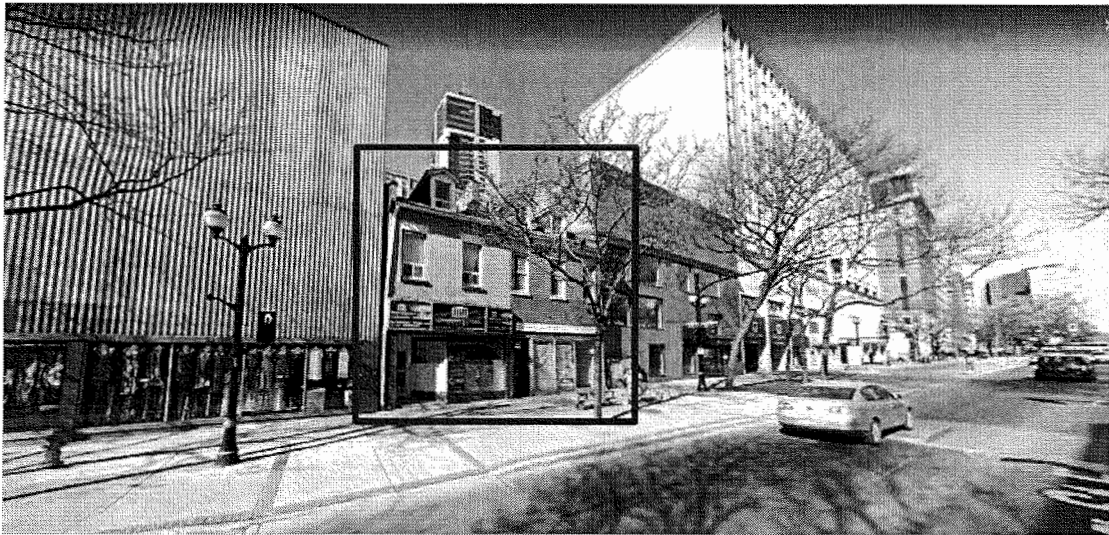


# HERITAGE IMPACT ASSESSMENT



164 - 168 KING STREET EAST  
HAMILTON, ON

25 JULY 2022

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## EXECUTIVE SUMMARY

Megan Hobson consulting was retained by the Philpott Memorial Church (PMC) to prepare a *Heritage Impact Assessment* for two Listed heritage properties located at 164 and 168 King Street East. PMC has acquired the former Lincoln Alexander Theatre located at 160 King Street East and the two adjacent properties at 164 and 168 King Street East as their new downtown facility. All three buildings listed on the *Municipal Heritage Register*. The development proposal includes renovation of the Lincoln Alexander Theatre and demolition of the commercial buildings at 164 and 168 King Street East so that a new 4-storey purpose-built structure can be built that matches the roofline and floor levels of the Lincoln Alexander Theatre. The new structure will accommodate administrative office, meeting rooms, and community services administered by PMC.

The buildings at 164 and 168 King Street East are in very poor condition and have been heavily altered. The HIA describes the loss of original fabric and summarizes the findings of the *Condition Assessment* undertaken by Kalos Engineering. The HIA finds that the buildings have very limited physical or design and do not make a significant contribution to this portion of King Street East that has been heavily impacted by 20<sup>th</sup> century development and demolition.

The HIA recommends that:

- the properties at 164 and 168 King Street East be removed from the Heritage Register so that demolition may be permitted, and that the following mitigation be required as a condition of approval;
  - that design measures should be employed in the design of the new building so that the new design and materials reference the heritage buildings to be demolished and is complimentary to adjacent heritage buildings and the historic context of King Street East
  - that an interpretive display should be installed in the new building in a publicly accessible area
  - that the carved stone end blocks on the roof parapets should be salvaged for reuse in the new building

Design Measures recommended by the consultant have been introduced by Parker Architects Inc., the architect for the development. The design has evolved based on discussions with heritage staff and the heritage consultant. The Revised Design successfully references the brick construction and Georgian symmetry of the heritage buildings to be demolished and is complimentary to the historic context. The window openings on the upper floors have a traditional stone lintel and sill detail. A projecting cornice with decorative brackets unifies the King Street façade and references the style of adjacent buildings such as the Copp Block located across the street.

## 1.0 INTRODUCTION

Preparation of this report included site investigation, historical research, a review of relevant planning documents, and consultation with heritage planning staff. Architectural drawings for the proposed development by Parker Architects Inc. and the *Building Condition Assessment* by Kalos Engineering are included in the appendix of this report.

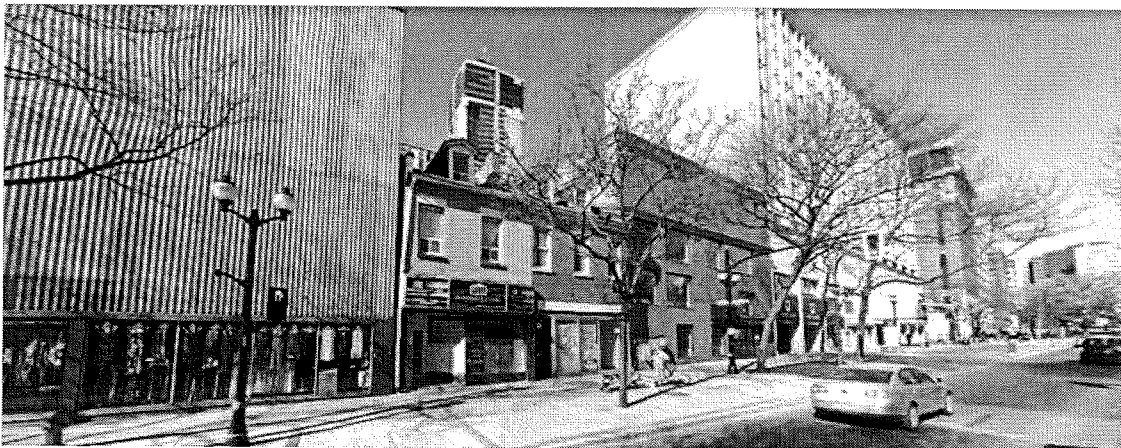
## 2.0 LOCATION & SITE DESCRIPTION

The subject property is located on the south side of King Street East between Catharine Street and Walnut Street. It is directly opposite from Mary Street, a north-south side street that terminates at King Street East.



164-168 KING STREET EAST - located to the east of Gore Park on the south side of King Street East

The subject property is part of a mixed streetscape on the south side of King Street East that has been impacted by 20<sup>th</sup> century demolitions and re-development. To the west is the Lincoln Alexander Theatre (1971) and the Effort Trust Building (1965) and to the east is the Home Outfitting Company (1910) and a surface parking lot. The historic façade of the Home Outfitting Company (1910) has been re-clad with metal cladding.



SOUTH SIDE OF KING E – the south side of King Street East has a mixed character – the subject buildings sandwiched between later 20<sup>th</sup> century developments such as the Lincoln Alexander Theatre (1971) and Effort Trust Building (1965) to the west and the Home Outfitting Company (1910) to the east that was re-clad with metal in the late 20th century – to the east of the Home Outfitting Company is a surface parking lot



In contrast, the north side of the King Street East has a more homogeneous character that is dominated by the well-preserved Copp Block, a Late Victorian commercial block that extends from Mary Street to Catharine Street.



NORTH SIDE OF KING E – the north side of King Street has a homogenous character - view of the Copp Block from the surface parking lot on the south of King Street East

### 3.0 CURRENT CONDITIONS



FRONT ELEVATION



REAR ELEVATION

Both buildings have been subjected to unsympathetic alterations and inappropriate repairs. The distinctive roofline of the original design with its dormers, brick parapets and brick chimneys are intact, but these elements are in very poor condition. The 2<sup>nd</sup> floor is generally intact and has symmetrically placed window openings with plain stone lintels and sills, but the masonry at #168 has been painted and the lower portion of the masonry at #164 has been parged over with stucco. The painting and patching of the masonry are 20<sup>th</sup> century interventions that were done as cheaper alternatives to re-pointing the wall or repairing areas that were damaged when signage was removed. There does not appear to be any original fabric remaining on the ground floor.

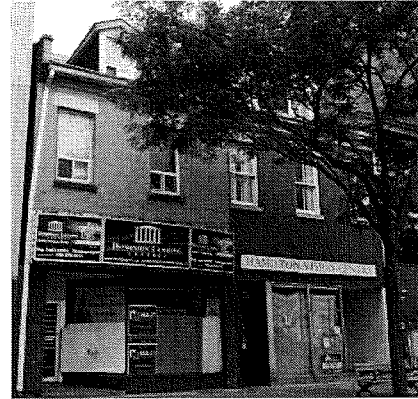
The interiors have been heavily altered and the interior of #168 has been completely gutted. There is extensive evidence inside both buildings of water damage due to failure of the roof membranes and mould was visible in several areas where finishes have been removed.

There appears to be structural problems with the roof of #168 visible on the interior. The main lateral beam is split and has deflected.

In my opinion, the buildings have limited potential for rehabilitation and re-use. Documentation and comments on the current condition of heritage attributes is provided below.

The following alterations to heritage attributes on the King Street elevations are evident:

- original fabric on the ground floor has been removed and modern storefronts have been installed
- brick above the storefronts has been damaged due to the installation and removal of signage
- brick has been painted
- brick has been parged



164 - masonry above the storefront was parged after the Public Optical signage was removed

168 - masonry on the 2<sup>nd</sup> floor was painted after the Radio Shack cladding and signage was removed

The current condition of both buildings is very poor. There is significant evidence of water infiltration on all levels including deteriorated and saturated materials, water staining, and mould growth. A *Condition Assessment* by Kalos Engineering confirmed the following condition issues are present:

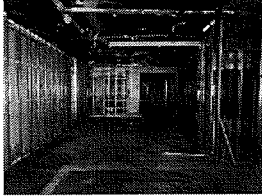
- the buildings have been vacant for several years and some vandalism was observed
- there are areas that exhibit considerable deterioration and decay
- there are areas that show signs of renovations without proper design
- water staining was noted throughout

#### 164 King Street East:

- the ground floor has been partially reframed but not completed
- sections of ceiling have collapsed
- the supporting roof beam has failed and has deflected and rolled from the load, temporary support is recommended
- excessive moisture in the basement, the basement walls need repointing

168 King Street East:

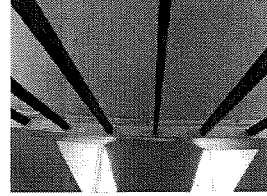
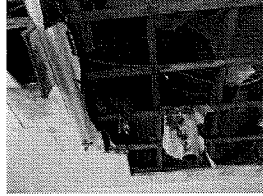
- ceiling tiles have fallen
- excessive moisture in the basement, the basement walls need repointing



PARTIAL RENOVATION



SATURATED INSULATION & COLLAPSED CEILING TILES

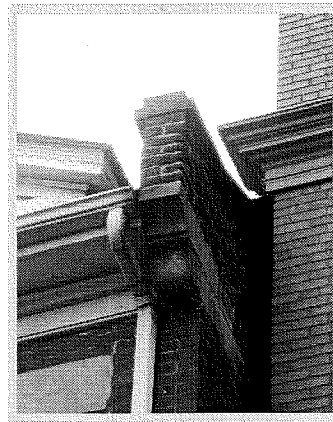


DEFLECTED ROOF BEAM

**164 King E – Current Condition of Heritage Attributes**



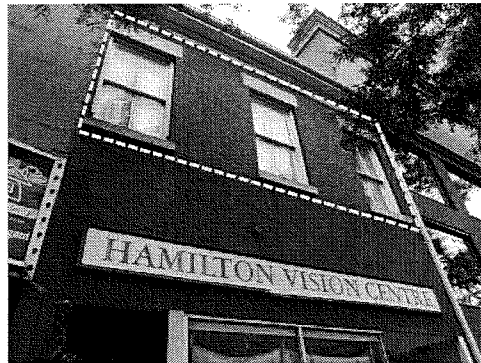
Original roofline is intact but is in very poor condition



\*Potential salvage item: carved stone corbel



No historic fabric on the ground floor



\* limit of historic fabric

HERITAGE ATTRIBUTE	CURRENT CONDITIONS
3-bay masonry façade	There is no historic fabric on the ground floor. The original arrangement of the windows on the 2 <sup>nd</sup> floor is intact. Masonry below the windows has been parged over with a cement stucco. Modern signage has been affixed to the masonry above the storefront.

windows	The original windows openings are intact on the 2 <sup>nd</sup> floor, but the ground floor has been modified for a modern storefront. There are 3 original 2 over 2 wood sash windows on the 2 <sup>nd</sup> floor and 2 original 2 over 2 wood sash windows in the roof dormers.
doors	There are no original doors on the exterior.
roof	The original gable roof form is intact but structural issues and evidence of extensive water infiltration are apparent on the interior. The roof has two gabled roof dormers that appear to be original. Evidence of extensive water infiltration into the dormer is apparent on the interior. There is one original chimney at the west end wall that appears to be intact. Further investigation of the roof by a structural engineer is recommended.
interior	There is no historic fabric remaining inside. The interior has been gutted and water damage and mould were observed in several areas where wall and ceiling finishes have been opened up.

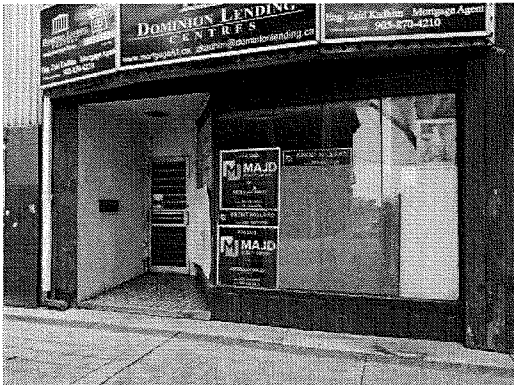
#### 168 King E – Current Condition of Heritage Attributes



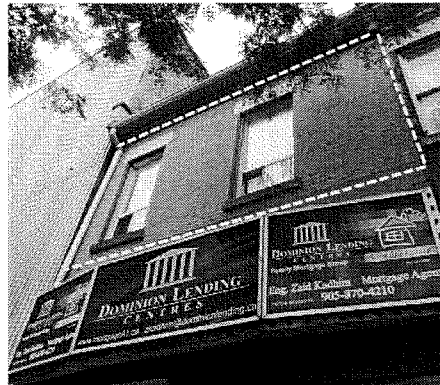
Original roofline is intact but is in very poor condition



\*Potential salvage item: carved stone corbel



No historic fabric on the ground floor



\*limit of historic fabric – masonry has been painted

HERITAGE ATTRIBUTE	CURRENT CONDITIONS
2-bay masonry façade	There is no historic fabric on the ground floor. The original arrangement of the windows on the 2 <sup>nd</sup> floor is intact. The masonry, including the brick walls and the stone lintels, have been painted. Modern signage has been affixed to the masonry above the storefront.
windows	The original windows openings are intact on the 2 <sup>nd</sup> floor, but the ground floor has been modified for a modern storefront. Vinyl windows have been installed in the upper floor windows.
doors	There are no original doors on the exterior.
roof	The original gable roof form is intact but structural issues and evidence of extensive water infiltration are apparent on the interior. The roof has one gabled roof dormer that appears to be original. Evidence of extensive water infiltration into the dormer is apparent on the interior. There are no original chimneys.
interior	There is no historic fabric remaining inside. Water damage and mould was observed in several areas where wall and ceiling finishes have been opened up.

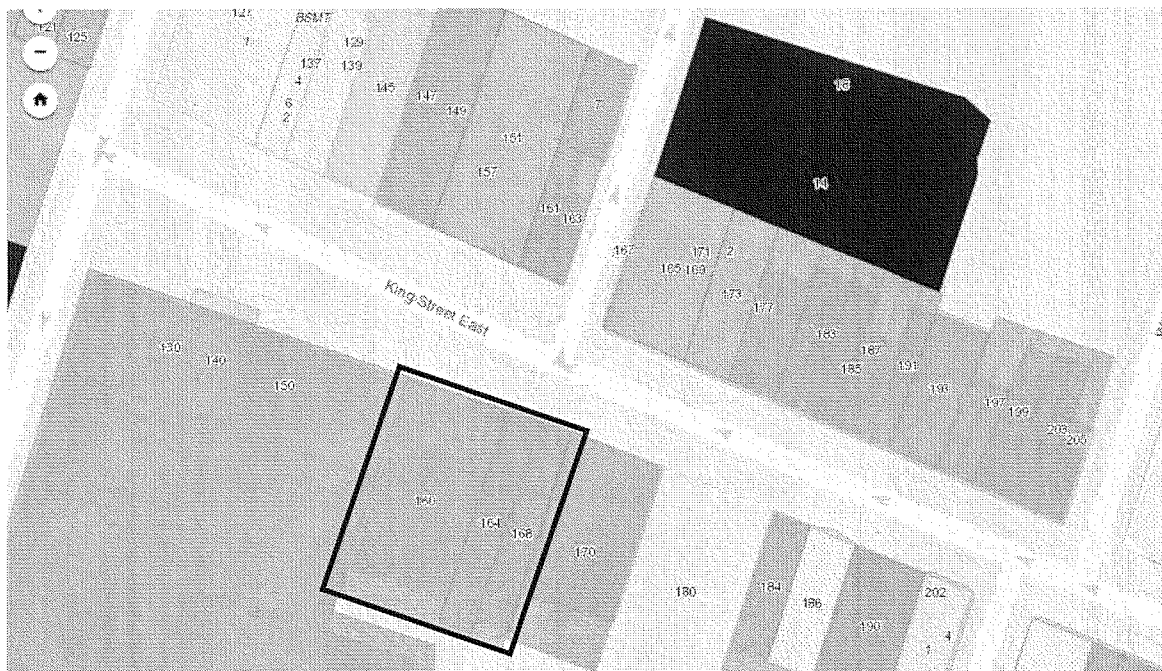
#### 4.0 HERITAGE PLANNING CONTEXT

The subject property is located within a cultural landscape identified in the *Downtown Secondary Plan* as:

- the *King Street East Cultural Heritage Landscape (CHL)*

The subject property contains 3 built heritage resources that are Listed on the Municipal Heritage Register as:

- 160 King E – Odeon Theatre, 1971 by Sprachman & Sprachman
- 164 King E – John Law's Flour & Feed, c.1872
- 168 King E – John Law's Flour & Feed, c. 1872



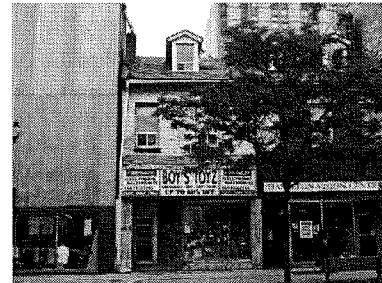
HERITAGE MAPPING: 160, 164, & 168 King Street East are Listed on the Municipal Heritage Register



160 KING E – built 1972, heavily altered



164 KING E – built 1872, heavily altered.



168 KING E – built 1872, heavily altered

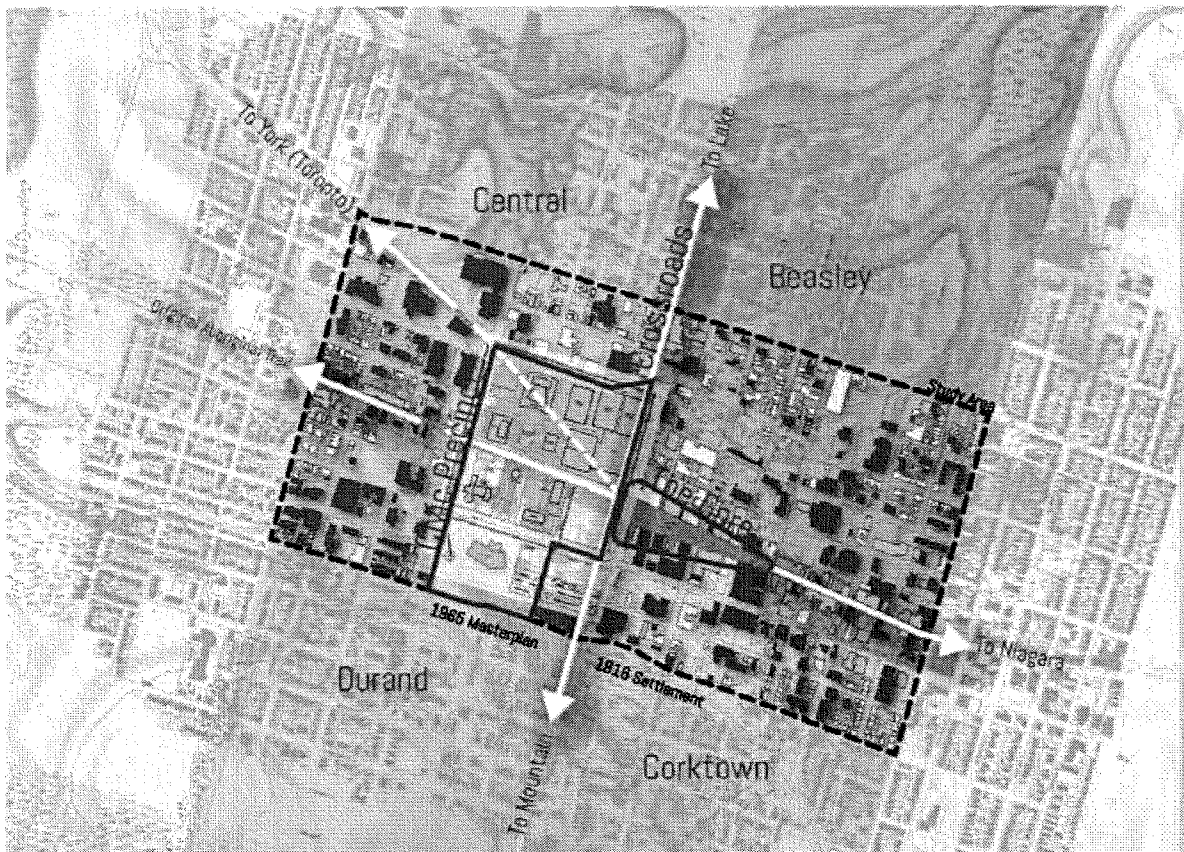


## 5.0 HISTORIC CONTEXT

The subject property contains two 2.5-storey brick buildings that were built c.1872 by John Law who operated a Flour & Feed Store here from 1872-1881. Subsequent uses associated with the buildings in the 19<sup>th</sup> and early 20<sup>th</sup> centuries include a Wholesale Confectioner & Candy Factory at #164 and several machinists and Sewing Machine businesses at #168.

