860) | <input type="checkbox"/> Neo-Classical
(1800-1860) | <input type="checkbox"/> Regency
(1830-1860) | <input type="checkbox"/> 1950s Contemporary
(1945-1965) |
| <input type="checkbox"/> Other _____ | | | | |

Notable Building Features:

☐ Porch: _____ ☒ Sill(s): lug ☐ Tower/Spire ☐ Bargeboard ☒ Eaves: projecting
☐ Verandah: _____ ☒ Lintel(s): stone ☐ Dome ☐ Transom ☐ Verges: _____
☐ Balcony: _____ ☐ Shutters: _____ ☐ Finial ☐ Side light ☒ Dormer: segmental with pressed metal hoods and key
☒ Door(s): double leaf doors wit _____ ☐ Quoins: _____ ☐ Pilaster ☐ Pediment ☒ Chimney: 2 brick
☐ Stairs: _____ ☐ Voussoirs: _____ ☐ Capital ☐ Woodwork ☐ Parapet: brick
☐ Fire wall: _____ ☒ Cornice: wood ☐ Panel ☐ Date stone ☒ Bay: 4 bay front symmetrical
☒ Windows: 4 bay symmetrical, double tall, decorative moulds ☐ Column ☐ Cresting ☐ Other pilasters

Notes: Porch has been removed, basement entrances added, and red brick chimneys removed

Context:

Historic Context Statement: ☒ Yes ☐ No Name of HCS Area: Downtown Built Heritage Inventory
☒ Streetscape (Residential / Commercial) ☐ Terrace / Row ☐ Complex / Grouping ☐ Landmark
☐ Multi-address parcel (list addresses): 54-56 Hess St S ☒ Other Separate ownership
☐ Related buildings: _____

Plan: ☐ Square ☒ Rectangular ☐ L ☐ U ☐ T ☐ H ☐ Cross ☒ Irregular ☐ Other _____

Wings: 1 1/2 rear stone **Setback:** ☒ Shallow ☐ Deep ☐ At ROW ☐ Other _____ ☒ Corner Lot

Accessory Features and Structures:

☐ Features (e.g. stone wall, fountain): _____

☐ Structures (e.g. shed, outbuilding): _____

Additional Notes:

11/2 storey rear wing stone addition, mansard roof, shed dormers and gabled stc

Related Files: LACAC

Fire Insurance Mapping: 1898 Sheet No. 50 1911 Sheet No. 50 1949 Sheet No. 141 1964 Sheet No. 141

Additional Documentation and Research Attached (if applicable):

Surveyed by: Janice Brown	Date: March 2021	Survey Area:
Staff Reviewer:	Date:	

PRELIMINARY EVALUATION

Physical / Design Value:	
<input checked="" type="checkbox"/>	The property's style, type or expression is: <input type="checkbox"/> rare <input type="checkbox"/> unique <input type="checkbox"/> representative <input type="checkbox"/> early
<input type="checkbox"/>	The property displays a high degree of: <input type="checkbox"/> craftsmanship <input type="checkbox"/> artistic merit
<input type="checkbox"/>	The property demonstrates a high degree of: <input type="checkbox"/> technical achievement <input type="checkbox"/> scientific achievement
Historical / Associative Value:	
<input type="checkbox"/>	The property has direct associations with a potentially significant: <input type="checkbox"/> theme <input type="checkbox"/> event <input type="checkbox"/> belief <input checked="" type="checkbox"/> person <input checked="" type="checkbox"/> activity <input type="checkbox"/> organization <input type="checkbox"/> institution
<input type="checkbox"/>	The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture
<input checked="" type="checkbox"/>	The property demonstrates or reflects the work or ideas of a potentially significant: <input type="checkbox"/> architect <input type="checkbox"/> artist <input checked="" type="checkbox"/> builder <input type="checkbox"/> designer <input type="checkbox"/> theorist
Contextual Value:	
<input type="checkbox"/>	The property is important in: <input type="checkbox"/> defining <input type="checkbox"/> maintaining <input type="checkbox"/> supporting the character of the area
<input type="checkbox"/>	The property is linked to its surroundings: <input type="checkbox"/> physically <input type="checkbox"/> functionally <input checked="" type="checkbox"/> visually <input checked="" type="checkbox"/> historically
<input type="checkbox"/>	The property is a landmark

Classification:

- ☒ Significant Built Resource (SBR)
- ☐ Character-Defining Resource (CDR)
- ☐ Character-Supporting Resource (CSR)
- ☐ Inventory Property (IP)
- ☐ Remove from Inventory (RFI)
- ☐ None

Recommendation:

- ☒ Add to Designation Work Plan
- ☐ Include in Register (Non-designated)
- ☐ Remove from Register (Non-designated)
- ☐ Add to Inventory – Periodic Review
- ☐ Inventory – No Further Review (Non-extant)
- ☐ No Action Required

Evaluated by: Janice Brown	Date: March 2021
HMHC Advice:	Date:
Planning Committee Advice:	Date:
Council Decision:	Date:
Database/GIS Update:	AMANDA Update:

54 Hess Street South (Semi-detached)

Design:

54 Hess Street South is the northern half of a semi-detached two-and-a-half storey stone building, also consisting of 56 Hess Street South, constructed circa 1852 in the Second Empire style. The semi-detached building has a smoothed cut-stone even-course finish and a concave mansard roof clad with octagonal dichromatic slate tiles and punctuated by segmental dormers with pressed-metal hoods and keystones, and flanking single-stack brick chimneys (truncated). The projecting eaves are accented by a wood cornice with dentils, decorative brackets and a moulded frieze, and the curb has a plain frieze with smaller versions of the same decorative brackets.

The exposed foundation has been parged and a stone course separates it from the first storey. The units, which have rectangular plans and short facades, are separated by a brick parapet with a decorative stone end bracket and a corbelled brick chimney. 54 Hess Street South has a one-and-a-half storey rear stone wing with a mansard roof, shed roof dormers with hung windows and a gabled stone parapet. 56 Hess Street South has a two-storey rear brick wing and a subsequent one-storey brick addition, with segmental windows and brick voussoirs.

The symmetrical four-bay front façade is composed of flat windows with plain stone lintels, lug sills and a continuous belt course connecting the second-storey window sills. The outer bays each have a flanking two-storey three-window bay framed by wood trim and pilasters with stained glass transoms in the second storey, and a five-sided mansard roof with a segmental dormer. The inner bays of the first storey contain the entrances to the units, which are accessed via a shared open porch and covered by a contemporary fabric awing. Each entrance has a double-leaf door with glass and decorative wood panels, wood trim, and a decorative flat transom.

The grading of the lot has been lowered and basement entrances have been added below the first-storey entrances. The hung windows have been replaced and the front porch - which was added in the early-20th century and included a flat roof and brackets - has been removed.

Historical/Associative:

54 and 56 Hess Street South were constructed as a semi-detached residence circa 1852 on the site of Robert McElroy's former farm plot, which accounted for the majority of the block bounded by Hess, Jackson, Queen and Main Streets. The plot was subdivided into eight lots by 1875. Robert McElroy, believed to have constructed the semi-detached residence and lived briefly in the southern half, was a contractor by profession who owned a stone quarry on the mountain. McElroy was an alderman in the mid-19th century and the mayor of Hamilton from 1862 to 1864. 54 and 56 Hess Street South were redeveloped for commercial purposes by the late-20th century. In 2011, 54 Hess Street South was for vacant and available for commercial lease and 56 Hess Street South housed Bruce Berglund Architect and the Doors Pub.

Context:

54 Hess Street South is the northern half of a semi-detached building, also consisting of 56 Hess Street South, located on the southwest corner of the intersection of Hess and Main Streets, which fronts directly onto Main Street West and has a shallow setback from Hess Street South.

Sources:

City of Hamilton Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library)

<http://historicalhamilton.com/durand/doors-pub/>

<http://www.myhamilton.ca/people/robert-mcelroy-1862-1864>

Notes:

Previous municipal addresses: mid-to-late 1800s, 14-16 Hess; 1876, 20-22 Hess; 1890, 54-56 Hess;

City of Hamilton - <http://www.myhamilton.ca/people/robert-mcelroy-1862-1864>

1862-1864 - Robert McElroy

Robert McElroy A contractor by profession, McElroy owned a stone quarry on the mountain. He lived in a stone house on Mohawk Road East near Upper James. He had encouraged city investment in railway stock after his election as an alderman for St. Mary's Ward. He served as alderman in 1849-1851, 1853-1855 and 1861. He subsequently served as mayor of the city from 1862 to 1864 during the time the city of Hamilton was facing bankruptcy.

