


Hamilton

CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Committee Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	March 27, 2023
SUBJECT/REPORT NO:	Recommendation to Designate 115-117 George Street, Hamilton, under Part IV of the <i>Ontario Heritage Act</i> (PED23027) (Ward 2)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	Chloe Richer (905) 546-2424 Ext. 7163
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That the City Clerk be directed to give notice of Council’s intention to designate 115-117 George Street, Hamilton, shown in Appendix “A” attached to PED23027, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix “B” to Report PED23027, subject to the following:

- (a) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
- (b) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Council through Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

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OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

EXECUTIVE SUMMARY

This Report recommends designation of the significant built heritage resource located at 115-117 George Street, Hamilton, under Part IV of the *Ontario Heritage Act*. The Report was prepared in response to *Planning Act* Applications to redevelop lands including the subject property, which includes the retention and reuse of the existing building. The property owner is supportive of the proposed Part IV designation in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes attached as Appendix "B" to Report PED23027, which was adapted from the Cultural Heritage Impact Assessment prepared for the owner (attached as Appendix "C" to Report PED23027) that evaluates the subject property using *Ontario Regulation 9/06* and determined that it has sufficient cultural heritage value or interest to warrant designation.

Alternatives for Consideration – See Page 6

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: The designation process will follow the requirements of the *Ontario Heritage Act* and provide for adequate notice of Council's intention to designate the properties. Formal objections may be made under the *Ontario Heritage Act* and considered by Council before either withdrawing the notice of intention to designate or passing a designation by-law. Once a designation by-law has been passed, any further objection would be heard before the Ontario Land Tribunal (OLT).

Designation under Part IV of the *Ontario Heritage Act* allows municipalities to recognize a property's cultural heritage value or interest, and to conserve and manage the property through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the *Act*.

Where alterations to designated properties are contemplated, a property owner is required to apply for, obtain, and comply with a Heritage Permit, for any alteration that "is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes" (Sub-section 33(1)).

The City of Hamilton also provides financial incentive programs, including development charge exemption and heritage grants and loans, to assist in the adaptive re-use and continued conservation of properties once they are designated.

HISTORICAL BACKGROUND

The subject property located at 115-117 George Street, Hamilton, as shown in Appendix "A" attached to Report PED23027, is comprised of semi-detached units forming a two-storey former residential building constructed circa 1871 and adapted in the 1970s for commercial purposes. The subject property is part of a larger property parcel also comprised of 222 Main Street West and 220 Main Street West, and was first surveyed for potential heritage interest in the 1970s. In September 2014, the subject property was listed on the Municipal Heritage Register as part of the Downtown Hamilton Built Heritage Inventory project (see Report PED1419).

On April 25, 2022, the Inventory and Research Working Group (IRWG) of the Hamilton Municipal Heritage Committee (HMHC) considered the heritage value or interest of the subject property and recommended that it be added to staff's designation work plan. In a letter dated June 28, 2022, Cultural Heritage Planning staff notified the authorized agent for the owner that the property was added to staff work plan for designation.

On January 20, 2023, Cultural Heritage Planning staff were granted permission to enter the subject property and met with a representative for the owner on site to tour the interior and exterior of the building and take updated photographs of the building, property and Hess Village streetscape (see Appendix "D" attached to Report PED23027).

On January 31, 2023, Planning Committee considered Urban Hamilton Official Plan Application (UHOPA-20-025) and Zoning By-law Amendment Application (ZAC-20-038) for lands including the subject property as part of Report PED23022, which were subsequently approved by Council on February 8, 2023. The planning approvals apply a holding provision to ensure that a Conservation Plan is prepared for 115-117 George Street and submitted staff's satisfaction and approval, prior to development occurring on the subject property.

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POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The Recommendations of this Report are consistent with Provincial and Municipal legislation, policy and direction, including:

- Determining the cultural heritage value or interest of a property based on design/physical value, historical/associative value and contextual value criteria (*Ontario Heritage Act, Ontario Regulation 9/06*);
- Ensuring significant built heritage resources are conserved (*Provincial Policy Statement, 2020, Sub-section 2.6.1*); and,
- Designating properties of cultural heritage value under Part IV of the *Ontario Heritage Act* (Urban Hamilton Official Plan, Section B.3.4.2.3).

RELEVANT CONSULTATION

External

- Coletara Development, authorized agent for the owner; and,
- Inventory and Research Working Group of the HMHC.

In addition, Planning staff have emailed the Ward Councillor (Councillor Kroetsch) for Ward 2 and provided an overview of the reasons for designation and the process for designating a property.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The intent of municipal designation, under Part IV of the *Ontario Heritage Act*, is to enable a process for the management and conservation of significant cultural heritage resources. Once a property is designated, the municipality can manage change to a property through the Heritage Permit process to ensure that the significant features of the property are maintained.

Section 29(1) of the *Ontario Heritage Act* permits the Council of a municipality to designate property to be of cultural heritage value or interest where property meets two or more of the Criteria for Determining Cultural Heritage Value or Interest prescribed in *Ontario Regulation 9/06*, which identifies nine criteria related to three broad categories: Design / Physical Value; Historical / Associative Value; and, Contextual Value. A Cultural Heritage Impact Assessment (CHIA) was prepared by Goldsmith Borgal & Company Ltd. Architects dated February 9, 2021 as part of the *Planning Act* Application process (see Appendix "B" attached to Report PED23027). The CHIA evaluated the subject property using *Ontario Regulation 9/06* and determined that it has sufficient cultural heritage value or interest to warrant designation.

In addition, Cultural Heritage Planning staff conducted a site visit of the property, including both the interior and exterior of the building, on January 20, 2023, to “ground truth” the information contained in the CHIA report and support the staff cultural heritage evaluation of the property. As a result, Cultural Heritage Planning staff prepared a more comprehensive Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes attached as Appendix “B” to Report PED23027. The updated Statement was circulated to the authorized agent for the owner for their feedback.

As outlined below, based on the CHIA and staff’s cultural heritage evaluation, it was determined that the subject property met 4 of the 9 criteria contained in *Ontario Regulation 9/06*:

Design / Physical Value

1. The two-and-a-half storey brick building located at 115-117 George Street was constructed circa 1871 as a semi-detached residential dwelling and was modified in the 1970s for commercial purposes. The property has design or physical value as a representative vernacular example of the Gothic Revival style of architecture, demonstrated by a side gable roof with two projecting front gables with pointed arch window openings below and paired wood brackets below the projecting roof eaves.
2. The property does not appear to display a high degree of craftsmanship or artistic merit.
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

Historical / Associative Value

4. The historical value of the property lies in its direct association with entrepreneur and industrialist John Moodie (1832-1902), known as one of the “Five Johns” celebrated for their role in bringing hydro power into Hamilton from the distant site of De Cew Falls, who was an early owner of the property. The property also has historical value due to its association with the growth and commercial prosperity of the City of Hamilton in the late-nineteenth century.
5. The property does not appear to yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
6. The property does not appear to demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Contextual Value

7. The property has contextual value as it helps define the character of the historic Hess Village streetscape, marking the entrance to George Street from Queen Street South. The building faces George Street and is an integral component of Hess Village, comprised of a number of low-rise buildings dating to the late-nineteenth and early-twentieth centuries, many of which were successfully rehabilitated for mixed-uses in the 1970s. The building at 115-117 George Street is also a sister design to the adjacent semi-detached brick building at 107-109 George Street, believed to have also been constructed circa 1871 by John Moodie, which was designated under Part IV of the *Ontario Heritage Act* in 1985.
8. The property has contextual value as it is physically, functionally, visually and historically linked to its surroundings.
9. The property is not considered to be a local landmark.

The above cultural heritage evaluation confirms that the property has sufficient cultural heritage value or interest to warrant Part IV designation under the *Ontario Heritage Act*.

ALTERNATIVES FOR CONSIDERATION

Under Part IV of the *Ontario Heritage Act*, the designation of property is a discretionary activity on the part of Council. Council, as advised by its Municipal Heritage Committee, may decide to designate property or decline to designate property.

Decline to Designate

By declining to designate, the municipality would be unable to provide long-term, legal protection to this significant cultural heritage resource (designation provides protection against inappropriate alterations and demolition) and would not fulfil the expectations established by existing municipal and provincial policies.

Without designation, the property would not be eligible for the City's financial incentives for heritage properties, including development charge exemption and grant and loan programs. Designation alone does not restrict the legal use of property, prohibit alterations and additions, nor does it restrict the sale of a property, or been demonstrated to affect its resale value. However, designation does allow the municipality to manage change to the heritage attributes of a property through the Heritage Permit process. Staff does not consider declining to designate the property to be an appropriate conservation alternative.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

Built Environment and Infrastructure

Hamilton is supported by state-of-the-art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

Culture and Diversity

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED23027 – Location Map

Appendix "B" to Report PED23027 – Statement of Cultural Heritage Value or Interest
and Description of Heritage Attributes

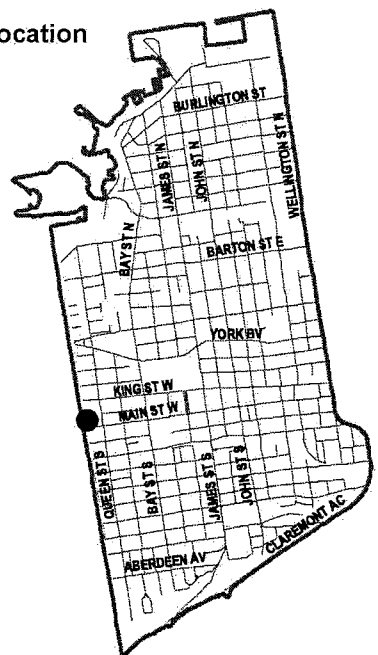
Appendix "C" to Report PED23027 – Cultural Heritage Impact Assessment Report

Appendix "D" to Report PED23027 – Photographs

CR/sd



● Site Location



Key Map - Ward 2

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
PED23027

Date:
March 10, 2023

Appendix "A"

Scale:
N.T.S

Planner/Technician:
CR/AL

Subject Property

115 - 117 George Street

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

Description of Property

The property located at 115-117 George Street is comprised of a semi-detached, two-and-a-half storey brick building constructed circa 1871. The property is located on the southeast corner of George Street and Queen Street South in the Central Neighbourhood in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The two-and-a-half storey brick building located at 115-117 George Street was constructed circa 1871 as a semi-detached residential dwelling and was modified in the 1970s for commercial purposes. The property has design or physical value as a representative vernacular example of the Gothic Revival style of architecture, demonstrated by a side gable roof with two projecting front gables with pointed arch window openings below and paired wood brackets below the projecting roof eaves.

The historical value of the property lies in its direct association with entrepreneur and industrialist John Moodie (1832-1902), known as one of the "Five Johns" celebrated for their role in bringing hydro power into Hamilton from the distant site of De Cew Falls, who was an early owner of the property. The property also has historical value due to its association with the growth and commercial prosperity of the City of Hamilton in the late-nineteenth century.

The property also has contextual value as it is physically, functionally, visually and historically linked to its surroundings, and helps define the character of the historic Hess Village streetscape, marking the entrance to George Street from Queen Street South. The building faces George Street and is an integral component of Hess Village, comprised of a number of low-rise buildings dating to the late-nineteenth and early-twentieth centuries, many of which were successfully rehabilitated for mixed-uses in the 1970s. The building at 115-117 George Street is also a sister design to the adjacent semi-detached brick building at 107-109 George Street, believed to have also been constructed circa 1871 by John Moodie, which was designated under Part IV of the *Ontario Heritage Act* in 1985.

Description of Heritage Attributes

Key attributes that embody the design / physical value of the property as being representative of the vernacular Gothic Revival style of architecture include the:

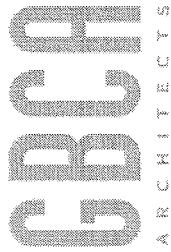
- Front (north) and side (east and west) exterior elevations of the two-and-a-half storey brick building, including the:

- Running bond brick masonry construction;
- Side gable roof with projecting eaves and paired decorative wood brackets with drops;
- Single-stack corbelled brick chimney located to the southwest;
- Projecting front gables with pointed-arch window openings below;
- Symmetrical front (north) elevation with three bays of flat-headed window openings in the second storey with shaped stone lintels and sills; and,
- Segmentally-arched window openings in the side (east and west) elevations with brick voussoirs and stone sills.

Key attributes that embody the contextual value of the property in defining the character of the historic Hess Village streetscape include the:

- The setback, placement as an entrance to George Street from Queen Street South and orientation of the front (north) elevation facing George Street.

The modified first-storey front (north) elevation, south (rear) elevation, and rear wings and interior features are not considered to be Heritage Attributes.