The original design employs a common Georgian vernacular design that was used extensively for commercial buildings in Upper Canada in the 19<sup>th</sup> century. Though once common in Downtown Hamilton, most of these Georgian rows have been demolished and replaced with larger buildings. These commercial rows reflect the affluence of Hamilton's merchants in the 19<sup>th</sup> century and they could be easily adapted for retail, wholesale or small-scale industrial uses and often contained residential quarters on the top floor.

The subject buildings were identified as 'Character Supporting' resources in the *Hamilton Downtown Built Heritage Inventory* conducted by ERA in 2014, the lowest rating for inclusion on the Register. Individual properties were evaluated based on the nature of their contribution to the historic context, ranging from 'significant', to 'character-defining', to 'character-supporting'. The historic context for the subject properties is identified as 'King Street East', a key commercial corridor since the early 19<sup>th</sup> century and the 'Beasley Neighbourhood', one of four historic neighbourhoods in Downtown Hamilton.

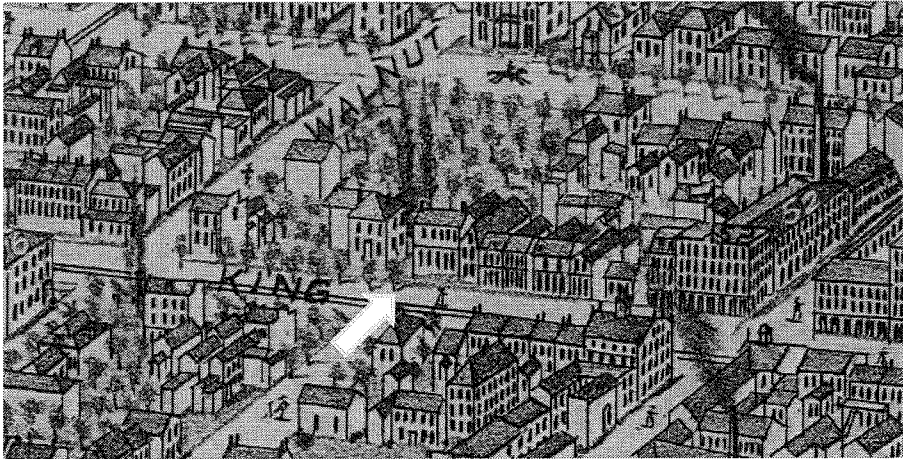


DOWNTOWN HAMILTON BUILT HERITAGE INVENTORY (2014 ERA) – 160, 164 & 168 King Street East are identified as 'character supporting resources'



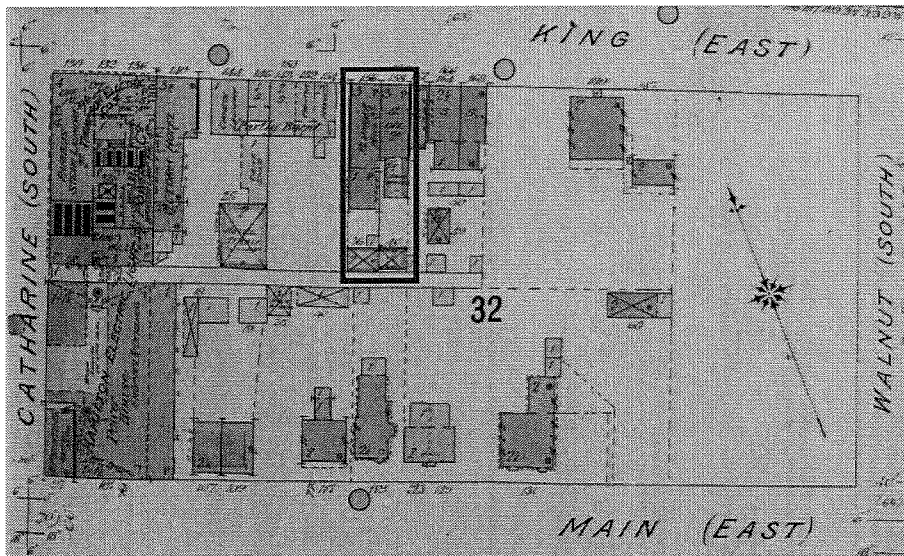
## 164 & 168 King Street East

The buildings were built c. 1872 and appear on the 1876 Birdseye View. The evolution of the buildings based on historic mapping is provided below.



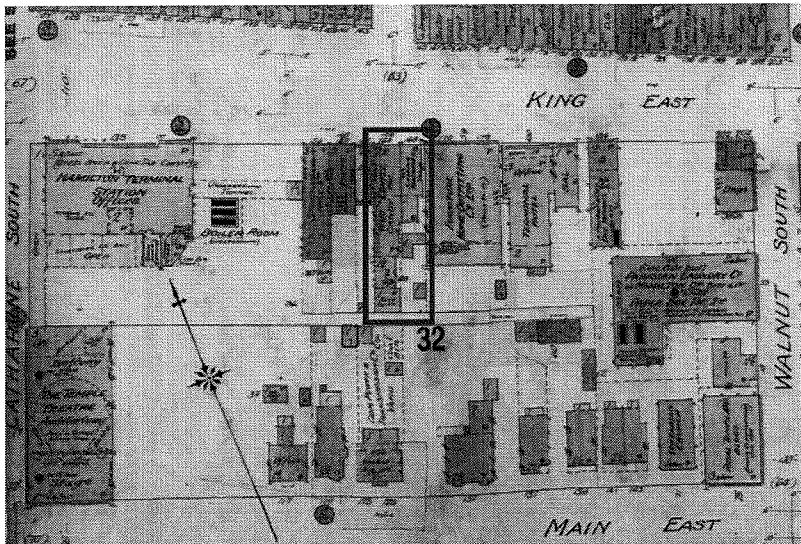
1876 BIRDSEYE VIEW

The subject buildings appear on the 1876 *Birdseye View of Hamilton*. They are part of a continuous row of buildings on the west half of the block (right side). The east half of the block (left side) has a very different character and contains a 2-storey dwelling that backs onto open space planted with trees. The Wanzer Sewing Machine Factory has been built at the west end of the block and is identified as # 52 on the map.



1898 FIRE INSURANCE PLAN

The 1898 *Fire Insurance Plan* corresponds to the 1876 *Birdseye View* and shows two 2.5-storey commercial buildings on the subject property, both buildings have a 1-storey tail, both are identified as 'stores'. There is a 1.5-storey brick outbuilding behind #164 that may be a stable. There is a small storage shed and an outhouse behind each store constructed of wood. The Wanzer Sewing Machine Factory at the west end of the block has been replaced by the Hamilton Electric Light & Power Co.



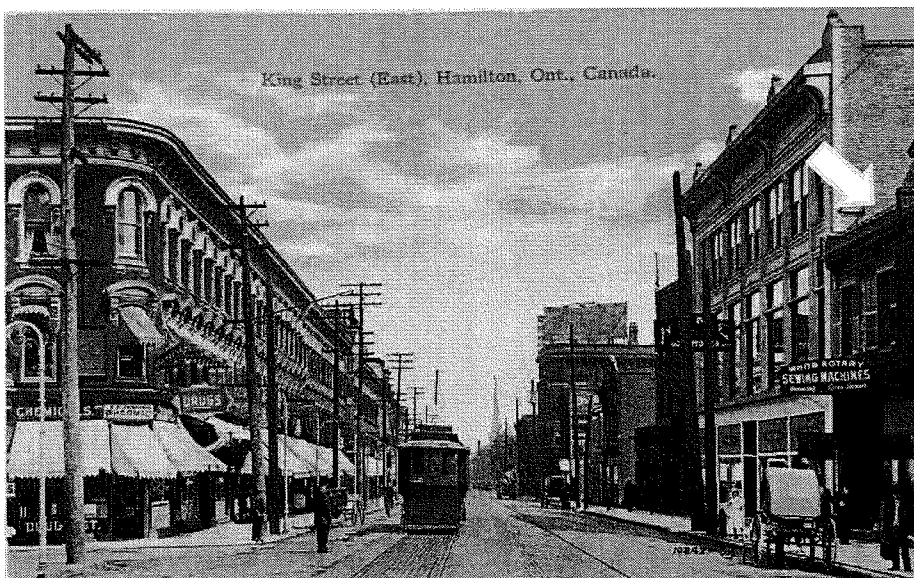
1911 FIRE INSURANCE PLAN

#164 is now identified as a 'Wholesale Confectioner & Candy Factory' and has been enlarged. The brick outbuilding behind #164 has been integrated into the rear addition

#168 is unchanged but is now identified as a 'Sewing Machine' business. The Hamilton Electric Light & Power Company at the west end of the block has been replaced by the Hamilton Terminal Station

#### King Street East – 19<sup>th</sup> century

The north side of King Street East is predominantly characterized by Late Victorian commercial rows with a consistent façade treatment and building height framing the street. In contrast, the south side of King Street East where the subject properties are located has a varied skyline and has large gaps as well as large scale 20<sup>th</sup> century development.



KING STREET EAST, c.1900

A partial view of #168 that shows the original storefront and wood shutters on the 2<sup>nd</sup> floor windows. The store sign says "White Rotary Sewing Machines – Repairing – Cyrus Stewart"

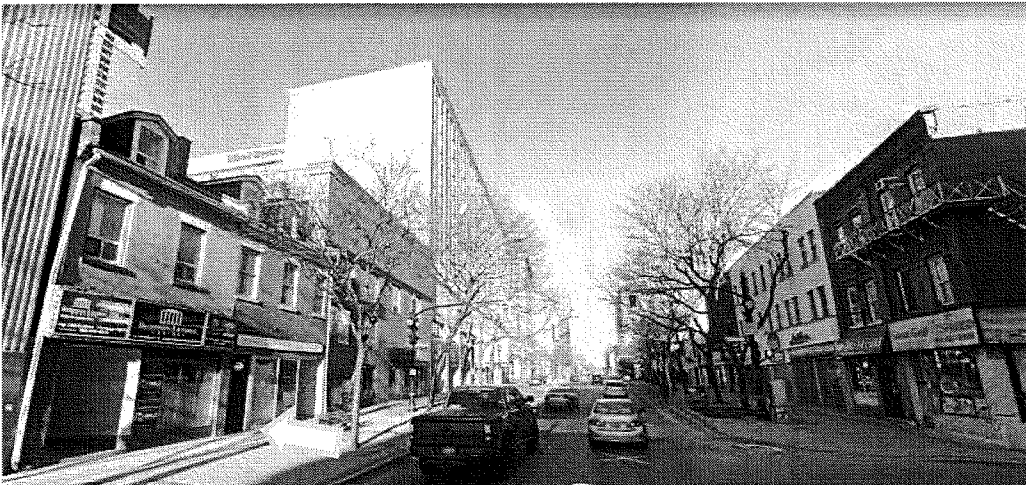
### King Street East – 20<sup>th</sup> century

The south side of King Street East has a mixed character that has been heavily impacted by unsympathetic alterations to heritage buildings, demolition of heritage buildings for surface parking lots, and large-scale development. It is very different from the north side of King Street East that is dominated by the well preserved Copp Block.



KING STREET EAST, 2022

View looking east. The historic character has been negatively impacted by demolition and unsympathetic alterations to historic buildings on the south side of King Street East (right). In contrast, the historic character of the north side of King Street has been maintained and is strongly defined by the well-preserved Copp Block.



KING STREET EAST 2022

View looking west shows the large-scale 20<sup>th</sup> century development to the east of the Lincoln Alexander Theatre. The south side of King Street East has a different character than the north side that has intact Victorian rows of similar heights. This is due to the mix of industrial, commercial and residential uses on the south side of King Street East in the 19<sup>th</sup> century. This contributed to a varied built form on the south side of King Street East.

## 6.0 HERITAGE EVALUATION

The subject buildings have been heavily altered and are located within a streetscape that has been heavily impacted by larger scale 20<sup>th</sup> century development, unsympathetic building alterations and demolitions that have left gaps in the streetscape. The following tables provide an evaluation of the heritage value of the building and its context according to legislated criteria under the Ontario Heritage Act and according to the City of Hamilton's criteria for determining cultural heritage value contained in the Urban Hamilton Official Plan.

### Ontario Regulation 09/06: Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act

CRITERIA	ASSESSMENT (YES/NO)	RATIONALE
<b>1. Design of physical value:</b>		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The buildings are heavily altered examples of a late Georgian row of two commercial buildings built c.1872.
ii) Displays a high degree of craftsmanship or artistic merit	NO	The buildings do not display craftsmanship or artistic merit because unsympathetic alterations have been made.
iii) Demonstrates a high degree of technical or scientific achievement	NO	They are 2.5 storey brick buildings with a rubblestone foundation.
<b>2. Historical or associative value</b>		
i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community	NO	They are associated with commercial activities in downtown Hamilton in the 19 <sup>th</sup> & 20 <sup>th</sup> centuries.
ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	They have limited potential to contribute to an understanding of commercial activities on King Street East in the 19 <sup>th</sup> century because they have been heavily modified.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community	NO	They were built according to a common vernacular building typology that is not associated with a particular architect or designer.
<b>3. Contextual Value</b>		
i) Is important in defining, maintaining, or supporting the character of an area	NO	They are located on the south side of King Street East where there is a mix of buildings of different dates, styles and scales and there is a large gap in the streetscape to the east.

ii) Is physically, functionally, visually, or historically linked to its surroundings	<u>YES</u>	They are historically and functionally linked to King Street East, one of two main commercial corridors in Hamilton since the 19 <sup>th</sup> century.
iii) Is a landmark	NO	They have not been identified as a landmarks. They are identified as 'character supporting' resources in the DBHI (2014).

#### City of Hamilton's Criteria for Evaluating Built Heritage Resources

CRITERIA	ASSESSMENT
<b>Historical Associations</b>	
1. <u>Thematic</u> : 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?	LIMITED ABILITY <ul style="list-style-type: none"> <li>the buildings have limited ability to illustrate 19<sup>th</sup> century commercial activities on King Street East because they have been heavily altered on the ground floor and on the interior</li> </ul>
2. <u>Event</u> : is the property associated with a specific event that has made a significant contribution to the community, province or nation?	NO <ul style="list-style-type: none"> <li>no specific events occurred here other than daily commercial activities</li> </ul>
3. <u>Person and/or Group</u> : 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?	NO <ul style="list-style-type: none"> <li>the stores have been occupied by a number of different businesses that have made a local contribution to commercial activity in downtown Hamilton</li> </ul>
<b>Architecture and Design</b>	
4. <u>Architectural merit</u> : what is the architectural value of the resource?	HEAVILY ALTERED EXAMPLE <ul style="list-style-type: none"> <li>the buildings are heavily altered examples of common commercial building type in the early to mid-19<sup>th</sup> century.</li> </ul>
5. <u>Functional merit</u> : what is the functional quality of the resource?	IN TRANSITION <ul style="list-style-type: none"> <li>the buildings have been in continuous use as commercial buildings with residential units above, but the current owner is proposing a change in use to a Church</li> </ul>
6. <u>Designer</u> : what is the significance of this structure as	NOT ASSOCIATED WITH A DESIGNER

an illustration of the work of an important designer?	<ul style="list-style-type: none"> <li>the buildings were built according to a common vernacular building typology that is not associated with a particular architect or designer</li> </ul>
<b>Integrity</b>	
7. <u>Location integrity</u> : is the structure in its original location?	<p>IN TRANSITION</p> <ul style="list-style-type: none"> <li>the buildings are in their original location, but adjacent buildings have been demolished and replaced with larger structures</li> </ul>
8. <u>Built integrity</u> : is the structure and its components parts all there?	<p>NO</p> <ul style="list-style-type: none"> <li>the façades have been heavily altered including removal of original fabric on the ground floor</li> <li>unsympathetic changes have been made to the façades including application of stucco at #164 and painting of brick at #168</li> <li>a modern storefront has been installed on the ground floor of both buildings and vinyl windows have been installed at #168 and in the dormers of both buildings.</li> </ul>
<b>Environmental Context</b>	
9. <u>Landmark</u> : is it a visually conspicuous feature in the area?	<p>NO</p> <ul style="list-style-type: none"> <li>the buildings are part of a commercial streetwall that contains a mix of buildings including large-scaled 20<sup>th</sup> century buildings.</li> </ul>
10. <u>Character</u> : what is the influence of the structure on the present character of the area?	<p>LIMITED INFLUENCE</p> <ul style="list-style-type: none"> <li>the buildings have limited influence on the character of the south side of King Street East because this streetscape has been heavily impacted by 20<sup>th</sup> century demolitions and larger scaled development</li> </ul>
11. <u>Setting</u> : what is the integrity of the historical relationship between the structure and its immediate surroundings?	<p>LIMITED INTEGRITY</p> <ul style="list-style-type: none"> <li>the buildings were originally part of a continuous row of 2.5-storey commercial buildings, but adjacent buildings were demolished and replaced with larger buildings in the late 19<sup>th</sup> and late 20<sup>th</sup> century.</li> </ul>
<b>Social Value</b>	
12. <u>Public perception</u> : is the property or feature regarded as important within its area?	<p>NO</p> <ul style="list-style-type: none"> <li>the buildings have not been identified as significant building in local newspapers, historical publications, or walking tours of Downtown Hamilton.</li> </ul>

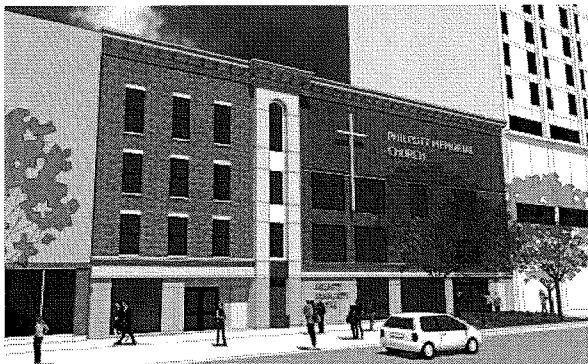


## 7.0 PROPOSED DEVELOPMENT

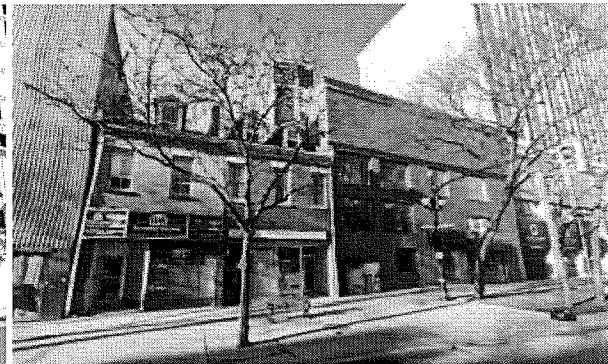
The development proposal includes renovation of the Lincoln Alexander Theatre and demolition of the commercial buildings at 164 and 168 King Street East so that a new 4-storey purpose-built structure can be built that matches the roofline and floor levels of the Lincoln Alexander Theatre. The new structure will accommodate administrative office, meeting rooms, and community services administered by Philpott Memorial Church (PMC).