Born: ca 1810, Ireland

Married: Catherine Hess

Died: July 21, 1881

Historical Hamilton – <http://historicalhamilton.com/durand/doors-pub/>

Doors Pub

Date Built: 1852

Doors Pub est. 1993 - 56 Hess South was built in 1852 by a contractor & quarry owner, Robert McElroy, on property purchased in 1849 for 529 pounds, 8 horses and a cow! McElroy was the mayor of Hamilton from 1862 - 1864 and as a contractor participated in the construction of the "Great Western Railway." He married a daughter of the Hess family and is thought to have died in 1881 at the age of 71.

1850 Marcus Smith Map



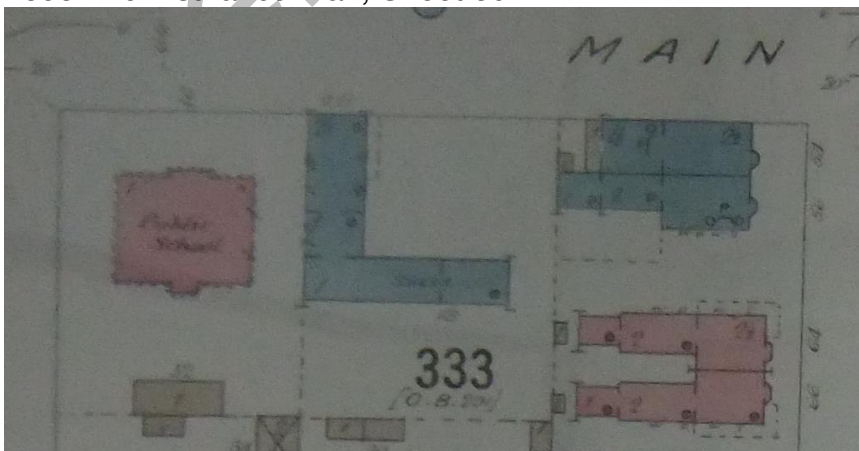
1875 Wentworth County Map



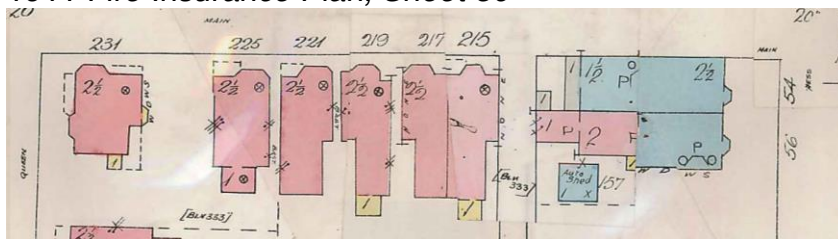
1876 Birds Eye View



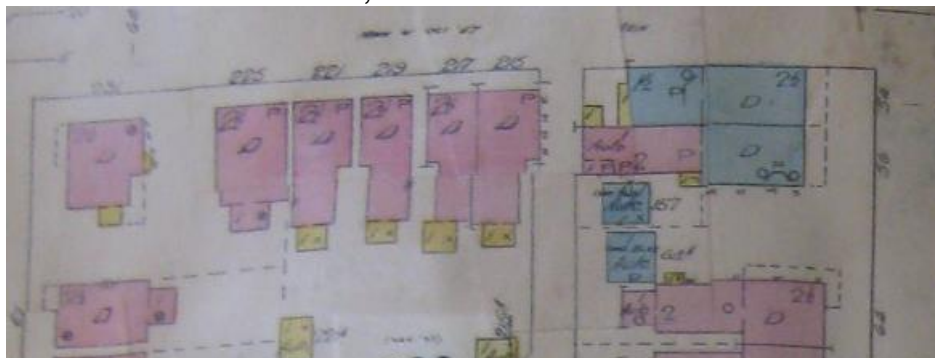
1898 Fire Insurance Plan, Sheet 50



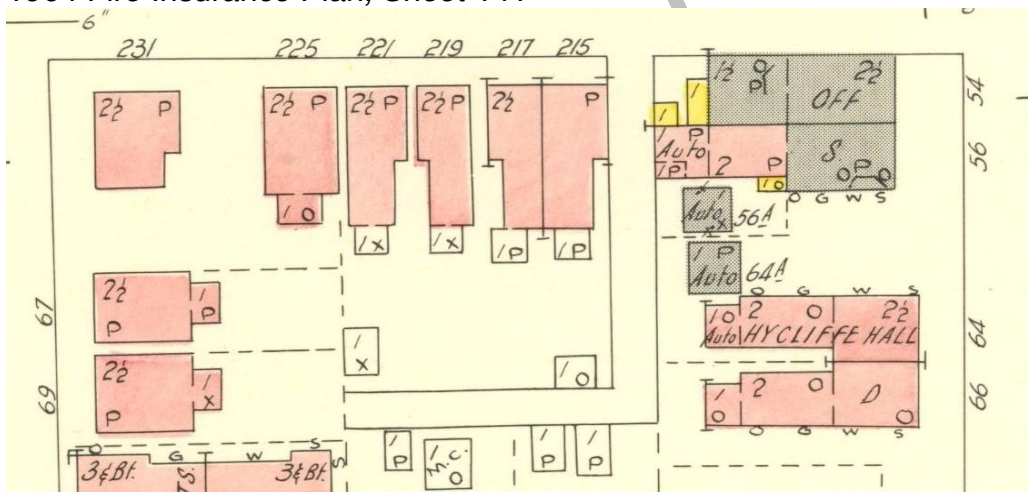
1911 Fire Insurance Plan, Sheet 50



1947 Fire Insurance Plan, Sheet 141



1964 Fire Insurance Plan, Sheet 141



BUILT HERITAGE INVENTORY FORM

Address 56 Hess Street South Community Hamilton
 Also known as _____ Legal Description _____
 P.I.N. _____ Roll No. _____ Ward _____ Neighbourhood Durand

Heritage Status: ☐ Inventory ☒ Registered ☐ Designated (Part IV / Part V) ☐ Easement (City / OHT) ☐ NHS
 HCD (if applicable): _____ Cultural Heritage Landscape (if applicable): _____

Property Status (Observed): ☐ Occupied Building ☒ Vacant Building ☐ Vacant Lot ☐ Parking Lot

Integrity: ☐ Preserved / Intact ☒ Modified ☐ Compromised ☐ Demolished (date) _____

Construction Period: ☒ Pre 1867 ☐ 1868-1900 ☐ 1901-1939 ☐ 1940-1955 ☐ 1956-1970 ☐ Post 1970
 Year (if known) circa 1852 Architect / Builder / Craftsperson (if known) Robert McElroy

Massing: ☐ Single-detached ☐ Semi-detached, related ☒ Semi-detached, unrelated ☐ Row, related ☐ Row, unrelated ☐ Other rectangular

Storeys: ☐ 1 ☐ 1 ½ ☐ 2 ☒ 2 ½ ☐ 3 ☐ 3 ½ ☐ 4 or more ☐ Irregular ☐ Other 2 storey brick rear wing +1 storey brick addition

Foundation Construction Material: ☒ Stone ☐ Brick ☐ Concrete ☐ Wood ☐ Other _____ Finish: parged

Building Construction Material: ☐ Brick ☐ Frame (wood) ☒ Stone ☐ Log ☐ Other _____ Finish: _____

Building Cladding: ☐ Wood ☒ Stone ☒ Brick ☐ Stucco ☐ Synthetic ☐ Other _____ Finish: _____

Roof Type: ☐ Hip ☐ Flat ☐ Gambrel ☒ Mansard ☐ Gable ☐ Other with gable dormers Type: Concave/5 sided

Roof Materials: ☐ Asphalt Shingle ☐ Wood Shingle ☒ Slate ☐ Tile/Terra Cotta ☒ Tar/Gravel ☐ Metal ☐ Other _____

Architectural Style / Influence:

- | | | | | |
|---|---|--|--|--|
| <input type="checkbox"/> Art Deco / Moderne
(1920s-1950s) | <input type="checkbox"/> Chateau
(1880-1940) | <input type="checkbox"/> Gothic Revival
(1830-1900) | <input type="checkbox"/> Neo-Gothic
(1900-1945) | <input type="checkbox"/> Romanesque Revival
(1850-1910) |
| <input type="checkbox"/> Beaux-Arts Classicism
(1900-1945) | <input type="checkbox"/> Craftsman / Prairie
(1900s-1930s) | <input type="checkbox"/> International
(1930-1965) | <input type="checkbox"/> Period Revivals
(1900-Present) | <input checked="" type="checkbox"/> Second Empire
(1860-1900) |
| <input type="checkbox"/> Brutalism
(1960-1970) | <input type="checkbox"/> Colonial Revival
(1900-Present) | <input type="checkbox"/> Italian Villa
(1830-1900) | <input type="checkbox"/> Post-Modern
(1970-Present) | <input type="checkbox"/> Vernacular |
| <input type="checkbox"/> Bungalow
(1900-1945) | <input type="checkbox"/> Edwardian
(1900-1930) | <input type="checkbox"/> Italianate
(1850-1900) | <input type="checkbox"/> Queen Anne
(1880-1910) | <input type="checkbox"/> Victory Housing
(1940-1950) |
| <input type="checkbox"/> Classic Revival
(1830-1860) | <input type="checkbox"/> Georgian / Loyalist
(1784-1860) | <input type="checkbox"/> Neo-Classical
(1800-1860) | <input type="checkbox"/> Regency
(1830-1860) | <input type="checkbox"/> 1950s Contemporary
(1945-1965) |
| <input type="checkbox"/> Other _____ | | | | |

Notable Building Features:

<input type="checkbox"/> Porch: _____	<input checked="" type="checkbox"/> Sill(s): <u>lug</u>	<input type="checkbox"/> Tower/Spire	<input type="checkbox"/> Bargeboard	<input checked="" type="checkbox"/> Eaves: <u>projecting</u>
<input type="checkbox"/> Verandah: _____	<input checked="" type="checkbox"/> Lintel(s): <u>stone</u>	<input type="checkbox"/> Dome	<input type="checkbox"/> Transom	<input type="checkbox"/> Verges: _____
<input type="checkbox"/> Balcony: _____	<input type="checkbox"/> Shutters: _____	<input type="checkbox"/> Finial	<input type="checkbox"/> Side light	<input checked="" type="checkbox"/> Dormer: <small>segmental with pressed metal hoods and key</small>
<input checked="" type="checkbox"/> Door(s): <small>double leaf doors wit</small>	<input type="checkbox"/> Quoins: _____	<input type="checkbox"/> Pilaster	<input type="checkbox"/> Pediment	<input checked="" type="checkbox"/> Chimney: <u>2 brick</u>
<input type="checkbox"/> Stairs: _____	<input type="checkbox"/> Voussoirs: <small>brick on rear addition</small>	<input type="checkbox"/> Capital	<input type="checkbox"/> Woodwork	<input type="checkbox"/> Parapet: <u>brick</u>
<input type="checkbox"/> Fire wall: _____	<input checked="" type="checkbox"/> Cornice: <u>wood</u>	<input type="checkbox"/> Panel	<input type="checkbox"/> Date stone	<input checked="" type="checkbox"/> Bay: <u>4 bay front symmetrical</u>
<input checked="" type="checkbox"/> Windows: <u>4 bay symmetrical, double tall, decorative moulds</u>	<input type="checkbox"/> Column	<input type="checkbox"/> Cresting	<input type="checkbox"/> Other <u>pilasters</u>	

Notes: Porch has been removed, basement entrances added, and red brick chimneys removed

Context:

Historic Context Statement: ☒ Yes ☐ No Name of HCS Area: Downtown Built Heritage Inventory

☒ Streetscape (Residential / Commercial) ☐ Terrace / Row ☐ Complex / Grouping ☐ Landmark

☐ Multi-address parcel (list addresses): 54-56 Hess St S ☒ Other Separate ownership

☐ Related buildings: _____

Plan: ☐ Square ☒ Rectangular ☐ L ☐ U ☐ T ☐ H ☐ Cross ☒ Irregular ☐ Other _____

Wings: 2 storey rear brick + 1 storey brick addition **Setback:** ☒ Shallow ☐ Deep ☐ At ROW ☐ Other _____ ☒ Corner Lot

Accessory Features and Structures:

☐ Features (e.g. stone wall, fountain): _____

☐ Structures (e.g. shed, outbuilding): _____

Additional Notes:

2 storey and additional 1 storey additions have segmental windows and brick voirs

Related Files: LACAC

Fire Insurance Mapping: 1898 Sheet No. 50 1911 Sheet No. 50 1949 Sheet No. 141 1964 Sheet No. 141

Additional Documentation and Research Attached (if applicable):

Surveyed by: Janice Brown	Date: March 2021	Survey Area:
Staff Reviewer:	Date:	

PRELIMINARY EVALUATION

Physical / Design Value:	
<input checked="" type="checkbox"/>	The property's style, type or expression is: <input type="checkbox"/> rare <input type="checkbox"/> unique <input type="checkbox"/> representative <input type="checkbox"/> early
<input type="checkbox"/>	The property displays a high degree of: <input type="checkbox"/> craftsmanship <input type="checkbox"/> artistic merit
<input type="checkbox"/>	The property demonstrates a high degree of: <input type="checkbox"/> technical achievement <input type="checkbox"/> scientific achievement
Historical / Associative Value:	
<input type="checkbox"/>	The property has direct associations with a potentially significant: <input type="checkbox"/> theme <input type="checkbox"/> event <input type="checkbox"/> belief <input checked="" type="checkbox"/> person <input checked="" type="checkbox"/> activity <input type="checkbox"/> organization <input type="checkbox"/> institution
<input type="checkbox"/>	The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture
<input checked="" type="checkbox"/>	The property demonstrates or reflects the work or ideas of a potentially significant: <input type="checkbox"/> architect <input type="checkbox"/> artist <input checked="" type="checkbox"/> builder <input type="checkbox"/> designer <input type="checkbox"/> theorist
Contextual Value:	
<input type="checkbox"/>	The property is important in: <input type="checkbox"/> defining <input type="checkbox"/> maintaining <input type="checkbox"/> supporting the character of the area
<input type="checkbox"/>	The property is linked to its surroundings: <input type="checkbox"/> physically <input type="checkbox"/> functionally <input checked="" type="checkbox"/> visually <input checked="" type="checkbox"/> historically
<input type="checkbox"/>	The property is a landmark

Classification:

- ☒ Significant Built Resource (SBR)
- ☐ Character-Defining Resource (CDR)
- ☐ Character-Supporting Resource (CSR)
- ☐ Inventory Property (IP)
- ☐ Remove from Inventory (RFI)
- ☐ None

Recommendation:

- ☒ Add to Designation Work Plan
- ☐ Include in Register (Non-designated)
- ☐ Remove from Register (Non-designated)
- ☐ Add to Inventory – Periodic Review
- ☐ Inventory – No Further Review (Non-extant)
- ☐ No Action Required

Evaluated by: Janice Brown	Date: March 2021
HMHC Advice:	Date:
Planning Committee Advice:	Date:
Council Decision:	Date:
Database/GIS Update:	AMANDA Update:

56 Hess Street South (Semi-detached)

Design:

56 Hess Street South is the southern half of a semi-detached two-and-a-half storey stone building, also consisting of 54 Hess Street South, constructed circa 1852 in the Second Empire style. The semi-detached building has a smoothed cut-stone even-course finish and a concave mansard roof clad with octagonal dichromatic slate tiles and punctuated by segmental dormers with pressed-metal hoods and keystones, and flanking single-stack brick chimneys (truncated). The projecting eaves are accented by a wood cornice with dentils, decorative brackets and a moulded frieze, and the curb has a plain frieze with smaller versions of the same decorative brackets.

The exposed foundation has been parged and a stone course separates it from the first storey. The units, which have rectangular plans and short facades, are separated by a brick parapet with a decorative stone end bracket and a corbelled brick chimney. 54 Hess Street South has a one-and-a-half storey rear stone wing with a mansard roof, shed roof dormers with hung windows and a gabled stone parapet. 56 Hess Street South has a two-storey rear brick wing and a subsequent one-storey brick addition, with segmental windows and brick voussoirs.

The symmetrical four-bay front façade is composed of flat windows with plain stone lintels, lug sills and a continuous belt course connecting the second-storey window sills. The outer bays each have a flanking two-storey three-window bay framed by wood trim and pilasters with stained glass transoms in the second storey, and a five-sided mansard roof with a segmental dormer. The inner bays of the first storey contain the entrances to the units, which are accessed via a shared open porch and covered by a contemporary fabric awing. Each entrance has a double-leaf door with glass and decorative wood panels, wood trim, and a decorative flat transom.

The grading of the lot has been lowered and basement entrances have been added below the first-storey entrances. The hung windows have been replaced and the front porch - which was added in the early-20th century and included a flat roof and brackets - has been removed.