**CULTURAL HERITAGE IMPACT ASSESSMENT
(CHIA)**

for

**115-117 George Street &
220-222 Main Street West**

Hamilton, Ontario

(GBCA Project No: 20027)

prepared for:	prepared by:
115 George St Inc. 966 Pantera Drive Mississauga, Ontario L4W 2S1	Goldsmith Borgal & Company Ltd. Architects 362 Davenport Road, suite 100 Toronto, Ontario M5R 1K6

Dates of submission: 24 June 2020
 Dates of 2nd submission: 9 February 2021

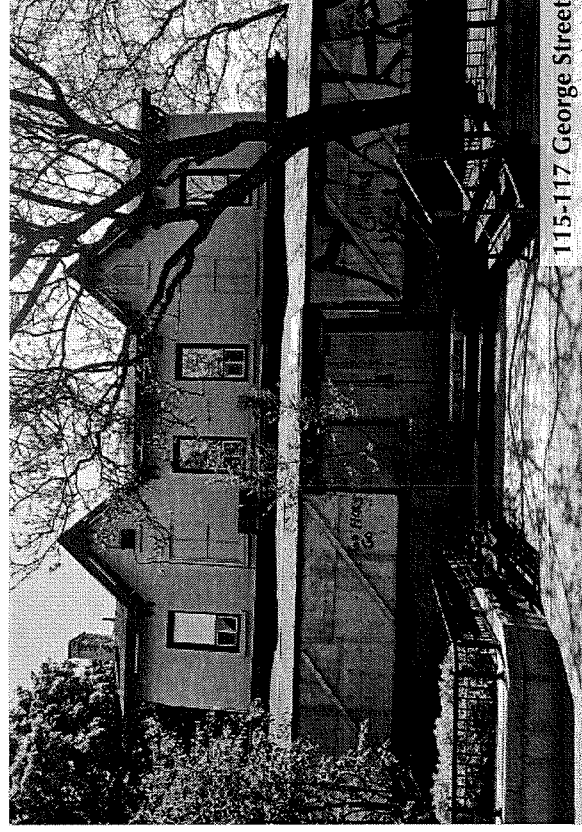
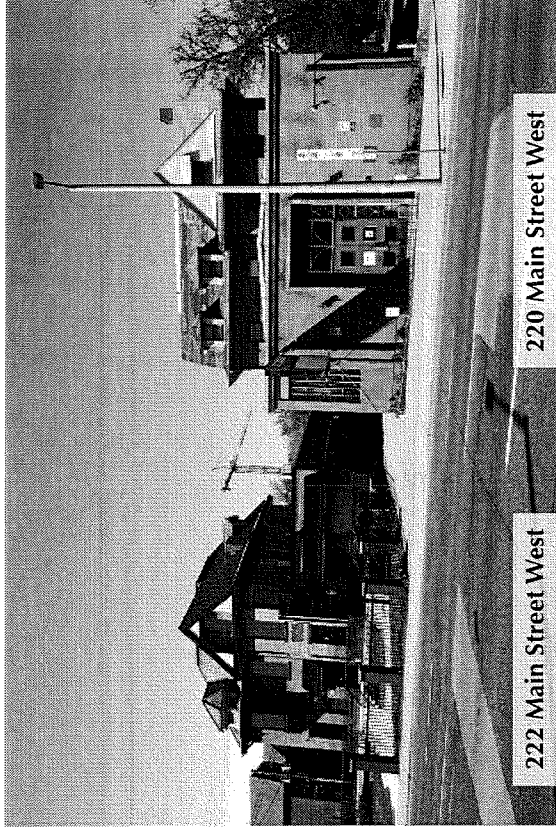


TABLE OF CONTENTS

EXECUTIVE SUMMARY	2
1. INTRODUCTION	3
2. BACKGROUND RESEARCH	7
3. HERITAGE STATUS & DESCRIPTION	11
4. DESCRIPTION OF PROPOSED DEVELOPMENT	31
5. IMPACT ON HERITAGE RESOURCES	36
6. CONSERVATION STRATEGY	40
7. SOURCES/ LIST OF CITED MATERIALS	41
8. CONCLUSION	42
9. CLOSURE	42

EXECUTIVE SUMMARY

General note:

This CHIA is submitted to the City of Hamilton primarily for the purpose of additional research on the properties at 220 and 222 Main Street West, with their respective analysis and assessments, as well as a Draft Statement of Significance for 115-117 George Street. The development proposal for the subject site remains unchanged from the original June 2020 CHIA. All changes between the June 2020 and this current CHIA are highlighted in red for ease of reference.

Goldsmith Borgal & Company Ltd. Architects (GBCA) was retained by 115 George St Inc. in May 2020 to prepare a Cultural Heritage Impact Assessment (CHIA) for a Zoning Amendment application for a site located in the downtown core of the City of Hamilton. This CHIA has been prepared in accordance with the City of Hamilton Guidelines: Cultural Heritage Impact Assessments (last revised April 4, 2018) as required by the City of Hamilton and evaluates the impact of the proposed development on existing heritage resources.

The development site is located on a portion of the northeast corner of Queen Street South and Main Street West, and is comprised of three parcels of lands containing three separate buildings. These properties are identified as heritage properties under the City's Inventory and its Municipal Heritage Register.

Further, the development site is adjacent to a number of heritage properties, all of which vary in heritage status, as discussed in more detail under Section 3 of this CHIA.

It should be noted that this CHIA has been prepared using the information collected by McCallum Sather Architects (the building descriptions and historical research), with additional research prepared by GBCA. McCallum Sather are aware that their information is being used in this document, in accordance with standard practice under the Ontario Association of

Architects (Practice Tip 1). The assessments under this CHIA are entirely based upon GBCA's opinion.

This CHIA finds that the property at 115-117 George Street and 220 Main Street meet the provincial criteria for cultural heritage value. 220 Main Street has value primarily for its association to a notable Hamilton family, yet the building is highly altered. While 222 Main Street was added to the Municipal Heritage Register by the City under the Downtown Built Heritage Inventory Project (DBHI), further research and evaluation finds that it does not meet the criteria for cultural heritage value.

The proposed change for the site consists of a new mixed-use development with retail at grade and residential units in the remaining upper storeys. The new building on the site is proposed at 23 storeys, with a 4-storey high podium at the base.

The new building will involve the removal of the buildings at 220 and 222 Main Street as they are not good candidates for physical conservation. The former building has cultural heritage value, yet is significantly altered and has lost its integrity. In order to conserve the value of this property, a commemoration strategy can be explored and expressed on the site by means of a plaque or an interpretation plan.

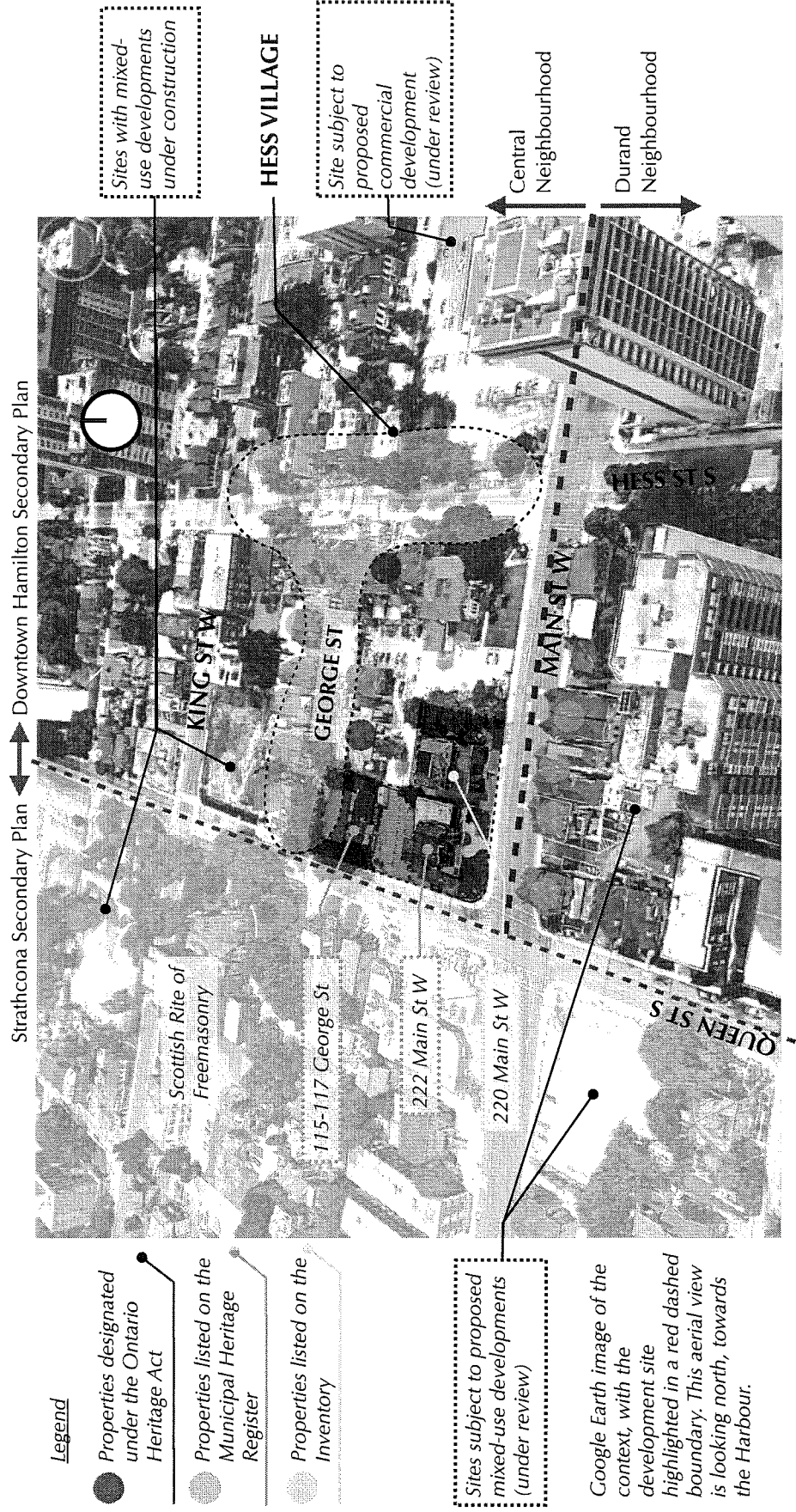
The building known as 115-117 George Street will be partially conserved by the retention of its main and side facades, including the front portion of the roof and integrated into the proposed development so that its heritage value, found in the portion visible from George and Queen Street, is conserved. Section 7 discusses in more detail the Conservation Strategy for the building.

The proposed development will be inserted into a block currently characterized by low-rise buildings and into an area that includes a mix of low and high-rise buildings, within a planned emerging context favouring high-rise development.

1. INTRODUCTION

The subject site is located in the downtown core of the City of Hamilton, specifically at the northeast corner of Queen Street South and Main Street West. The site is L-shaped, with its largest frontage along Queen Street South, as shown on the image below.

The following is a visual summary of the existing and emerging context of the immediate site. Identified properties are either on the development site or considered to be adjacent to the development site.



Legend

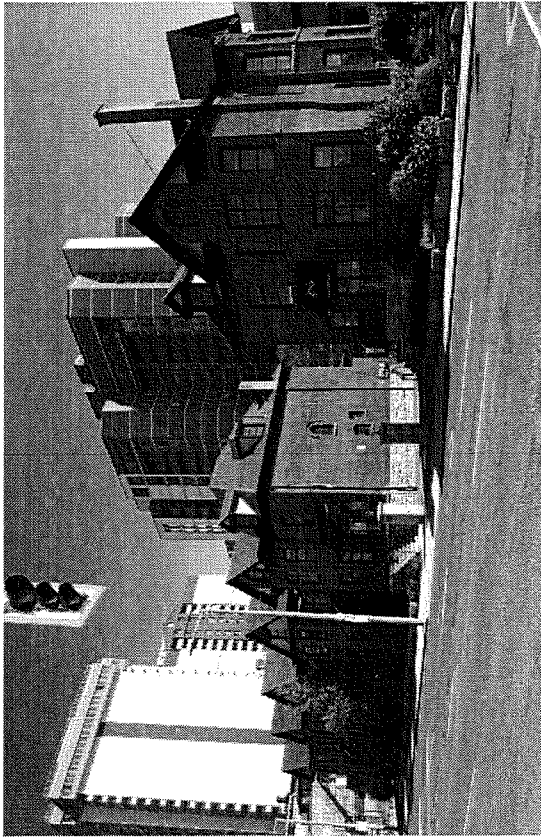
- Properties designated under the Ontario Heritage Act
- Properties listed on the Municipal Heritage Register
- Properties listed on the Inventory

Sites subject to proposed mixed-use developments (under review)

Google Earth image of the context, with the development site highlighted in a red dashed boundary. This aerial view is looking north, towards the Harbour.

1.3 Site Context

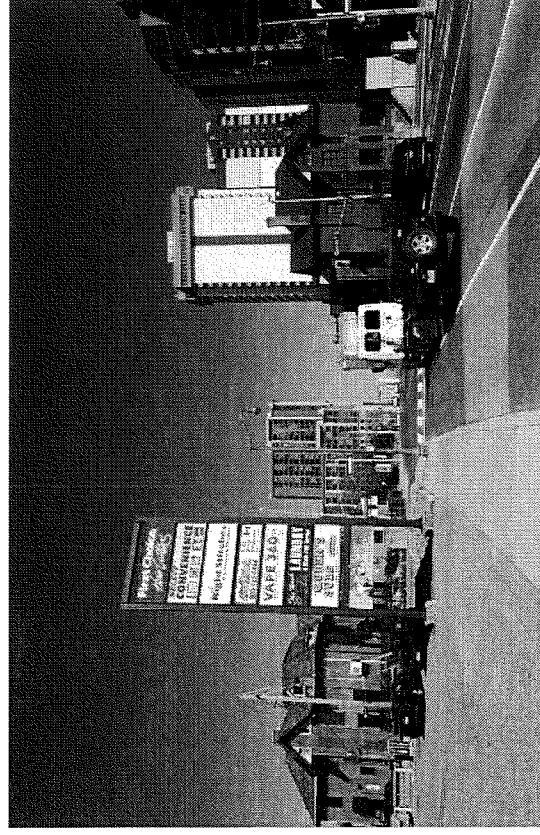
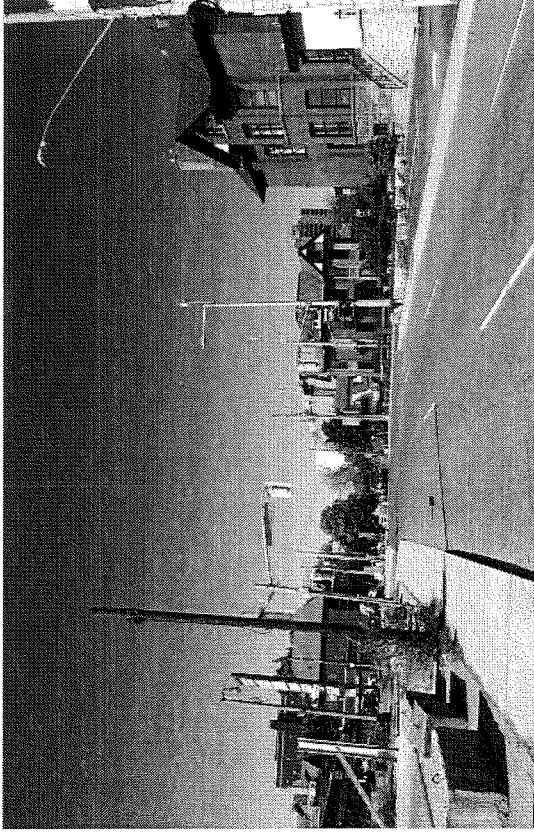
The following context photographs were taken by GBCA Architects on May 26th 2020.