The design has evolved through various iterations. The revised proposal seeks to mitigate the loss of the heritage buildings at 164 and 168 King Street East by referencing the brick construction and Georgian design and symmetry of the heritage facades. The new building will be four storeys in height to match the height of the Lincoln Alexander Theatre so that PMC can maximize interior space to meet their needs.

The design is complimentary to the historic context of King Street East. A continuous roofline will be established across the King Street frontage with a project cornice similar to historic commercial rows in the area. The design is generally sympathetic in scale, material and design, though there are three bays in the proposed building versus five in the two existing buildings.



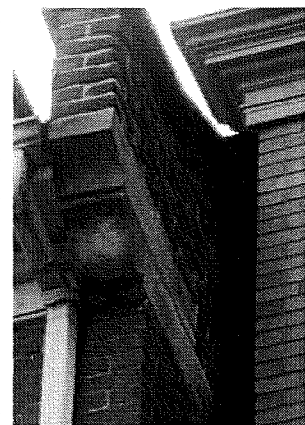
PROPOSED 4-STOREY BUILDING [PARKER ARCHITECTS INC.]



HERITAGE BUILDINGS TO BE DEMOLISHED



DESIGN MEASURES: the window proportions & placement and the stone lintel & sill detail will be referenced in the new building façade  
SALVAGE: the carved stone end blocks in the roof parapet will be salvaged and repurposed in the new building





## 8.0 HERITAGE IMPACT ASSESSMENT

The heritage buildings to be demolished have been heavily altered and are in very poor condition. They make a limited contribution to the character of King Street East as a 19<sup>th</sup> century commercial streetscape because the south side of King Street East has limited integrity due to large scale 20<sup>th</sup> century development, building alterations, and demolitions that has resulted in an extremely varied built form with large gaps in the streetscape.

The development proposes to mitigate the demolition by referencing the Georgian vernacular style of the heritage buildings in the design of the new 4-storey structure to be built in its place.

The applicant has indicated that additional mitigation including salvage of the carved stone blocks from the roof parapets and installation of an interpretive display will be undertaken.

Given the limited integrity of the heritage buildings and the limited integrity of the historic streetscape, demolition and replacement with building that references the brick construction and Georgian style of the heritage buildings and is complimentary to adjacent heritage buildings is an appropriate form of mitigation.

The Ministry of Culture provides guidance and information regarding cultural heritage and archaeological resource conservation in land use planning in the *Ontario Heritage Toolkit* (2006). Negative impacts to a cultural heritage resource that may occur due to a proposed development or site alteration are identified in the Ontario Heritage Toolkit as follows:

- Destruction of any part, or part of any, significant heritage attributes or features.
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature, or plantings, such as a garden.
- Isolation of a heritage attribute from its surrounding environment, context or significant relationship.
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

The development proposal include demolition of two inventoried heritage properties identified as 'character supporting' buildings in the *Downtown Built Heritage Inventory* (2014). Although the buildings have been heavily altered they are linked to the theme of commercial development in downtown Hamilton in the 19<sup>th</sup> century and retain some elements of their original late Georgian design including; the brick construction, symmetrical design of the façade with regular bays, rectangular window openings with stone sills, and the raised brick parapets and carved stone end blocks on the roofline. Therefore, it is recommended that the destruction of the surviving heritage attributes be mitigated through design measures to reference the original design in the new buildings and through salvage of the carved stone end blocks.

The Ministry of Culture recommends the following methods for minimizing or avoiding a negative impact on a cultural heritage resource include:

- alternative development approaches
- isolating development and site alteration from significant built and natural features and vistas
- design guidelines that harmonized mass, setback, setting, and materials
- limiting height and density
- allowing only compatible infill and additions
- reversible alterations
- buffer zones, site plan control, and other planning mechanisms

The proposed design is a good example of 'compatible infill' that 'harmonizes mass, setback, setting and materials.' The design has evolved based on input from heritage staff and the heritage consultant to better reflect the heritage buildings to be demolished. The design of the new building harmonizes with the mass, setback, setting and materials of the adjacent Lincoln Alexander Theatres and other adjacent heritage structures to create a unified streetwall.

## 9.0 CONCLUSIONS & RECOMMENDATIONS

The buildings at 164 and 168 King Street East are in very poor condition and have been heavily altered. The loss of original fabric has been documented in this report. The *Condition Assessment* by Kalos Engineering identifies significant condition issues. The heritage buildings cannot accommodate the proposed use that requires continuous floor plates on four levels across the whole site in order to meet the needs of the church.

The second floor auditorium in the Lincoln Alexander Theatre can be easily converted to a place of worship. The Philpott Memorial Church is very active in Downtown Hamilton providing a large number of community services. In order to provide these services, they need administrative offices, meeting rooms, washrooms, and communal meeting spaces.

The HIA finds that the buildings have very limited physical or design and do not make a significant contribution to this portion of King Street East that has been heavily impacted by 20<sup>th</sup> century development, building alterations, and demolitions.

The HIA recommends that:

- if a demolition of the *Inventoried* heritage properties at 164 and 168 King Street East is permitted, the following mitigation be required:
  - that design measures should be employed in the design of the new building so that the new design and materials reference the heritage buildings to be demolished and is complimentary to adjacent heritage buildings and the historic context of King Street East
  - that an interpretive display should be installed in the new building in a publicly accessible area
  - that the carved stone end blocks on the roof parapets should be salvaged for reuse in the new building

Design Measures recommended by the consultant have already been introduced by Parker Architects Inc., the architect for the development. The design has evolved based on discussions with heritage staff and the heritage consultant. The Revised Design successfully references the brick construction and Georgian symmetry of the heritage buildings to be demolished and is complimentary to the historic context. The window openings on the upper floors have a traditional stone lintel and sill detail. A projecting cornice with decorative brackets unifies the King Street façade and references the style of adjacent buildings such as the Copp Block located across the street.

#### 10.0 SOURCES

City of Hamilton, *Urban Hamilton Official Plan*

ERA, *Downtown Hamilton Built Heritage Inventory Project* (2014)

Ministry of Tourism, Culture & Sport, *Ontario Heritage Toolkit*

Parks Canada, *Standards & Guidelines for the Conservation of Historic Places in Canada* (2010)

#### 11.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 10 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching architectural history at the University of Toronto and McMaster University and Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

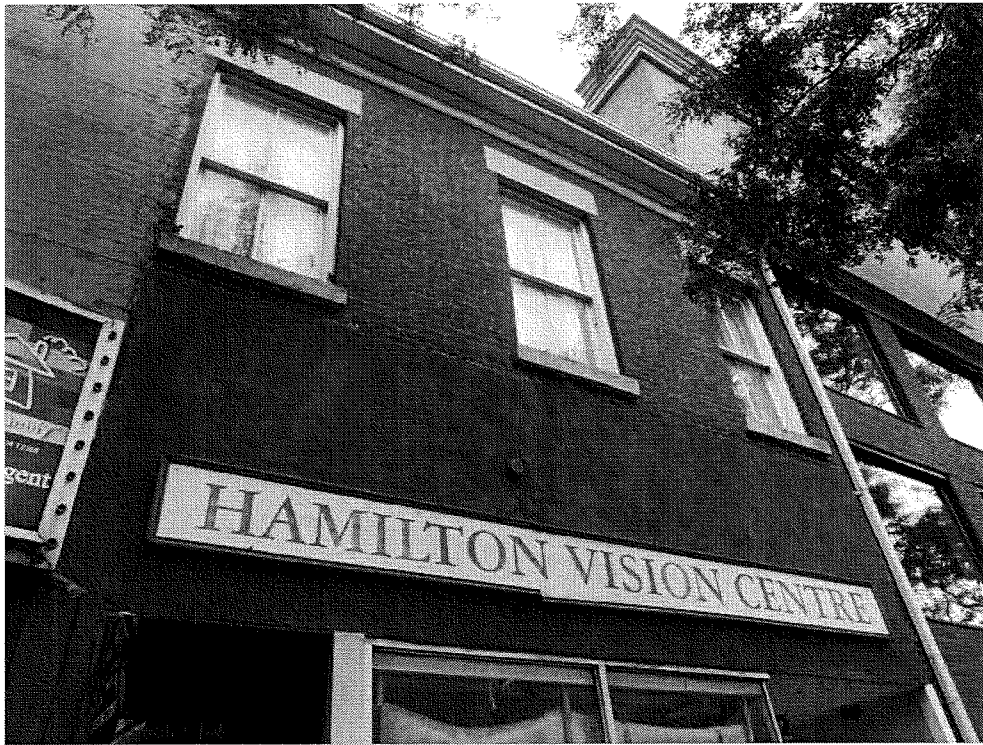
APPENDIX A: PHOTO DOCUMENTATION – 164 KING E



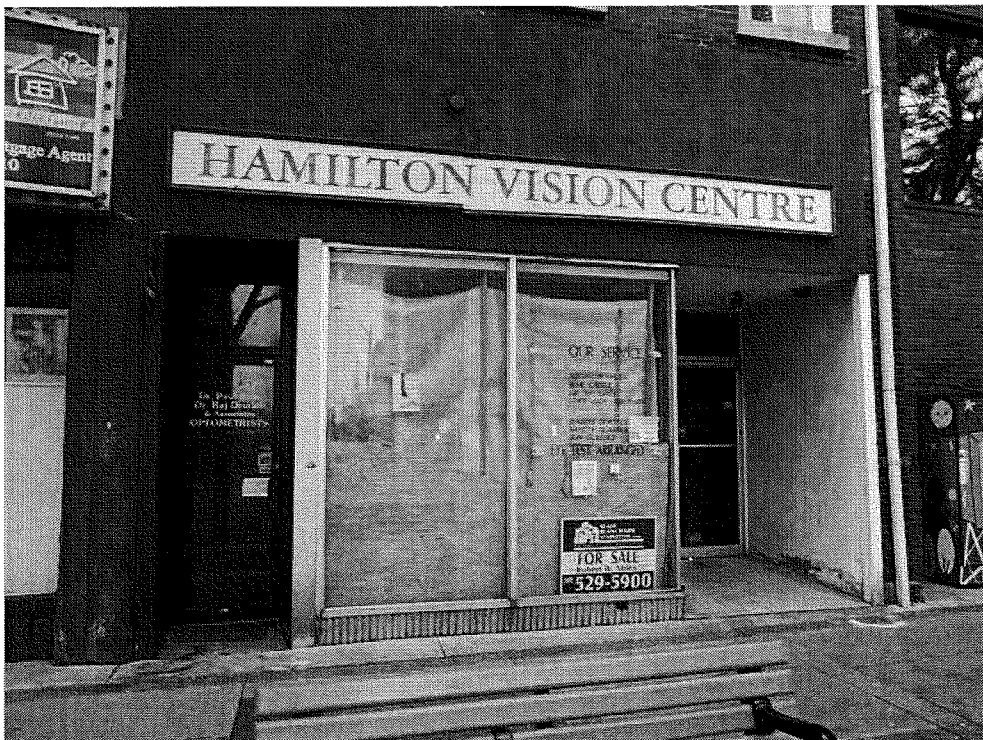
KING STREET EAST – 3-bay facade



KING STREET EAST – two roof dormers



MAIN FAÇADE – original exterior wall with three window openings is partially intact on the 2<sup>nd</sup> floor – the masonry below the 2<sup>nd</sup> floor windows has been parged over – the original 2 over 2 wood sash windows remain



STOREFRONT – no historic fabric – 2 entrances on King Street East





REAR FAÇADE - backs onto an alleyway and surface parking lot – there is a 1.5-storey garage at the back



BRICK STORAGE SHED – there is a brick storage shed attached at the rear that backs onto the alleyway



1<sup>ST</sup> FLOOR COMMERCIAL SPACE – no historic fabric



1<sup>ST</sup> FLOOR COMMERCIAL SPACE – no historic fabric

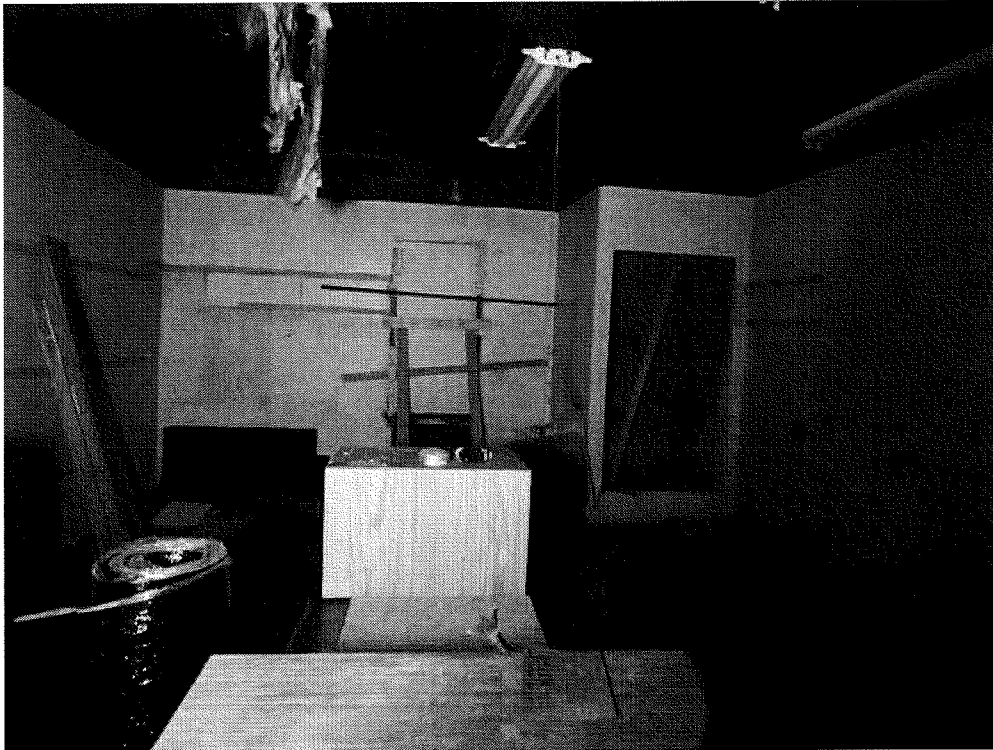




1<sup>st</sup> FLOOR – rear section – this area has been gutted – note the exterior wall of a 19<sup>th</sup>-century brick outbuilding that was integrated into the rear addition when it was enlarged sometime before 1911



1<sup>st</sup> FLOOR – rear section – this area has been gutted – no historic fabric



2nd FLOOR – rear section – this is the upper floor of the 19<sup>th</sup> century outbuilding that was integrated into the building sometime before 1911 – drywall and fluorescent lighting installed – no historic fabric



2<sup>nd</sup> FLOOR – rear section – original roof framing visible through a hole in the ceiling – evidence of water and fire damage