Historical/Associative:

54 and 56 Hess Street South were constructed as a semi-detached residence circa 1852 on the site of Robert McElroy's former farm plot, which accounted for the majority of the block bounded by Hess, Jackson, Queen and Main Streets. The plot was subdivided into eight lots by 1875. Robert McElroy, believed to have constructed the semi-detached residence and lived briefly in the southern half, was a contractor by profession who owned a stone quarry on the mountain. McElroy was an alderman in the mid-19th century and the mayor of Hamilton from 1862 to 1864. 54 and 56 Hess Street South were redeveloped for commercial purposes by the late-20th century. In 2011, 54 Hess Street South was for vacant and available for commercial lease and 56 Hess Street South housed Bruce Berglund Architect and the Doors Pub.

Context:

56 Hess Street South is the southern half of a semi-detached building, also consisting of 54 Hess Street South, located on the southwest corner of the intersection of Hess and Main Streets, which fronts directly onto Main Street West and has a shallow setback from Hess Street South.

Sources:

City of Hamilton Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library)

Historical Hamilton - <http://historicalhamilton.com/durand/doors-pub/>

City of Hamilton - <http://www.myhamilton.ca/people/robert-mcelroy-1862-1864>

Notes:

Previous municipal addresses: mid-to-late 1800s, 14-16 Hess; 1876, 20-22 Hess; 1890, 54-56 Hess;

Confirmation on date of construction is needed;

City of Hamilton - <http://www.myhamilton.ca/people/robert-mcelroy-1862-1864>

1862-1864 - Robert McElroy

Robert McElroy A contractor by profession, McElroy owned a stone quarry on the mountain. He lived in a stone house on Mohawk Road East near Upper James. He had encouraged city investment in railway stock after his election as an alderman for St. Mary's Ward. He served as alderman in 1849-1851, 1853-1855 and 1861. He subsequently served as mayor of the city from 1862 to 1864 during the time the city of Hamilton was facing bankruptcy.

Born: ca 1810, Ireland

Married: Catherine Hess

Died: July 21, 1881

Historical Hamilton – <http://historicalhamilton.com/durand/doors-pub/>

Doors Pub

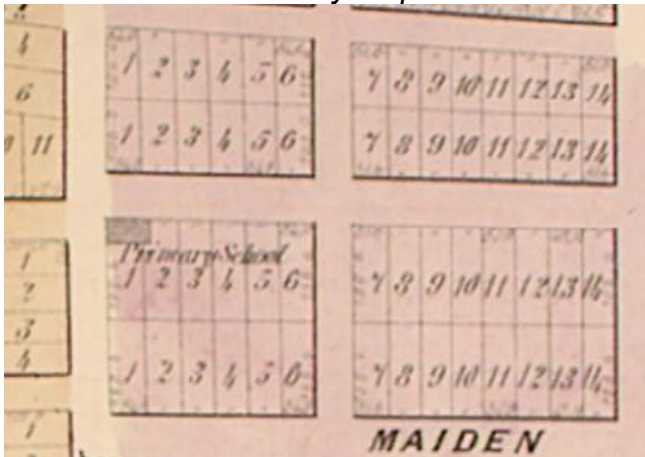
Date Built: 1852

Doors Pub est. 1993 - 56 Hess South was built in 1852 by a contractor & quarry owner, Robert McElroy, on property purchased in 1849 for 529 pounds, 8 horses and a cow! McElroy was the mayor of Hamilton from 1862 - 1864 and as a contractor participated in the construction of the "Great Western Railway." He married a daughter of the Hess family and is thought to have died in 1881 at the age of 71.

1850 Marcus Smith Map



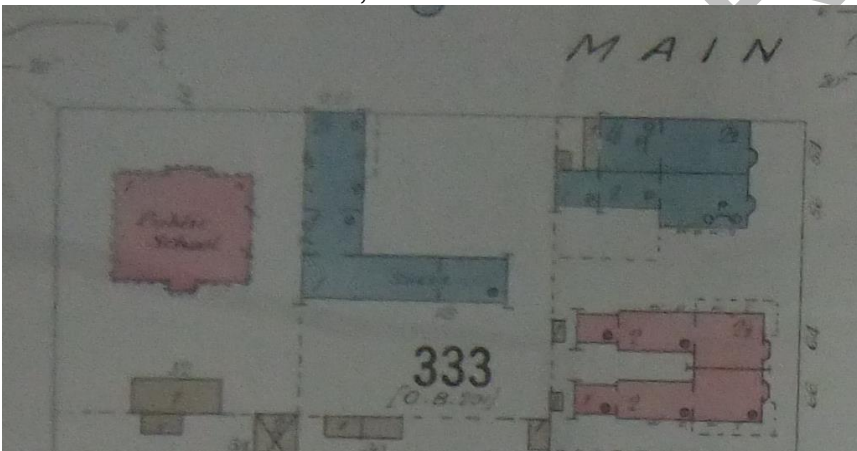
1875 Wentworth County Map



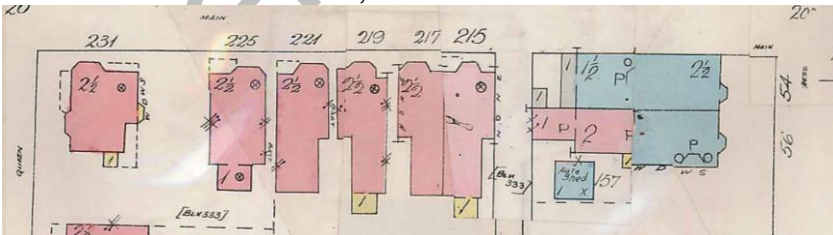
1876 Birds Eye View



1898 Fire Insurance Plan, Sheet 50



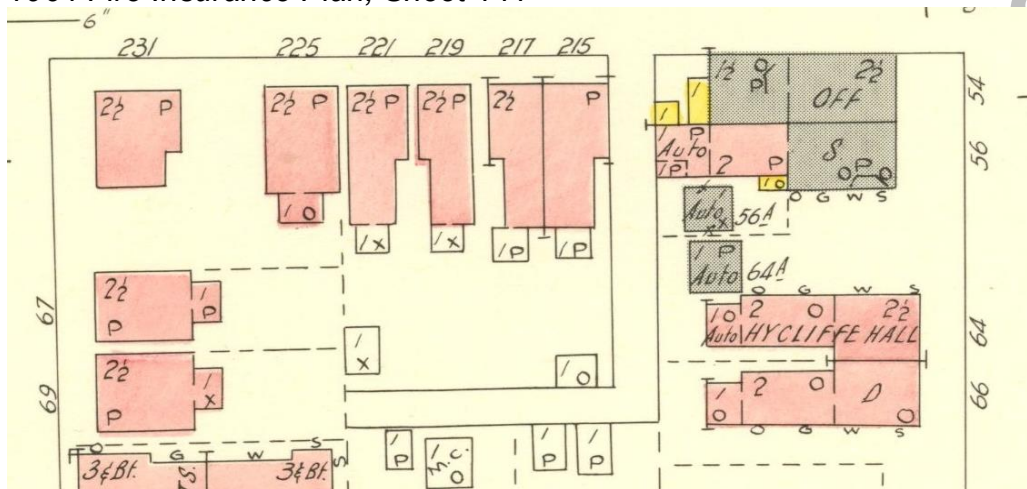
1911 Fire Insurance Plan, Sheet 50



1947 Fire Insurance Plan, Sheet 141



1964 Fire Insurance Plan, Sheet 141



APPENDIX B: 215 & 219 King Street West, Dundas

The following supporting documents are included in this Appendix:

1. 215 King St. W – Built Heritage Inventory Form
2. 219 King St. W – Built Heritage Inventory Form
3. 215 & 219 King St. W – Statements of Cultural Heritage Value
4. 215 & 219 King St. W – Preliminary Background Documentation

BUILT HERITAGE INVENTORY FORM

Address 215 King Street West Community Dundas

Also known as _____ Legal Description _____

P.I.N. _____ Roll No. _____ Ward _____ Neighbourhood _____

Heritage Status: ☒ Inventory ☐ Registered ☐ Designated (Part IV / Part V) ☐ Easement (City / OHT) ☐ NHS
HCD (if applicable): _____ Cultural Heritage Landscape (if applicable): _____

Property Status (Observed): ☐ Occupied Building ☒ Vacant Building ☐ Vacant Lot ☐ Parking Lot

Integrity: ☐ Preserved / Intact ☒ Modified ☐ Compromised ☐ Demolished (date) _____

