



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:
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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 Heiritage 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.**

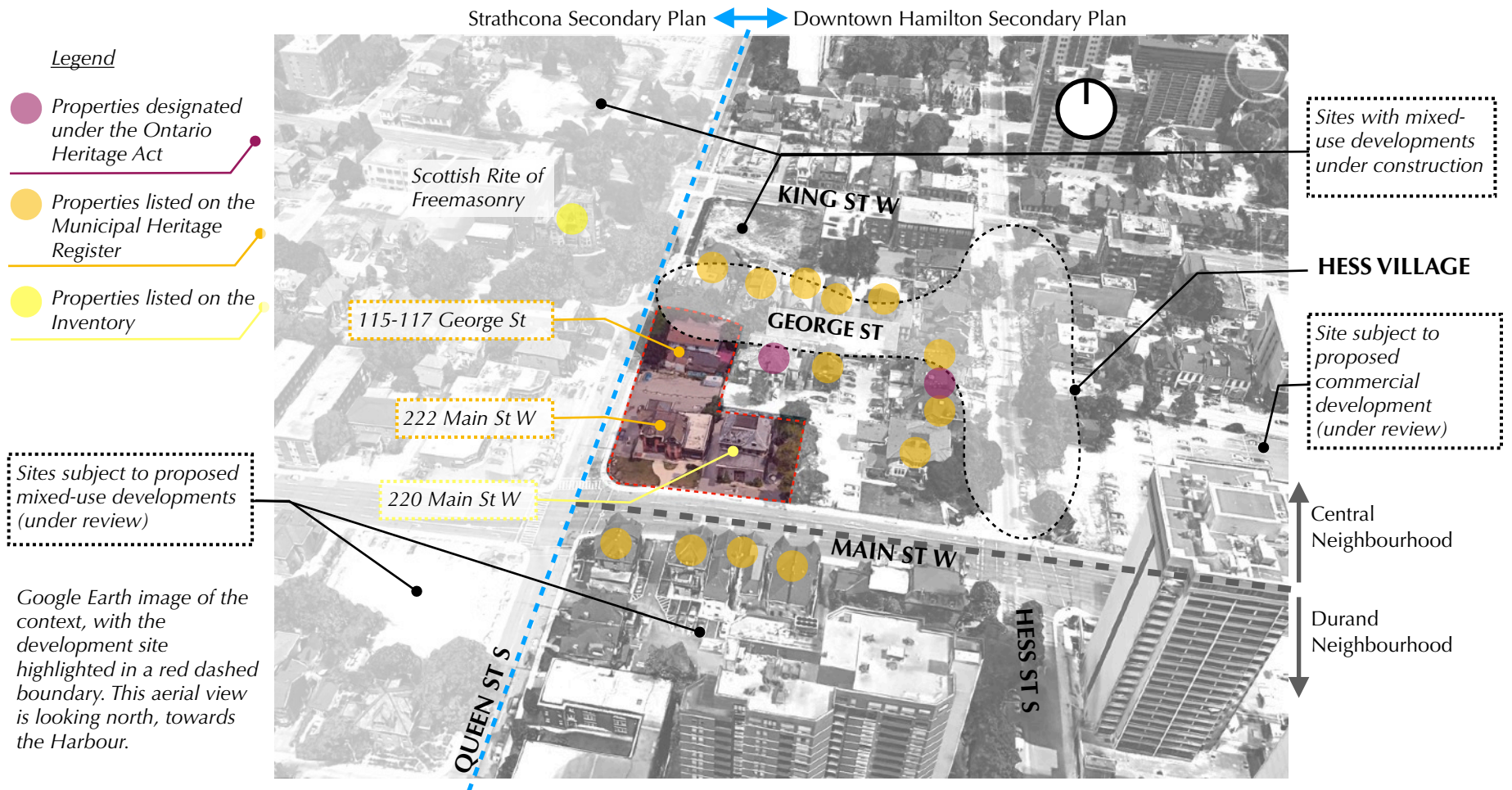
The building known as 115-117 George Street will be partially conserved by the retention of its main and side facades, including the front portion of the roof and integrated into the proposed development so that its heritage value, found in the portion visible from George and Queen Street, is conserved.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



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%.

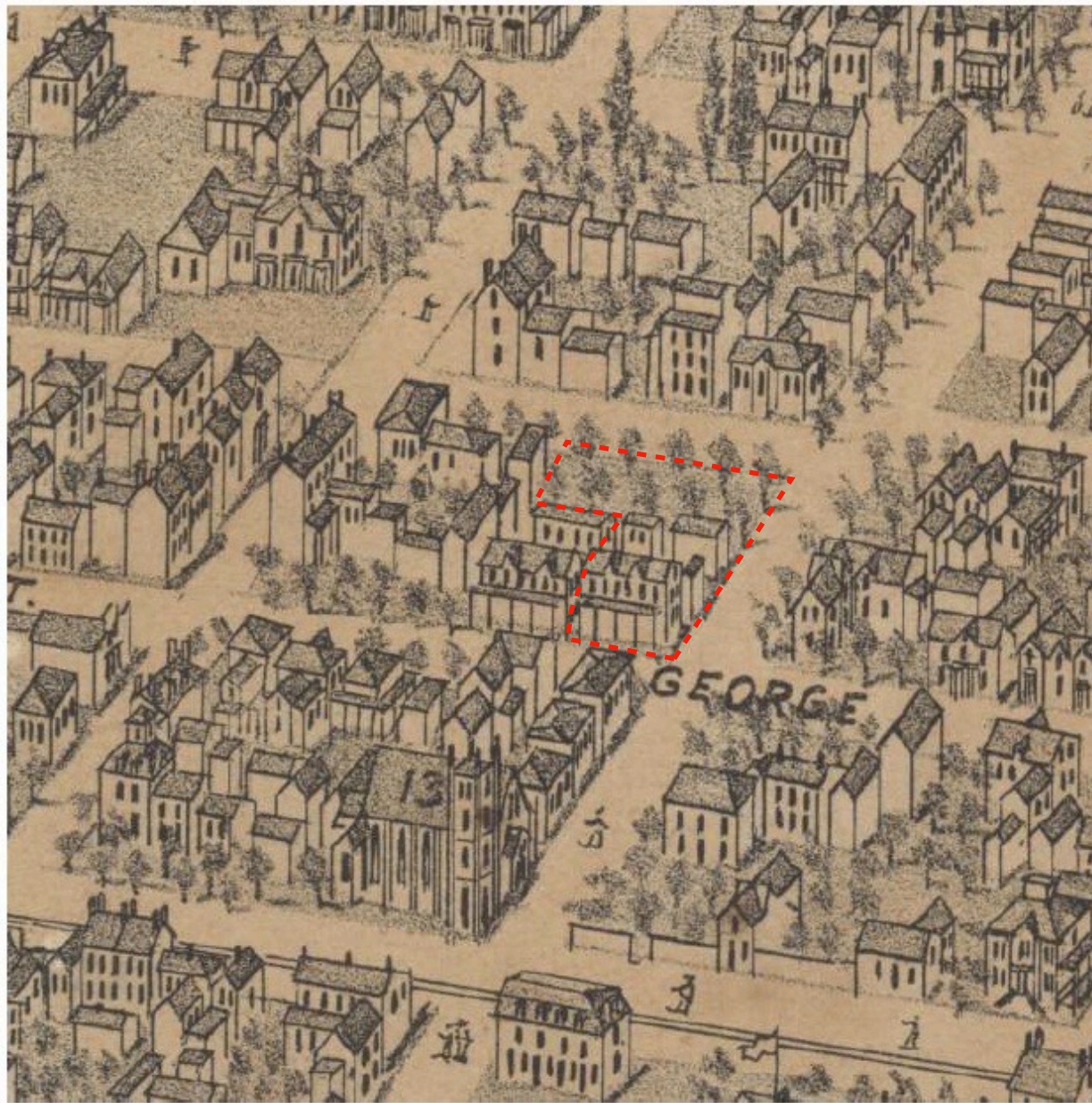
The block on which the subject property is located developed following its proximity to the important civic and commercial areas, notably the major thoroughfare of James Street. Both James Street, running north-south and Main Street, running east-west laid a quadrant that established four Historic Neighbourhoods, 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.