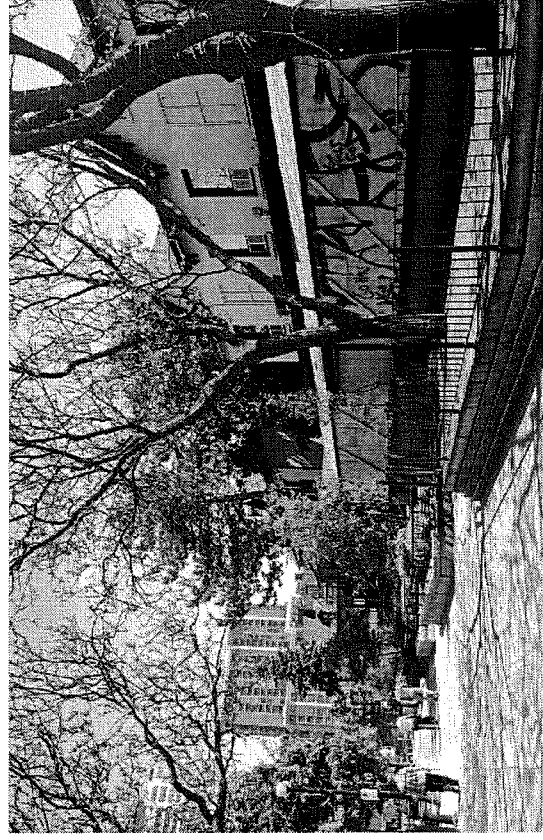
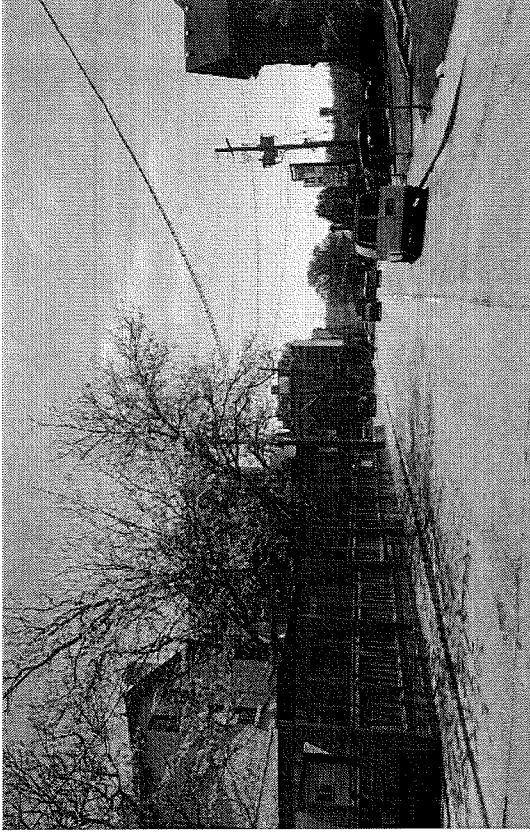


Top: Overall view of the south side of Main Street West, across the street from the subject site. The buildings shown date to the 1890s and early 1900s and have all been rehabilitated for commercial uses. All high-rise buildings in the background are residential buildings.

Top right: View of Queen Street South, just south of Main Street West. This view is looking north towards the subject site, located on the right, across from Main Street West. In the foreground, on the left of the image is a vacant lot, recently rezoned for a 23-storey building.

Bottom right: View of Main Street West, looking east past the subject site, located on the left, across from Queen Street South. In the foreground, on the left of the image is a commercial property with surface parking.

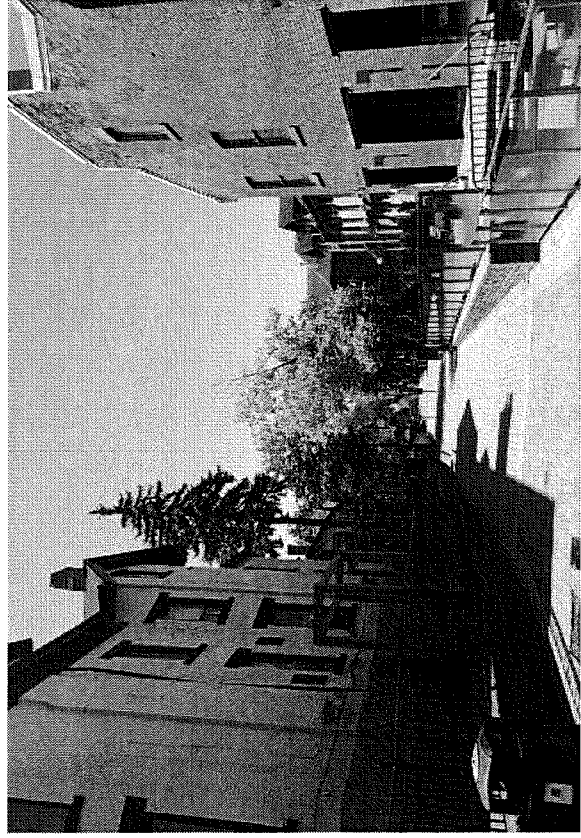
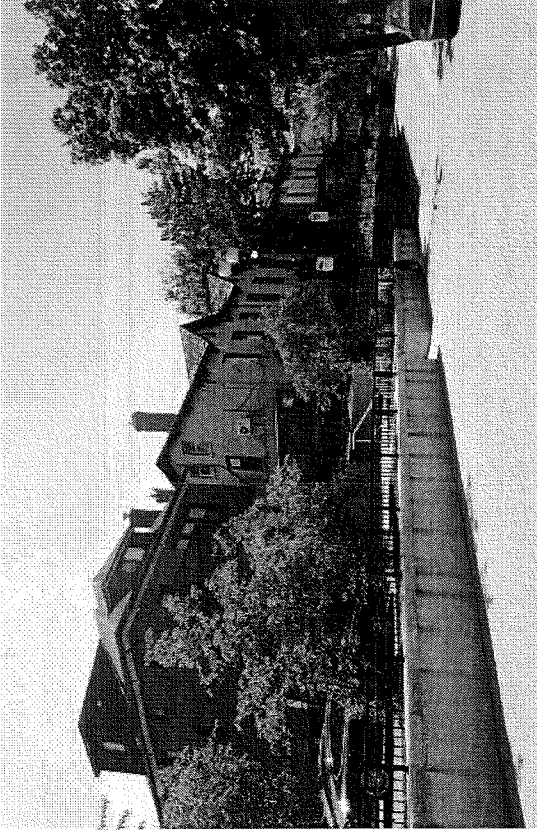
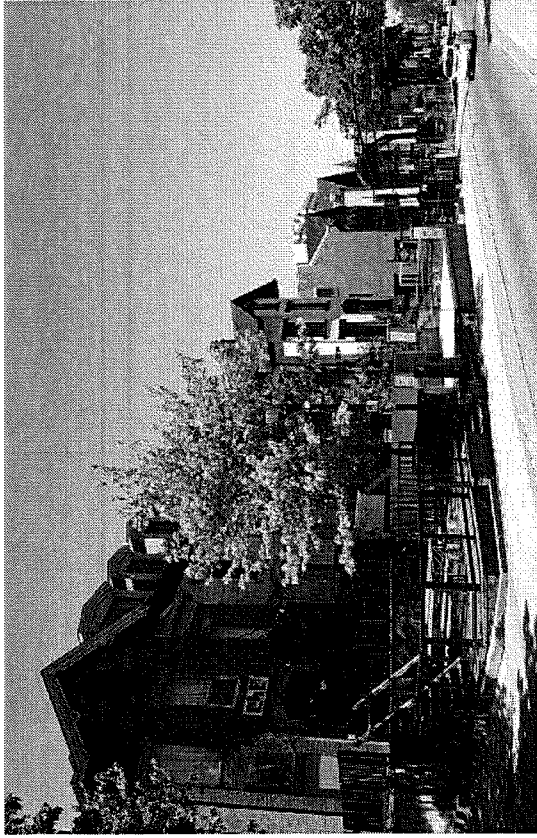




Top left:
Overall view of the north side of Main Street West, looking northwest towards the subject site, located on the left side of the image. The current context is of low-rise residential buildings converted for commercial use.

Top right:
View of Queen Street South, looking south from the intersection at George Street. The subject site is on the left and a portion of 115-117 George Street is visible on the left side.

Bottom left:
View of the south side of George Street, looking east from the intersection from Queen Street South and towards Hess Village. The subject site is on the right and the main facade of 115-117 George Street is visible



*Top left:
View of the west side of Hess Street, looking north towards George Street. The subject site is not visible in this image.*

*Top right:
View of the south side of George Street, looking west towards the intersection with Queen Street South. The photo is taken from a portion of the subject site.*

*Bottom left:
View of George Street looking west from the intersection of Hess Street South. The subject site is at the end of the street and not visible on this image.*

2. BACKGROUND RESEARCH

While the Legislative Council of Upper Canada had incorporated Hamilton as a Town in 1833, it was during the 1840s that the town embarked upon a period of economic growth and experienced a population explosion. Hamilton was in a position for incorporation as a city in 1846. A major economic upswing transformed the frontier town into a regional urban centre and during the ten years following the incorporation of the City in 1846, the population jumped from 6,832 to 27,500 – an increase of over 400%.

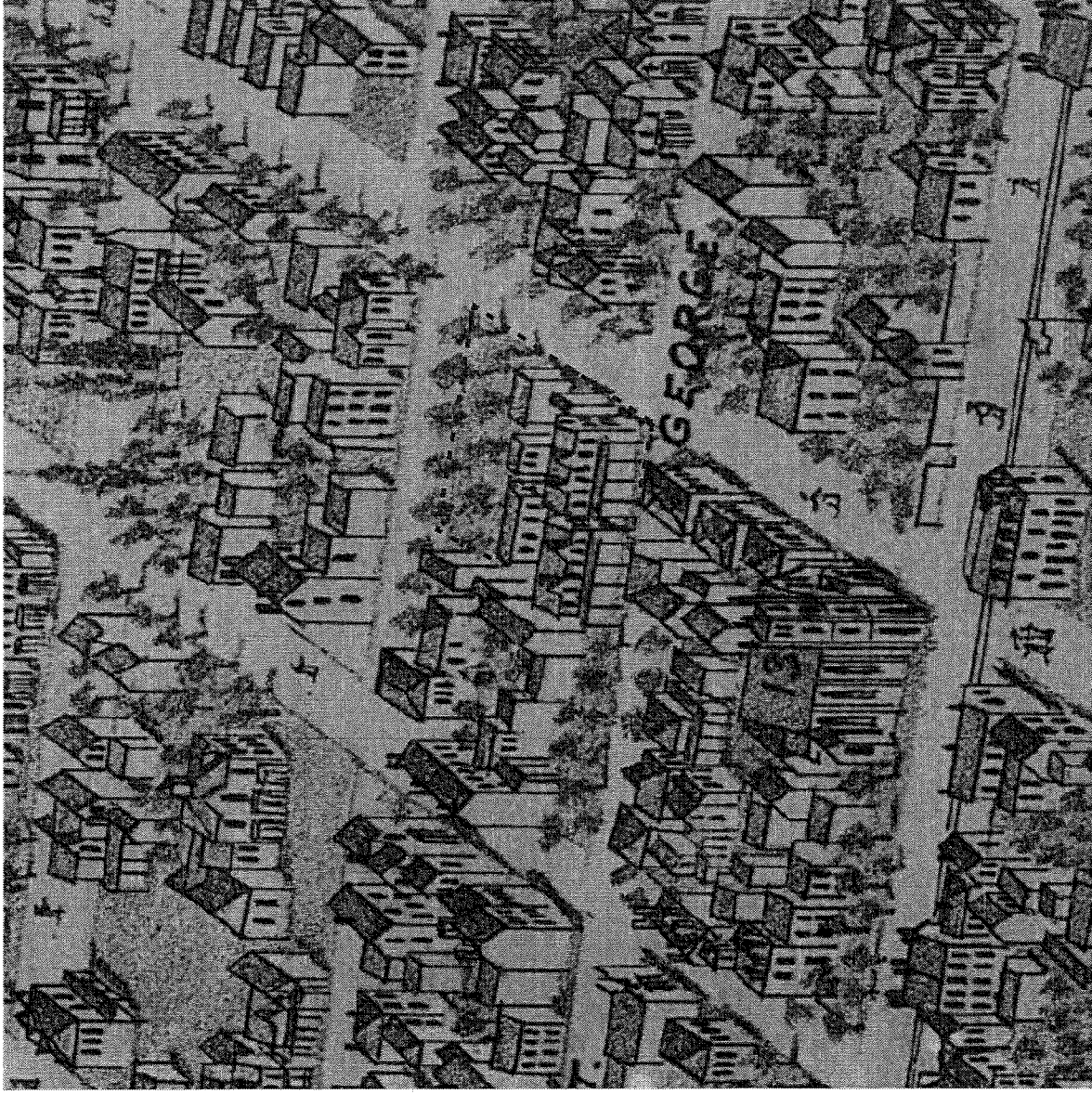
The block on which the subject property is located developed following its proximity to the important civic and commercial areas, notably the major thoroughfare of James Street. Both James Street, running north-south and Main Street, running east-west laid a quadrant that established four Historic Neighbourhoods, recognized under the City of Hamilton's Official Plan as "Historic Neighbourhoods". The subject property is at the southwest end of the northwest quadrant, known as the "Central" Neighbourhood and is adjacent to the Durand Neighbourhood, located immediately south.

The City of Hamilton has provided, by email, the following Historic Context Statement which describes the Central Neighbourhood:

One of Hamilton's four original neighbourhoods, Central served as Hamilton's first business district and civic core, which included the first Town and Market Hall. Once a dense, mixed-use neighbourhood, Central is now made up of a series of distinct and fragmented areas, each one representative of a specific era of urban development in Hamilton. Although its urban form and character have evolved considerably over the last two centuries, Central Neighbourhood has sustained many of its historic functions.