Construction Period: ☒ Pre 1867 ☐ 1868-1900 ☐ 1901-1939 ☐ 1940-1955 ☐ 1956-1970 ☐ Post 1970
Year (if known) _____ Architect / Builder / Craftsperson (if known) Richard Neil, bricklayer

Massing: ☒ Single-detached ☐ Semi-detached, related ☐ Semi-detached, unrelated ☐ Row, related ☐ Row, unrelated ☐ Other _____

Storeys: ☐ 1 ☒ 1 ½ ☐ 2 ☐ 2 ½ ☐ 3 ☐ 3 ½ ☐ 4 or more ☐ Irregular ☐ Other _____

Foundation Construction Material: ☒ Stone ☐ Brick ☐ Concrete ☐ Wood ☐ Other _____ Finish: _____

Building Construction Material: ☒ Brick ☐ Frame (wood) ☐ Stone ☐ Log ☐ Other _____ Finish: _____

Building Cladding: ☐ Wood ☐ Stone ☐ Brick ☐ Stucco ☐ Synthetic ☐ Other _____ Finish: _____

Roof Type: ☐ Hip ☐ Flat ☐ Gambrel ☐ Mansard ☒ Gable ☐ Other _____ Type: side-gabled

Roof Materials: ☒ Asphalt Shingle ☐ Wood Shingle ☐ Slate ☐ Tile/Terra Cotta ☐ Tar/Gravel ☐ Metal ☐ Other _____

Architectural Style / Influence:

- | | | | | |
|---|--|--|--|--|
| <input type="checkbox"/> Art Deco / Moderne
(1920s-1950s) | <input type="checkbox"/> Chateau
(1880-1940) | <input type="checkbox"/> Gothic Revival
(1830-1900) | <input type="checkbox"/> Neo-Gothic
(1900-1945) | <input type="checkbox"/> Romanesque Revival
(1850-1910) |
| <input type="checkbox"/> Beaux-Arts Classicism
(1900-1945) | <input type="checkbox"/> Craftsman / Prairie
(1900s-1930s) | <input type="checkbox"/> International
(1930-1965) | <input type="checkbox"/> Period Revivals
(1900-Present) | <input type="checkbox"/> Second Empire
(1860-1900) |
| <input type="checkbox"/> Brutalism
(1960-1970) | <input type="checkbox"/> Colonial Revival
(1900-Present) | <input type="checkbox"/> Italian Villa
(1830-1900) | <input type="checkbox"/> Post-Modern
(1970-Present) | <input type="checkbox"/> Vernacular |
| <input type="checkbox"/> Bungalow
(1900-1945) | <input type="checkbox"/> Edwardian
(1900-1930) | <input type="checkbox"/> Italianate
(1850-1900) | <input type="checkbox"/> Queen Anne
(1880-1910) | <input type="checkbox"/> Victory Housing
(1940-1950) |
| <input type="checkbox"/> Classic Revival
(1830-1860) | <input checked="" type="checkbox"/> Georgian / Loyalist
(1784-1860) | <input type="checkbox"/> Neo-Classical
(1800-1860) | <input type="checkbox"/> Regency
(1830-1860) | <input type="checkbox"/> 1950s Contemporary
(1945-1965) |
| <input type="checkbox"/> Other _____ | | | | |

Notable Building Features:

- ☐ Porch: _____ ☐ Sill(s): _____ ☐ Tower/Spire ☐ Bargeboard ☐ Eaves: _____
☐ Verandah: _____ ☐ Lintel(s): _____ ☐ Dome ☐ Transom ☐ Verges: _____
☐ Balcony: _____ ☐ Shutters: _____ ☐ Finial ☐ Side light ☐ Dormer: _____
☐ Door(s) : _____ ☐ Quoins: _____ ☐ Pilaster ☐ Pediment ☐ Chimney: _____
☐ Stairs: _____ ☐ Voussoirs: _____ ☐ Capital ☐ Woodwork ☐ Parapet: _____
☐ Fire wall: _____ ☐ Cornice: _____ ☐ Panel ☐ Date stone ☐ Bay: _____
☐ Windows: _____ ☐ Column ☐ Cresting ☒ Other Flemish bond brick masonry

Notes: Noteworthy detailing: panel of decorative brickwork below the eaves.

Context:

- Historic Context Statement: ☐ Yes ☐ No Name of HCS Area: _____
☐ Streetscape (Residential / Commercial) ☐ Terrace / Row ☐ Complex / Grouping ☐ Landmark
☐ Multi-address parcel (list addresses): _____ ☐ Other _____
☐ Related buildings: _____

Plan: ☐ Square ☒ Rectangular ☐ L ☐ U ☐ T ☐ H ☐ Cross ☐ Irregular ☐ Other _____

Wings: _____ **Setback:** ☐ Shallow ☐ Deep ☐ At ROW ☐ Other _____ ☐ Corner Lot

Accessory Features and Structures:

☐ Features (e.g. stone wall, fountain): _____

☐ Structures (e.g. shed, outbuilding): _____

Additional Notes:

Related Files: _____

Fire Insurance Mapping: 1898 Sheet No. _____ 1911 Sheet No. _____ 1949 Sheet No. _____ 1964 Sheet No. _____

Additional Documentation and Research Attached (if applicable):

Surveyed by: Ann Gillespie	Date: April 2021	Survey Area:
Staff Reviewer:	Date:	

PRELIMINARY EVALUATION

Physical / Design Value:	
<input checked="" type="checkbox"/>	The property's style, type or expression is: <input type="checkbox"/> rare <input type="checkbox"/> unique <input checked="" type="checkbox"/> representative <input type="checkbox"/> early
<input checked="" type="checkbox"/>	The property displays a high degree of: <input checked="" type="checkbox"/> craftsmanship <input type="checkbox"/> artistic merit
<input type="checkbox"/>	The property demonstrates a high degree of: <input type="checkbox"/> technical achievement <input type="checkbox"/> scientific achievement
Historical / Associative Value:	
<input type="checkbox"/>	The property has direct associations with a potentially significant: <input type="checkbox"/> theme <input type="checkbox"/> event <input type="checkbox"/> belief <input type="checkbox"/> person <input type="checkbox"/> activity <input type="checkbox"/> organization <input type="checkbox"/> institution
<input type="checkbox"/>	The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture
<input type="checkbox"/>	The property demonstrates or reflects the work or ideas of a potentially significant: <input type="checkbox"/> architect <input type="checkbox"/> artist <input type="checkbox"/> builder <input type="checkbox"/> designer <input type="checkbox"/> theorist
Contextual Value:	
<input checked="" type="checkbox"/>	The property is important in: <input type="checkbox"/> defining <input type="checkbox"/> maintaining <input checked="" type="checkbox"/> supporting the character of the area
<input checked="" type="checkbox"/>	The property is linked to its surroundings: <input type="checkbox"/> physically <input type="checkbox"/> functionally <input checked="" type="checkbox"/> visually <input checked="" type="checkbox"/> historically
<input type="checkbox"/>	The property is a landmark

Classification:

- ☐ Significant Built Resource (SBR)
- ☐ Character-Defining Resource (CDR)
- ☒ Character-Supporting Resource (CSR)
- ☐ Inventory Property (IP)
- ☐ Remove from Inventory (RFI)
- ☐ None

Recommendation:

- ☒ Add to Designation Work Plan
- ☒ Include in Register (Non-designated)
- ☐ Remove from Register (Non-designated)
- ☐ Add to Inventory – Periodic Review
- ☐ Inventory – No Further Review (Non-extant)
- ☐ No Action Required

Evaluated by: Ann Gillespie	Date: May 2021
HMHC Advice:	Date:
Planning Committee Advice:	Date:
Council Decision:	Date:
Database/GIS Update:	AMANDA Update:

BUILT HERITAGE INVENTORY FORM

Address 219 King Street West Community Dundas

Also known as _____ Legal Description _____

P.I.N. _____ Roll No. _____ Ward _____ Neighbourhood _____

Heritage Status: ☒ Inventory ☐ Registered ☐ Designated (Part IV / Part V) ☐ Easement (City / OHT) ☐ NHS
HCD (if applicable): _____ Cultural Heritage Landscape (if applicable): _____

Property Status (Observed): ☐ Occupied Building ☒ Vacant Building ☐ Vacant Lot ☐ Parking Lot

Integrity: ☐ Preserved / Intact ☒ Modified ☐ Compromised ☐ Demolished (date) _____

Construction Period: ☒ Pre 1867 ☐ 1868-1900 ☐ 1901-1939 ☐ 1940-1955 ☐ 1956-1970 ☐ Post 1970
Year (if known) _____ Architect / Builder / Craftsperson (if known) _____