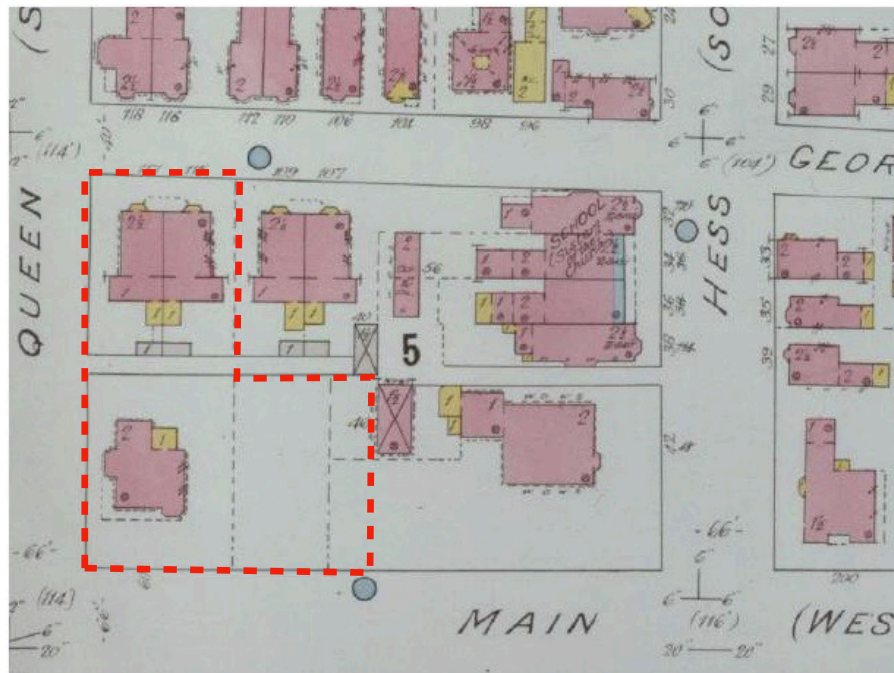
By the end of the nineteenth century, the block containing the subject property, as well as the surrounding area was almost entirely developed with housing, completing the residential character of the neighbourhood. It was during the later decades of the nineteenth century that the properties at 115-117 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, slowly 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.



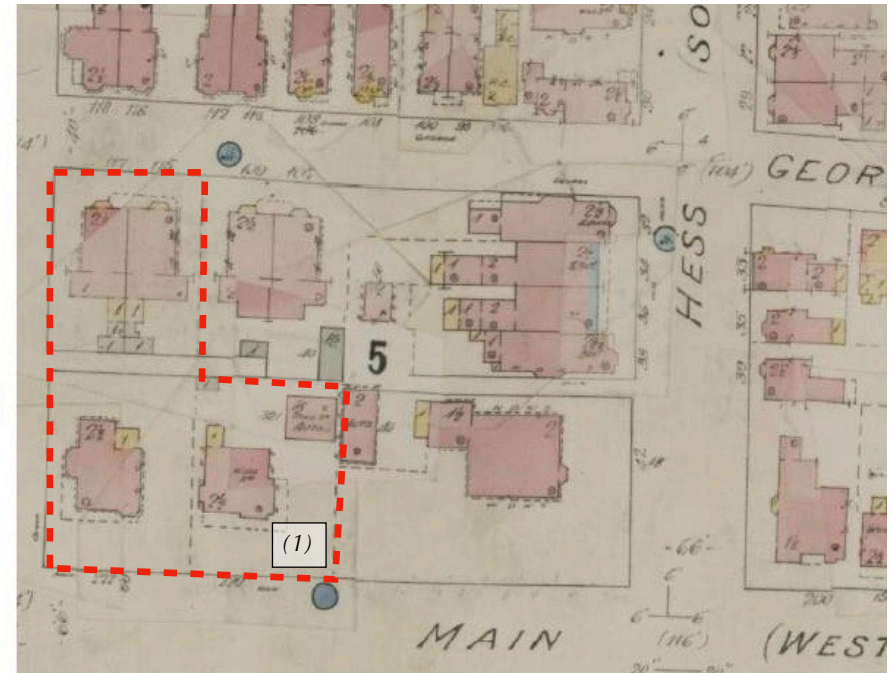
Detail from the Bird's Eye View of City of Hamilton, 1876

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.



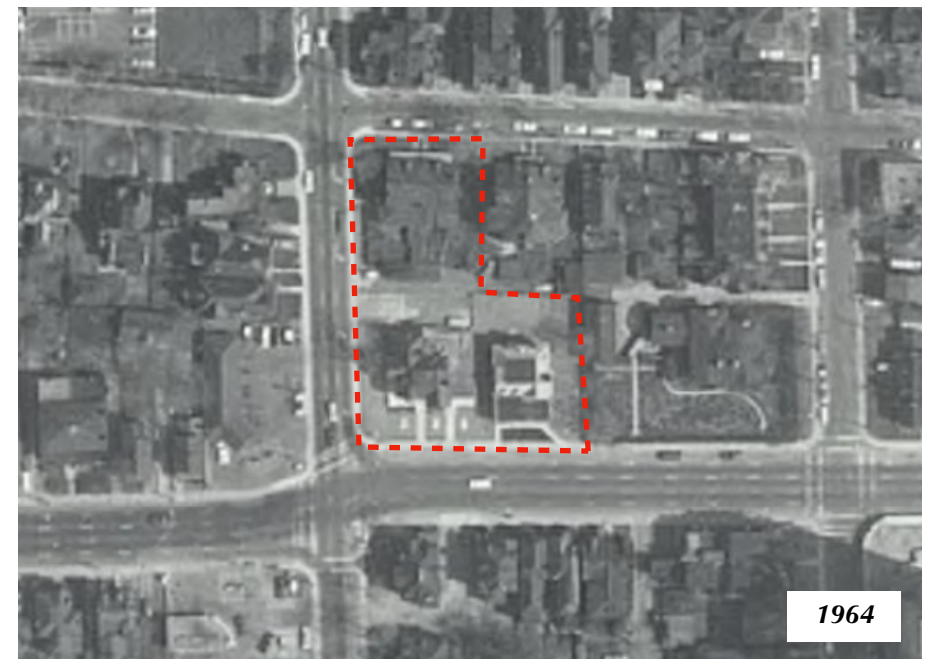
Detail of the Insurance Plan of the City of Hamilton, Charles E. Goad, 1898

By the turn of the nineteenth century, most building lots 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.

