

Authority: Item 7.6, Council
CM: December 11, 2013
Ward: 2

Bill No. 321

CITY OF HAMILTON

BY-LAW NO. 18-321

To Designate Lands Located at 18-22 and 24-28 King Street East (Gore Buildings), City of Hamilton, as Properties of Cultural Heritage Value

WHEREAS the Council of the City of Hamilton did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18;

WHEREAS no notice of objection was served on the City Clerk as required by subsection 29(5) of the said Act; and,

WHEREAS it is desired to designate the property mentioned in section 1 of this by-law in accordance with clause 29(6) (a) of the said Act.

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. The properties located at 18-22 and 24-28 King Street East within the City of Hamilton, Ontario and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, are hereby designated as properties of cultural heritage value.
2. The City Solicitor is hereby authorized and directed to cause a copy of this by-law, together with the statements of cultural heritage value or interest and description of heritage attributes set out in Schedules "B(i)" and "B(ii)" hereto annexed and forming part of this by-law, to be registered against the property affected in the proper registry office.
3. The City Clerk is hereby authorized and directed,
 - (a) to cause a copy of this by-law, together with reasons for the designation, to be served on The Ontario Heritage Trust by personal service or by registered mail; and,
 - (b) to publish a notice of this by-law once in a newspaper having general circulation in the City of Hamilton.

PASSED this 19th day of December, 2018.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

Schedule "A"

To

By-law No. 18-321

The Gore Buildings
18-22 King Street East
24-28 King Street East
Hamilton, Ontario

18-22 King Street East:

PIN: 17167-0074 (LT)

Legal Description: Part Lot 14, Plan 1431, George Hamilton Survey and Part Lot 15, Plan 1431, George Hamilton Survey, as in VM101331; City of Hamilton

24-28 King Street East:

PIN: 17167-0112 (LT)

Legal Description: Part Lot 14, Plan 1431, George Hamilton Survey, as in CD156699 & AB124346; City of Hamilton

Schedule "B(i)"
To
By-law No. 18-321

THE GORE BUILDINGS (24-28 King Street East):

**The Skinner Building
24 King Street East, Hamilton**

**The Glasco Building
28 King Street East, Hamilton**

**STATEMENT OF CULTURAL HERITAGE VALUE AND DESCRIPTION OF HERITAGE
ATTRIBUTES**

Statement of Cultural Heritage Value or Interest

The four storey buildings located at 24-28 King Street East, Hamilton possess cultural heritage value due to their historical associations with the growth and commercial prosperity of the City of Hamilton in the nineteenth century and contextual associations with Gore Park and the King Street East streetscape. 28 King Street East also has physical design value as an example of the Victorian Style of architecture.

24 King Street East was constructed in 1875-6 for James A. Skinner. Skinner was a crockery merchant who opened his "China Palace" at another location around 1850 and the current building was built as an expansion. James A. Skinner and Co. was recognized as "the largest importer of crockery, glassware, etc. and largest shippers to Manitoba, British Columbia and the Northwest". Later, Minden's Ladies Wear operated in this location between 1924 and 1951.

The building at 24 King Street East was originally designed and constructed in the Victorian Style of architecture with vertical brick coursing, stone window sills, metal hood mouldings and a metal cornice. Several alterations have been undertaken to the building and only the brick façade (painted), three window openings on the fourth level and the cornice and brackets remain.

28 King Street East was constructed in 1874 for William H. Glassco & Sons to house their furrier business, established in 1843 and first located in a building further to the east along King Street East. The building housed a large cold storage vault that was considered to be advanced at time. G.F. Glassco & Co. operated in this location until 1931 and a succession of other furrier businesses subsequently operated out of the building.

The composition, design and materials of the building at 28 King Street East provide a representative example of Victorian architecture. At the time of its construction, the building was less elaborate than the buildings on either side; however, the building has retained most of its original architectural features on the upper levels of its front façade.

The buildings face Gore Park and are integral components of the King Street East streetscape and the character of the 'Gore' area. Gore Park is surrounded by largely intact groupings of three to four storey commercial row buildings, many displaying early architectural styles and high levels of craftsmanship in both design and construction.