Massing: ☒ Single-detached ☐ Semi-detached, related ☐ Semi-detached, unrelated ☐ Row, related ☐ Row, unrelated ☐ Other _____

Storeys: ☐ 1 ☒ 1 ½ ☐ 2 ☐ 2 ½ ☐ 3 ☐ 3 ½ ☐ 4 or more ☐ Irregular ☐ Other _____

Foundation Construction Material: ☒ Stone ☐ Brick ☐ Concrete ☐ Wood ☐ Other _____ Finish: _____

Building Construction Material: ☒ Brick ☐ Frame (wood) ☐ Stone ☐ Log ☐ Other _____ Finish: _____

Building Cladding: ☐ Wood ☐ Stone ☐ Brick ☐ Stucco ☐ Synthetic ☐ Other aluminum Finish: _____

Roof Type: ☐ Hip ☐ Flat ☐ Gambrel ☐ Mansard ☒ Gable ☐ Other _____ Type: side-gabled

Roof Materials: ☒ Asphalt Shingle ☐ Wood Shingle ☐ Slate ☐ Tile/Terra Cotta ☐ Tar/Gravel ☐ Metal ☐ Other _____

Architectural Style / Influence:

- | | | | | |
|---|--|--|--|--|
| <input type="checkbox"/> Art Deco / Moderne
(1920s-1950s) | <input type="checkbox"/> Chateau
(1880-1940) | <input type="checkbox"/> Gothic Revival
(1830-1900) | <input type="checkbox"/> Neo-Gothic
(1900-1945) | <input type="checkbox"/> Romanesque Revival
(1850-1910) |
| <input type="checkbox"/> Beaux-Arts Classicism
(1900-1945) | <input type="checkbox"/> Craftsman / Prairie
(1900s-1930s) | <input type="checkbox"/> International
(1930-1965) | <input type="checkbox"/> Period Revivals
(1900-Present) | <input type="checkbox"/> Second Empire
(1860-1900) |
| <input type="checkbox"/> Brutalism
(1960-1970) | <input type="checkbox"/> Colonial Revival
(1900-Present) | <input type="checkbox"/> Italian Villa
(1830-1900) | <input type="checkbox"/> Post-Modern
(1970-Present) | <input type="checkbox"/> Vernacular |
| <input type="checkbox"/> Bungalow
(1900-1945) | <input type="checkbox"/> Edwardian
(1900-1930) | <input type="checkbox"/> Italianate
(1850-1900) | <input type="checkbox"/> Queen Anne
(1880-1910) | <input type="checkbox"/> Victory Housing
(1940-1950) |
| <input type="checkbox"/> Classic Revival
(1830-1860) | <input checked="" type="checkbox"/> Georgian / Loyalist
(1784-1860) | <input type="checkbox"/> Neo-Classical
(1800-1860) | <input type="checkbox"/> Regency
(1830-1860) | <input type="checkbox"/> 1950s Contemporary
(1945-1965) |
| <input type="checkbox"/> Other _____ | | | | |

Notable Building Features:

- | | | | | |
|---|---|--------------------------------------|---|---|
| <input type="checkbox"/> Porch: _____ | <input type="checkbox"/> Sill(s): _____ | <input type="checkbox"/> Tower/Spire | <input type="checkbox"/> Bargeboard | <input type="checkbox"/> Eaves: _____ |
| <input type="checkbox"/> Verandah: _____ | <input type="checkbox"/> Lintel(s): _____ | <input type="checkbox"/> Dome | <input type="checkbox"/> Transom | <input type="checkbox"/> Verges: _____ |
| <input type="checkbox"/> Balcony: _____ | <input type="checkbox"/> Shutters: _____ | <input type="checkbox"/> Finial | <input type="checkbox"/> Side light | <input type="checkbox"/> Dormer: _____ |
| <input type="checkbox"/> Door(s) : _____ | <input type="checkbox"/> Quoins: _____ | <input type="checkbox"/> Pilaster | <input type="checkbox"/> Pediment | <input type="checkbox"/> Chimney: _____ |
| <input type="checkbox"/> Stairs: _____ | <input type="checkbox"/> Voussoirs: _____ | <input type="checkbox"/> Capital | <input type="checkbox"/> Woodwork | <input type="checkbox"/> Parapet: _____ |
| <input type="checkbox"/> Fire wall: _____ | <input type="checkbox"/> Cornice: _____ | <input type="checkbox"/> Panel | <input type="checkbox"/> Date stone | <input type="checkbox"/> Bay: _____ |
| <input type="checkbox"/> Windows: _____ | <input type="checkbox"/> Column | <input type="checkbox"/> Cresting | <input checked="" type="checkbox"/> Other _____ | |

Notes: _____

Context:Historic Context Statement: ☐ Yes ☐ No Name of HCS Area: _____☐ Streetscape (Residential / Commercial) ☐ Terrace / Row ☐ Complex / Grouping ☐ Landmark☐ Multi-address parcel (list addresses): _____ ☐ Other _____☐ Related buildings: _____**Plan:** ☐ Square ☒ Rectangular ☐ L ☐ U ☐ T ☐ H ☐ Cross ☐ Irregular ☐ Other _____**Wings:** _____ **Setback:** ☐ Shallow ☐ Deep ☐ At ROW ☐ Other _____ ☐ Corner Lot**Accessory Features and Structures:**☐ Features (e.g. stone wall, fountain): _____☐ Structures (e.g. shed, outbuilding): _____**Additional Notes:** _____**Related Files:** _____**Fire Insurance Mapping:** 1898 Sheet No. _____ 1911 Sheet No. _____ 1949 Sheet No. _____ 1964 Sheet No. _____**Additional Documentation and Research Attached (if applicable):** _____

Surveyed by: Ann Gillespie	Date: April 2021	Survey Area:
Staff Reviewer:	Date:	

PRELIMINARY EVALUATION

Physical / Design Value:	
<input checked="" type="checkbox"/>	The property's style, type or expression is: <input type="checkbox"/> rare <input type="checkbox"/> unique <input checked="" type="checkbox"/> representative <input type="checkbox"/> early
<input checked="" type="checkbox"/>	The property displays a high degree of: <input checked="" type="checkbox"/> craftsmanship <input type="checkbox"/> artistic merit
<input type="checkbox"/>	The property demonstrates a high degree of: <input type="checkbox"/> technical achievement <input type="checkbox"/> scientific achievement
Historical / Associative Value:	
<input type="checkbox"/>	The property has direct associations with a potentially significant: <input type="checkbox"/> theme <input type="checkbox"/> event <input type="checkbox"/> belief <input type="checkbox"/> person <input type="checkbox"/> activity <input type="checkbox"/> organization <input type="checkbox"/> institution
<input type="checkbox"/>	The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture
<input type="checkbox"/>	The property demonstrates or reflects the work or ideas of a potentially significant: <input type="checkbox"/> architect <input type="checkbox"/> artist <input type="checkbox"/> builder <input type="checkbox"/> designer <input type="checkbox"/> theorist
Contextual Value:	
<input checked="" type="checkbox"/>	The property is important in: <input type="checkbox"/> defining <input type="checkbox"/> maintaining <input checked="" type="checkbox"/> supporting the character of the area
<input checked="" type="checkbox"/>	The property is linked to its surroundings: <input type="checkbox"/> physically <input type="checkbox"/> functionally <input checked="" type="checkbox"/> visually <input checked="" type="checkbox"/> historically
<input type="checkbox"/>	The property is a landmark

Classification:

- ☐ Significant Built Resource (SBR)
- ☐ Character-Defining Resource (CDR)
- ☒ Character-Supporting Resource (CSR)
- ☐ Inventory Property (IP)
- ☐ Remove from Inventory (RFI)
- ☐ None

Recommendation:

- ☒ Add to Designation Work Plan
- ☒ Include in Register (Non-designated)
- ☐ Remove from Register (Non-designated)
- ☐ Add to Inventory – Periodic Review
- ☐ Inventory – No Further Review (Non-extant)
- ☐ No Action Required

Evaluated by: Ann Gillespie	Date: May 2021
HMHC Advice:	Date:
Planning Committee Advice:	Date:
Council Decision:	Date:
Database/GIS Update:	AMANDA Update:

215 and 219 King Street West: Statements of Cultural Heritage Value

Prepared by Ann Gillespie for the HMHC, May 2021

Four comparative examples are provided in this report. Additional supporting documentation to be provided to Cultural Heritage Planning staff will include more comparative examples, sources and source documents.