	<u>Address</u>	<u>Heritage Status</u>
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.

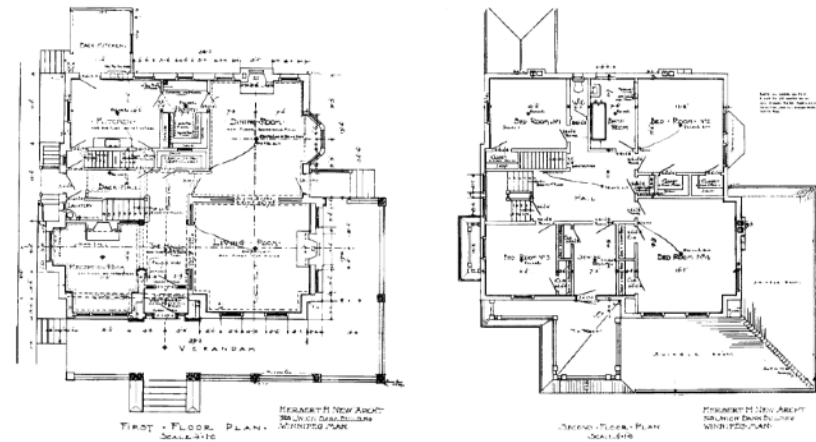
Historical Description

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

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

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.



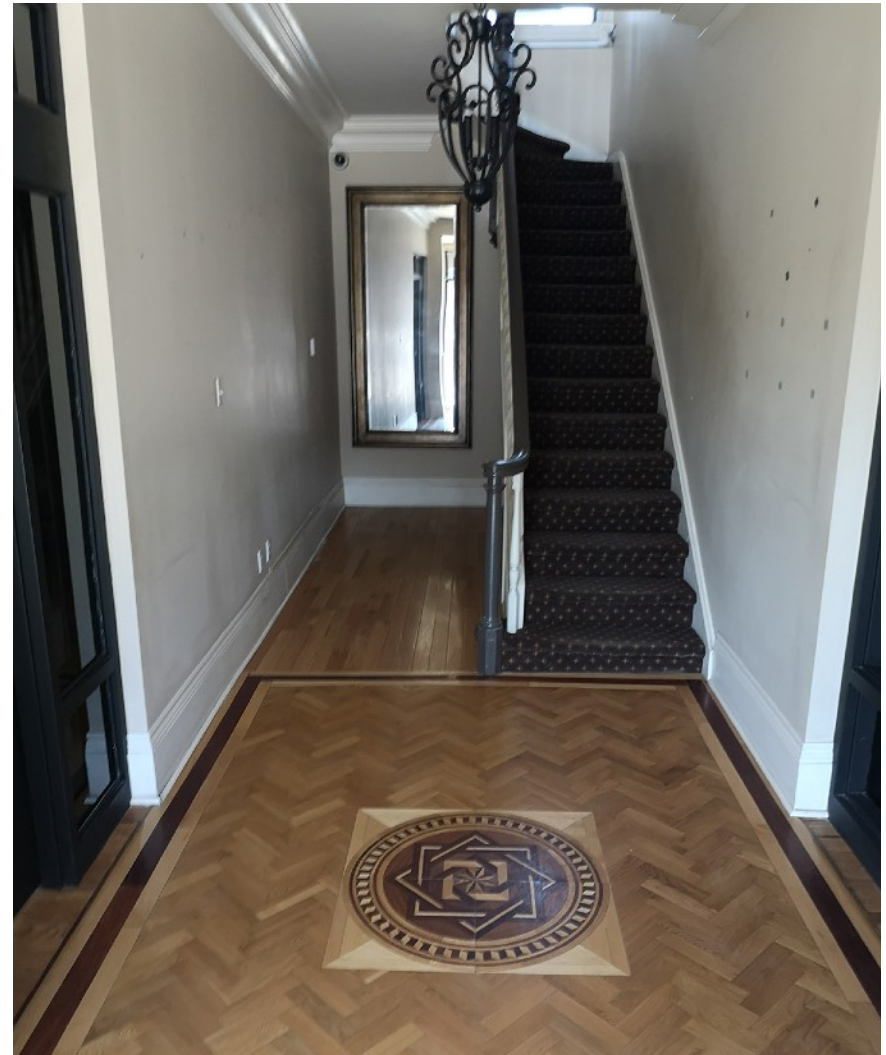
222 Main Street South in its current condition.



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,	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
ii) displays a high degree of craftsmanship or artistic merit, or	NO. The building is of standard craftsmanship with no evidence of particular artistic merit.
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,	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.
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.	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,	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.
ii) is physically, functionally, visually or historically linked to its surroundings, or	YES. The building displays features that make it physically, functionally, visually and historically linked to its surroundings.
iii) is a landmark. O. Reg. 9/06, s. 1 (2).	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.

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.

115-117 George Street is constructed on parts of Lot 1 and Lot 2 on the south of George Street bounded by George, Hess, Main, and Queen Streets. George Street was once called Union Street prior to 1869 in the Assessments Rolls and Land Registry Historical Books. The first record of ownership dates to 1851, noting that George S. Tiffany acquired land parcels 1 and 2, at which point were undeveloped. The registry further indicates that John Moodie acquired the land from the Gore Bank in 1869. The 1871 Assessment Rolls (the 1870 ones are too damaged to assess) suggest that 115-117 George Street (and the sister building at 107-109 George Street) were built at the same time (1871) and owned by John Moodie. He also owned a number of buildings on the north and south sides of George Street. John Moodie was a merchant/owner, but did not live at 115-117 George Street. They were occupied by two families who rented the building. Renovations occurred in the 1970s to adapt the building for commercial purposes.

John Moodie was a leading entrepreneur in Hamilton, celebrated for his role in bringing hydro power into Hamilton. His father, John Moodie Sr., was a textile manufacturer, a businessman that was part of the group known in local history as the "Five Johns". Consisting of John Dickenson, John Gibson, John Moodie, Sir John Patterson, and John Sutherland, the "Five Johns" was a group that brought hydro electric power - the Hamilton Electric Light and Power Company Limited - to Hamilton in 1886.



115-117 George Street as seen from the intersection of George Street and Queen Street South, which is partly obscured by trees, and later additions when the building was converted for commercial usage.

Contextual Description

The property is located in the Central Historical Neighbourhood, an established historical neighbourhood of former residential character. It is also within an area known as Hess Village, a grouping of low-rise and small scale Victorian houses dating to the later half of the 19th century and early 20th century. Together, these buildings were rehabilitated for commercial uses (primarily bars and restaurants) and alterations have included outdoor patios and new landscaping, consistent with other properties in Hess Village. These changes transformed the character of the area, from a residential enclave to a vibrant commercial one focused on bars and restaurants with outdoor patios, all of which support a pedestrian-friendly environment. 115-117 George Street is linked to this character.