STAIRS TO BASEMENT



BASEMENT – rubble stone foundation below the front portion of the building

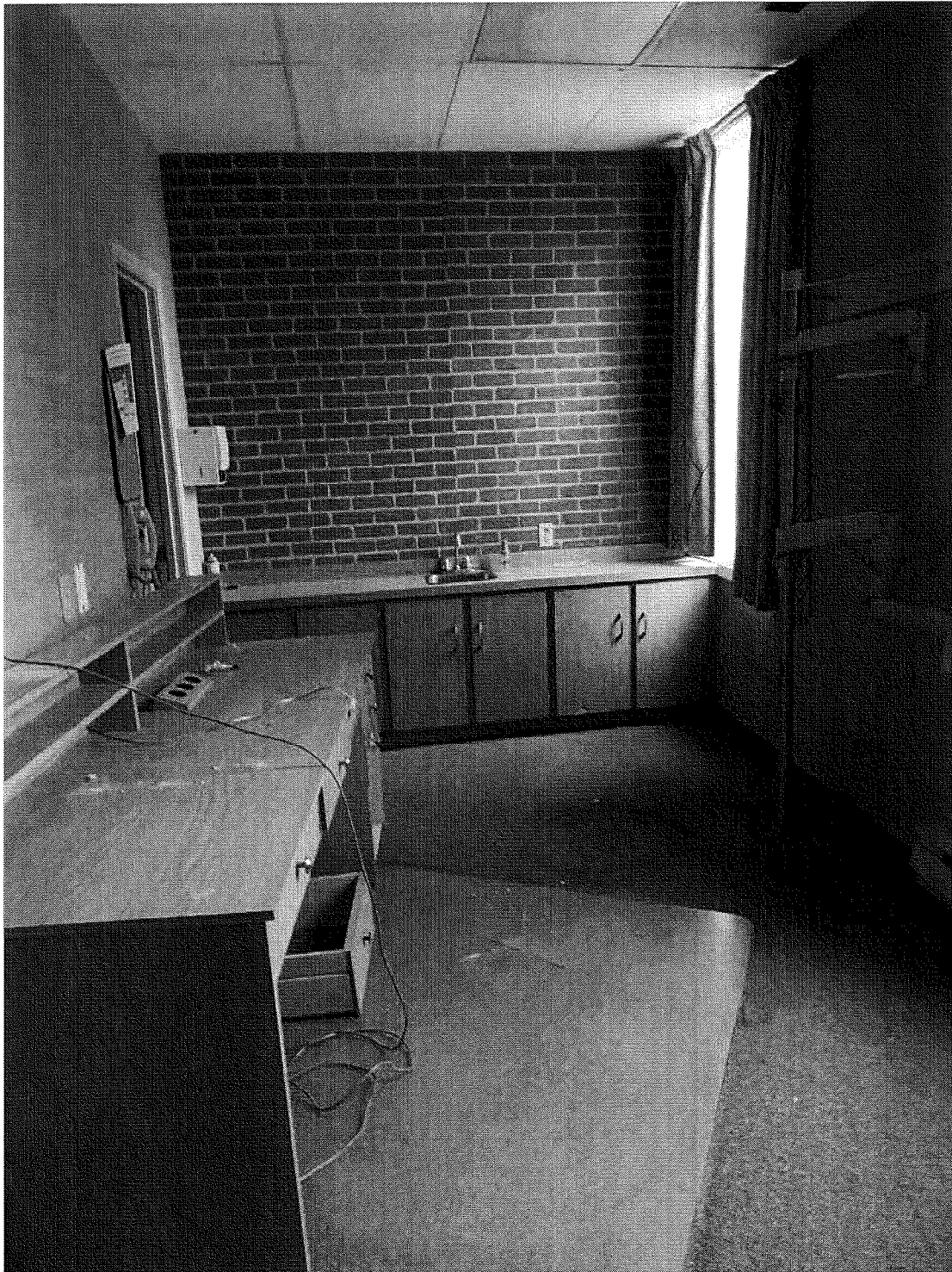


BASEMENT – rubble stone foundation below the front portion of the building

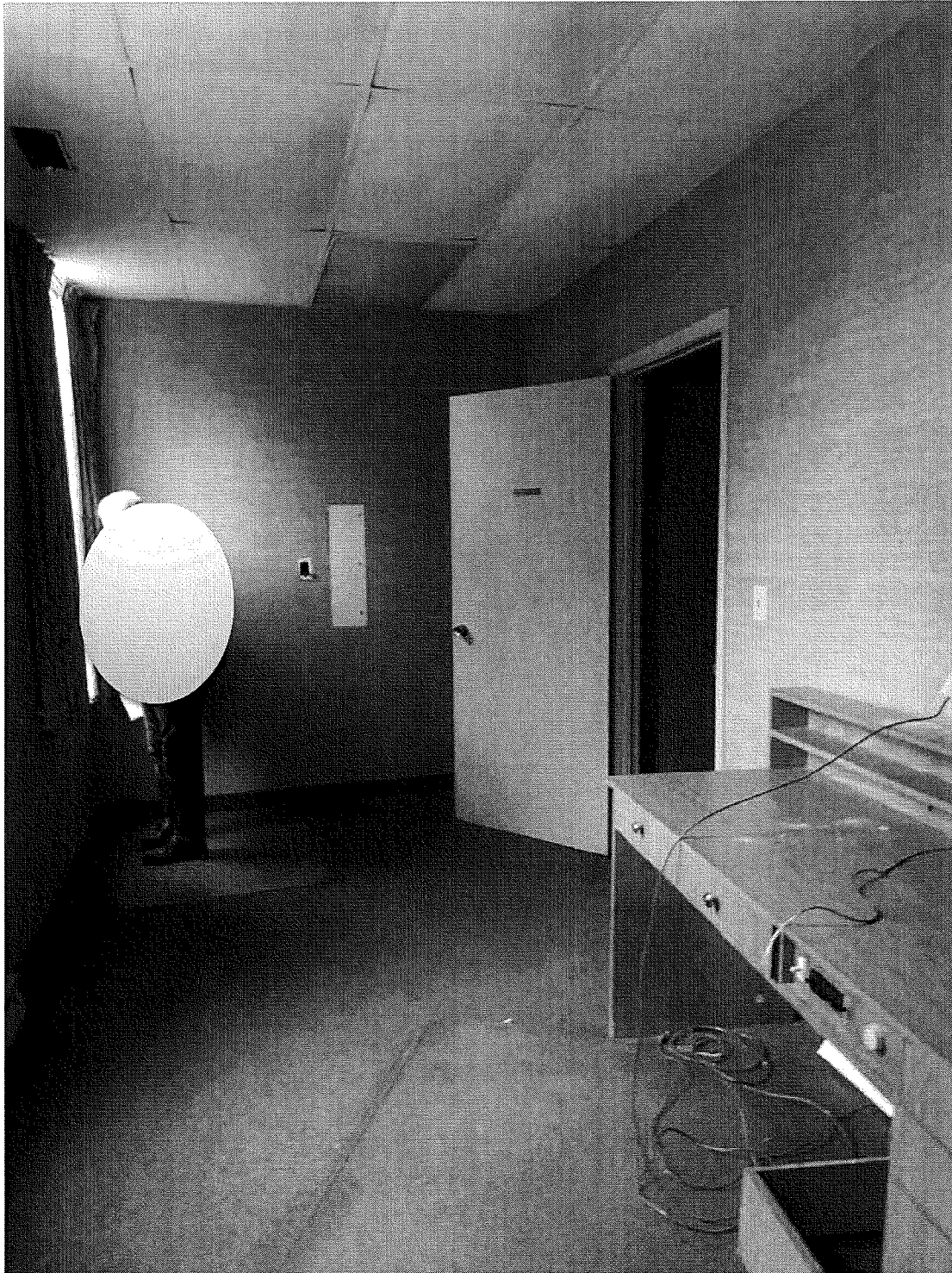




KING STREET ENTRANCE 2 – separate entrance for 2<sup>nd</sup> floor tenant – 19<sup>th</sup> century wood trim indicates an original staircase – the treads and risers have been clad in vinyl



2<sup>nd</sup> FLOOR DENTAL OFFICE – no historic fabric – (the brick is a wallpaper)

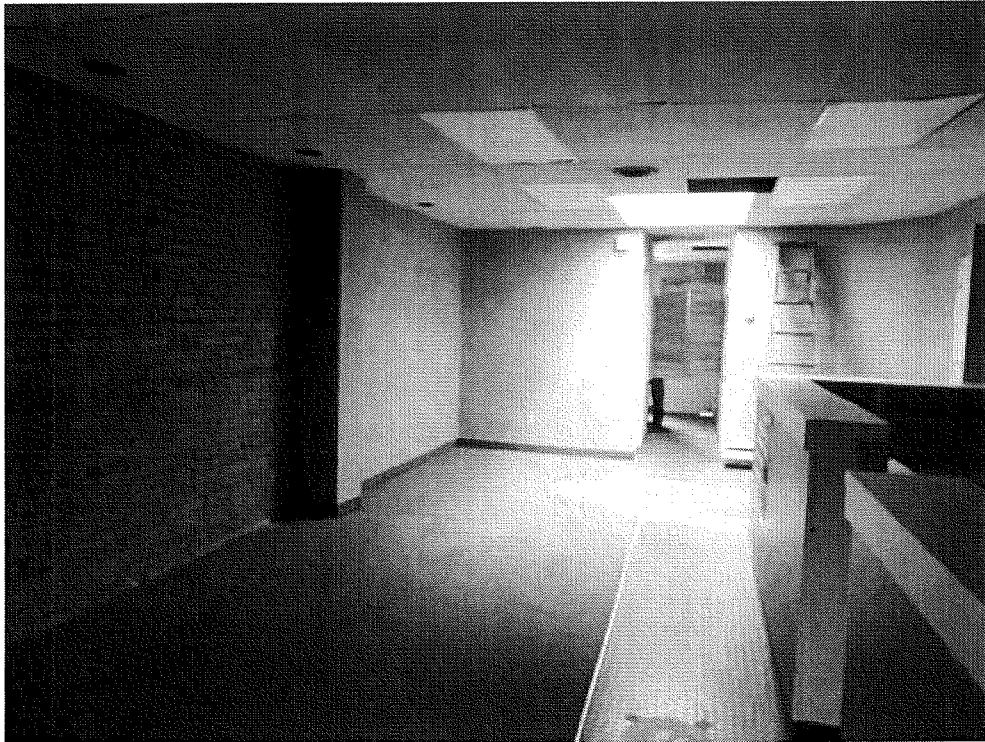


2<sup>nd</sup> FLOOR DENTAL OFFICE – no historic finishes

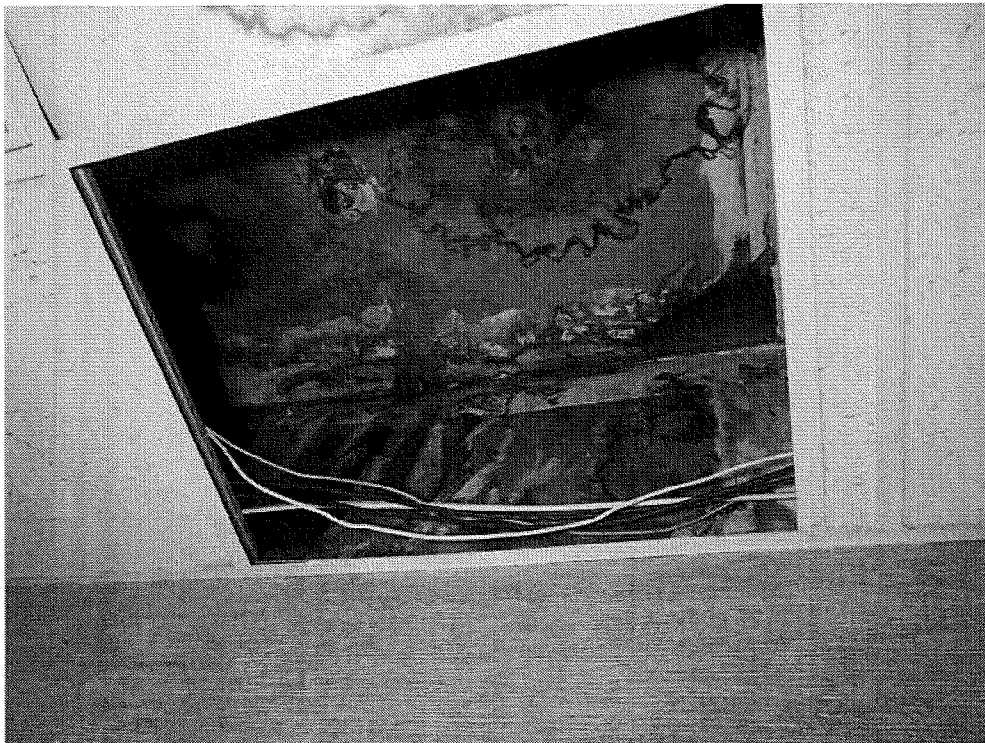




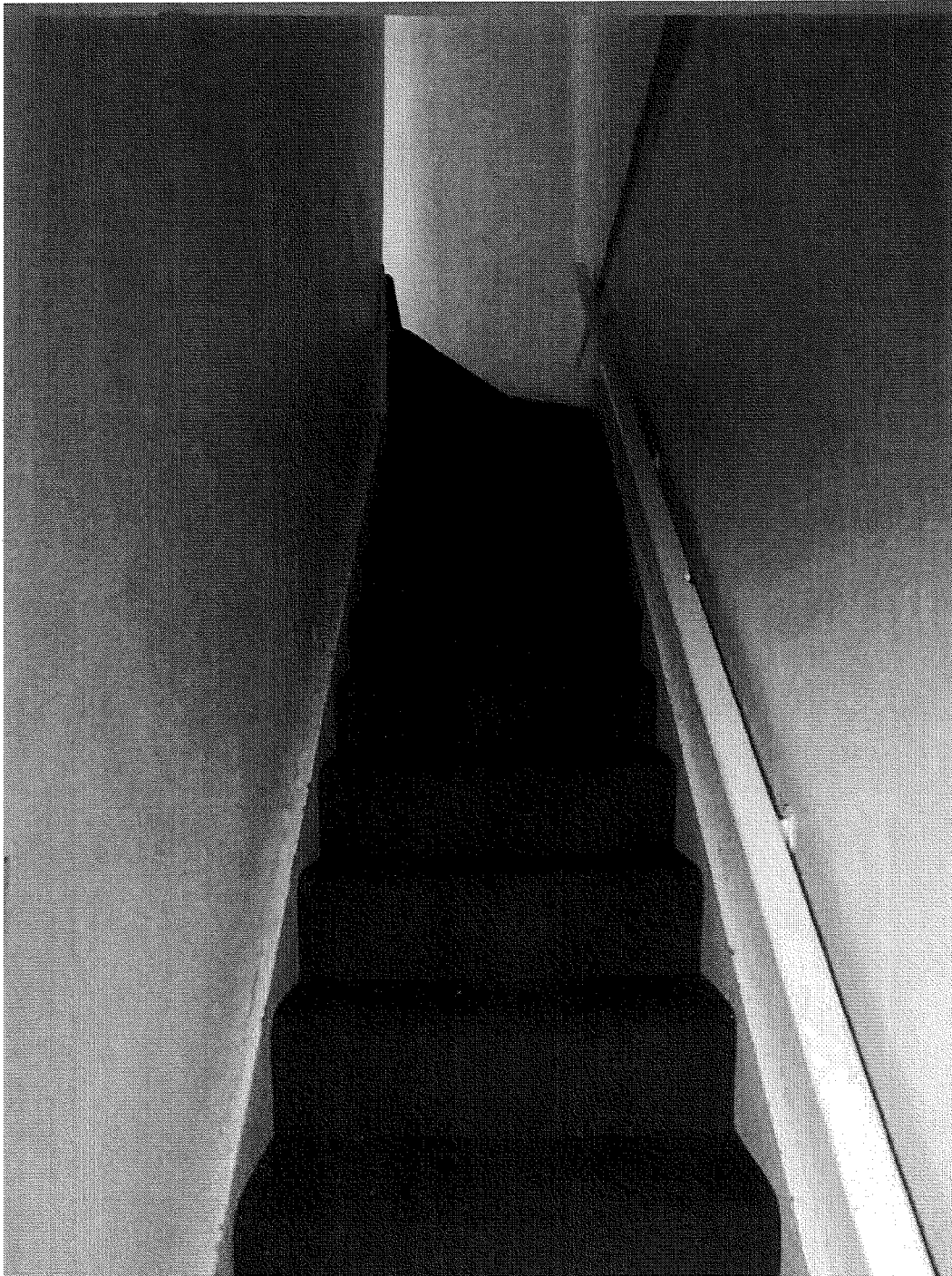
2<sup>nd</sup> FLOOR DENTAL OFFICE – no historic finishes



2<sup>nd</sup> FLOOR DENTAL OFFICE – exposed brick party wall between 164 & 168 - no historic finishes



2<sup>nd</sup> FLOOR DENTAL OFFICE – evidence of water damage and mould above the acoustic tile ceiling

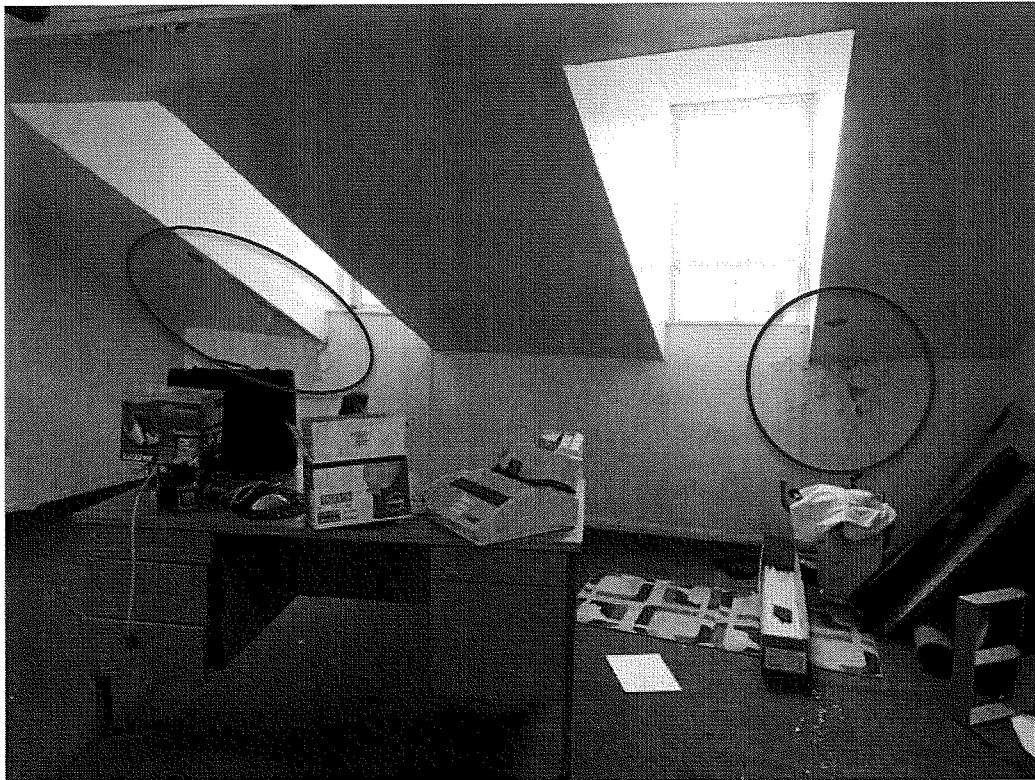


STAIRCASE TO THE ATTIC – steep staircase to the attic

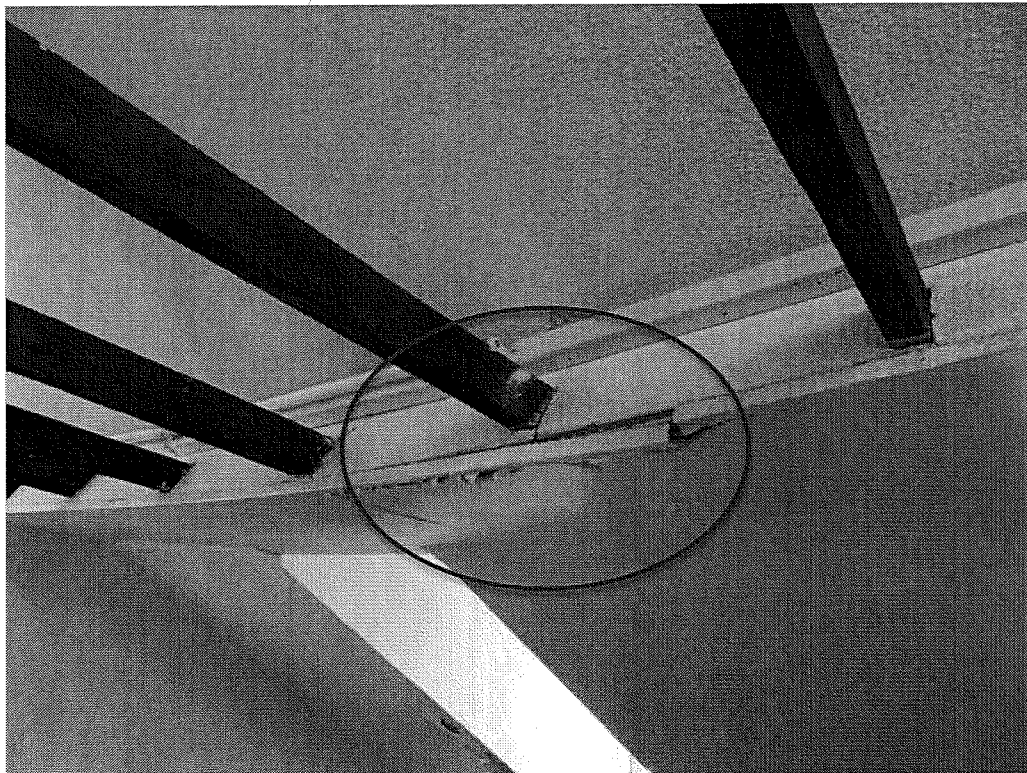




ATTIC – modern drywall and popcorn ceiling – framing timbers are exposed



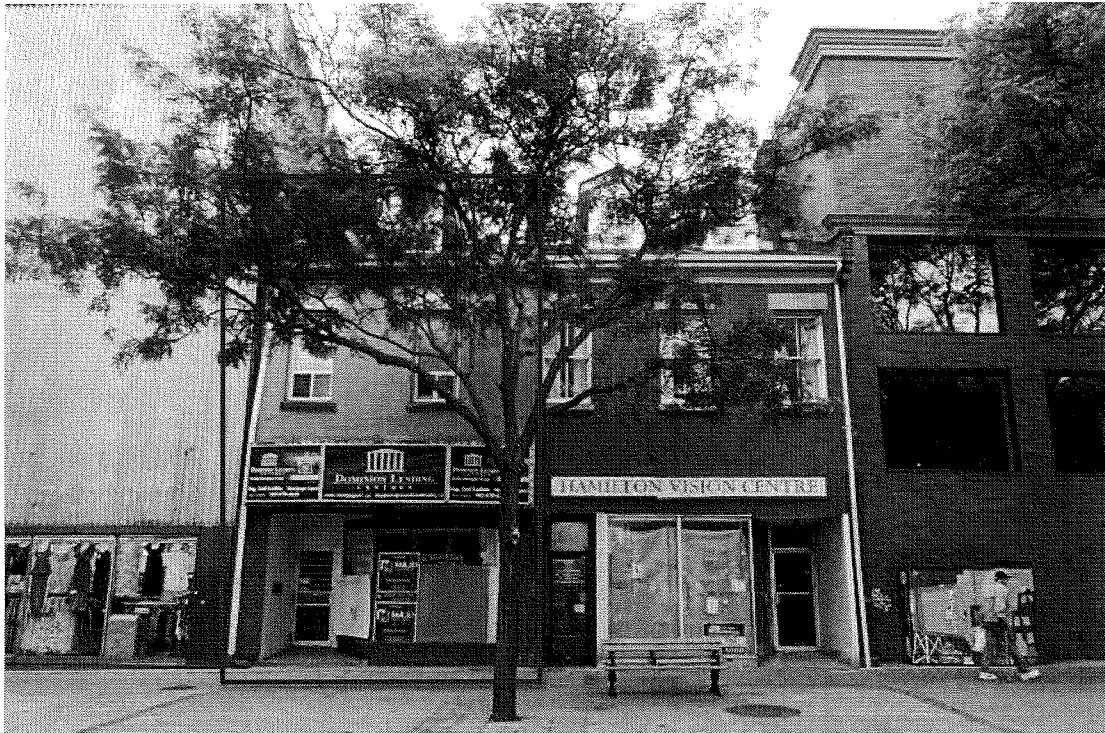
ATTIC – evidence of water damage around the roof dormers – no historic fabric