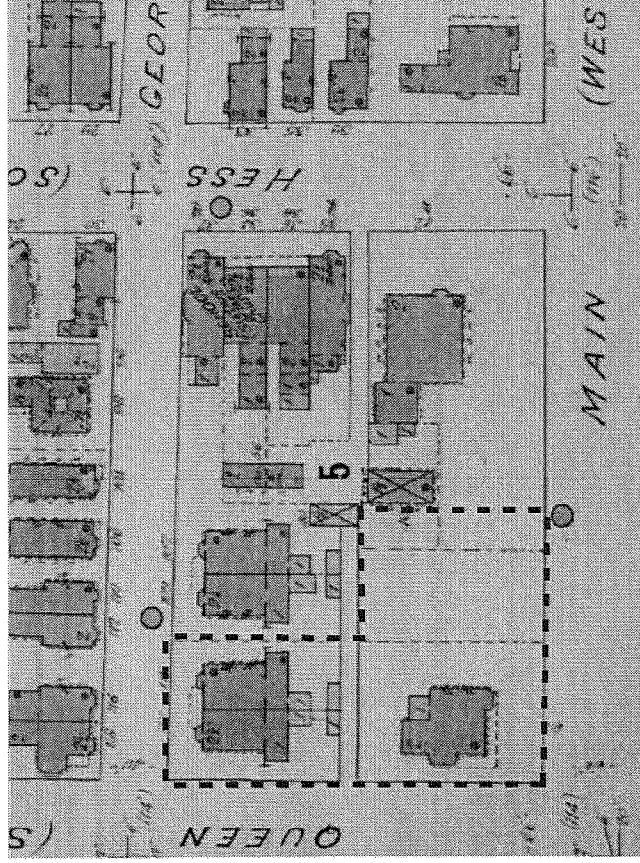
By the end of the nineteenth century, the block containing the subject property, as well as the surrounding area was almost entirely developed with housing, completing the residential character of the neighbourhood. It was during the later decades of the nineteenth century that the properties at 115-117 George Street (dating to c1871) and 222 Main Street West (c. 1893) were built. The last building to be built on the subject property, 220 Main Street South, was built in the first decade of the 20th century, in 1909.

Like so many other urban centres in the 1960s, demolition of early buildings made way for surface parking, used primarily by workers at the still operating factories who no longer wanted to live in close proximity to industrial uses. While much building demolition was occurring in the downtown core of the City, starting in the second half of the 20th century, the residential area in the immediate surrounding of the subject site remained generally intact, up to this day. These early residential buildings were being rehabilitated to new commercial uses, slowing changing the character of the area. The southwest corner of Queen Street and Main Street became a station to support the growing use of the automobile. This station was later demolished to make way for a commercial low-rise building, which was itself demolished in the late 2000s. The current southwest corner is vacant and was remediated). The rehabilitated residential buildings often resulted in alterations to their appearances to accommodate the new uses, which is the case for the buildings on the subject property, which are described in more detail in the following Section.



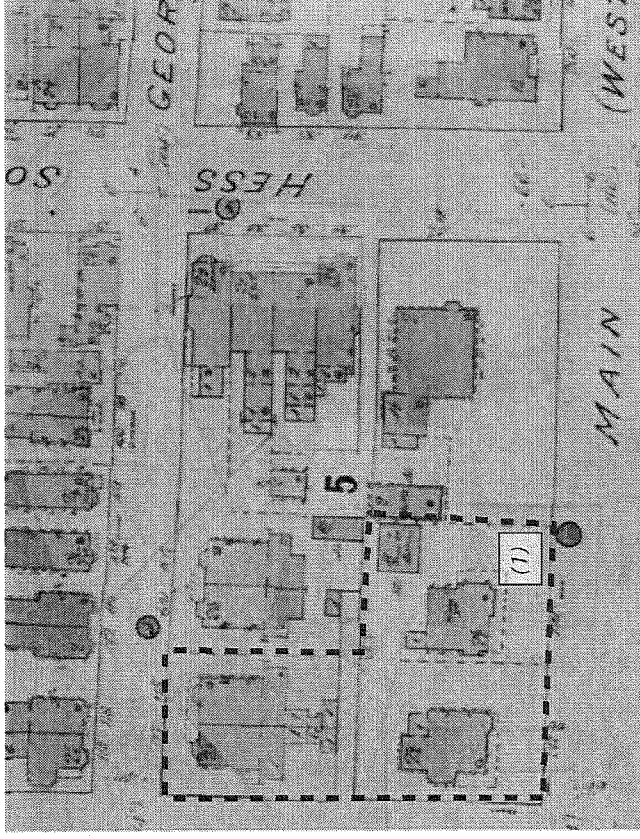
*Detail from the Bird's Eye View of City of Hamilton,
1876*

This bird's eye view (which is not oriented to the north, but rather looks to the south) shows the extent of the development on the subject property (highlighted in a red dashed boundary) and its block, as well as on the neighbouring blocks. The building noted as 13 is the former All Saints Episcopal Church, which has been demolished in 2016, due to structural issues.



Detail of the Insurance Plan of the City of Hamilton, Charles E. Goad, 1898

By the turn of the nineteenth century, most building lots were developed within the Queen / George / Hess and Main block were developed.



Detail of the Insurance Plan of the City of Hamilton, Charles E. Goad, 1911

At the beginning of the 20th century, the property at 220 Main Street West (1) was added, thus completing the Main Street frontage with residential buildings.



Aerial photographs for the years as indicated (Source: McMaster University Library, Historical Hamilton Portal)

All maps are of similar scale and the development site is identified by a red dashed boundary.

On the 1950 aerial photograph, note the beginning of a change to the neighbourhood with commercial properties on the northwest and southwest corners of the Queen and Main intersection (a), made evident by parked cars.

The 1964 photograph shows the reduction of trees fronting the buildings along Main Street and altered landscaping, generally to favour car parking. Side or front additions to all subject buildings are visible on this aerial photograph.

Finally, on the 1969 photograph, the commercial property at the northwest corner has increased in size with additional building demolition, also shown at the southwest corner.

3. HERITAGE STATUS & DESCRIPTION

3.1 Definitions

The subject site and the immediate area include a number of heritage properties with varying levels of heritage status, as described below (descriptions are taken from the City's website):

Designated properties are significant heritage resources and are protected by a municipal by-law that identifies why the property has value and what features contribute to its value. Designation does not prevent change, but it allows the City to manage physical changes to a property through the Heritage Permit process.

Registered (Non-Designated) properties are those that are included on the Municipal Heritage Register, an administrative record of properties designated under the Ontario Heritage Act and properties of heritage value or interest (non-designated). It requires consultation with the Hamilton Municipal Heritage Committee and a Council resolution to include (or remove) a non-designated property on the Register. The Register provides short-term protection from demolition for non-designated properties by requiring an owner to give 60-days notice of their intention to demolish or remove a building or structure on the property. Non-designated registered properties are not subject to Heritage Permits.

Inventoried properties are those that are compiled on the City's Inventory, a compilation of over 25 years of data on buildings identified as having heritage value or interest. There are no legal restrictions imposed on property through listing on the Inventory. Inventoried properties are not subject to Heritage Permits.

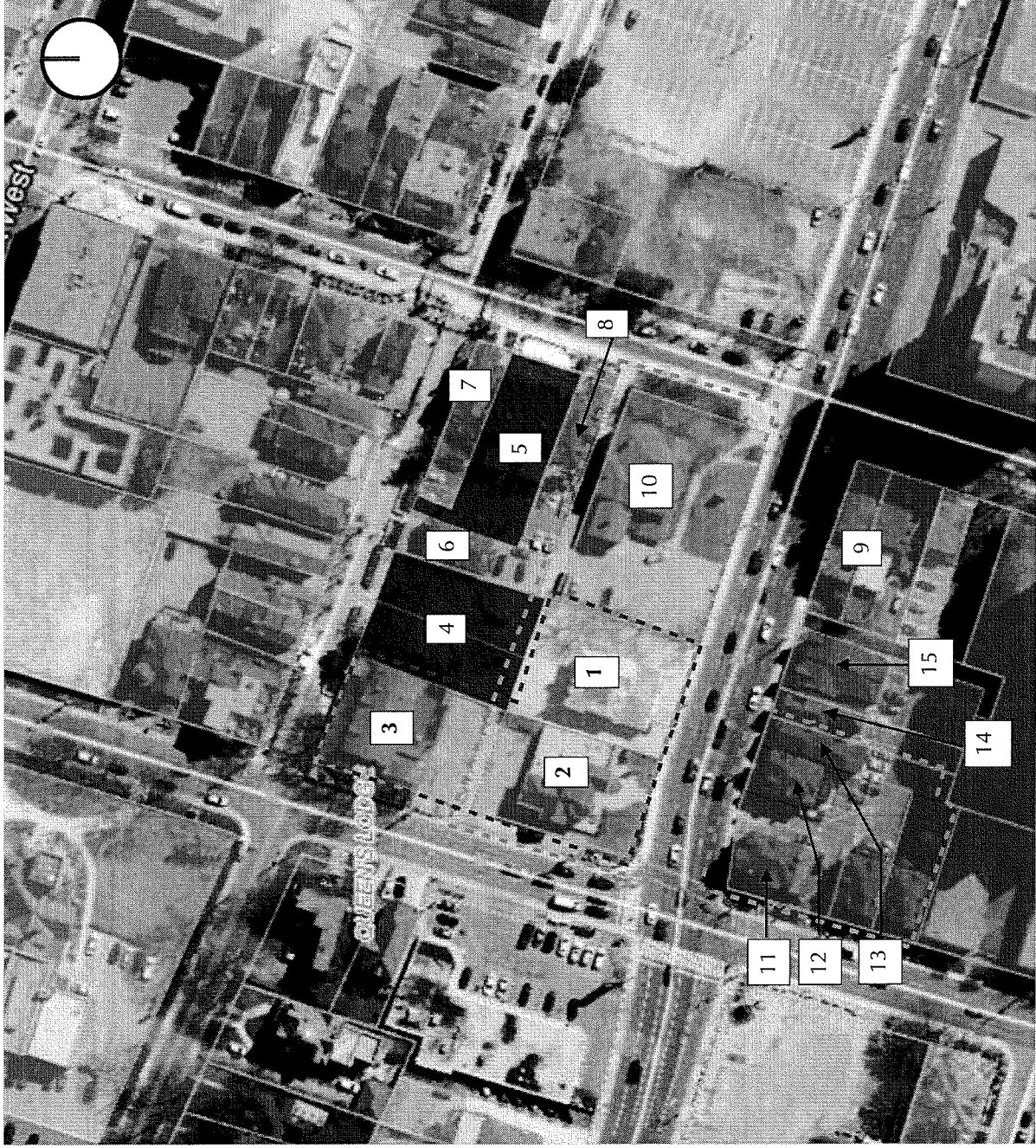
3.2 Current status of on-site and adjacent properties

The following properties are either on the development site (in bold) or identified, by the City, as being adjacent to the development site.

	Address	Heritage Status
1.	220 Main St S	Inventoried
2.	222 Main St S	Registered (Non-Designated)
3.	115-117 George St	Registered (Non-Designated)
4.	107-109 George St	Designated
5.	34-36 Hess St S	Designated
6.	105 George St	Registered (Non-Designated)
7.	32 Hess St S	Registered (Non-Designated)
8.	38 Hess St S	Registered (Non-Designated)
9.	54-56 Hess St S	Registered (Non-Designated)
10.	206 Main St W	Registered (Non-Designated)
11.	231 Main St W	Registered (Non-Designated)
12.	225 Main St W	Registered (Non-Designated)
13.	221 Main St W	Registered (Non-Designated)
14.	219 Main St W	Registered (Non-Designated)
15.	215-217 Main St W	Registered (Non-Designated)

Further, the subject site is partly included in a Cultural Heritage Landscape, identified in the Urban Hamilton Official Plan as the Main St. W. Streetscape - Queen St. S. to Hess St. S.

For the purposes of this CHIA, an evaluation under Ontario Regulation 9/06 has been conducted for the three properties on the development site.



Snapshot of the City's Interactive Heritage Property Mapping, showing the development site (red dashed boundary) in its context. The orange dashed boundaries identify the Main St. S Streetscape, identified as a Cultural Heritage Landscape under the Urban Hamilton Official Plan. Properties numbered are either on the development site (in bold) or were identified by the City as being adjacent to the development site.

Properties highlighted in a purple colour are Designated, those in orange are Registered and those in yellow are Inventoried. Those that have no colour have no heritage status.

1. 220 Main St S

Inventoried
date of construction: 1907
architectural style: Edwardian

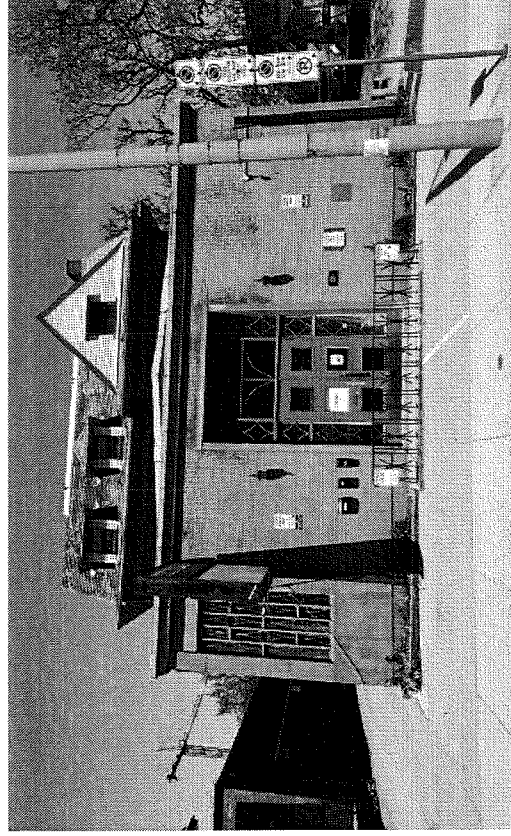
Architectural Description

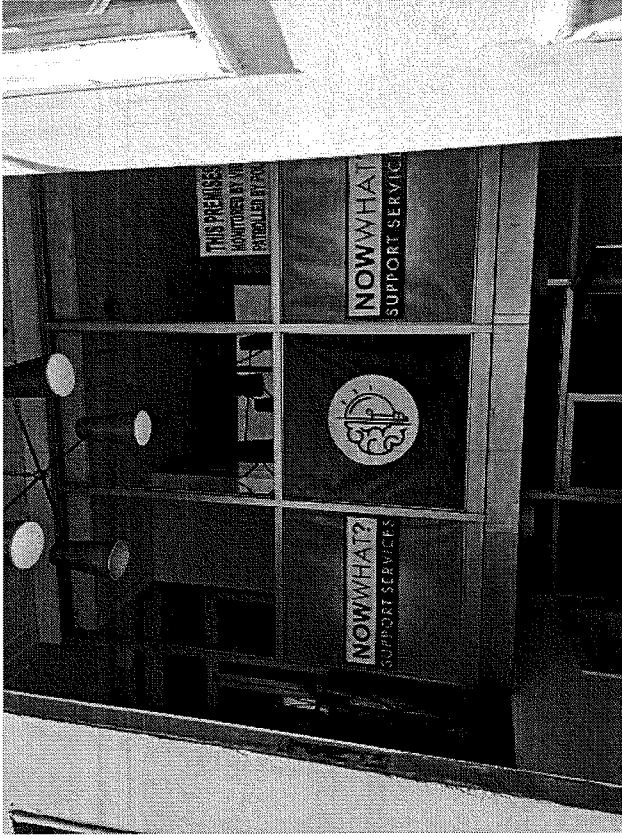
The building is 2 1/2 storeys, single-detached residential structure, which is currently vacant, with a front one-storey addition, which dates to the later half of the 20th century and has altered significantly the front face of the residence.