Current Status of 215 & 219 King St. W.

Cottages located on the property at 215 King Street West and the adjacent property at #219 (just west of Market Street) are both under threat of demolition. In March 2021, it was announced in the *Dundas Star News* that the owner, *Prime Properties*, was proposing to build a four-storey, 14-unit residential building on the site. It is currently zoned 'Neighbourhood Commercial' which only permits residential uses above ground floor commercial uses. The proposed development will therefore require an amendment to the Zoning By-Law. No application has yet been received and in order for it to be considered complete, a Cultural Heritage Impact Assessment will first need to be submitted.

In the section of King Street extending from Market to Matilda streets, all the surviving historic buildings erected as residences have recently served a commercial use or combined residential/ commercial use except for #219, which has been maintained for many years as a residential rental property. #215 served for decades as an ophthalmologists' office for Dr. Keith Mann and Dr. Dalia Eino. Earlier in 2021, their practices were relocated to a new medical building at 118 Hatt Street, leaving #215 vacant. Both #215 and #219 are inventoried but neither is listed on the Heritage Register.



1½ storey cottages at 219 and 215 King Street West, just west of Market Street.
Photo credit: Ann Gillespie, March 2021

215 King Street West

Design/ Physical Value

This 1½ storey side-gabled brick masonry cottage was built circa 1851-53 by a Dundas bricklayer, Richard Neil. It is one of numerous late Georgian style cottages of this form built for working class families and scattered throughout Dundas. Their construction varies from stone and brick masonry to frame, originally with wood cladding or a roughcast finish.

#215 is noteworthy for its tall façade featuring a decorative band of brickwork with a cross motif below the eaves and the *Flemish bond* brickwork of the front façade, characteristic of other brick cottages built by Neil in Dundas, beginning in 1835 but was not as common as running or common bond. A Flemish bond consists of headers and stretchers which alternate in every course. For a worker's cottage, the brick masonry displays a high degree of craftsmanship. NOTE: An excellent example of unpainted Flemish bond brickwork and a similar band of decorative brickwork with a row of crosses executed in contrasting yellow brick may be found on the 1843 commercial block at 28-34 King Street West. #34 (*Picone Fine Food*), still owned and operated as the grocery business opened in 1920 by Joseph Picone, is designated under the Ontario Heritage Act.

Alterations include the painting of the brick masonry, replacement of the original six-over-six paned sash windows, replacement of the front door, and the addition of an elaborate door surround, which obscures the original transom light, a characteristic feature of many examples of this form of cottage in Dundas. An original doorway on the west façade has also been converted to a window.

Historical/ Associative Value

The cottage was built on the same lot as the frame house owned in 1849 by Moses Fennix, a carpenter. Moses and his wife Frances had four children, all born prior to this date. Assessment records indicate that by 1853, the family was living in the existing brick masonry structure. The house remained in the Fennix family until the turn-of-the-century but in later years was rented out. The second owner, Robert Kerr Jr. (1868 – 1957), was associated with an important Dundas industry: the Kerr Milling Company.

From 1900 to 1949, the Kerr Milling Company, occupied a building complex at the north-east corner of Ogilvie Street and Dundas Street (now the site of the *Metro* grocery store). The first flour and grist mill on this site, operated with waterpower provided by the adjacent fast-flowing Spencer Creek, was acquired in 1804 by a prominent early and wealthy entrepreneur, Richard Hatt, and renamed the New Dundas Mills.

Contextual Value

This house was built on the eastern half of lot 11 in the block bounded by King, Market, Matilda and Colbourne, now an extension of Park Street West. By the time that the Marcus Smith Map of Dundas was published in 1851, there were already 6 houses on this section of King Street, only two of which are still standing: #227 and #231. Neither #215 nor #219 are shown on this map. The houses between #219 and #227 have all been demolished

and replaced with a circa 1960s mixed-use building, which from 1975 to 2011 housed a popular German restaurant known as the Schwarben Inn. The south side of this section of King Street is occupied by the former 1935 Armoury, a landmark that was acquired by the Town of Dundas in 1973 and has since served as the Dundas Lions Memorial Community Centre at 10 Market Street South.



Front (south) façade of #215 showing the decorative course of brickwork below the eaves, and the altered front doorway and windows (thermopane replacements with fake mullions).
Photo credit: Ann Gillespie, March 2021



West façade showing the upper storey windows for second floor bedrooms, the converted doorway and the common bond brickwork of the side and rear walls, with one row of headers for every five rows of stretchers. Photo credit: Ann Gillespie, May 2021



Close-up view of the decorative band of raised brickwork with the cross motif. Also shows the Flemish bond brickwork of the front façade and the flat voussoir arched window and door lintels. The door lintel is largely obscured by the added wood lintel and pilasters. Photo credit: Ann Gillespie, March 2021



215, 219 and 225 King Street West (Betula Restaurant and Dundas Osteopathy with apartments above). Photo credit: Ann Gillespie, May 2021



Streetscape view with the Dundas Naturopathic Centre at 211 King Street West at the corner of Market Street: a two-storey brick masonry house built after 1851 (inventoried but not listed on the Heritage Register). At the corner of Market Street South and King stands the former Armoury, renovated and enlarged several times, most recently in 2000 (designated under Part IV of the Ontario Heritage Act). Photo credit: Ann Gillespie, April 2021



215 King Street West as it appeared in a photograph taken for the *Picturesque Dundas Update*, 1981 (Dundas Historical Society, p.168). By that time the brickwork had been painted, the existing doorway surround added (also painted white) but the side doorway had not been altered and the original windows may have been still intact.

219 King Street West

Design/ Physical Value

This more modest mid-19th century, side-gabled 1½ storey frame cottage features an asymmetrical façade with a more typical height than #215 and a front doorway with no transom light. Its precise date of construction is unknown. Most of the documented examples of brick and stone masonry 1½ storey cottages were built in the 1840s or 50s. It is therefore reasonable to conclude that #219 was built within this time frame. The cottage would have originally been covered with wood siding or roughcast. There are better preserved examples in Dundas with their original siding materials and door and window lintels or surrounds.

Alterations include the lowering of an original but unused chimney on the east façade to below the roofline, the covering of the original cladding with aluminum siding and the encasing of the original wood door and window surrounds with the same material. Later additions include a one-storey rear extension on the west side and a shed dormer on the front façade.

Historical/ Associative Value

It is not known who originally owned this house but it was one of numerous cottages built for labourers and tradesmen throughout Dundas.

Contextual Value

This house was built on the western half of Lot 11. In contrast to the other houses on King Street West between Market and Matilda streets, which have been converted to retail businesses or professional offices (at least on the ground floor), it remains in use as a residence. See #215 for a contextual description. Both #215 and #219 support the low-rise, historic character of the west end of King Street West, with its many detached and semi-detached houses dating from the mid-19th to the early 20th century.



Front (south) and west facades. All traces of the original cladding and foundation have been obscured by the aluminum cladding. The shed dormer could have been added in the early to mid 20th century. March 2021



Shows the rear addition on the east side, the lowered brick chimney covered with rough stucco and an added horizontal sliding window on the second floor. March 2021



Close-up view of the front doorway and two first storey windows showing the aluminum cladding of the original wood door and window surrounds and a replacement metal door. May 2021

Comparative Examples

Photos taken in April 2021.



1½ storey brick masonry cottage at 31 Napier Street, constructed in 1857 by Joseph Higginson, a labourer. Very similar in form to 215 King Street West, with a tall asymmetrical façade with flat voussoir arched lintels and a transom light over the front door. Brickwork is common bond (one row of headers for every five rows of stretchers).



1½ brick masonry cottage at 243 Hatt Street, featuring an asymmetrical façade with three windows and a recessed doorway. Window and door sills are made of cut stone; lintels are flat voussoir arches in a contrasting yellow brick. Similarly to #215, the brickwork of the front façade is Flemish bond.



1½ storey frame cottage at 251 MacNab Street with a tall symmetrical façade featuring a simple framed doorway and two-over-two paned sash windows (probably late 19th century) with wood sills and lintels. After a two-storey rear dormer addition was built, the entire house was reclad in board-and-batten.



1½ storey frame cottage at 38 Dundas Street, similar in form to 219 King St. W. featuring an asymmetrical façade, a pebbledash finish and simple wood door and window surrounds.

215 and 219 King Street West, Dundas – Background Documentation (to be completed)



1½ storey cottages at 219 and 215 King Street West, just west of Market Street South. March 2021

For more photos and a heritage evaluation of these two buildings see the **Statements of Cultural Heritage Value for 215 and 219 King Street West**.