ATTIC – evidence of structural issues that has cause deflection of structural beams



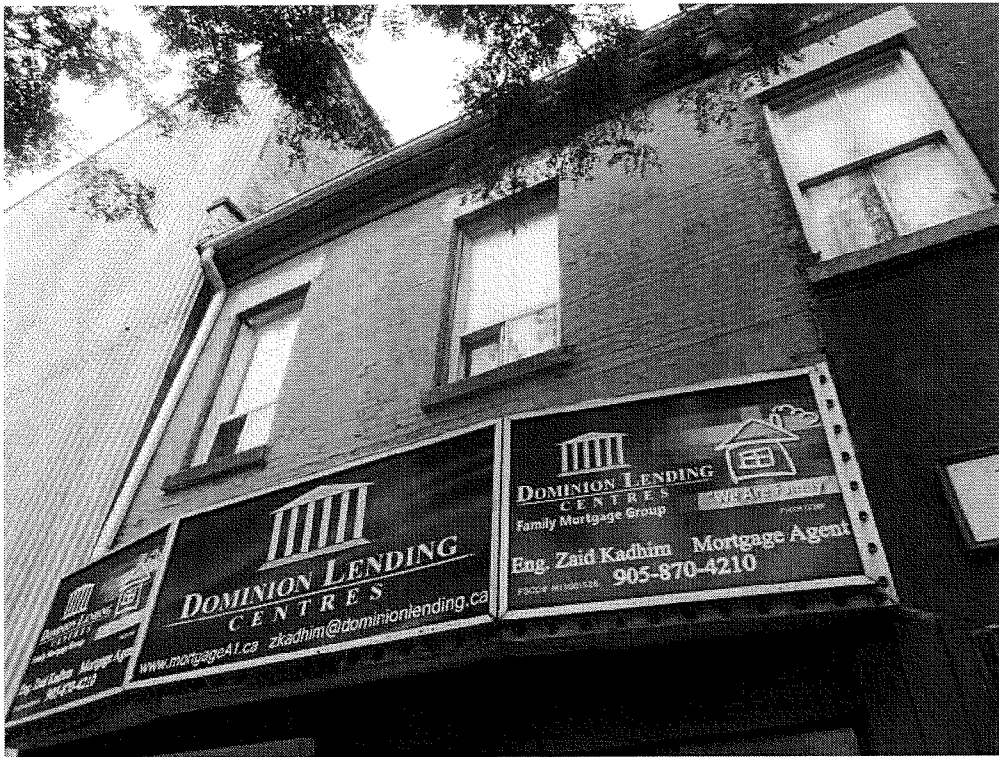
APPENDIX A: PHOTO DOCUMENTATION – 168 KING E



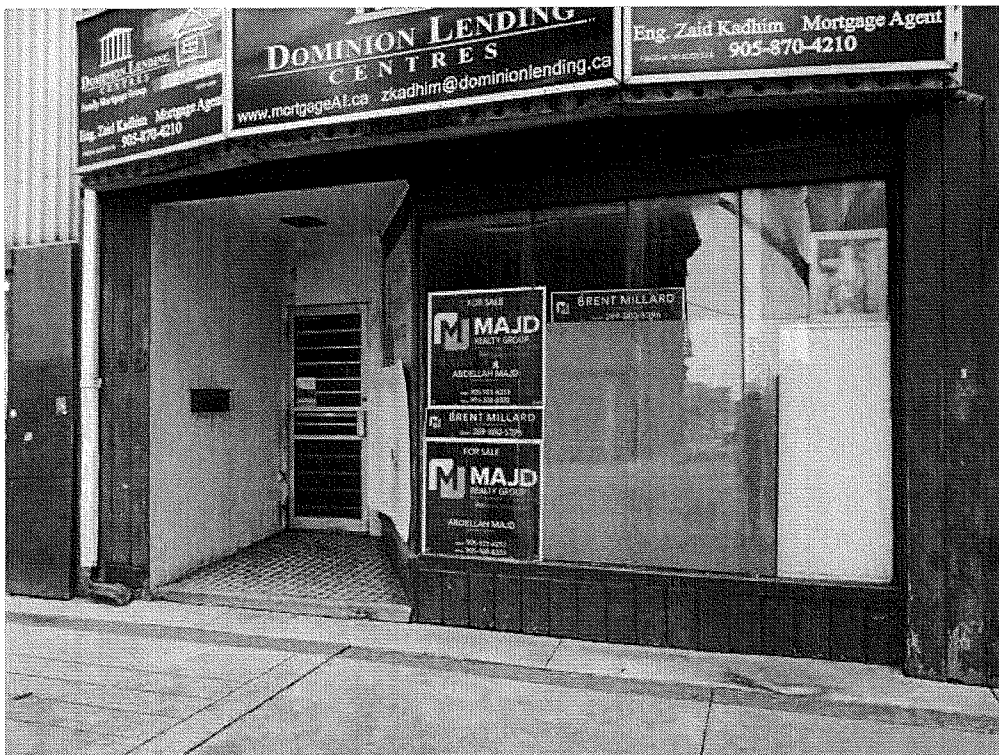
KING STREET EAST – 2-bay facade



KING STREET EAST – one roof dormer



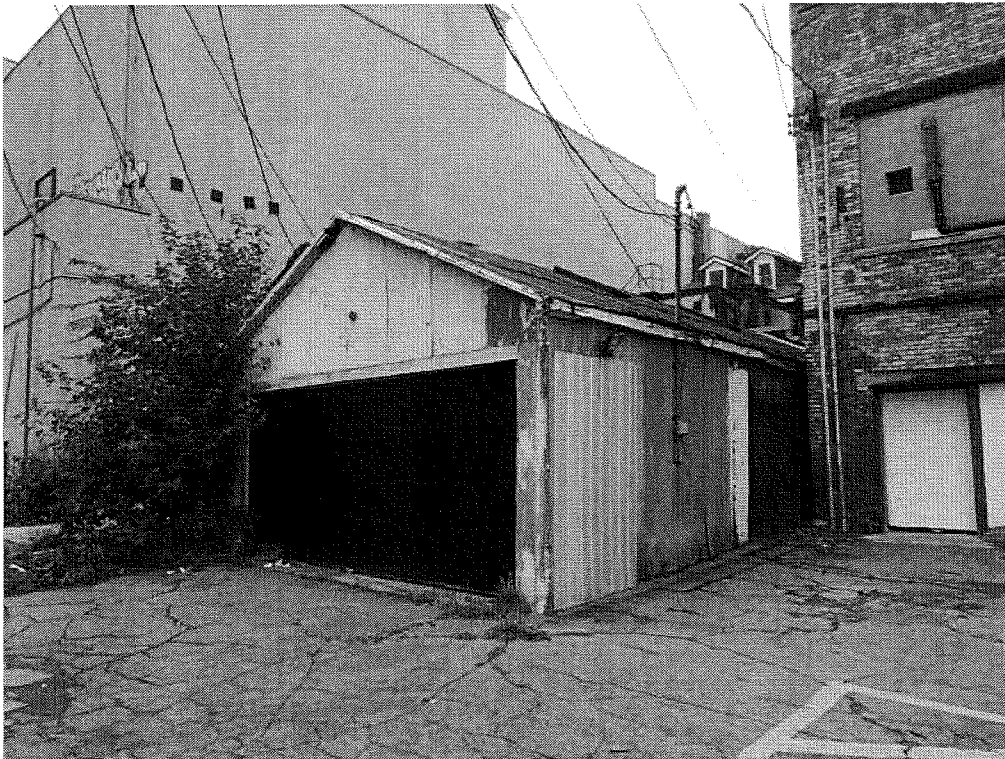
MAIN FAÇADE – original exterior wall and two window openings on the 2<sup>nd</sup> floor are intact but the masonry has been painted and vinyl windows have been installed



MAIN FAÇADE storefront – no historic fabric – one entrance on King Street East



REAR FAÇADE - backs onto an alleyway and surface parking lot – there is a metal clad garage at the back



GARAGE – there is a metal clad garage attached at the back that dates from the 20<sup>th</sup> century

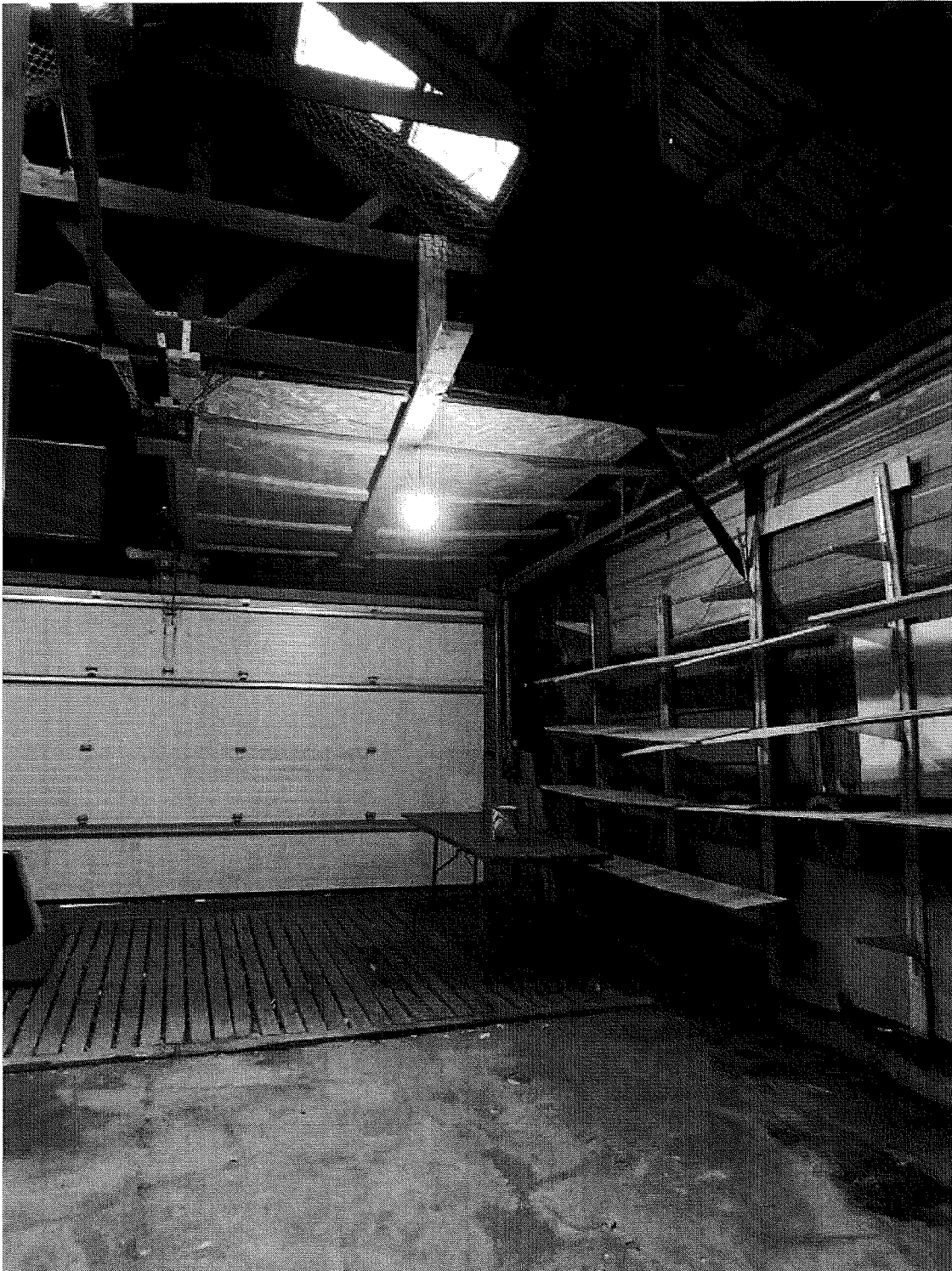




INTERIOR 1<sup>st</sup> floor – no historic fabric

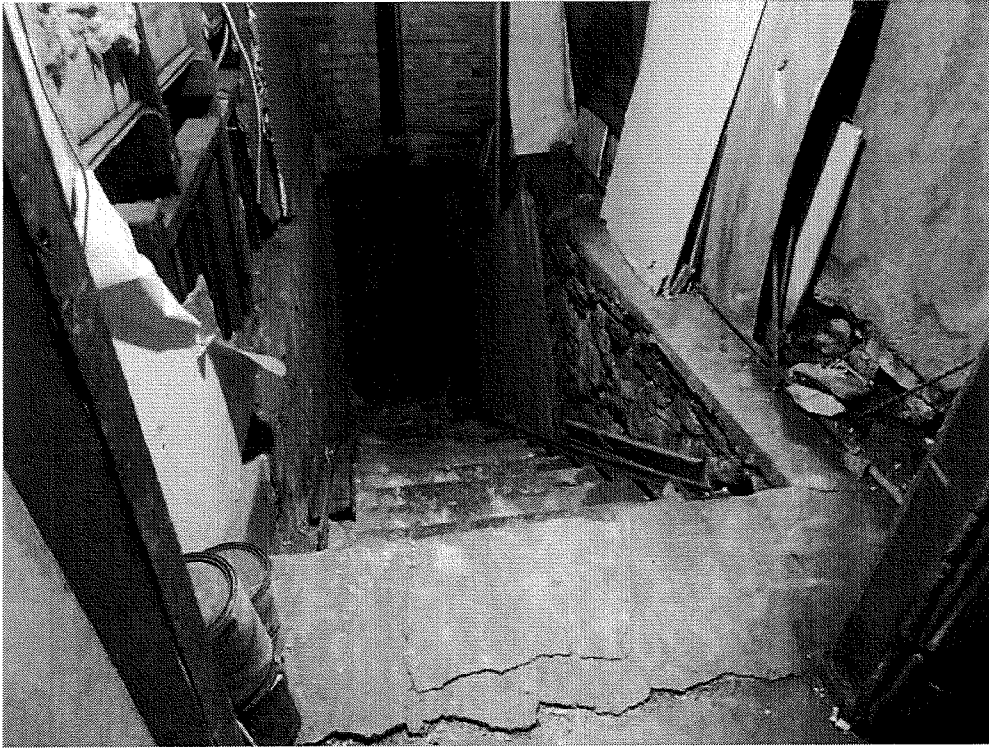


INTERIOR 1<sup>st</sup> floor – no historic fabric

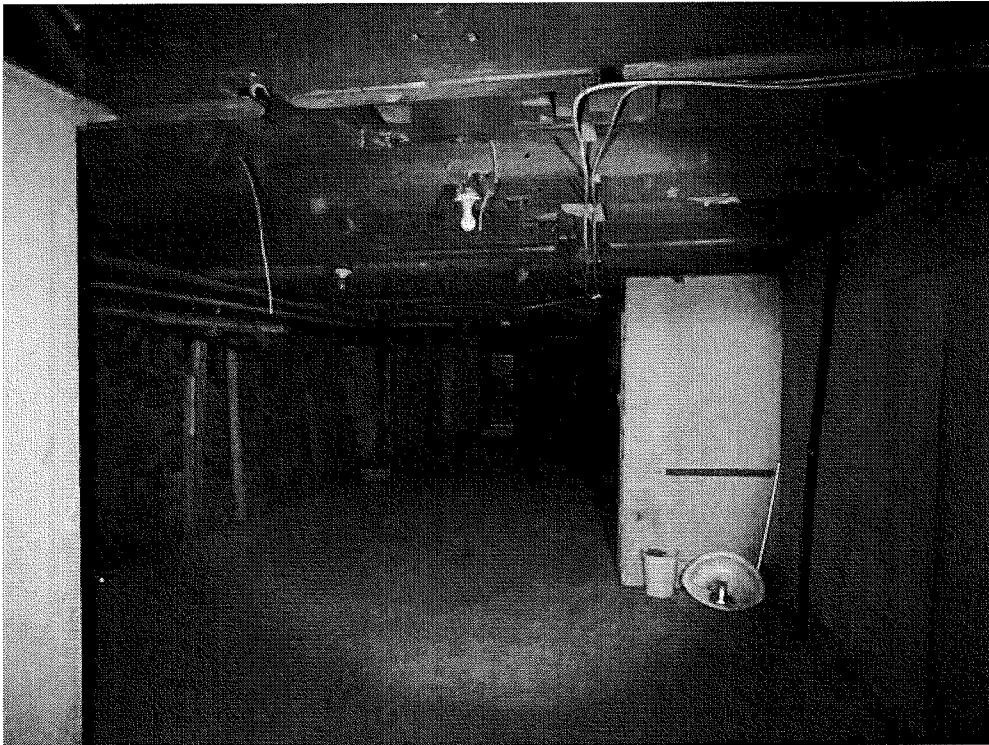


INTERIOR 1<sup>st</sup> floor garage – 20<sup>th</sup> century addition





STAIRS TO BASEMENT



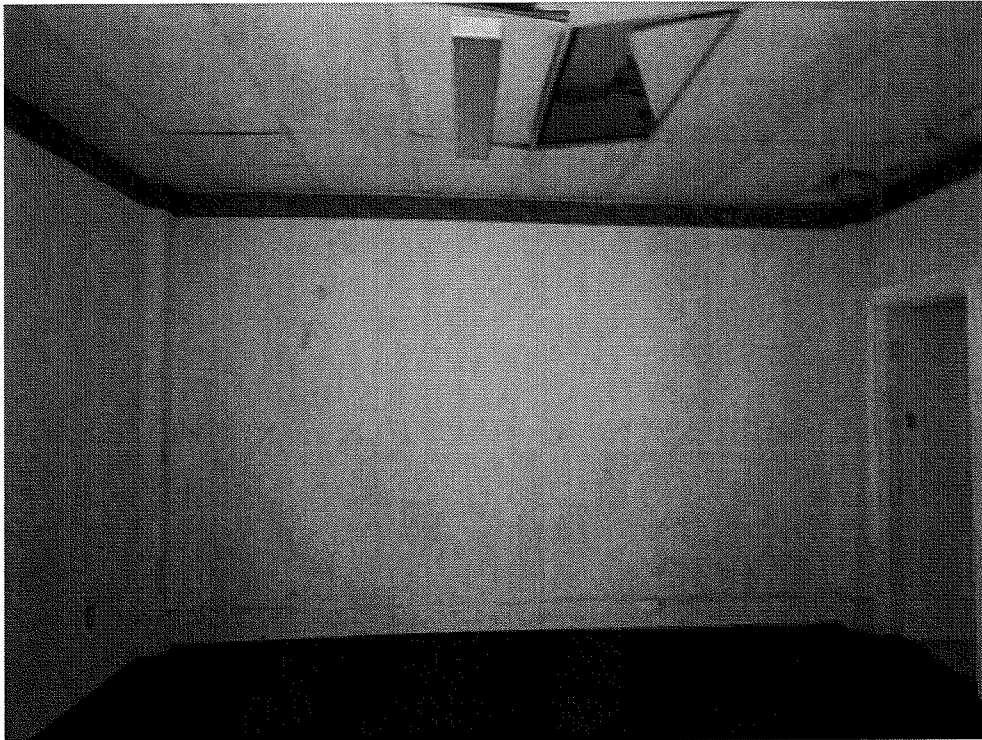
BASEMENT – unfinished basement – rubblestone foundation and floor framing date from the 19<sup>th</sup> century