The main residential building, as well as the front addition, show a running bond of bricks, with no visible headers, which suggests that the brick is a cladding. Given the date of the main portion, it is likely the structure is of wood construction. Over the window openings of the main residential structure are segmental brick arches, with rough-faced stone sills. The residential massing includes bay windows on the side elevations and the roof is a mix of hips and gables with dormer windows. There is a flat roof at the center of the building, which is not visible from the street.

The building has been evidently altered throughout the years, with alterations that have, in most cases, reduced the architectural character of the original residence. Some of these alterations include:

- Addition of a front volume. This addition supported the rehabilitation of the building for commercial usage. This addition, which is of no particular architectural interest, has significantly altered the front face of the building, where the original design can no longer be found through physical evidence.
- Painting of brick facades. Painting is typically done to hide deteriorated bricks or to upgrade the building with new exterior finishes. In this case, it appears that the paint is hiding spalled bricks or previously sandblasted bricks.
- Addition of new cladding materials on the roof. The roofs are clad with asphalt shingles which are in poor condition. The gables and dormers are clad with what appears to be vinyl or aluminum siding. A portion of this cladding is removed on the west-facing gable and exposes wood siding, suggesting this was the original material. The fascia bands and soffits are also clad with either vinyl or aluminum siding, and are likely hiding deteriorated materials.
- Replacement of all doors and windows with new metal units.





Overall interior view of 220 Main Street, taken from the main entrance of the front addition, and looking north. The space has been visibly altered and there are no signs of the original south wall of 220 Main Street. The front addition has altered the original south wall by removing the portion of the ground level and installing a supporting beam above to support the upper wall of the south elevation, visible from the exterior.



Interior view of 220 Main Street, taken inside the front addition, looking towards Main Street, and the new front entrance assembly. Windows are painted metal units with single pane glazing with lead came.

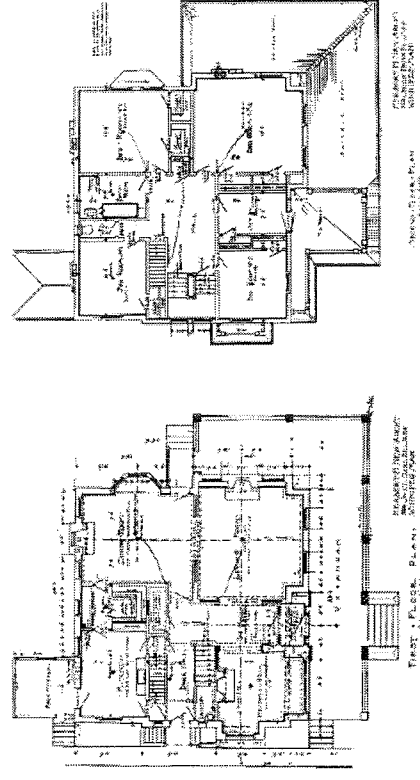
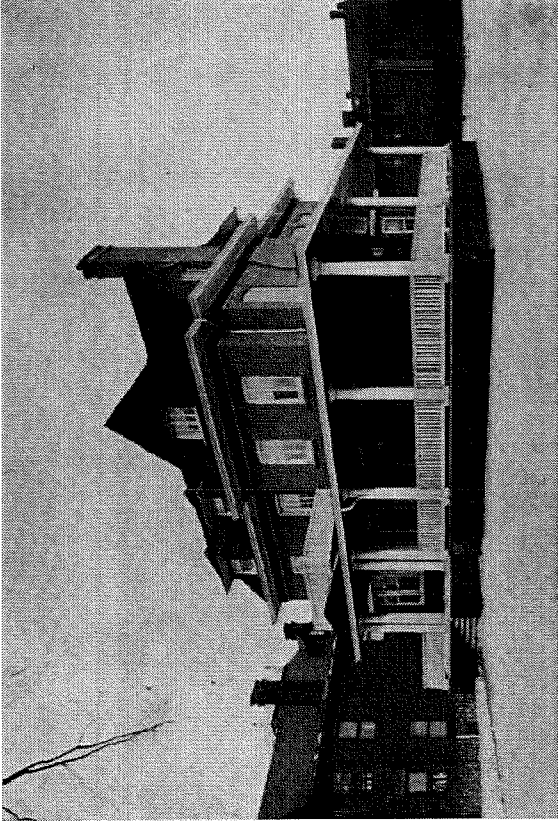
Historical Description

The building dates to 1907 and designed by Hamilton-born architect Herbert Henry New as a residence for his father, Henry New. The residence was named "Dalkeith Lodge", perhaps as a reminder of the family's Scottish roots. The residence was occupied by various family members until 1953, including the architect himself, between 1911 and 1919. The New family was involved with the Hamilton Pressed Brick Co. Ltd, whereas Henry New (the first occupant) was its President. His son became secretary treasurer after leaving his architectural practice. After the New family left the property, starting in 1954, it was converted for commercial use and community services as part of Main Street's redevelopment into an auto-oriented transportation and commercial corridor in the 20th century. This conversion included the addition of the front one-storey volume. The property housed Hamilton United Services in the 1960s, the United Way in the 1970s and a medical centre in 2011. The property is currently vacant.

Herbert Henry New (1876-1952) was a Hamilton-born architect, trained in Boston, Massachusetts. He practiced in Hamilton in 1908 after a short career in Winnipeg. He withdrew from the architectural profession after 14 years of practice, in 1922, to become involved in other businesses, including a position with the Hamilton Pressed Brick Co. Ltd.

Contextual Description

The property is located in the Central Historical Neighbourhood, an established historical neighbourhood of former residential character. It is further in close proximity to Hess Village, a grouping of Victorian houses in the four blocks bounded by Main, King, Queen and Caroline Streets in the late-19th and early-20th century. The detached dwelling had originally a substantial setback from Main Street, similar to its neighbours at 222 and 206 Main Street. This setting was impacted when the front volume was added in the second half of the 20th century.



Archival photo and floor plans of Dalkeith Lodge at 222 Main Street (Canadian Architect and Builder)

Assessment of Value and summary

The City has identified the property as Inventoried, as it displays potential cultural heritage value, based on the building's style.

Following research and evaluation, the property was found to be associated with Henry New (for who the residence was designed) and the architect is attributed to his son, Herbert Henry New, who lived in the residence after his father's death. The residence was further occupied by other members of the New family, all of which are associated with the Hamilton Pressed Brick Co. The building was also featured in the April 1907 issue of the Canadian Architect and Builder, likely to highlight the work of the Hamilton-born architect for his father. From a historical perspective, the property can be deemed of cultural heritage value.

Contextually, given the early 20th century form was altered with a new one-storey massing at the front, the means in which it supports the historical character of the area was impacted by its attempt to modernize. Its contribution to support, define or maintain this character - given these extensive physical alterations - is limited.

The building's extensive alterations to its main facade has reduced its significance as a building of architectural merit. While archival documentation showing the building's appearance is available, and the building was featured in a prominent architectural periodical of the time, the alterations are extensive to a point where the architectural integrity of the property is lost.

Given the above, the property meets one of the nine criteria, primarily due to its association with two members of the New family who were associated with the Hamilton Pressed Brick Co. Ltd. The property has cultural heritage value, yet, in our view, is insufficient to be deemed worthy of designation and physical conservation. Mitigation strategies are discussed further in this CHIA.

Criteria (quoted from: O.Reg. 9/06)	Assessment of Value for 220 Main Street West
1. The property has design value or physical value because it:	
i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,	NO. The primary building is of Edwardian style, yet is neither a rare, unique or representative example of the style. Further, the many alterations have largely impacted the expression of the style
ii) displays a high degree of craftsmanship or artistic merit, or	NO. While the building may have originally been of high degree of craftsmanship, the integrity of this attribute is lost due to the many alterations.
iii) demonstrates a high degree of technical or scientific achievement.	NO. The building does not demonstrate technical or scientific achievement.
2. The property has historical value or associative value because it:	
i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	YES. The property is associated with two notable members of the New Family: Henry New (father) and Herbert Henry New (son), both of which are associated with the Hamilton Pressed Brick Co.
ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	NO. The building is a standard residence and does not yield information that may contribute to the understanding of this portion of Main Street
iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	NO. The architect is Herbert Henry New, who is known primarily in Hamilton. The residence no longer demonstrates his work due to the many alterations.
3. The property has contextual value because it:	
i) is important in defining, maintaining or supporting the character of an area,	NO. The property supports the character of the area in that it includes the remains of an early 20th century house which has been altered and converted into a commercial property. This early structure is not very visible from Main Street and, with time, its importance in supporting the character of the area has been significantly reduced.
ii) is physically, functionally, visually or historically linked to its surroundings, or	
iii) is a landmark. O. Reg. 9/06, s. 1 (2).	NO. The property is not a landmark

2. 222 Main St S

Registered (Non-Designated)

date of construction: c1891

architectural style: Victorian/ Queen Anne

removal appears to have left a permanent film on the large bay shape fronting Main Street.

- Parging of lower courses of brick. This parging was likely meant to "correct" a previous deficiency, although it resulted in a notable impact to the building's appearance along its primary facade.
- Painting of stone sills and lintels
- Alterations to roof materials. Wood detailing on the bargeboards, soffits and fascias are covered, some of which are still visible. New materials, such as vinyl or aluminum siding, are apparent and may be hiding original materials that are either deteriorated, or absent.
- Replacement of all doors and windows with new metal units.
- Re-landscaping. The new volume on the east side of the building included a new entrance from Main Street and required a re-landscaping of the front yard, which has been altered many times.

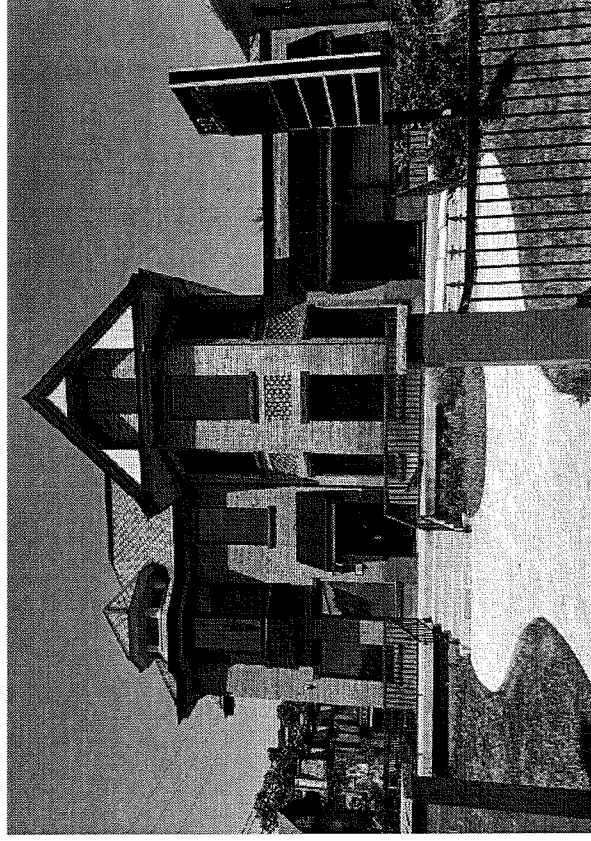
Architectural Description

The building is 2 1/2 storeys, single-detached residential structure, which is partly occupied as an office. It dates to the last decade of the 19th century. It has been rehabilitated in the second half of the 20th century into commercial usage, with a one-storey addition to the east of the building.

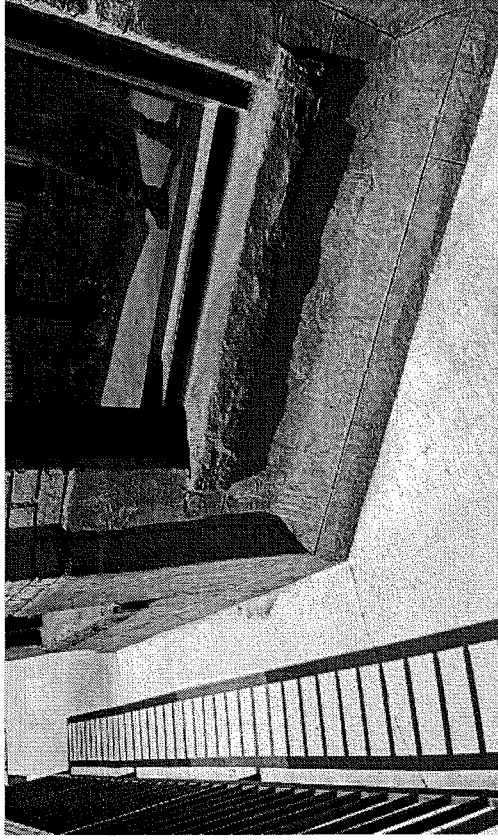
The building shows a running bond of bricks, with no visible headers, suggesting the brick may be a cladding. However, given the age of the building, it is possible that the building is of brick construction, built with "clip-bonds", which are diagonal bricks in the wall serving as brick ties. Due to instability issues, such ties were banned (in Toronto) in the early 20th century. Bricks laid in a checkered pattern are noted on the spandrels above the ground floor. The front portion displays a small oriel window, in wood, on the second storey and a large two-storey bay shape, topped by a gable roof. A similar configuration is shown on the west elevation, facing Queen Street. Sills and lintels are all rough-faced stone units and painted. The roofs are a mix of hips and gables with a flat roof at the center, not visible from the street. A feature turret roof, integrated with the main roof, faces Main Street. The original octagonal slate shingles are still present as the main cladding material of the roofs.