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 by ERA Architects in 2014. During the course of this process, the properties at 115-117 George Street were identified as “Character Supporting” which meant they *maintain or support 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 these properties on the City’s Register, resulting in its current heritage status. 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).

GBCA has undertaken an assessment of cultural heritage value under O. Reg 9/06 and confirms that the property meets a number of criteria, primarily related to historical and contextual values.

Criteria (quoted from O.Reg. 9/06)	Assessment of Value for 115-117 George Street
1. The property has <u>design value or physical value</u> because it,	
i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,	YES The building is a Gothic Revival style applied to a residential cottage type, therefore a vernacular type of the gothic revival style. It is not rare or unique in the overall context of downtown Hamilton. Better preserved examples of the style are present in Hamilton (such as the property at 107-109 George Street)
ii) displays a high degree of craftsmanship or artistic merit, or	NO. The building is of standard craftsmanship with no evidence of particular artistic merit.
iii) demonstrates a high degree of technical or scientific achievement.	NO. The building does not demonstrate technical or scientific achievement.
2. The property has <u>historical value or associative value</u> 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 John Moodie, an early Hamilton entrepreneur, part of the “Five Johns” who helped bringing hydro electric power to the City of Hamilton. While he did not reside at the property, the association with John Moodie is of significance.
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 George Street.
iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A. The architect or builder was not found during research
3. The property has <u>contextual value</u> because it,	
i) is important in defining, maintaining or supporting the character of an area,	YES. The property plays an integral role in the character of the area. By its architectural style, its current use and its rehabilitated state, the property is important in defining, maintaining and supporting the character of this area of Hess Village.
ii) is physically, functionally, visually or historically linked to its surroundings, or	YES. The building displays features that make it physically, functionally, visually and historically linked to its surroundings.
iii) is a landmark. O. Reg. 9/06, s. 1 (2).	NO. The property is not a landmark

DRAFT Statement of Significance (115-117 George Street)

The following is a draft Statement of Cultural Heritage Value and should be reviewed by the City in the event the property is designated under Part IV of the Ontario Heritage Act.

Draft Statement of Cultural Heritage Value or Interest

The pair of semi-detached buildings located at 115-117 George Street, Hamilton possess cultural heritage value due to its historical association with Hamilton entrepreneur and industrialist John Moodie and the growth and commercial prosperity of the City of Hamilton in the later half of the nineteenth century, its physical design association with a vernacular residential version of the Gothic Revival style, and contextual associations with the Hess Village streetscape.

115-117 George Street was constructed circa 1871 and owned by entrepreneur and industrialist John Moodie, 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.

The buildings retain their original form, scale and mass as perceived from the corner of Queen Street and George Street. Architectural features of interest are included on the north, west and east walls. The buildings were altered in the later half of the 20th century with the addition of a one-storey solarium facing George Street, resulting in the removal of the ground level main facade.. Other alterations include new landscaping and replacement of all windows with new modern units.

The buildings face George Street and are integral components to the character of Hess Village, which comprise of a number of low-rise buildings dating to the later half of the 19th century and early 20th century, many of which were successfully rehabilitated for mixed-uses.

Draft Description of Heritage Attributes

The heritage attributes of the pair of semi-detached buildings are derived from their built form as examples of the Gothic Revival style, applied to a residential form.. The heritage attributes include the exteriors only relating to their 1870s form, which include, but not limited to:

- *The setback, placement and orientation of the pair of semi-detached buildings at the southeast corner of Queen Street and George Street, with the main facade facing George Street.*
- *The scale, form and massing of the brick building (currently painted)*
- *The materials with the brick (currently painted) and wood brackets underneath the roof overhangs*
- *The principal (north) elevation, including the sloped roof shape which overhangs from the exterior walls and includes gables fronting George Street with pointed arch vented openings at the gable ends.*
- *The arrangement of the window openings on the second level of the principal (north) elevation.*
- *The west elevation, which features the gable end and the roof overhang with wood brackets that are visible on Queen Street.*
- *The location of the chimneys raising upwards from the west and east exterior walls, which contribute to the roofscape of the buildings.*

Note: the one-storey solarium, the south (rear) elevation and the east elevation are not heritage attributes. No heritage attributes are identified in the interiors.

4. 107-109 George St Designated
Date of construction: c1870

This property includes a single-detached 2 1/2 storey brick building, which is of very similar design to its western neighbour at 107-109 George Street, as both these properties were built at the same time and for the same owner. At 107-109 George Street, which is a better preserved version between the two properties, the ground level has been altered to accommodate commercial uses, without the need to add an extra volume in the front (as is the case for its western neighbour). The rear of the property has a larger addition than its western neighbour, yet is not very noticeable from George Street.

In comparison to its western neighbour at 115-117 George Street, 107-109 George Street is occupied by two separate tenants showing minor aesthetic changes between the separate units, such as the paint colour of the main facade (slight colour differences between 107 and 109), window styles (107 has single pane fixed windows while 105 has double hung 2-over-to windows) and treatment of front door. A former front covered wood porch has been removed in the early 1970s when the building was redeveloped for commercial purposes. Consistent with other properties on George Street, the front yard has been re-landscaped to encourage a pedestrian-friendly street.



4. 107-109 George St

5. 34-36 Hess St S Designated
Date of construction: 1853

This property includes a pre-Confederation, Classical Revival brick and stone residential building of 2 1/2 storeys, set on a raised foundation. The building is organised into six bays on its main (Hess Street) facade topped with dormers on a mansard roof. Of note is the two largest dormers are aligned with the main entrances to the building. It is suspected that the building was designed by local architect, F. J. Rastrick. The main facade is of tooled limestone ashlar. Classical hood moulds with brackets top the upper storey windows.

Significant modifications to the property are the frontward which has been re-landscaped with new walls, paving and staircases.



5. 34-36 Hess St S

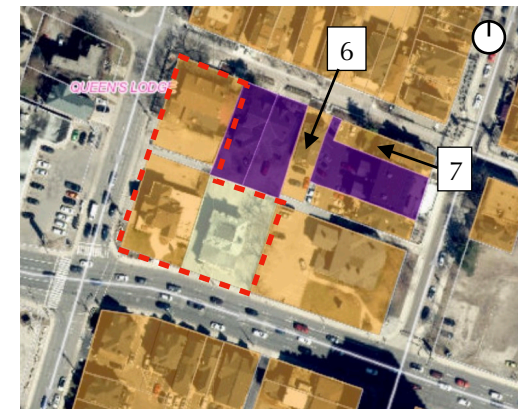


6. 105 George St Registered (Non-Designated)
Date of construction: 1920

This property includes a 2 1/2 storey residential red brick building. The building is of Edwardian design with features elements of the Queen Anne Architectural Style. The building has hip roofs with dormers on each of the hips, varying in style and design. The building has been rehabilitated into commercial uses, made evident by the changes to the doorways. Consistent with other properties on George Street, the front yard has been re-landscaped to encourage a pedestrian-friendly street,

7. 32 Hess St S Registered (Non-Designated)
Date of construction: 1890

This property includes a 2 1/2 storey brick building with elements of the Queen Anne architectural style, evident by its asymmetrical massing composition. The building is setback from Hess Street and its main facade is aligned with its neighbour at 34-36 Hess Street. The building was originally built for residential purposes and has been rehabilitated for commercial use. Notable alterations include the painted masonry elements (bricks, sills and lintels) new doors and windows and new landscaping at the front.