BASEMENT – rubblestone under the historic portion at the front and concrete block under the later additions at the back



BASEMENT – original rubblestone foundation beneath the historic portion of the building



2<sup>nd</sup> FLOOR LIVING ROOM – no historic fabric – evidence of water damage to ceiling

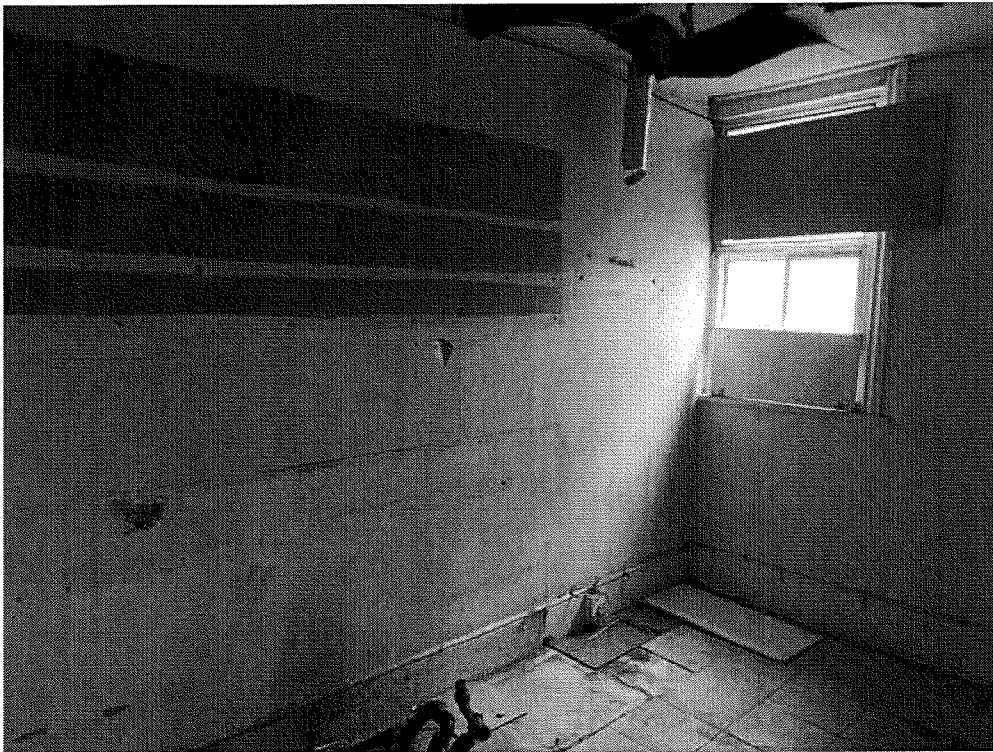


2<sup>nd</sup> FLOOR BEDROOM 1 – window trim is late 19<sup>th</sup> century





2<sup>nd</sup> FLOOR BEDROOM 2 – window trim is late 19<sup>th</sup> century



2<sup>nd</sup> FLOOR KITCHEN – window trim is late 19<sup>th</sup> century – evidence of extensive water damage to ceiling and floors

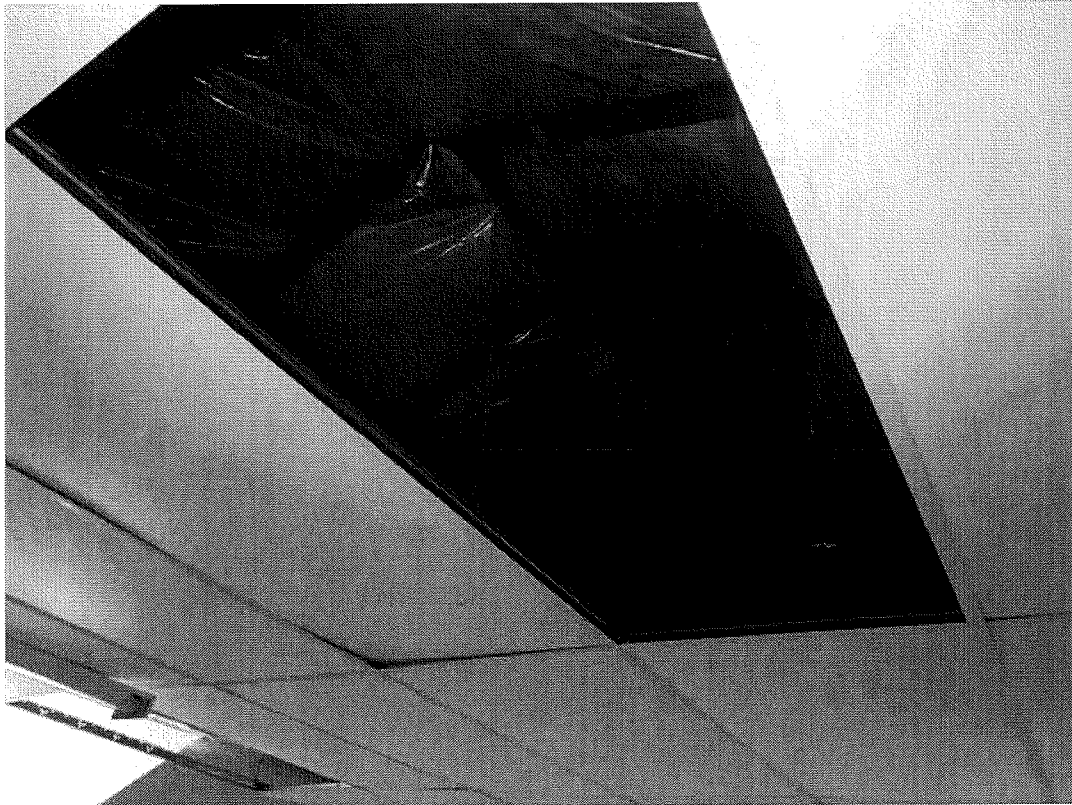


ATTIC STAIRS – steep staircase to the attic with no handrails – evidence of rot in the stair treads & stringer



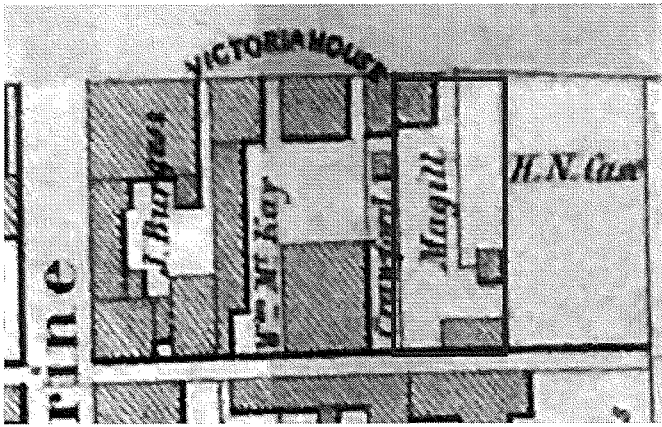


ATTIC – modern drywall and acoustic tile ceiling – no historic fabric



ATTIC – original roof framing visible above acoustic tile ceiling

APPENDIX B: HISTORIC DOCUMENTATION



1851 MARCUS SMITH MAP – subject buildings do not appear – the property is owned by Mr “Magill” and has three structures on it that have since been demolished



1878 BIRDSEYE VIEW – building in the location of the subject buildings that corresponds to the subject buildings but does not have roof dormers

*Catharine-st intersects*

R M Wanzer & Co, sewing  
machine manufacturers  
79 Theo McKay, hotel  
81 Wm Dicker, boot-maker  
83 Frederick Langberg cabinet  
maker  
87 R Gwyder, white-washer  
89 Chas Molzen, shoemaker  
91 Thos Evans, broker  
93 O W Edgecombe, painter  
96 C Moore, broker  
97 John Laws, flour and feed  
99 Chas Cluthe, surgical instru-  
ment maker  
101 Jas Cahill, police magistrate  
113 Wm I Case, M.D.

1876-77 DIRECTORY

- JOHN LAWS FLOUR & FEED
- CHARLES CLUTHE, surgical instruments

124-30 Green Bros, undertakers

*Catharine st s commences*

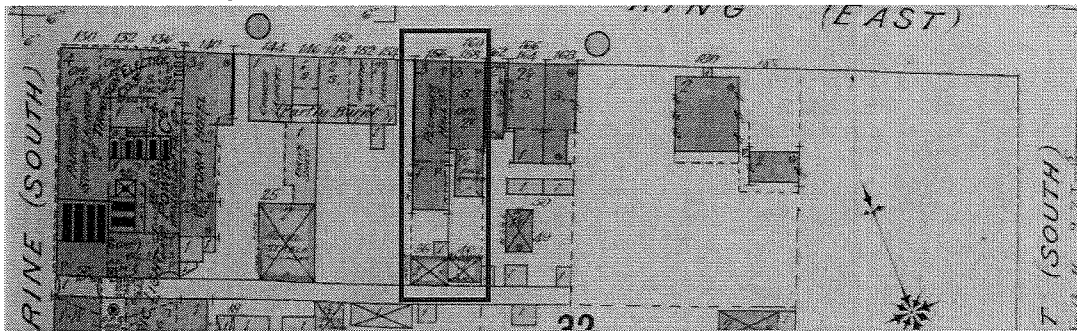
128-30 Ham Electric Light &  
Power Co  
132 Parisian Steam Laundry  
134 Wanzer Lamp Manfg Co  
134 A T Gates, hair dresser  
136 Thompson Electric Co  
138-40 Victoria Hotel  
144 Wah Sing Laundry  
146 Wm Dicker, shoemaker  
148-50 Vacant  
152 P Thompson, painter  
154 J Finlayson, harness mkr  
156 J Wallace & Son, plmbrs  
156½ A D Wise, bicycle repr  
158 Stewart McPhie, archit  
158-60 D M Birely, teas  
162 Geo Webster, tailor  
164 Mexican Medicine Co  
168 G & W F Webster, mach-  
inists  
180 Mrs Jas Cahill  
Vacant lot

*Walnut st s commences*

1898 DIRECTORY

- MEXICAN MEDICINE CO.
- G & W F WEBSTER, machinists

# Hamilton Electric Light & Power

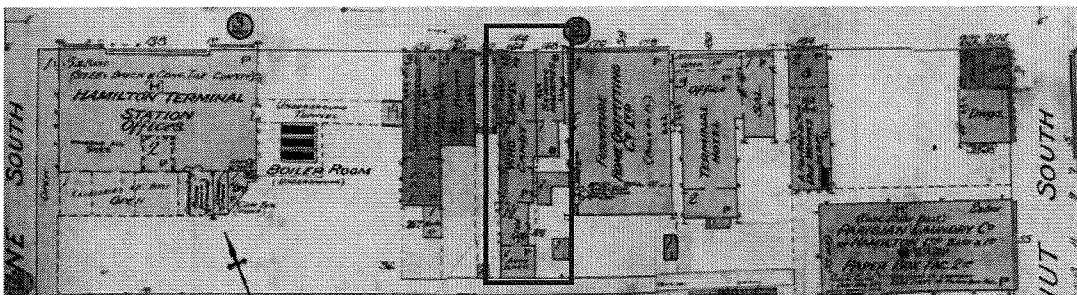


1898 FIRE INSURANCE PLAN

Both buildings are identified as 'stores' – they have small one storey rear additions – there are 2 wood sheds behind each building and there is a brick stable? behind 164

## Hamilton Terminal Station

## Home Outfitters Co. Ltd.



1911 FIRE INSURANCE PLAN

No. 164-66 Wholesale Confectioner & Candy Factory - large brick extension at the back that incorporates the brick stable shown on the 1898 map

No. 168 Sewing Machines



c. 1910 POSTCARD

No 168 White Rotary Sewing Machines

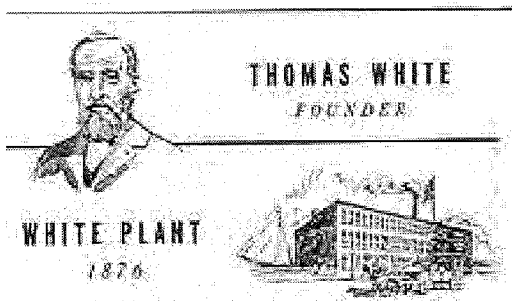
Also visible are the Copp Block (left) and Home Outfitting (right)



dermakers	21
+Catharine s comms	31
128-40 Terminal Stain	31
Ham Transmis-	31
sion Power Co	4
156 Fred C Skerrett,	31
sporting goods	31
156½ Maccabees' Hall	31
160 Kent, Garvin &	31
Co, mantels	31
162 J Finlayson, hrns	31
164 Hy Grierson, cnfr	31
168 Cyrus Stewart,	31
sewing machines	31
170-8 Home Outfitting	31
Co	31
180 Terminal Hotel	31
184 A Parker & Son,	31
dyers	4
202-4 Burke & Co, rl	31
estate	31
+Walnut s comnes	31
206-8 Chas Bremner.	13

1911 DIRECTORY

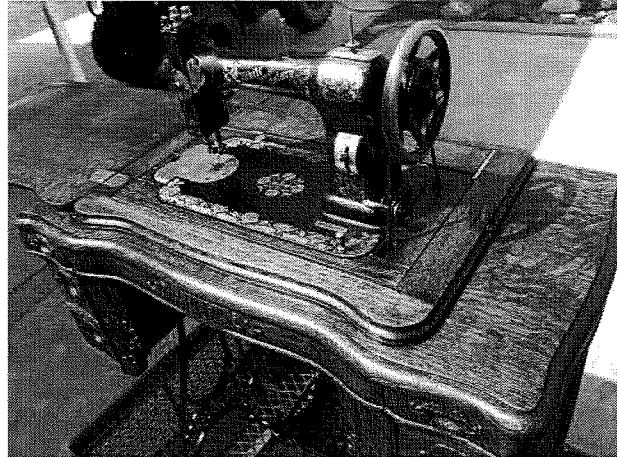
- HY GRIERSON, confectioner
- CYRUS STEWART, sewing machines



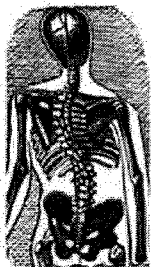
THOMAS WHITE had a lot of that ingenuity that has made America famous as a manufacturing nation. After only a few years apprenticeship work in New England factories he set up a plant and for eight years conducted a thriving and successful business manufacturing sewing machines.

In 1866 he moved to Cleveland to establish the White Manufacturing Company. Besides sewing machines he also manufactured and merchandised many other items.

By 1876 two of his best mechanics, George Baker and D'Arcy Porter, had perfected a new type of sewing machine, far superior to anything then on the market. The firm name was changed to the White Sewing Machine Company and



WHITE SEWING MACHING CO., CLEVELAND, OHIO



# OFFICE OF CHARLES CLUTHE

134 KING STREET WEST,  
TORONTO.

ESTABLISHED 1871.

To the Medical Profession:

GENTLEMEN.—It is now twenty years since I commenced business as a manufacturer of TRUSSES AND ORTHOPEDICAL INSTRUMENTS IN CANADA. During this time my goods have become well known, and have given the greatest satisfaction to the Medical Profession. As a proof of this fact, there are but few Doctors in Canada who during this time have not had dealings with my house in some way. It has always been my aim to do the very best, and to give satisfaction in every case. I am safe in saying that the

## PATENT PERFECTED SPIRAL TRUSS

is the most extensively used by Physicians in Canada to-day. With the experience of many years sending tens of thousands of trusses by mail I have gradually overcome great difficulties, and have a system working now which, in all human possibility, answers all purposes most satisfactorily. I allow a liberal discount to the profession, which is detailed in Catalogue (a grand piece of work) and Price List, sent free on application. I have always a large stock of

**SHOULDER BRACES, SUSPENSORY BANDAGES,  
ABDOMINAL SUPPORTERS, CRUTCHES, ETC.**

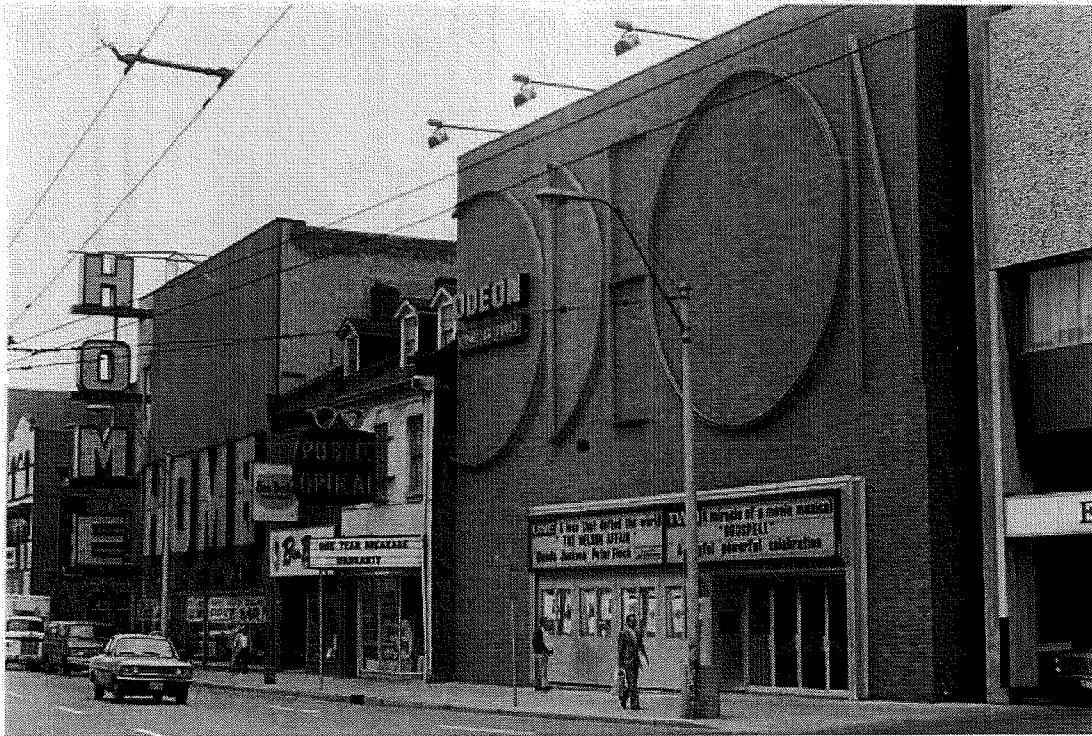
Order Sheets sent on application, and every Order entrusted to me will be specially made for your patient on receipt of Order Sheet from you, properly filled out, which will place your patient's case before me in its TRUE LIGHT. I will then be in a position, with the large amount of Truss Attachments at my command, to get up a Truss in short order, and every order received by 3 p.m. will be mailed on the same day.

Yours truly,

**CHARLES CLUTHE, Surgical Machinist,**

134 KING STREET WEST, TORONTO, ONT.

CHARLES CLUTHE, surgical machinist, TORONTO



c. 1970s PHOTO

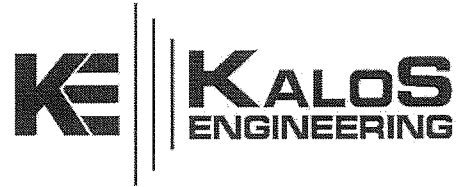


c. 1980s PHOTO





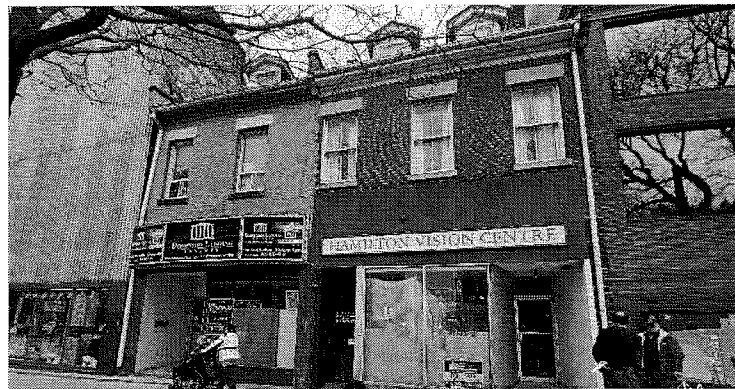
c. 1990s PHOTO



Philpott Memorial Church Relocation

# Structural Assessment

164 and 168 King Street East, Hamilton



Prepared for  
**Parker Architects Inc.**  
156 St. Paul Street, St. Catharines, Ontario L2R 3M2

Attention: Mr. David Parker

Prepared by:  
**Kalos Engineering Inc.**  
300 York Boulevard, Hamilton, ON L8R 3K6  
Project No. 21261

1  
Philpott Memorial Church Relocation  
Structural Review  
164 and 168 King Street East, Hamilton  
May 2022, revised June, 2022

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<b>4.0</b>	<b>Recommendations</b>	<b>4</b>

**Appendices**

Appendix A- Photographs  
Appendix B – Limits of Liability

Parker Architect  
Structural Review  
164-168 King Street East, Hamilton  
May, 2022

## 1.0 Executive Summary

**Kalos Engineering Inc.** was retained by Parker Architect Inc. to complete a study on the condition of the set of buildings located at 164 to 168 King Street East in Hamilton. Our site review was completed on April 26, 2022. The buildings have been vacant for several years. Some vandalism was observed.