The building has received several alterations throughout the years, and they include:

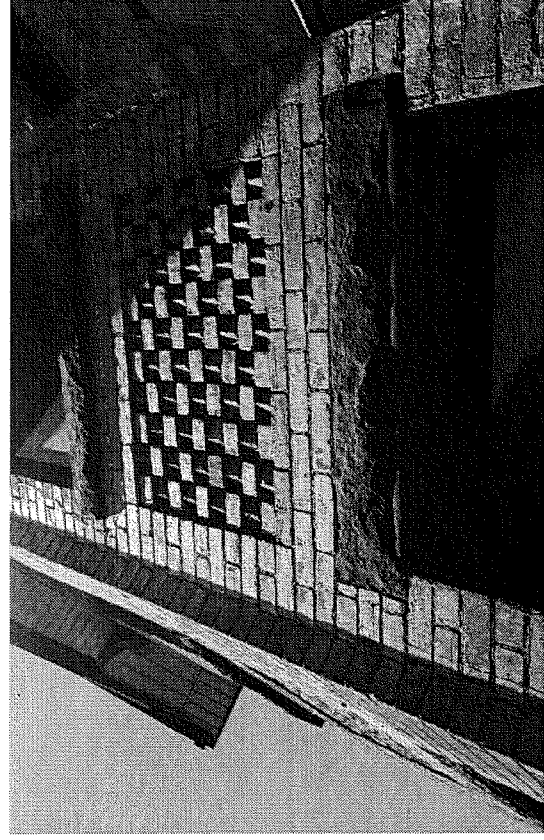
- Addition of a side volume. This addition supported the rehabilitation of the building for commercial usage. This addition is low-rise and does not visually impact the overall massing of the building.
- Cleaning of exterior bricks The exterior walls were previously painted, based on archival Google view images, and were cleaned within the last 15 years. While paint removal has improved the appearance, the



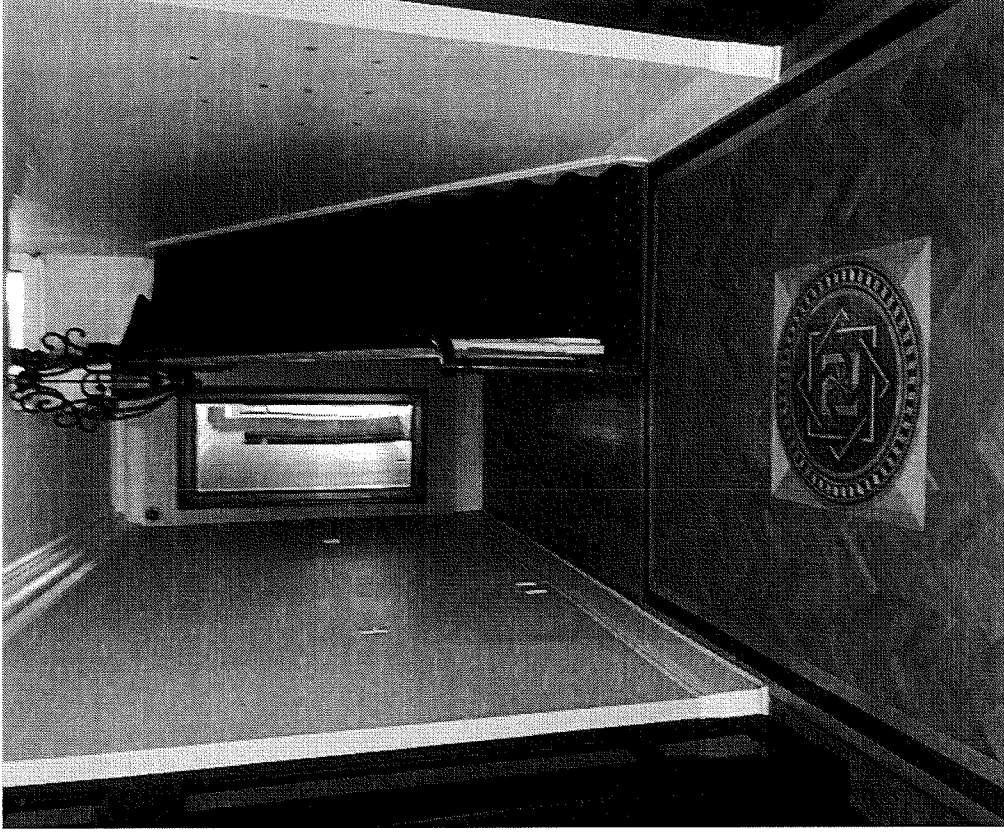
222 Main Street South in its current condition.



Close-up of base, showing parging over brick surface at base.



Close-up at exterior wall, showing the checkered brick pattern at the spandrel. The walls appear to have a remnant thin film over the brick surfaces. Note the modern cladding at the soffit above.



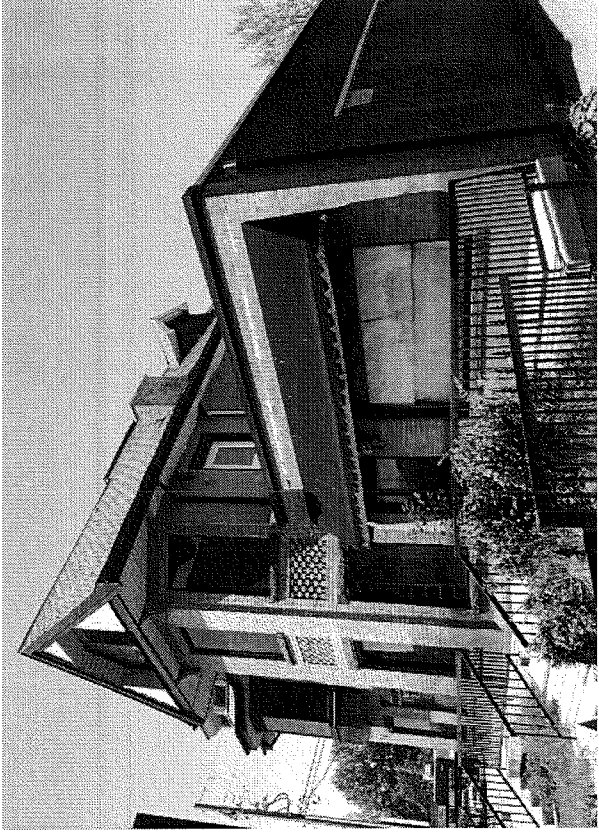
Overall interior view, from the main entrance hall. The current flooring is a modern replacement (two different flooring patterns on the ground floor as shown on the photograph). All wall finishes and trims are equally modern replacements, and trims are made to look historically accurate.

Historical Description

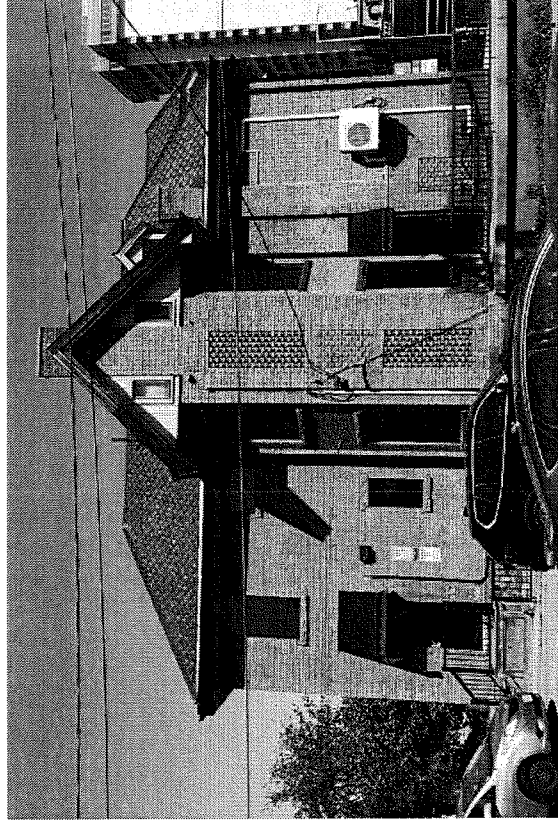
Archival research was completed by McCallum Sather and looked at Land Registry records accessed through OnLand and the local Hamilton Public Library Archives. 222 Main Street West was constructed as a residential dwelling in circa 1891. Land Registry Records show a Robert Campbell as owner of Lot 1 and part of Lot 2 on the north side of Main Street for 1890. He acquired the property from Mary and Alex Murray in 1890. The name of Robert Campbell appears in the 1891 Tax Assessment, noting an "unfinished" structure. The Tax Assessment Roll for 1893 shows an increase of the property value, compared to 1891, suggesting the house could have been finished by 1893. In searching through the census years, a number of "Robert Campbell" appear however their age does not match that of the owner of 222 Main Street at the time of construction. According to City Directories, Robert Campbell, who lived at 222 Main Street West was a manufacturer (this was the only information found for the Robert Campbell associated with this property). Caroline Campbell (Robert Campbell's widow) lived at the house from 1912 to 1916, after which other occupants resided for short periods at the property. The longest resident was Henry A. Wardell, a physician, who lived at this address between 1928 and 1948. It was then listed as "Club 222" in the Directories, suggesting a change of use to potentially a rooming house (given many residents listed under this title).

The property was converted for commercial use in the mid-20th century. The 1964 Fire Insurance map shows Harvey Sobel LTD Interior Designs, with the east addition on the building.

Overall west elevation. Note the checkered brick patterns on the bay wall and the additional metal cladding on the bargeboard, the soffits and on the front of the gable, hiding existing fabric. A portion of the metal cladding on the bargeboard is removed, exposing the underlying wood trimming.



222 Main Street South in its current condition.



Contextual Description

The property is located in the Central Historical Neighbourhood, an established historical neighbourhood of former residential character. The building is substantially setback from Main Street, similar to its neighbours at 220 and 206 Main Street. Main Street's character has changed from residential starting in the late 19th century to commercial starting in the later half of the 20th century onwards. Since the mid-20th century the property has been altered by its conversion for commercial use, as part of an evolving change in the area, consistent with other properties in the immediate area.

Assessment of Value and summary

The City has identified the property as Registered (Non-Designated), after a recommendation made under the Downtown Built Heritage Inventory project (DBHI), conducted in 2014. Through this process, the property at 222 Main Street was identified as "Character Supporting" which meant it *maintains or supports the historic context(s) and can be related to a characteristic pattern of development or activity, property type or attribute of the area.* Following this identification, it was recommended to place this property on the City's Register. It is to be noted that this evaluation followed a process evaluating buildings as part of an established Historic Neighbourhood (in this case, the Central neighbourhood).

The property meets only one of the nine criteria for cultural heritage value as the building fits within the context of Main Street along with similar buildings of the same time period to the east and across the street. However, considering this evaluation as a whole, the single criteria does not merit the property to be recognized as having cultural heritage value worthy of designation and conservation. Mitigation strategies are discussed further in this CHIA.

Criteria (quoted from O.Reg. 9/06)	Assessment of Value for 222 Main Street West
1. The property has design value or physical value because it, i) is a rare, unique, representative or early example of a style, type, expression, material or construction method, ii) displays a high degree of craftsmanship or artistic merit, or iii) demonstrates a high degree of technical or scientific achievement.	NO. While the primary building can be considered an example of a mix of Victorian and Queen Anne styles applied to a residential type, it does not have the integrity required to qualify as representative of the styles noted above. It is not rare or unique in the overall context of downtown Hamilton NO. The building is of standard craftsmanship with no evidence of particular artistic merit. NO. The building does not demonstrate technical or scientific achievement.
2. The property has historical value or associative value because it, i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community, ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	NO. No association of particular significance was noted in the course of research. Many occupants resided in the building, none of which are of particular significance to the community. NO. The building is a standard residence and does not yield information that may contribute to the understanding of this portion of Main Street. N/A. The architect or builder was not found during research
3. The property has contextual value because it, i) is important in defining, maintaining or supporting the character of an area, ii) is physically, functionally, visually or historically linked to its surroundings, or iii) is a landmark. O. Reg. 9/06, s. 1 (2).	NO. While the property supports the character of the area in that it visually displays architectural styles of a previous period of development, this support is not noted to be of importance to define or maintain the character of the area. YES. The building displays features that make it physically, functionally, visually and historically linked to its surroundings. NO. While the property is situated at an intersection, the building on site was not designed to be a landmark.

3. 115-117 George St

Registered (Non-Designated)
date of construction: c1870
architectural style:Gothic Revival

Architectural Description

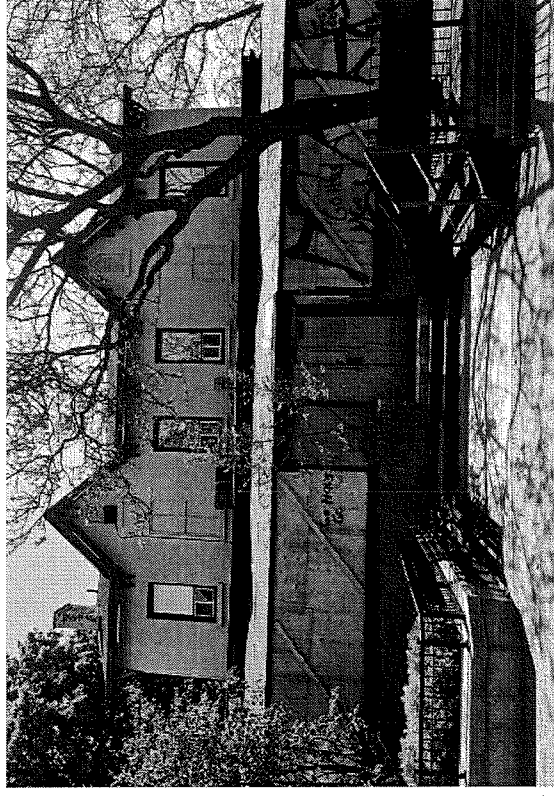
The property includes two addresses consisting of semi-detached units forming a 2-storey building, currently vacant. It dates to the 1870s, making it the oldest building on the development site. It has been rehabilitated in the second half of the 20th century into commercial usage, with a one-storey glazed solarium addition fronting George Street. The building's massing and overall design proportions are similar to its eastern neighbour at 107-109 George Street and together display features that are characteristic of the Gothic Revival style applied to low-rise residential cottages found in Ontario.