8. 38 Hess St S Registered (Non-Designated)
Date of construction: 1890

This property includes a 2 1/2 storey brick building with features of the Queen Anne architectural style, evident by its asymmetrical massing. The building abuts its neighbour to the north and has a smaller setback to the street. The building was originally built for residential purposes and has been rehabilitated for commercial use. Notable alterations include new doors and windows and new landscaping at the front.



8. 38 Hess St S

9. 54-56 Hess St S Registered (Non-Designated)
Date of construction: 1852

These properties include two semi-detached stone buildings built in the Second Empire architectural style, evident by the mansard roof with the slate shingles and the overall symmetrical composition of the main facade along Hess Street. No. 56 is the northern half, which turns the corner and no. 54 is the southern half, both of which are partly obscured by a deciduous tree on Hess Street. The building was originally built for residential purposes and has been rehabilitated for commercial uses. Notable alterations include select new doors and windows and some new landscaping along Hess Street.

No.56 (the northern half) has its north wall (a side wall) fully exposed to Main Street with no setbacks from the sidewalk. The rear 1 1/2 storey portion of this address also has its northern wall in the same alignment with the main 2 1/2 storey portion.



9. 54-56 Hess St S



10. 206 Main St W Registered (Non-Designated)
Date of construction: 1850

This property includes a single-detached 2-storey brick building and occupies a large portion of the northwest corner of Main and Hess Streets, with the largest frontage along Main Street, where the principal elevation is located. The original building has a symmetrical main facade composition, topped with gable roofs. The building is substantially setback from both streets. It was originally built for residential purposes and has been rehabilitated for commercial uses. Notable alterations are evident on all the facades and include new yellow stucco with new oversized trims around windows. A new one-storey side addition was added on the west side of the building.

11. 231 Main St W Registered (Non-Designated)
Date of construction: 1905

This property includes a single-detached 2 1/2 storey brick building, which has elements of the Queen Anne architectural style. The building shares similar features of the "Bay-n-Gable" style, commonly seen in Toronto, and made evident here by the asymmetrical bay window configuration topped with a gable roof. The building has a raised ground floor with contemporary stone foundations below. All windows and doors were replaced with new contemporary units, in similar style to other buildings along Main Street., all of which were originally designed as residences and were later rehabilitated for commercial use.



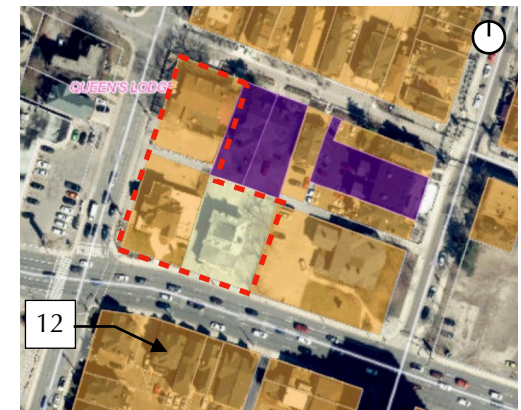
12. 225 Main St W Registered (Non-Designated)
Date of construction: 1903

This property includes a single-detached 2 1/2 storey brick building, which shares very similar design features than its 2-year younger western neighbour at 231 Main Street. A notable difference is the window sills are not continuous on each level and the brick wall extends below the ground level bay window sills (whereas the window sills are continuous at the bay windows and new stone is shown below the ground level bay window sills).

The building has elements of the Queen Anne architectural style and is similar to the 'Bay-n-Gable' style, commonly seen in Toronto. The building has a raised ground floor with stone foundations below. All windows and doors were replaced with new contemporary units, in similar style to other buildings along Main Street., all of which were originally designed as residences and were later rehabilitated for commercial use.



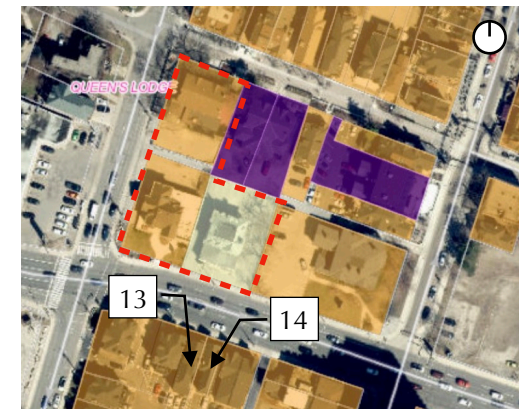
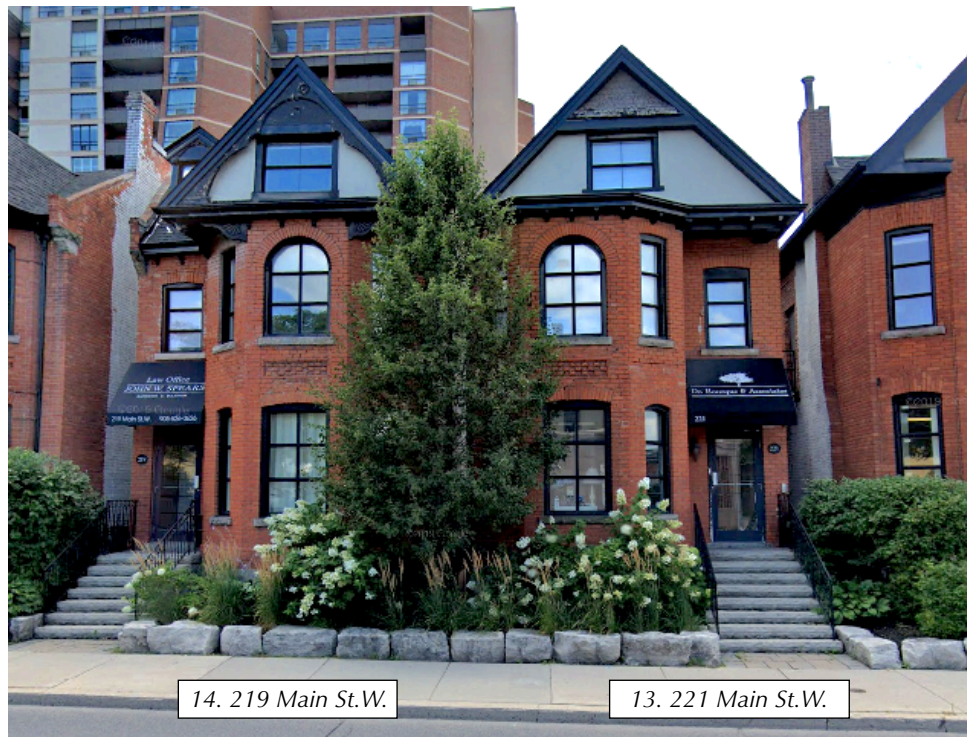
12. 225 Main St.W.