The address consists of several building and additions. The main buildings, located at 164 and 168 King Street East are situated between adjacent former Lincoln Alexander Center (160 King St. E) and Discount Max (180 King St. E). The subject building is constructed tight to 160 King St. E but there is a gap between 180 King St. E. Both units consist of three storeys with basements. There are several additions noted to the rear (south) of both units.

The buildings are in a varied state of condition. There are areas that exhibit considerable deterioration and decay while other areas show signs of renovations without proper design. Structural analysis has not been completed as part of this study.

There are several areas of immediate concern. These include:

- Building has been vacant for some time and deterioration is setting in,  
Unit 164
- Ground floor on Unit 164 is partially reframed but not completed,
- Sections of ceiling have collapsed,
- Beam supporting roof have failed (deflected and rolled under the load),
- Basement wall needs repointing.
- Unit 168
- Ceiling tiles fallen,
- Basement walls need repointing



Parker Architect  
Structural Review  
164-168 King Street East, Hamilton  
May, 2022

## 2.0 Structural Review

**Kalos Engineering Inc.** reviewed the facility April 2022. This review is presented Unit by Unit, floor by floor. It should be noted that limited structure was visible at the time of this inspection. This report is based on a visual assessment of the various areas in the current state.

### a) Unit 164

#### i) Basement

- Excessive moisture,
- Stone rubble walls need repointing.

#### ii) Ground Floor

- Renovations have been started in the past but not completed. Stud work is incomplete, no sheathing,
- Parts of ceiling above have collapsed.

#### iii) Second Floor

- No significant issues noted.

#### iv) Third Floor

- Cross beams have been left exposed.
- Supporting beam on either side have rotated and deflected significantly. Temporary support is recommended.

### b) Unit 168

#### i) Basement

- Excessive moisture,
- Stone rubble walls need repointing.

#### ii) Ground Floor

- No issues noted.

#### iii) Second Floor

- Vacant spaces have started deterioration,
- Ceiling tiles out of place,

Water staining was noted throughout. The cause was not confirmed but could be the result of leaking or sweating pipes, roof leaks or façade leaks. The extent and damage caused by this water could not be ascertained during our site view. It is definitely affecting the finishes but the structure was not visible in all areas to determine if there was damage.

Parker Architect  
Structural Review  
164-168 King Street East, Hamilton  
May, 2022

### 3.0 Safety Concerns

The roof support above Unit 164 is overstressed (excessive deflection and rotation). It is likely that the beam is under-designed or compromised during past renovations. Temporary shoring is recommended.

### 4.0 Recommendations

There are several options for this building, including the following:

- i.) Do nothing
  - ii.) Provide temporary support until further decision are made
  - iii.) Restore building
  - iv.) Remove building
- i.) Do nothing  
This option is not feasible as it would retain a building structure that has areas of structural concern (primarily Unit 164 at the upper level) and the deterioration from moisture would continue.
- ii.) Provide temporary support until further decision are made  
Shores are recommended for Unit 164 for the roof support system.
- iii.) Restore building  
This option is possible but deemed to be expensive. Replacement of structure is required (roof support of Unit 164) as well as reinforcing required to ensure structure is capable of supporting the Building Code specified loading. Structural analysis has not been completed but ground floor will require a  $4.8 \text{ kN/m}^2$  (100 psf) live load capacity if commercial. The second floor will require  $2.4 \text{ kN/m}^2$  (50 psf) live load capacity if office space or  $1.9 \text{ kN/m}^2$  (40 psf) live if residential. It is estimated that the office or residential load capacity can be readily achieved. Even if the structure is restored, it is still an old building, attention to building envelope and roofing must be considered in regard to thermal efficiency and long term integrity.
- iv.) Replace building  
This option would allow construction of a new building, constructed to current Code standards for both structure and accessibility criteria.

Respectfully submitted,

Kalos Engineering Inc.



Per: Hank Huitema, M. Eng., P.Eng.  
Designated Consulting Engineer, Sr. Structural Engineer

HAPH/ejd/cb



G:\Work\2021\21261\Corr\Report\22-05-31 164-168 King St E Assessment.docx

Enclosure

# Appendix A Photographs

Philpott Memorial Church Relocation  
Structural Review  
164 and 168 King Street East, Hamilton  
May 2022

B-1

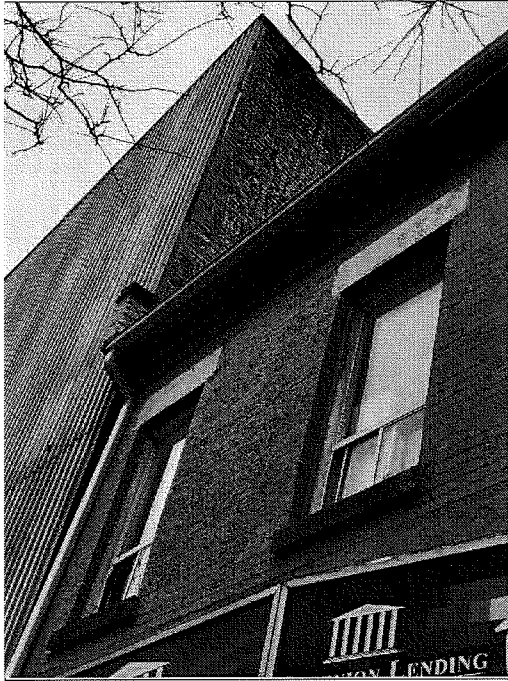


Photo 1 - North (front) part elevation

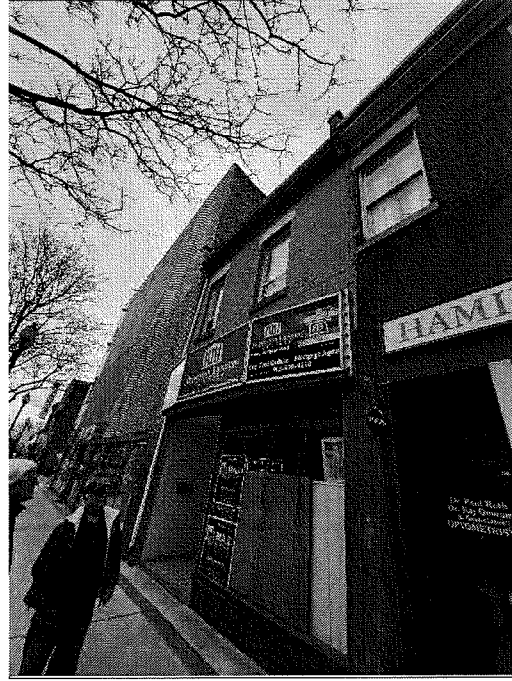


Photo 2 - North (front) part elevation

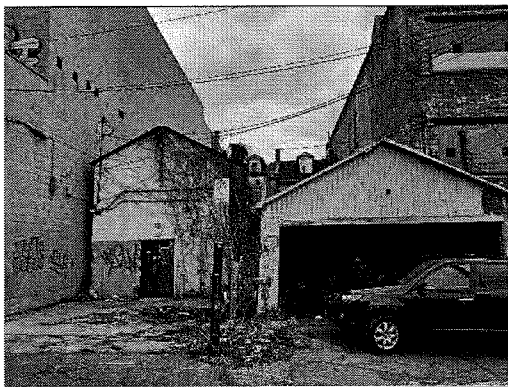


Photo 3 - South (rear) elevation

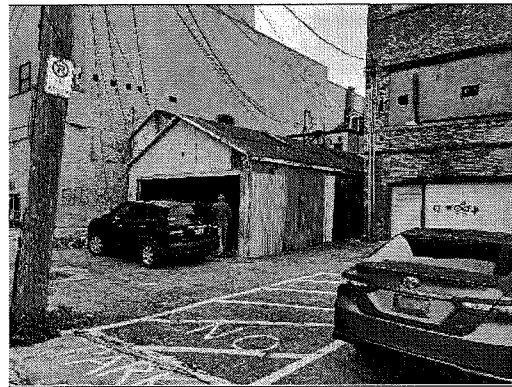


Photo 4 - South (rear) elevation



Philpott Memorial Church Relocation  
Structural Review  
164 and 168 King Street East, Hamilton  
May 2022

B-2

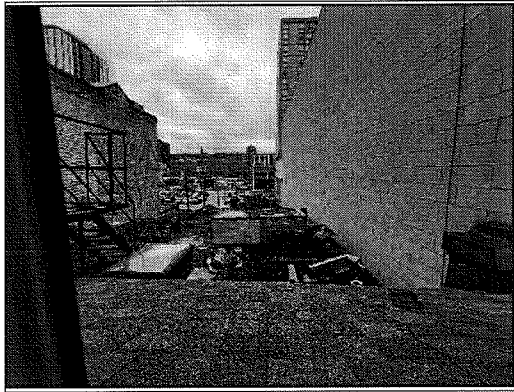


Photo 5 - Roof - looking south

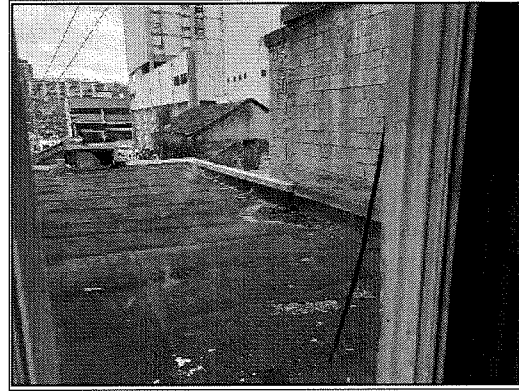


Photo 6 - Roof - looking south



Photo 7 - Unit 164 - Ground floor - framed

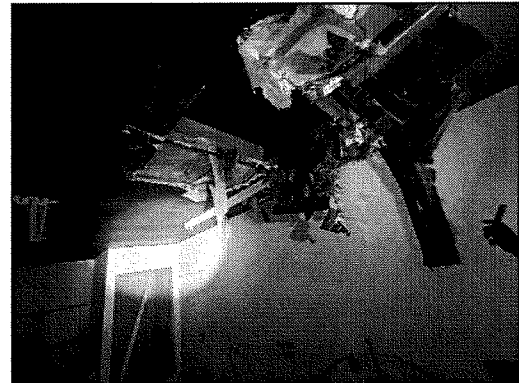


Photo 8 - Unit 164 - Ground floor ceiling collapse

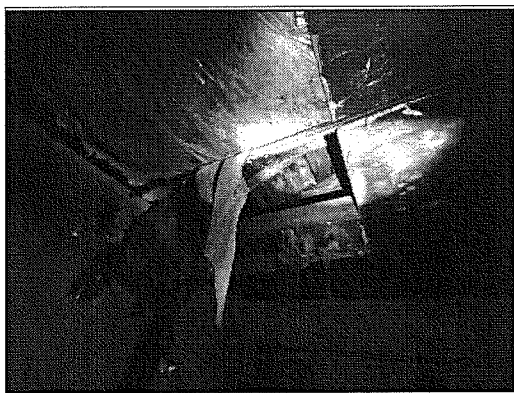


Photo 9 - Unit 164 - Ground floor ceiling collapse

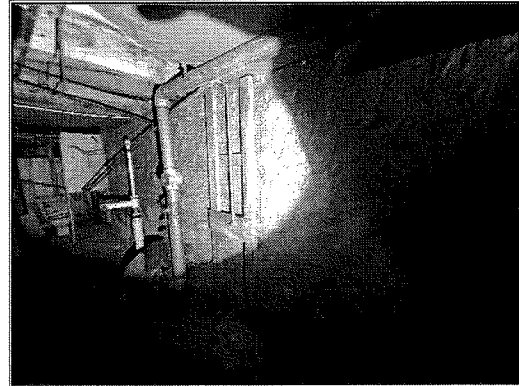


Photo 10 - Unit 164 - Basement wall collapse

Philpott Memorial Church Relocation  
Structural Review  
164 and 168 King Street East, Hamilton  
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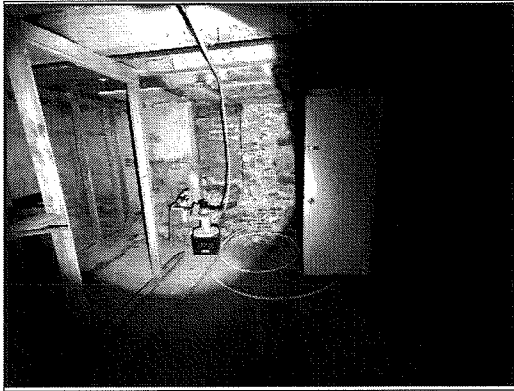


Photo 11 - Unit 164 - Basement wall

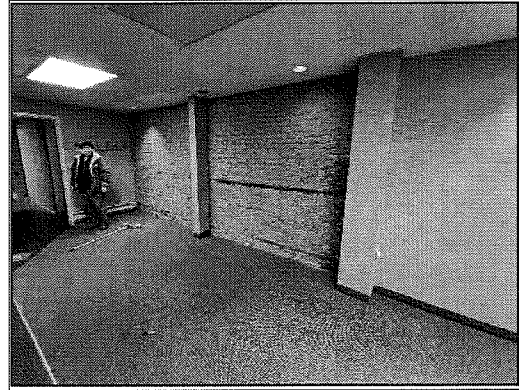


Photo 12 - Unit 164 - Second floor

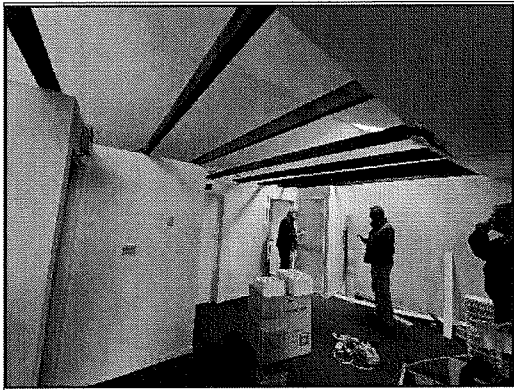


Photo 13 - Unit 164 - Third floor

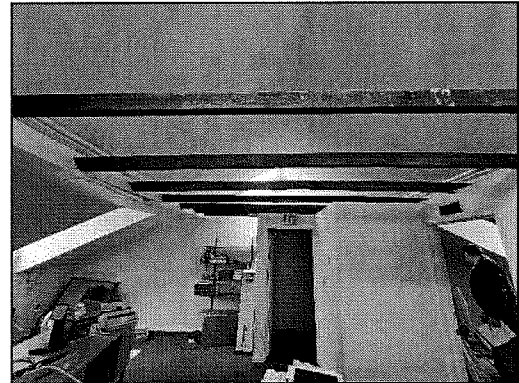


Photo 14 - Unit 164 - Third floor - rotated  
roof beam

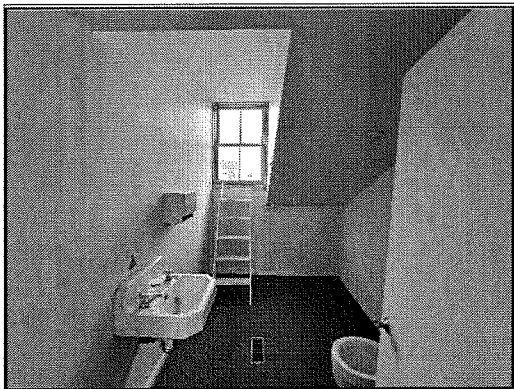


Photo 15 - Third floor egress

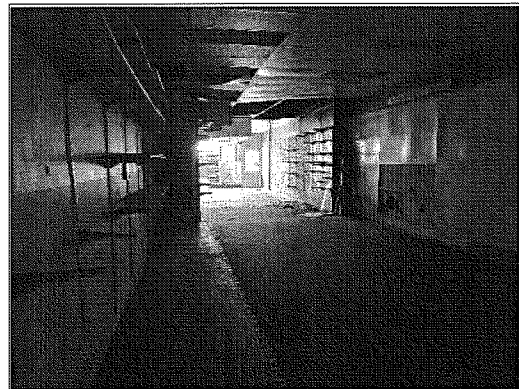
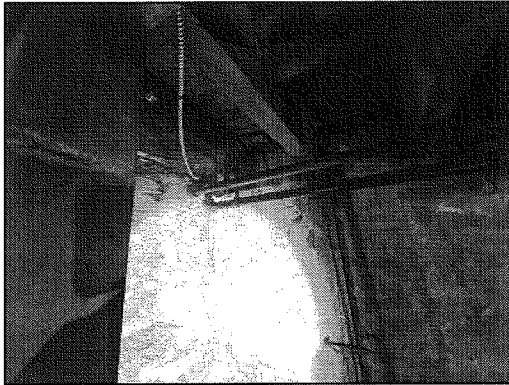


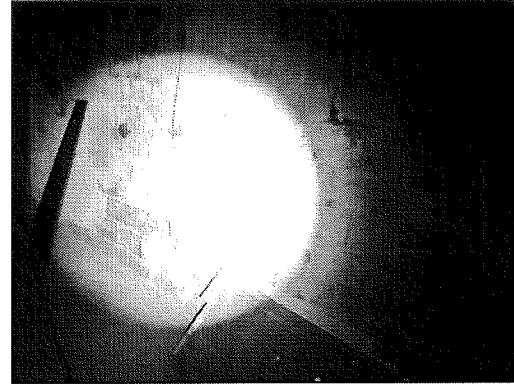
Photo 16 - Unit 168 - Second floor

**Philpott Memorial Church Relocation  
Structural Review  
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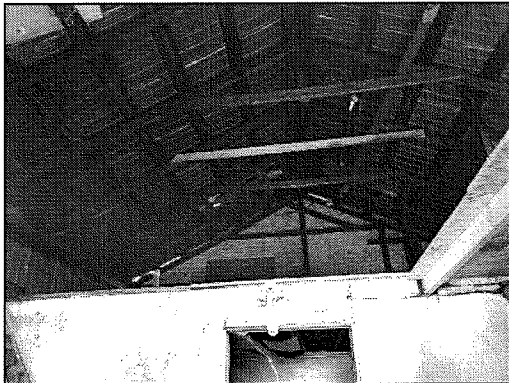
**B-4**