Description of Heritage Attributes

24 King Street East (The Skinner Building):

The heritage attributes of the four storey building are derived from its historical and contextual value. The heritage attributes include the upper levels of the front façade of 24 King Street East, including, but not limited to:

- The brick façade of the third and fourth levels of the front façade;
- The window openings and stone sills on the third and fourth levels of the front façade;
- The cornice and stone end brackets;
- All surviving original brick and stone materials and features remaining under the existing storefront cladding and signage on the ground and second levels; and,
- The parapet walls.

Notwithstanding the above list of heritage attributes any alterations to the existing storefronts, entrances and signage on the ground and second levels and any structural changes to the building that are likely to affect the heritage attributes shall be regulated through the City's Heritage Permit process.

28 King Street East (The Glasco Building):

The heritage attributes of the four storey building are derived from its built heritage value as an example of the Victorian Style of architecture. The heritage attributes include the upper levels of the front façades of 28 King Street East, including, but not limited to:

- All stone masonry walls and pilasters on the second, third and fourth levels of the front façade;
- All window openings and sills on the second, third and fourth levels of the front façade;
- The original two-over-two wood window sashes and frames in the third and fourth level window openings;

- The wood framed picture windows and leaded transoms in the second level window openings;
- The projecting stone horizontal mouldings between the second and third levels and the third and fourth levels;
- The cornice and parapet walls;
- A stone pilaster at the northeast corner of the ground level; and,
- All surviving original stone materials and features remaining under the existing storefront cladding and signage on the ground level.

Notwithstanding the above list of heritage attributes, any alterations to the existing storefronts, entrances and signage on the ground level and any structural changes to the building that are likely to affect the heritage attributes shall be regulated through the City's Heritage Permit process.

Schedule "B(ii)"
To
By-law No. 18-321

THE GORE BUILDINGS (18-22 King Street East):

**The Kerr-Thomas Building
18-20 King Street East, Hamilton**

**The Smith-Thomas Building
22 King Street East, Hamilton**

**STATEMENT OF CULTURAL HERITAGE VALUE AND DESCRIPTION OF HERITAGE
ATTRIBUTES**

Statement of Cultural Heritage Value or Interest

The three storey buildings located at 18-22 King Street East, Hamilton possess cultural heritage value due to their historical associations with the growth and commercial prosperity of the City of Hamilton in the nineteenth century, their physical design associations with the architect William Thomas and the Renaissance Revival Style of architecture, and contextual associations with Gore Park and the King Street East streetscape.

18-20 King Street East was constructed circa 1840 and early occupants were Archibald and Thomas C. Kerr, who established their successful wholesale dry goods business there as early as 1848. 22 King Street East was constructed circa 1840 for H. E. Smith. By the 1850s, both buildings were under single ownership.

Architect William Thomas was considered a key figure in Canadian architecture, designing important buildings throughout Ontario as well as in other Provinces. The building's composition, design and materials provide a representative example of Renaissance Revival architecture dating to the pre-Confederation period and display a high-degree of craftsmanship. The buildings retain their original architectural features on the upper levels of their front façades and are among very few pre-Confederation stone commercial buildings remaining in Hamilton.

The buildings face Gore Park and are integral components to the King Street East streetscape and the character of the 'Gore' area. Gore Park is surrounded by largely intact groupings of three to four storey commercial row buildings, many displaying early architectural styles and high levels of craftsmanship in both design and construction.

Description of Heritage Attributes

The heritage attributes of the three storey buildings are derived from their built heritage value as examples of the Renaissance Revival Style of architecture as designed by William Thomas,

architect. The heritage attributes include the upper levels of the front façades of 18-20 King Street East and 22 King Street East, including, but not limited to:

- All stone blocks, coursing, quoins and voussoirs on the second and third levels of the front façades;
- All window surrounds, sills and hood mouldings on the second and third levels of the front façades;
- The stone cornices and parapet walls of both buildings;
- All surviving original stone materials and features remaining under the existing storefront cladding and signage on the ground level; and,
- The gable roof and dormers of 18-20 King Street East.

Notwithstanding the above list of heritage attributes, any alterations to the existing storefronts, entrances and signage on the ground level and any structural changes to the building that are likely to affect the heritage attributes shall be regulated through the City's Heritage Permit process.