- 13. 221 Main St W Registered (Non-Designated)
Date of construction: 1899
- 14. 219 Main St W Registered (Non-Designated)
Date of construction: 1899

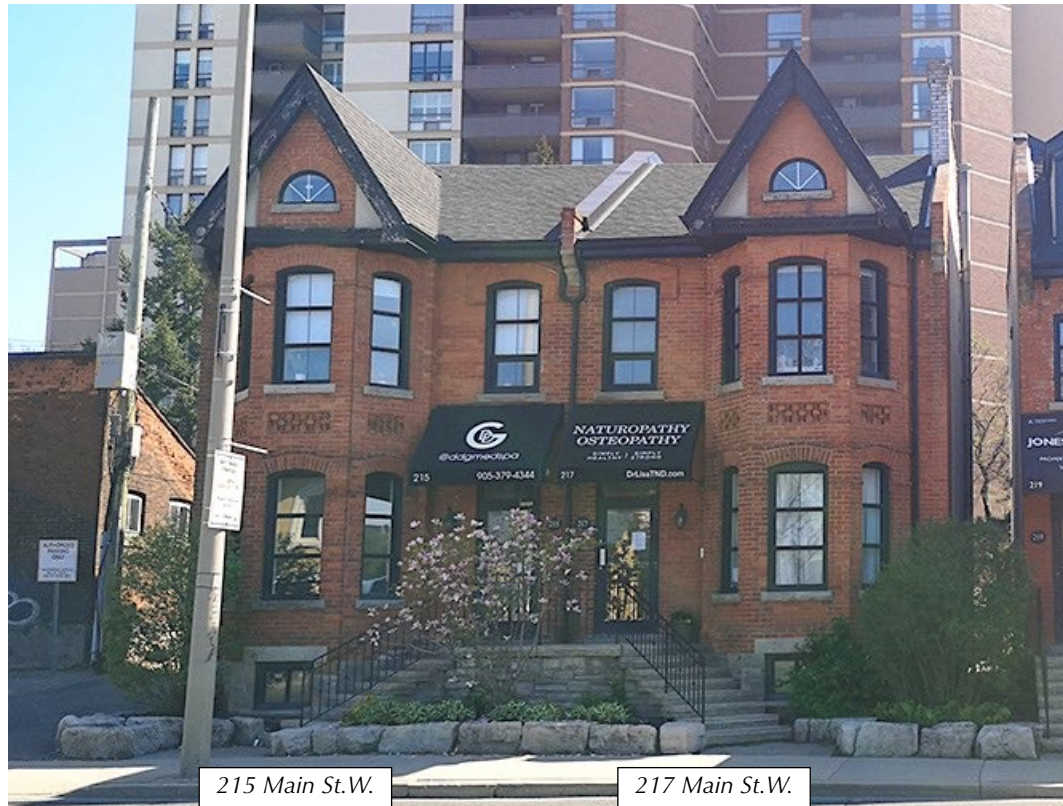
Both of these properties include single-detached 2 1/2 storey brick buildings, which share very similar design features to each other as they were built at the same time period. They both are designed in the Queen Anne style, with an asymmetrical projecting bay structure mirrored from each other and topped by a gable roof, where the roof design varies from each other (At 221, the bay volume is topped by a flat roof, whereas at 219, it is topped by a gable roof which overhangs from the bay structure).

The buildings share stylistically similar exterior wall designs with contemporary doors and windows, similar to other buildings on the south side of Main Street. Both buildings share a similar front landscape and modern raised stairs. Similar to the other buildings on the street, 221 and 219 Main Street were originally designed as residences and were later rehabilitated for commercial use.



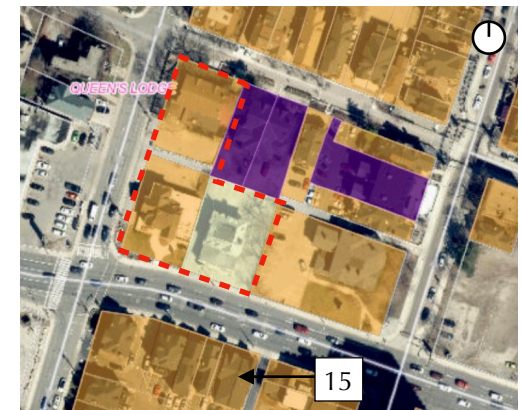
- 15. 215 & 217 Main St W Registered (Non-Designated)
Date of construction: 1899

Both of these properties include semi-detached 2 1/2 storey brick buildings. The buildings have elements of the Queen Anne architectural style and are similar to the 'Bay-n-Gable' style, commonly seen in Toronto. The buildings are symmetrical and share stylistically similar exterior wall designs and roofscapes with contemporary doors and windows, similar to other buildings on the south side of Main Street. Both buildings share a similar front landscape and modern raised stairs. Similar to the other buildings on the street, 215 and 217 Main Street were originally designed as residences and were later rehabilitated for commercial use.



215 Main St.W.

217 Main St.W.



4. DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development consists of a new multi-storey and mixed-use development, which includes retail fronting Main Street West, a new vehicular entryway along Queen Street South and residential units in the upper storeys above, within the tower component. The form of the new development will feature a new articulated base podium, occupying the entire site (except on the property at 115-117 George Street - the John Moodie Houses), and a tower portion, totalling 23 storeys, setback from the facades of the base podium below.

The base podium facades are designed to include architectural design features that take cues from shapes found on other heritage buildings in the vicinity, and interpreted for a contemporary design. For instance, the bay configuration of the heritage buildings to the south of Main Street are interpreted in the pilasters of the new base podium and help give texture to the facades. The facades are designed with a diversity of design features that are appropriately scaled for the current and emerging context of the area. The height of the base podium is similar to the width of the Main Street right-of-way.

Along Queen Street South the west elevation of the John Moodie House is visible as the new podium steps behind the heritage building and partly wraps around a portion of the west elevation's ground level. A new mass is visible behind the ridge of the roof and behind the chimney, to integrate the new development with the heritage building.

Along Main Street West, the podium design continues in a similar fashion and includes a tall modern volume indicating the main entrance to the residential development. This volume provides a break in the large frontage width and links the different architectural textures of the facade treatments

Above the base podium, a one-storey glass volume is setback from the podium and helps in the transition with the tower above, which is itself setback from this glass volume.

The proposed development will result in the demolition of 220 and 222 Main Street and the partial conservation of the John Moodie houses, which is described further below.



Bird's eye view of the proposed development, looking east on Main Street. This view shows the gateway towards the downtown core, starting from Queen Street (Image Via Developer / Coletara Development).



Bid's eye view of the proposed development looking southeast. Note that some trees along George Street have been intentionally omitted in this image to show the pedestrian experience on George Street. (Image Via Developer / Coletara Development).