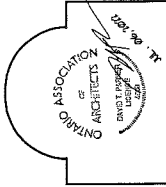
**Photo 17 - Unit 168 - Basement**



**Photo 18 - Unit 168 - Basement**



**Photo 19 - Unit 168 - Rear outbuilding**



REVISIONS
1. BASED ON LATEST COMMENTS JULY 2021

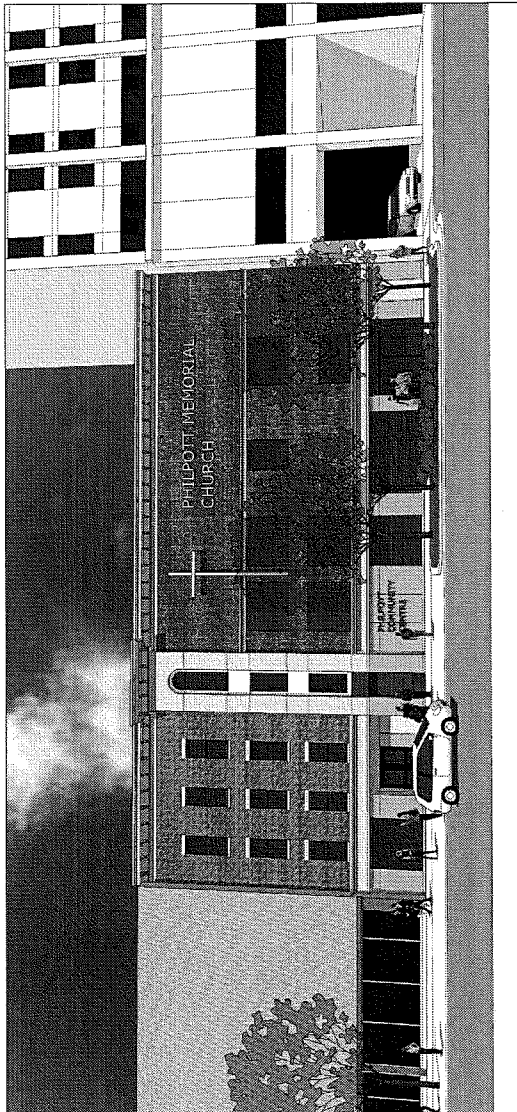
PHILPOTT MEMORIAL CHURCH  
160 KING STREET EAST  
HAMILTON, ONTARIO

**Parker Architects Inc.**  
115 St. Paul Street  
St. Catharines, ON L2R 1A2  
Tel: 905-567-8881  
email: info@parkerarchitects.ca

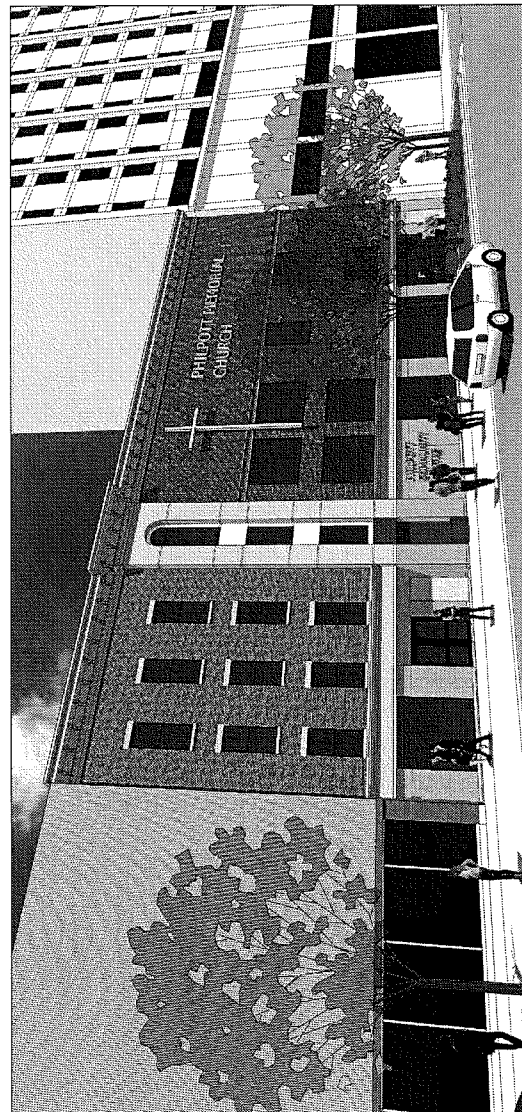
A.O.I.	
drawing	STREET VIEW IMAGES
drawn	COA
checked	DIP
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NJ21-005	date JULY 2021



EXISTING KING STREET FACADE



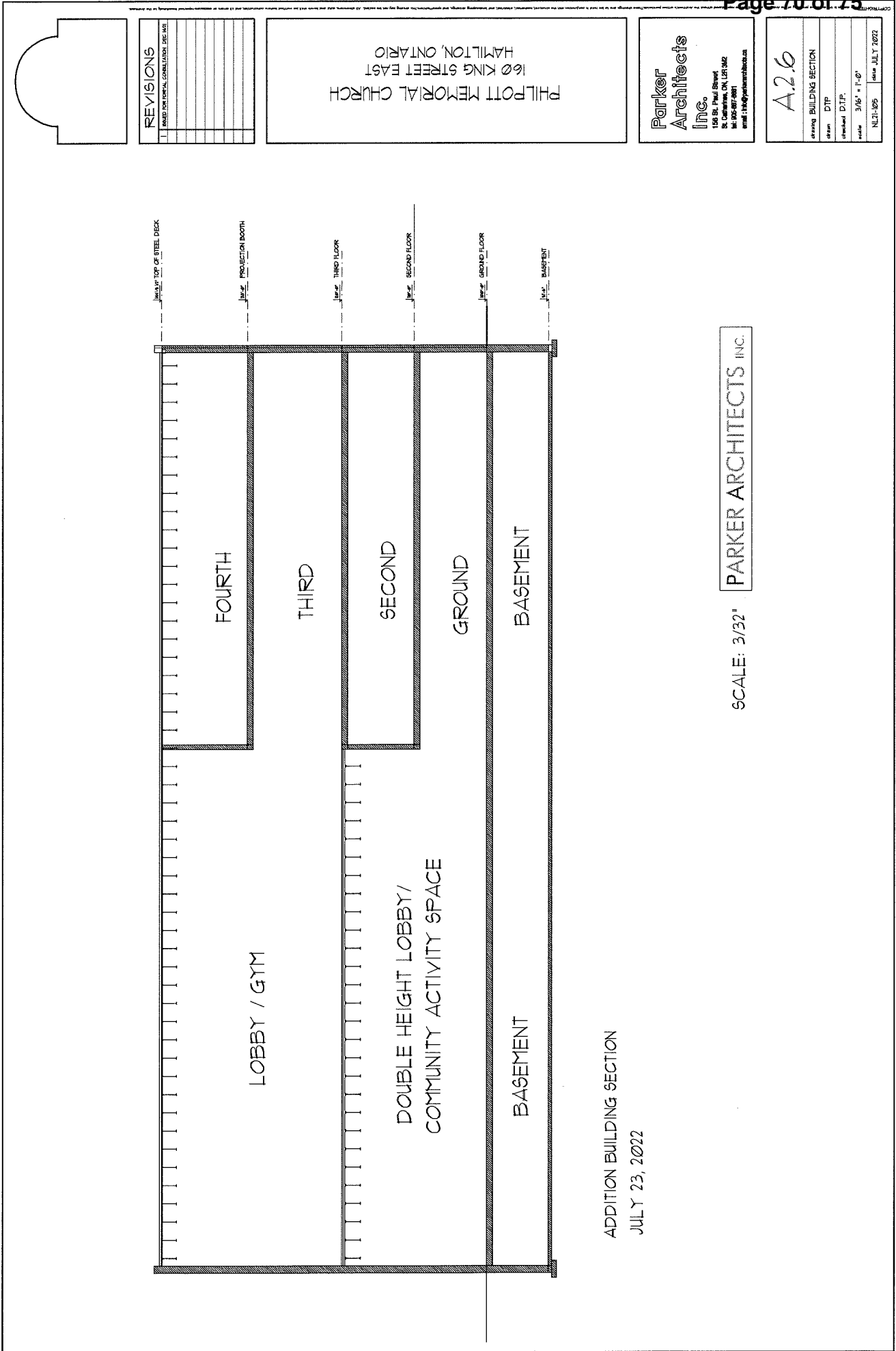
KING STREET FACADE



KING STREET FACADE



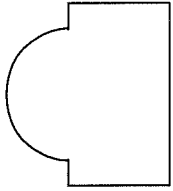




ADDITION BUILDING SECTION  
JULY 23, 2022

SCALE: 3/32" = 1'-0"

PARKER ARCHITECTS INC.

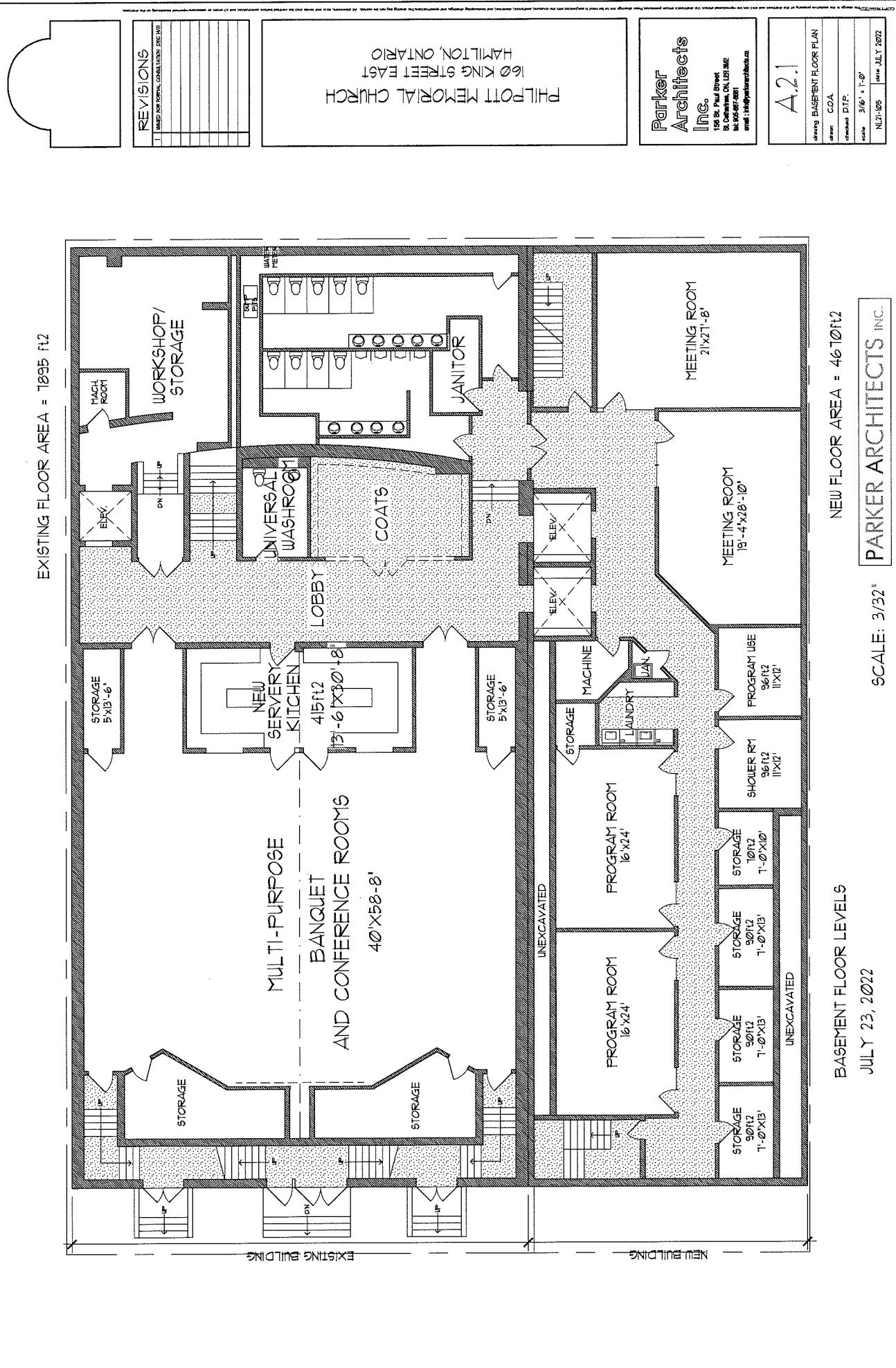


REVISIONS
1. BASE DOWEL ANCHORAGE SEE MD

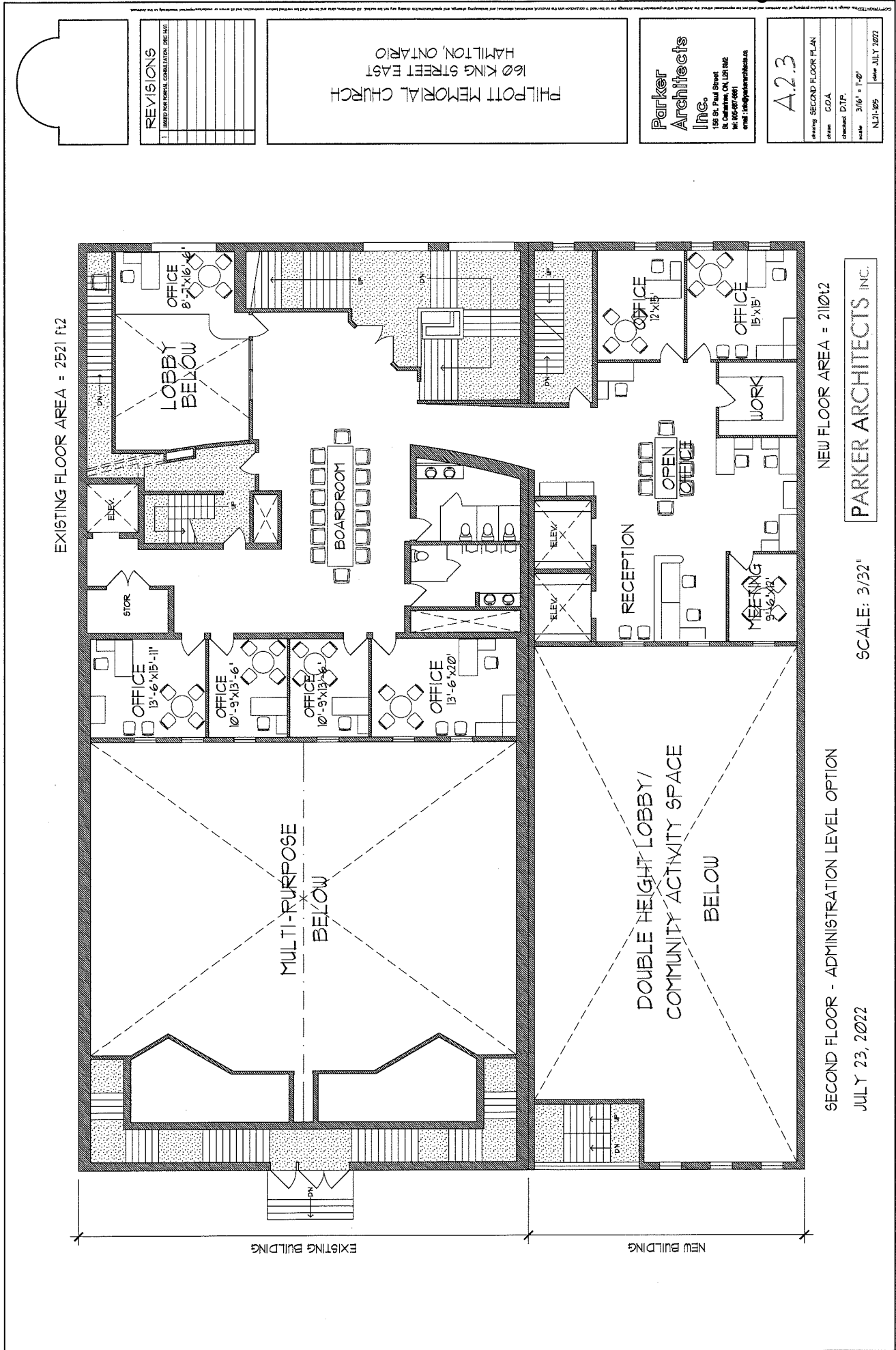
PHILPOTT MEMORIAL CHURCH  
160 KING STREET EAST  
HAMILTON, ONTARIO

Parker Architects Inc.  
155 St. Paul Street  
St. Catharines, ON L2R 3M2  
tel: 905-667-2681  
email: info@parkerarchitects.com

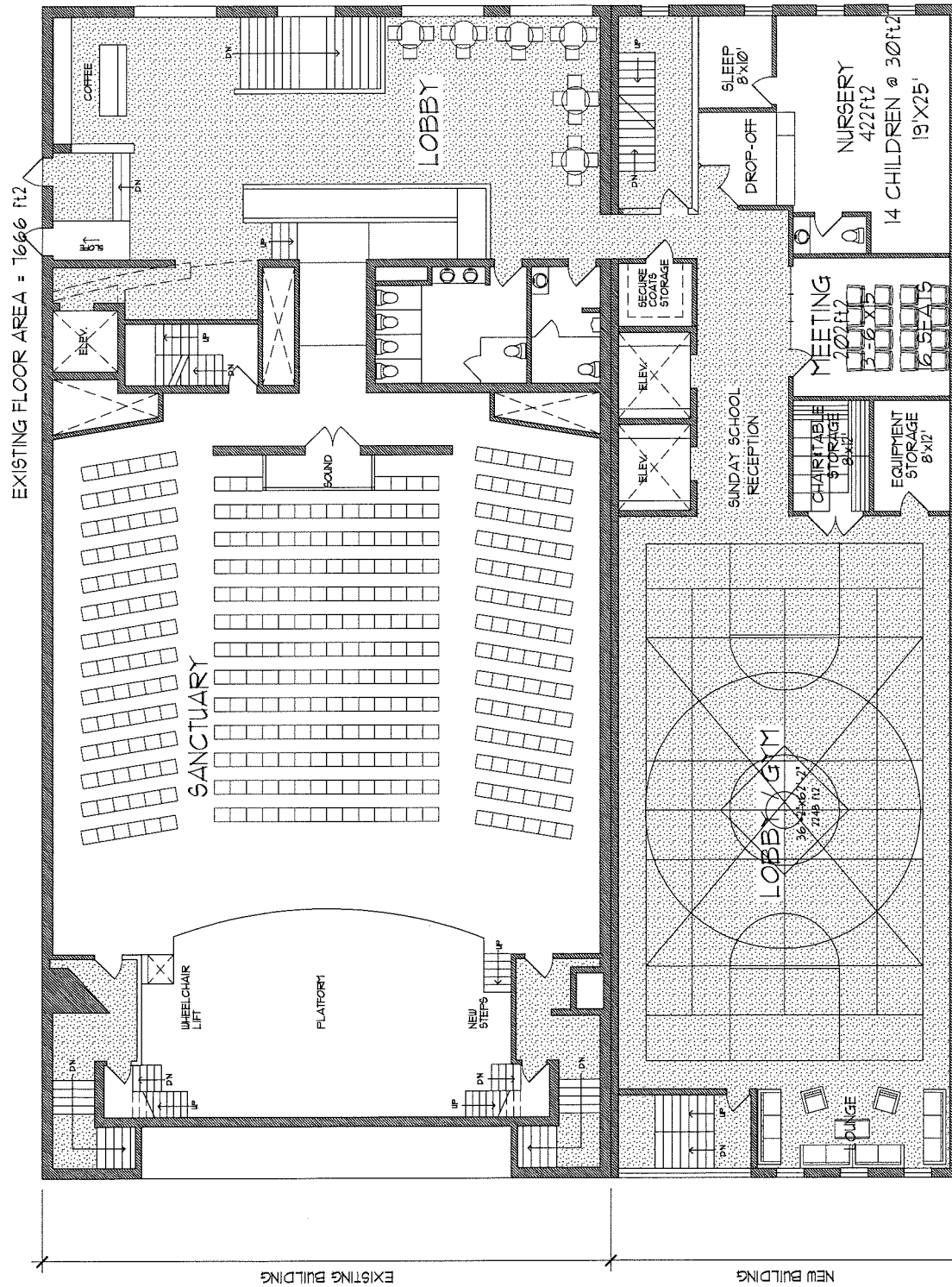
A2.6
drawing BUILDING SECTION
drawn DTP
checked DTP
scale 3/32" = 1'-0"
NLT:KPS
date JULY 2022











NEW FLOOR AREA = 4838ft2

PARKER ARCHITECTS INC.

THIRD FLOOR - THEATRE LEVEL

JULY 23, 2022