The building shows bricks in common bond, with header bricks at every 6th course, which suggests that the structure of the exterior walls is brick masonry construction (this is confirmed upon interior review). The building is rectangular in plan topped by a gable roof with two smaller gables along the George Street facade. Below these smaller gables are pointed arch window openings, currently used as venting units. Paired wood brackets below the projecting roof eaves are still present along the perimeter and appear in good to fair condition. The building's separate units consist of a tripartite design (three window openings), evident on the second storey. Sills and lintels are smooth-faced stone units (windows openings on the side elevations consist of segmental arch brick voussoirs in lieu of stone).

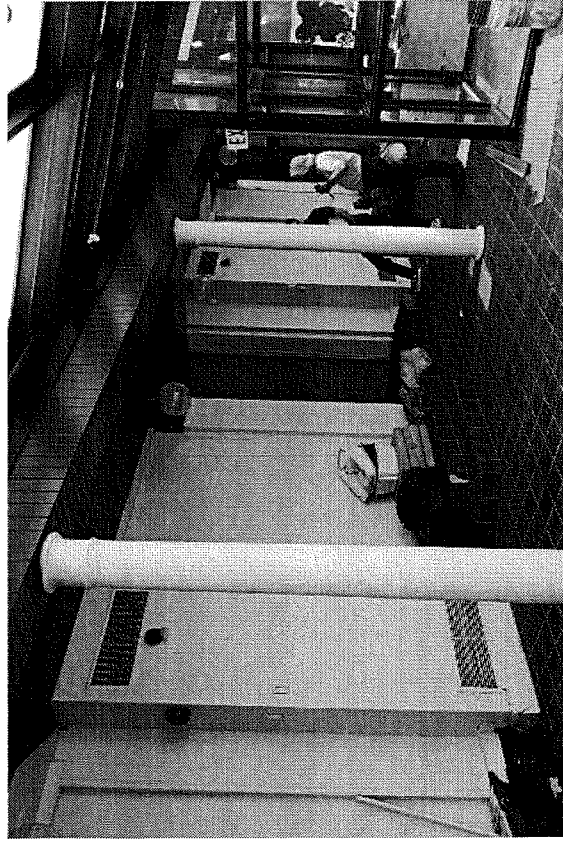
Fire Insurance Maps illustrate that both 115-117 George and 107-109 George had wood porches at the front and covered verandah, which has been removed.

The building has received a number alterations throughout the years, including:

- Addition of a front solarium and east side patio. These additions supported the rehabilitation of the building for commercial usage. The solarium impacted the front appearance of the building where the original design can no longer be found through physical evidence.
- Rear additions and alterations. These later additions are in addition to the existing and original rear volumes, which, being located at the rear, are of less significance.
- Painting of exterior bricks, including sills and lintels It is unlikely that the building was originally painted,
- Replacement of all doors and windows with new metal units. Also of note are the blocking of the central windows on the second floor, likely to coordinate with the new functions on this floor.
- Re-landscaping. The front yard along George Street has been extensively altered to adapt the building to its new commercial use and its overall integration with the low-scale, stone-paved ground, commercial character of the Hess Village neighbourhood.



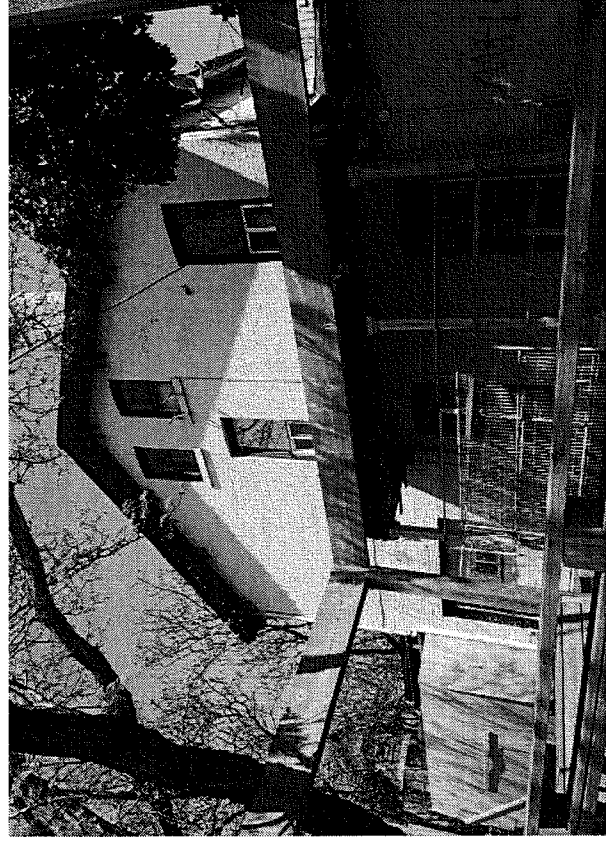
115-117 George Street in its current condition.



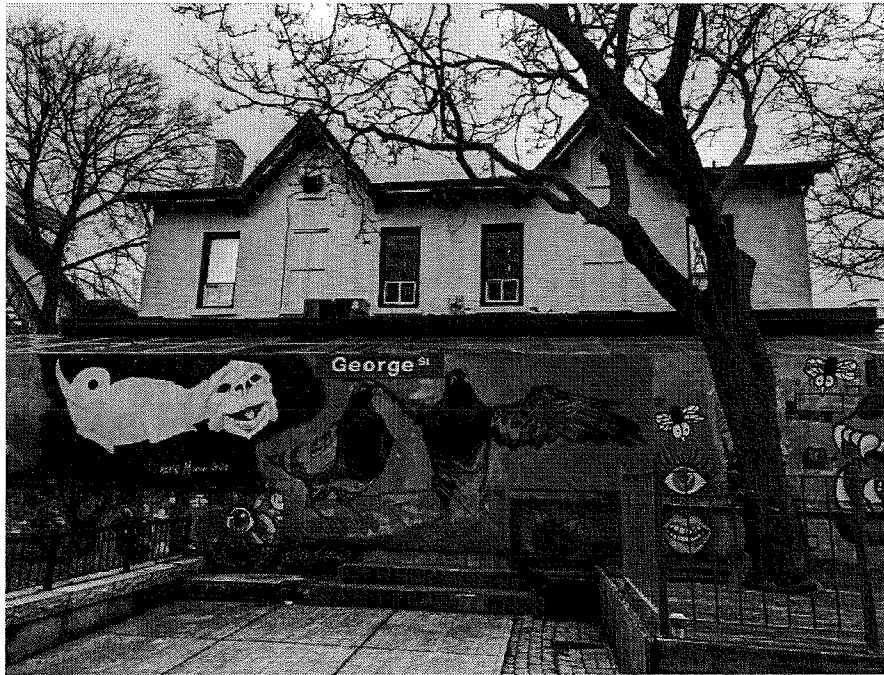
Across:
Overall view of the west elevation, seen from Queen Street. The new structure partly obscures the elevation and some ground level openings appear to be later modifications. Some stepped cracking is noted above a second storey window opening, likely as a result of building alterations on the south portion of the structure.

Top right:
Interior view of the exterior west wall (facing Queen Street), at the ground level. The brick wall is exposed. Note the alteration with the addition of a concrete column and supportive arch above interfering with the window surrounds.

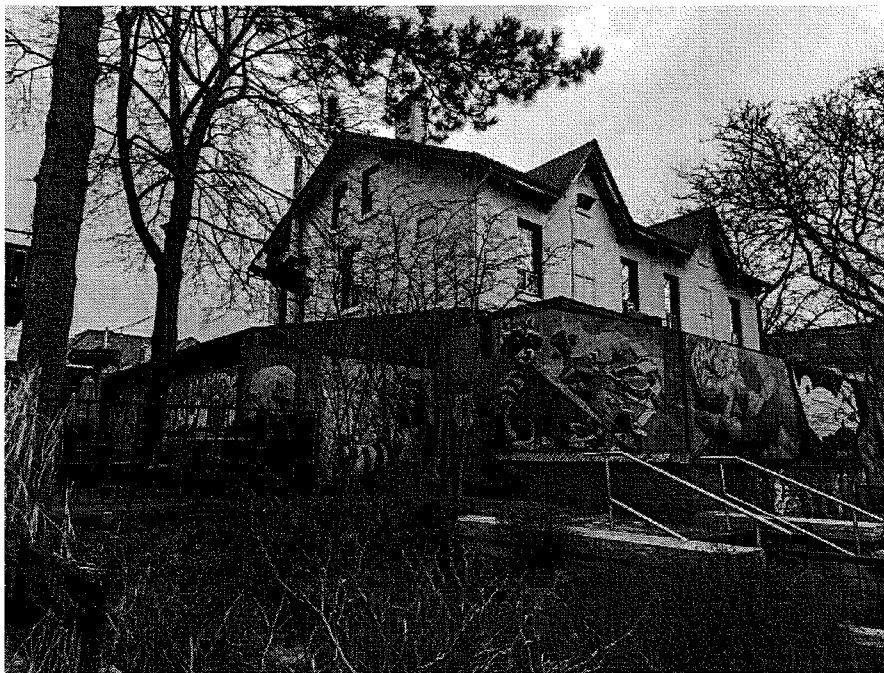
Top left:
Overall view of the front addition, looking south towards the north wall of the building, which is visibly altered with new openings and new infill materials (concrete blocks). Traces of the original brick wall were not made evident and have likely been either removed or altered with new materials.



EXTERIOR PHOTOGRAPHS



**115-117 George Street, North (Front) Elevation
City of Hamilton, January 20, 2023**



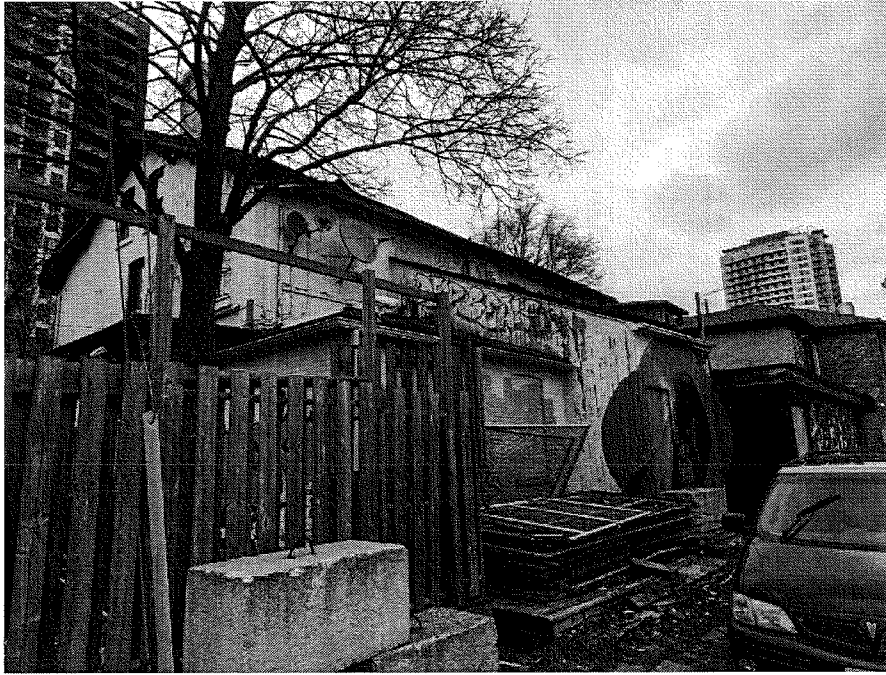
**115-117 George Street, North and East (Front and Side) Elevations
City of Hamilton, January 20, 2023**



**115-117 George Street, East and South (Side and Rear) Elevations
City of Hamilton, January 20, 2023**



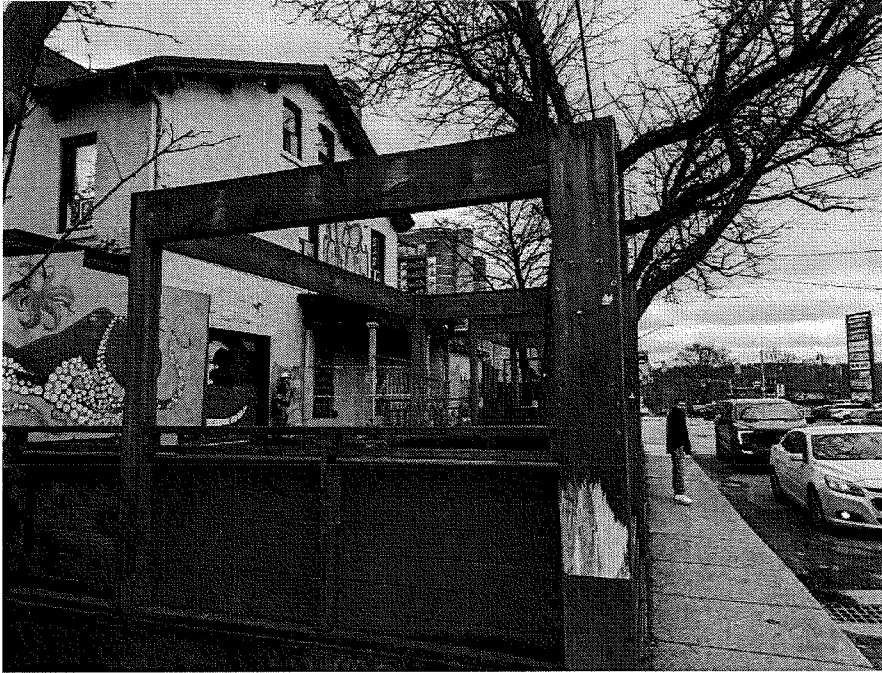
**115-117 George Street, South (Rear) Elevation
City of Hamilton, January 20, 2023**