Corner of Queen Street South and Main Street West. (Image Via Developer / Coletara Development).



Overall George Street view, showing the John Moodie Houses in relation to the new development beyond and the George Street entrance to Hess Village. Note that some trees along George Street have been intentionally omitted in this image for clarity (Image Via Developer / Coletara Development).



Overall Main Street West view. Note the variety of facade treatments (Image Via Developer / Coletara Development).

Examples of treatments on the proposed development taking cues from existing features in the surrounding context



The side bay gable wall of 222 Main Street West includes some decorative brick pattern. This brick treatment on the existing building can be used to propose a contemporary brick pattern on a proposed segment of the new massing.



The main bay gable wall of 222 Main Street West is shown on the picture above. Bay gable walls are noticeable as a design feature on this building and have been considered in the design of the facade pilasters of the new building. The image on the right is an extract of an exterior facade wall showing this language used between each window bay. While the scale is different, the proportions are similar and articulate nicely the facade.



The left image is a portion of the facade of the former Revenue Canada building (an, located at the northeast corner of Caroline Street and Main Street, nearby the subject site). This fenestration pattern served as some guidance to suggest variance in the facade design for the project as can be seen on a fragment of the Main Street West facade.

5. IMPACT ON HERITAGE RESOURCES

Identified heritage resources are described under Section 3. of this CHIA. Heritage resources impacted are primarily those located on the subject site:

5.1 Demolition / alteration impacts

220 Main Street West

The building was rehabilitated in the second half of the 20th century with the addition of a front volume, substantially altering its physical form in a manner where its architectural integrity is lost. Based upon the research completed in this report, but was determined that its contribution to the context of the area is limited given its substantial alterations.

Mitigation strategy: The value of the building can be conserved through commemoration (details of this strategy further in the HIA report).

222 Main Street West

The listing on the Register was a result of the identification of the building as one belonging to an earlier period of development, notable by its architectural form. Similar to its eastern neighbour (220 Main Street), the building was rehabilitated to commercial use in the second half of the 20th century. While overall the building form remains intact from its original appearance, some of the alterations and the improper cleaning of the masonry have negatively impacted its architectural value and integrity for long-term use and conservation. Historically, the building bears no association to any person or event of particular significance to the community. The building is similar in style and appearance to other residences found in the vicinity (such as the grouping of buildings across Main Street West), which are, collectively, better preserved examples of the style. Our assessment under Ontario Regulation 9/06 concludes that, while it meets one of the criteria for contextual value, the property does not meet the test for overall cultural heritage value.

Mitigation strategy: Design features of the existing brick building help articulate the proposed massing of the new corner. To mitigate the loss of the building fabric at 222 Main Street, the salvage of the existing slate shingles, which appear to be of good to fair quality, can be explored for use as a feature cladding material in the new development.

While it is acknowledged that there will be an impact as a result of both building's removal, this impact is not deemed, in our view, to be significant as there is a strong cultural heritage value in Hess Village, which will be enhanced by the conservation of 115-117 George Street. Further, the buildings on the south side of Main Street remain as a cohesive ensemble of heritage buildings.

The integration of both building forms, along with their substantial setbacks from the streets and side setbacks can not be feasibly and successfully done given the requirements of the proposed development and the planned built form proposed for this area. While the large setbacks from Main Street are considered character-defining to these specific properties, they challenge the building's rehabilitation and integration with the street (as evidenced by the one-storey addition on 220 Main).



115-117 George Street

The building on this property is proposed to be partially conserved by the physical retention of the main (north) facade, the side walls, the sloped roof up to the ridge (visible from George Street) and the chimneys. The front addition, dating to the second half of the 20th century, will be removed and the front facade restored. All other elements, including the interior structure, are proposed to be demolished. Further, the building will be rehabilitated to continue its commercial use and its exterior appearance will be restored to its Gothic Revival appearance.

The primary impact is the physical alterations to the building, an impact which already occurred when a front volume was added to the main facade and interiors were substantially renovated to rehabilitate the building for commercial use. The proposed alterations maintain the overall form of the building as seen from Queen Street and George Street. The removal of the front addition will bring back the original massing and make it compatible with its neighbour to the east (107-109 George), which will be an example for the restoration of 115-117 George. This restoration will improve the building's heritage value and appearance and is further detailed under the Conservation Strategy section of this CHIA. The scale of the subject building will be conserved within Hess Village, where the building's form is valued for its contribution to the character of the area. The proposed alterations will have minimal impacts to the heritage value of the property as elements proposed to be removed are either not character-defining, not visible from public view or were significantly altered.

New materials related to the new building as it links with the heritage building will be contemporary in style using contrasting materials and colours to clearly distinguish between existing and new.



Close-up of John Moodie House in relation to the new massing behind. Note the discreetness of the link behind the roof gable. Alterations proposed and setbacks of the new massing conserve the three-dimensional quality of the heritage building. Note that some trees along George Street have been intentionally omitted in this image for clarity (Image Via Developer / Coletara Development).

5.2 Massing, Visual and Shadow impacts and Impact on Adjacent properties

The introduction of a new tall building development in an area with low-rise buildings will have a visual impact on the current context. This visual impact will not be seen as negative considering the emerging planned context for this area. The base building is designed to be visually fitting with the context with a design that breaks the large frontages of Queen and Main and interprets, in a contemporary manner, architectural features or materials taken from the immediate context. *Design features of 222 Main Street, such as the brick materiality and the bay window shape on the front elevation are integrated in the proposed new base podium.* The base podium's height is similar to the width of Main Street's right-of-way, as provided in the Downtown Hamilton Tall Building Guidelines. While this height is taller than the height of the existing heritage buildings south of Main Street, the new development is on the northern side of the street and the height difference will not visually impact this collection of brick buildings.

The Queen and Main intersection can be considered as the Main Street gateway to downtown Hamilton. This gateway is marked by the grouping of well-preserved brick buildings to the south of Main Street. A new development on the subject site can help complement the existing character with a design that takes cues from the existing context. As a mitigation strategy, brick materiality used on the proposed development can provide a cohesive and harmonious gateway, as it makes reference to the existing material context in the area.

Heritage attributes of the adjacent properties vary by their form and massing as well as from their architectural features and building materials. The proposed new building is physically separate from the adjacent heritage properties and will not visually alter their heritage attributes. Identified heritage properties along George Street will have the new development as a background and will be seen. The context of Hess Village with the collection of small scale buildings and trees will mitigate the

visual impact of the new building and maintain the small-scale character. The same can be said for the identified heritage properties along Hess Avenue as they are distant from the new development and visual impacts will be minimal.

The property at 206 Main Street occupies a significant portion of the block bounded by Queen/Main/George and Hess and the building's position on the property reflects the importance of the landscaping (although the side lot adjacent to 220 Main Street was converted to a parking lot). The new podium design and height will not impact the prominence of the property and will not isolate it from the remainder of the context.

It is to be noted that high-rise residential and office buildings exist in the vicinity. The proposed building, at 23 storeys will cast shadows, yet they will travel rapidly and will not visually impact any heritage attributes in the vicinity, or any significant landscaping.