Brick Bonds

The following definitions apply to the types of bond used in 215 King street West and comparative brick masonry examples.

Running or Stretcher Bond: The running Bond uses stretcher courses with the joints breaking at the center of each brick immediately above and below. This is frequently used for partitions and veneer and chimneys.

Common Bond: Sometimes called the American Bond, this is a variation of the Running Bond, with a header course every 5th, 6th, or 7th course. This ties the wall to the backing masonry material. The header courses are centered on each other.

Flemish Bond: A bond consisting of headers and stretchers which alternate in every course. The headers in course are centered above and below the stretchers in the other course. It is so laid as always to break joints, each header being placed in the middle of the stretchers in courses above and below.

SOURCE: http://waltonsons.com/?page_id=1093

Comparative Examples in Dundas and Heritage Status

NOTE: The first three of these examples are designated under Part IV of the Ontario Heritage Act and are also recognized by the Dundas Heritage Association by means of a circular metal plaque. All of the following photos were taken on various days in April 2021. Unless otherwise indicated they are just Inventoried properties. These examples are provided in the following order: stone masonry, brick masonry and frame construction.



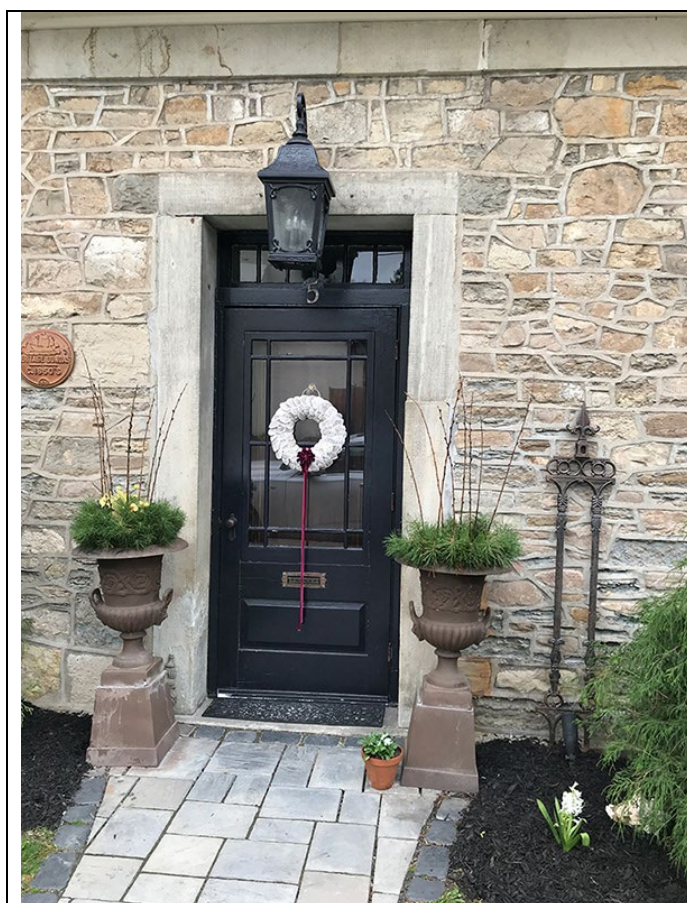
1½ storey stone cottage at 177 Hatt Street built in 838 for John Miller. Constructed of locally quarried limestone, it features an asymmetrical façade and doorway with a transom light, a stone ashlar façade with rubblestone used for the side and rear walls. OHA designated with a DHA plaque over the front doorway.



Front (south) and west facades showing the end chimney against the west wall. Also shows the large corner quoin blocks and medium-pitched side-gabled roof with returned eaves. All window and door sills and lintels are cut stone. The reproduction windows feature the original configuration of six-over-six paned sashes.



1½ storey stone cottage at 5 Brock Street North, built in 1857 by Michael Powers, a labourer. OHA designated with a designated property plaque and a DHA plaque beside the front doorway.



This cottage features a symmetrical façade with a central doorway flanked by two windows. Doorways and windows have cut stone frames and the fascia panel below the eaves is also made of cut stone blocks. The rubblestone masonry is tuck-pointed with raised mortar joints. The doorway features a multi-paned transom (possibly original). Windows feature an 8-over-8 paned sash configuration. Dormers are a later (possibly early 20th century) addition.

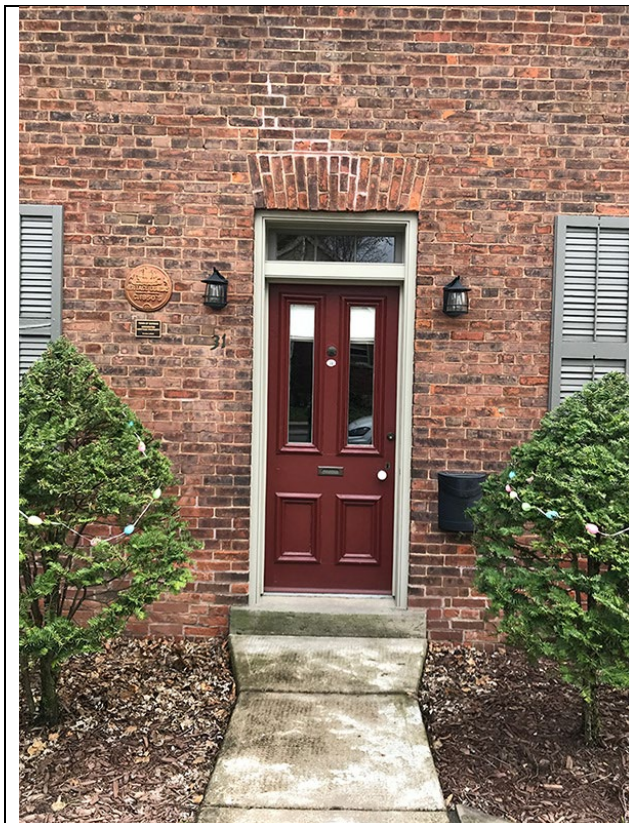


1½ storey stone cottage at 7 John Street, built circa 1840 by Dundas cabinetmaker, Huge Bennett, who passed away in 1842 at the age of 47. It features a stone ashlar façade with stone window and door sills and lintels are large corner quoin blocks. Below: north facade (end wall) showing the rubblestone construction of the end and side walls. Dormers appear to be a late 19th century addition.





1½ storey brick cottage at 31 Napier Street, constructed in 1857 by Joseph Higginson, a labourer. OHA designated.



This cottage features a very tall symmetrical façade (similar to 215 King Street West) with only two windows (same configuration as 5 Brock Street North). Doorways and windows have brick voussoir lintels and stone sills. The doorway (possibly with its original door) features a transom light. The sash windows have a six-over-six paned configuration. The common bond brickwork is identified by a header course for every five stringer courses.



1½ storey brick masonry cottage at 320 MacNab Street. Features an asymmetrical façade with three windows and a more elaborate classical doorway with pillars and an entablature. Similarly to 215 King Street West, the bricks are laid with a Flemish bond.



1½ brick masonry cottage at 243 Hatt Street, which features an asymmetrical façade with three windows and a recessed doorway. Window and door sills are made of cut stone; lintels are flat voussoir arches in a contrasting yellow brick. Another example of bricks laid with a Flemish bond.



A 1½ storey brick cottage at 198 Hatt Street, with a symmetrical façade, Flemish bond brickwork and returned roof eaves.



A more unusual semi-detached 1½ brick masonry storey cottage at 101 to 103 Park Street with a tall symmetrical façade and end doorways. Features flat voussoir arch window and doorway lintels in a contrasting yellow brick and stone sills. I have two more semi-detached examples to add here.



1½ storey frame cottage at 251 MacNab Street with a tall symmetrical façade featuring a simple framed doorway and two two-over-two paned sash windows with wood sills and lintels. View below shows the west side wall and the top of a two-storey rear addition. When built the entire house was reclad in board-and-batten.





1½ storey frame cottage at 38 Dundas Street featuring a tall symmetrical façade, a pebbledash finish and simple wood door and window surrounds.



Adjacent 1½ storey frame cottage at 38 Dundas Street with an asymmetrical façade with clapboard siding, which may be original. End walls have been covered with stucco. Verandah appears to be a late 19th century. Below: close-up of front doorway with a framed doorway with a transom light and an original panelled wood door with two lights.





1½ storey cottage at 7 Baldwin Street with a tall symmetrical façade and a roughcast finish. Features six-over-six paned sash windows and wood-framed windows and doorway.

Source Documents

To be added.