**115-117 George Street, South and West (Rear and Side) Elevations
City of Hamilton, January 20, 2023**



**115-117 George Street, West (Side) Elevation
City of Hamilton, January 20, 2023**



**115-117 George Street, North and West (Front and Side) Elevations
City of Hamilton, January 20, 2023**

CONTEXTUAL PHOTOGRAPHS



**George Street, Facing East
City of Hamilton, January 20, 2023**



**George Street, Facing West
City of Hamilton, January 20, 2023**



**Queen Street South, Facing North
City of Hamilton, January 20, 2023**

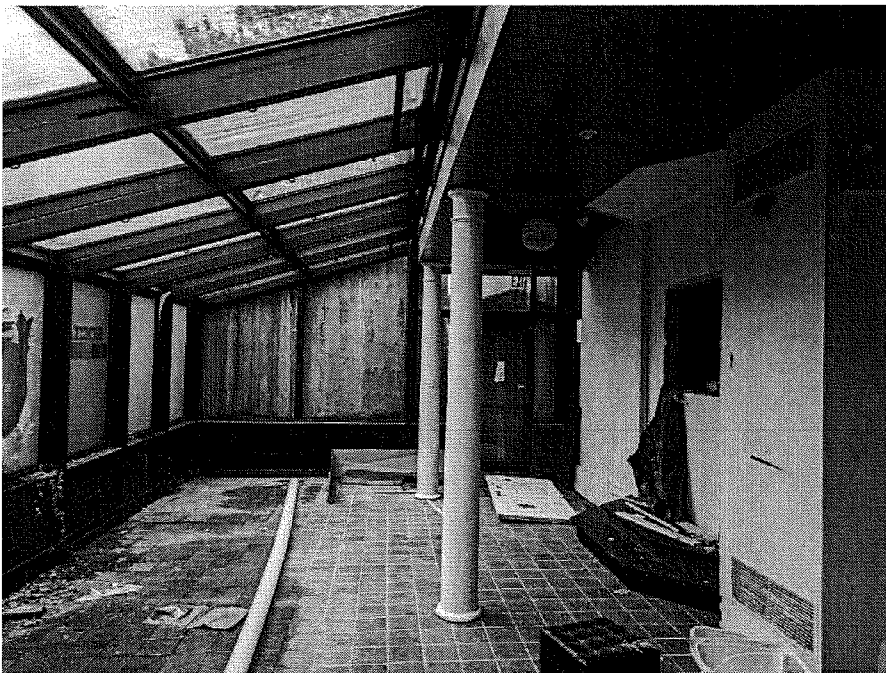


**Queen Street South, Facing South
City of Hamilton, January 20, 2023**

INTERIOR PHOTOGRAPHS



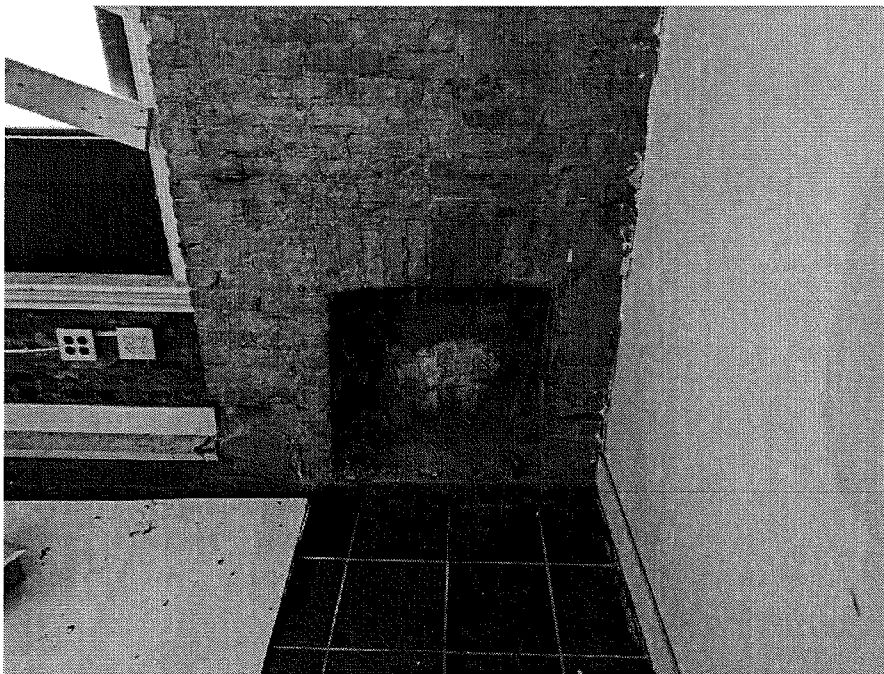
**115-117 George Street, Front Sunroom Addition Facing West
City of Hamilton, January 20, 2023**



**115-117 George Street, Front Sunroom Addition Facing East
City of Hamilton, January 20, 2023**



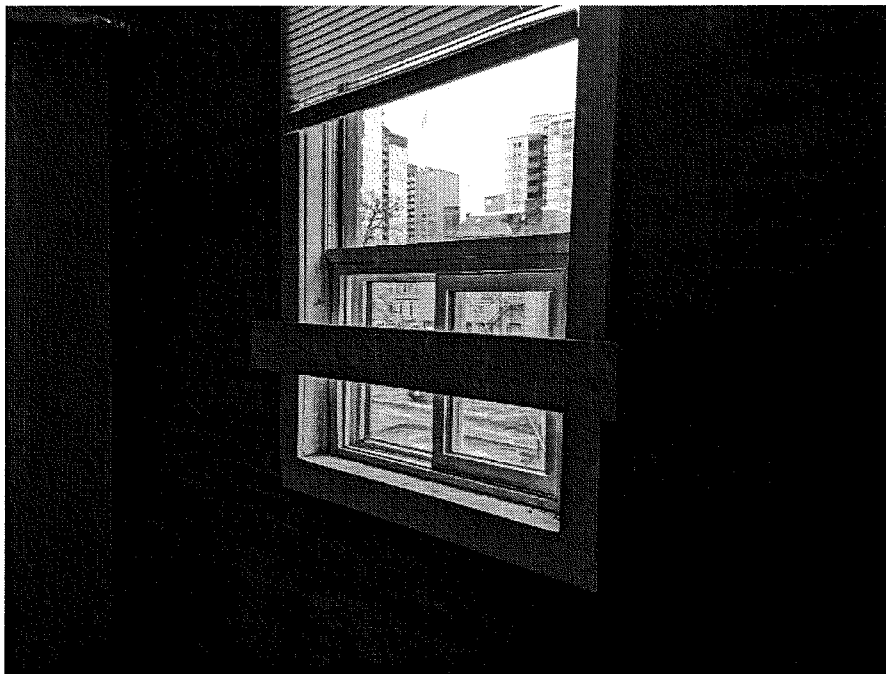
**115-117 George Street, Interior View to Front Sunroom Addition
City of Hamilton, January 20, 2023**



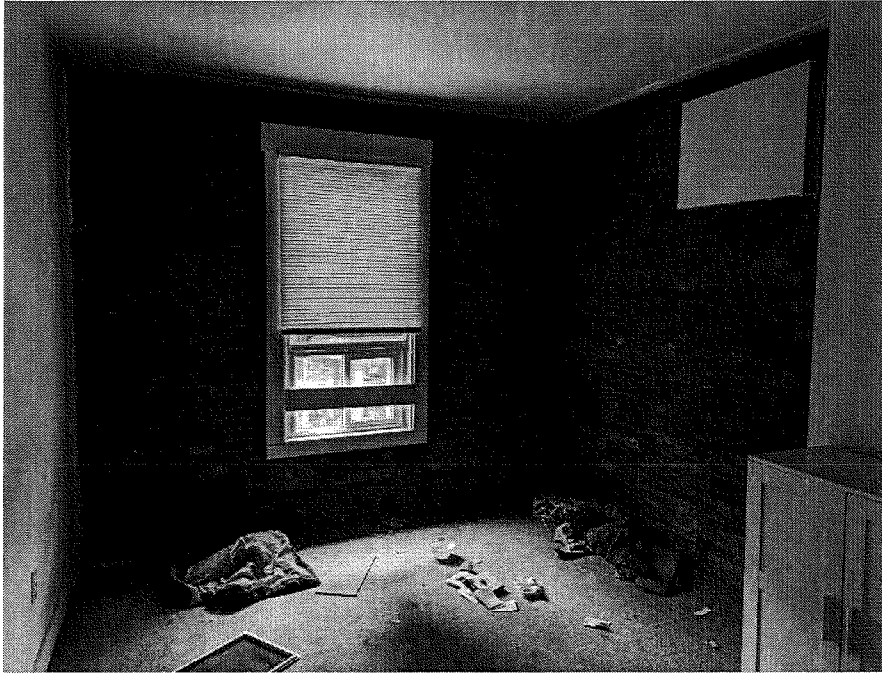
**115-117 George Street, Interior Brick Fireplace
City of Hamilton, January 20, 2023**



**115-117 George Street, Interior Brick Wall
City of Hamilton, January 20, 2023**



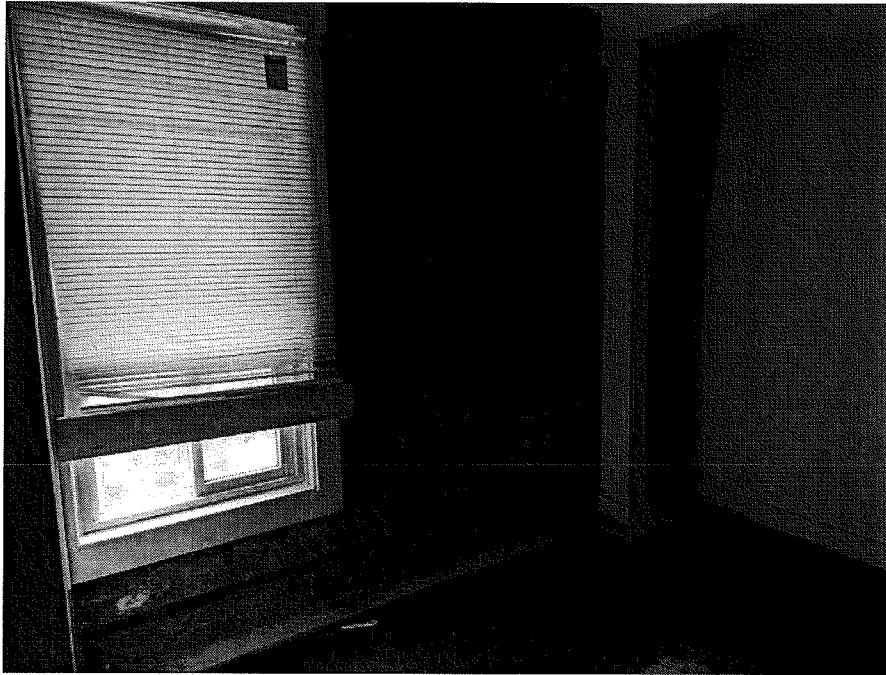
**115-117 George Street, Window Opening
City of Hamilton, January 20, 2023**



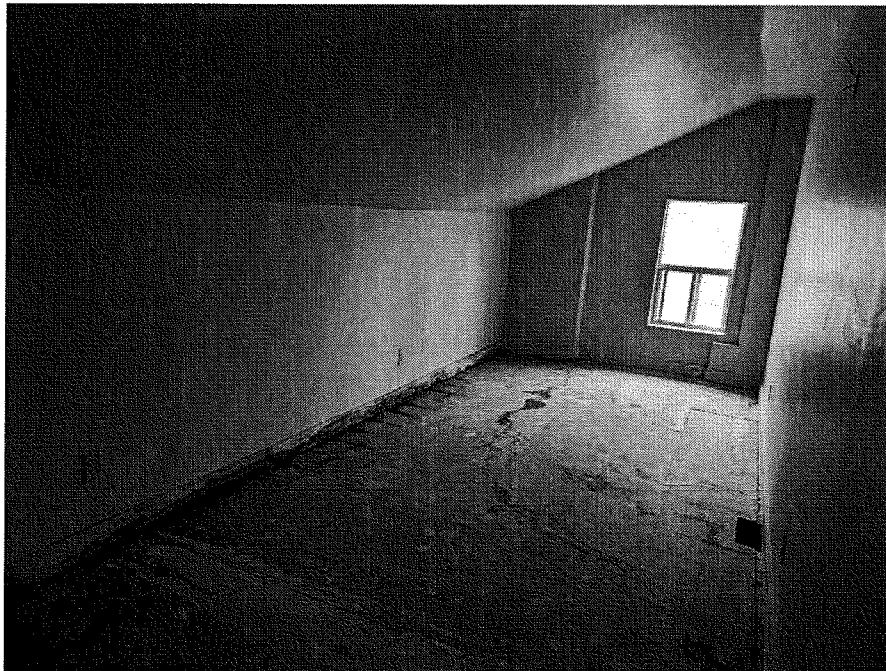
**115-117 George Street, Interior Room
City of Hamilton, January 20, 2023**



**115 George Street, Interior Room
City of Hamilton, January 20, 2023**



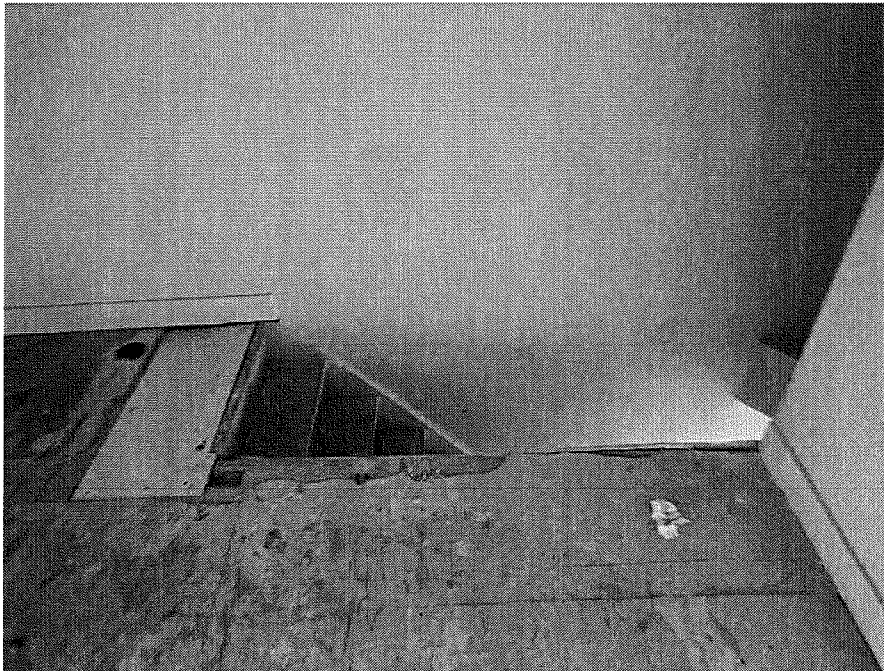
**115-117 George Street, Interior Room
City of Hamilton, January 20, 2023**



**115-117 George Street, Attic room
City of Hamilton, January 20, 2023**



**115-117 George Street, Attic Room
City of Hamilton, January 20, 2023**



**115-117 George Street, Attic Stairs
City of Hamilton, January 20, 2023**