Overall view of the south side of Main Street West, across from the development site. The new development will not be visible from this view, and shadows, from the proposed development, will not be cast on these buildings. Note the current high-rise buildings in the vicinity, which do not impact the collection of brick buildings.

Impact on the Scottish Rite building at 4 Queen Street South

The Scottish Rite building, at 4 Queen Street South is located northwest of the subject site. This property is appreciated as viewed from many angles looking north and west along both George Street and Queen Street, whereas the new development will not visually impede on these views. Shadows cast by the proposed development will not interfere with or diminish the importance of the siting of the building nor its heritage attributes.

Impact on Main Street West Streetscape Cultural Heritage Landscape and Hess Village

The Main Street West Streetscape Cultural Heritage Landscape (MSWSCHL) includes a small concentration of properties within the boundaries of the Cultural Heritage Landscape. The north side of Main Street has three properties spanning the block with various levels of alterations and are well spaced from each other. This contrasts with the south portion of Main Street where buildings are closely located, in higher concentration and rehabilitated for mixed uses. This suggests the heritage value is better represented on the south side of Main Street, whereas the properties to the north contribute minimally to this grouping. In our view, the MSWSCHL is best expressed in the collection of buildings on the south side of Main Street, which will not be impacted by this proposed development.

Hess Village includes a high concentration of heritage buildings and form a more cohesive and comprehensive cultural heritage landscape, providing a compelling experience for pedestrian to appreciate the cultural heritage value of the area and successful adaptive re-use projects. The proposed development conserves the property at 115-117 George Street, where it will have a positive impact to Hess Village and enhance the west gateway into Hess Village.

In our view, between the MSWSCHL and Hess Village, the latter is best positioned to be the focus for heritage conservation.

6. CONSERVATION STRATEGY

6.1 Overview

A variety of options are typically available for the mitigation of change to, or adjacent to, historic sites. These range from full restoration of extant heritage buildings to simple commemoration of what previously existed. In this instance, while heritage value was initially identified for all properties following the Downtown Built Heritage Inventory, our assessment and conclusion has found that heritage value on the site is targeted towards 115-117 George Street - a building that forms an integral part of Hess Village and is associated with John Moodie, who had a significant impact on the development of Hamilton.

The Conservation Strategy calls for the partial retention of the John Moodie House, bringing back its Gothic Revival appearance while maintaining its current rehabilitated condition as a commercial property that fits with the Hess Village character.

We recommend a series of steps that will contribute to the conservation of the heritage value of the John Moodie houses (115-117 George Street)

6.2 Site Recording and Documentation

Recording will take form in photographs and drawings of the site. This documentation will be of use for the development of a future Conservation Plan. A "Documentation and Salvage report" can be prepared following direction and guidelines from City Staff.

6.3 Condition Assessment

A detailed condition assessment will be prepared for the building, which will inform the conservation treatments required to conserve the heritage attributes of the property. This condition assessment can be included in a Conservation Plan.

6.4 Conservation Plan

A Conservation Plan is recommended for work on 115-117 George Street and is proposed to be submitted at a later time in the application process. The Conservation Plan will detail the rehabilitation and restoration strategies and include drawings and specifications to this effect, which will be coordinated with architectural drawings to reflect the proposed development overall.

At this stage, it is anticipated that the Conservation Plan will include the following information, and, as in any heritage conservation project, may need to be revised upon detailed site investigations and partial dismantling:

- Facade retention strategies and drawings;
 - In situ retention of main (north) wall and side walls and partial conservation of gable roofs
- Assessment of brick masonry
 - Investigations are required to understand why the building has been painted. Test cleanings will be performed to uncover the original brick colours and expose their condition. The intention will be to remove the paint and expose the original brick colours, pending further investigations.
- Removal of front addition and restoration of main wall
 - Adjacent 107-109 George Street to be used as an example for the restoration work for ground level doors and windows
- Removal of upper storey windows and replacement with new units, similar to adjacent 109 George Street
- Restoration and recreation of supportive wood bracket eaves
- Provision of new flashing, where required;
- Conservation of chimneys
 - Chimneys may require dismantling and reconstruction

6.5 Commemoration Strategy

As the two buildings along Main Street are proposed to be removed from the site, their commemoration can be a means to conserve their cultural heritage value.

220 Main Street can be commemorated through interpretive panels. Text and images can describe the historical associations of the property with members of the New family as well as the Hamilton Pressed Brick Co. Ltd., its evolution into the 20th century and up to the present development. This information can be assembled in one or many panels (in accordance with City guidelines and standards, if available) and displayed at a convenient location on the property, in consultation with the City. This interpretation can be prepared either by a not-for-profit agency that works with the City of Hamilton, or a consulting firm who has knowledge in exhibition design. Given the association of the property with the Hamilton Pressed Brick Co. Ltd. the inclusion of some brick texture within the base building is fitting and can contribute in the interpretation of this historical value.

222 Main Street is commemorated by taking cues from some of its architectural features. For instance, the slate shingles, which appear in good condition, can be salvaged and re-used as cladding, which will be an evident indicator of a historic material used on the property, and re-interpreted as a new cladding.

7. SOURCES/LIST OF CITED MATERIALS

Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, Under the Ontario Heritage Act. Electronic Document: http://www.elaws.gov.on.ca/html/regs/english/elaws_regs_060009_e.htm

Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005.

[Insurance plan of the city of Hamilton, Ontario, Canada] : [sheet 04]
<https://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A33273>

[Insurance plan of the city of Hamilton, Ontario, Canada] : [sheet 004]
<https://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A33329>

Bird's eye view of the City of Hamilton : Province Ontario, Canada, 1876
<https://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A49596>

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

Aerial photographs (1950, 1964, 1969)
<https://library.mcmaster.ca/maps/aerialphotos/index.html>

City of Hamilton Directories, Hamilton Public Library, years 1891 to 1969.
<https://archive.org/details/hamiltonpubliclibrary-localhistory?sort=-publicdate>

Biographical Dictionary of Architects in Canada, entry for Herbert Henry New, <http://www.dictionaryofarchitectsincanada.org/node/721>

The Canadian Architect and Builder, April 1907, volume xx, no. 4, plates 2a and 2b.

8. CONCLUSION

The proposed development intensifies a currently under-utilized site to include a mix of uses. The development is adjacent to a large number of heritage resources, and its location on the northeast corner of the Main and Queen Street intersection will primarily impact identified heritage resources that are adjacent to that intersection, a cultural heritage landscape identified as the *Main St. W. Streetscape - Queen St. S. to Hess St. S.* and the Hess Village character area. **The removal of 220 and 222 Main Street, in our view, is not significant given the grouping of buildings to the south of Main Street which remain as well as the concentration of heritage buildings in Hess Village which are better examples of a well-defined cultural heritage landscape.** Significant heritage resources, in this instance, the properties at 115-117 George Street, are conserved and integrated with the proposed development in a matter that has **improves the value of the rehabilitated building and the overall value of Hess Village.**

9. CLOSURE

The information and data contained herein represents GBCA's best professional judgment in light of the knowledge and information available to GBCA at the time of preparation. GBCA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of GBCA and the client.

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