



DESIGNATION RECOMMENDATION – 64 HATT STREET, DUNDAS

June 22, 2023

Hamilton Municipal Heritage Committee

64 Hatt Street, Dundas



- May 2017 - Property listed on Municipal Heritage Register
- January 2021 - Request for Formal Consultation
- June 2022 - Zoning By-law Amendment Application
- April 2023 - Staff provided owners with CHAR



Recommendation for Designation Under Part IV of the OHA

64 Hatt Street, Dundas

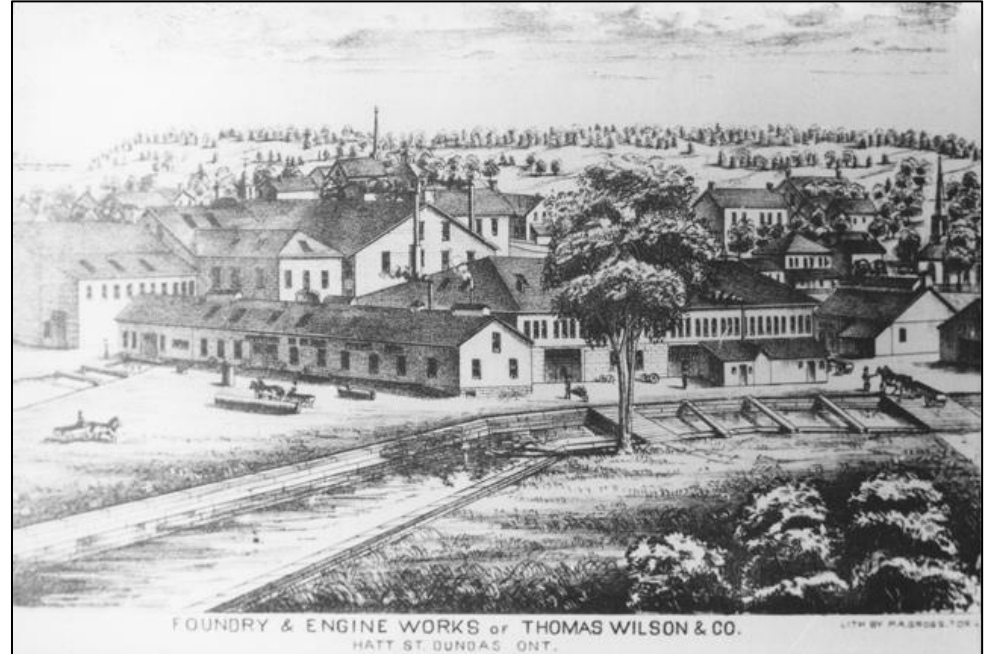
Ontario Regulation 9/06 Criteria (5 of 9)

- Design / Physical (Criteria #1)
- Historical / Associative (Criteria #4)
- Contextual (Criteria #7, 8, 9)



Design / Physical Value

1. The property is an **early and unique example** of pre-Confederation architecture.
2. The property is not considered to display a high degree of craftsmanship an artistic merit.
3. The property is not considered to demonstrate a high degree of technical or scientific achievement.



P.A. Gross, 1875

Historical / Associative Value

4. The property has direct associations with John Gartshore, James Bell Ewart, and Valley City Manufacturing
5. The property is not considered to have the potential to yield information that contributes to the understanding of a community or culture.
6. The property is not considered to demonstrate the work or ideas of an architect, artist, builder, designer or theorist significant to the community



John Gartshore, c. 1850s

Contextual Value

7. The property helps **define** the historic character of Hatt Street and Dundas.
8. The property is **visually, historically, and functionally linked to its surroundings.**
9. The property is considered to be a **local landmark.**



Statement of Cultural Heritage Value or Interest (Summary)

The property located at 64 Hatt Street is comprised 12 structures constructed between the mid-nineteenth and mid-twentieth centuries. Two of the buildings are **rare and unique examples** of vernacular pre-Confederation architecture.

The property is directly associated with industrialists **John Gartshore** and **James Bell Ewart**, and **Valley City Manufacturing**.

The property **helps defines** the character of Hatt Street and Dundas, is **visually, historically, and functionally** linked to its surroundings, and is a **local landmark**.

Description of Heritage Attributes (Summary)

- Front (north) elevation and roofline of the circa 1846 central two-and-a-half storey stone structure including its:
 - Even coursed, cut sandstone construction;
 - Front gable roof with central stone chimney and date stone inscribed with “A.D. 1846”;
 - Flat-headed window openings with stone lintels and sills;
 - Two six-pane windows below the gable;
 - Six-over-six hung wood windows in the second storey; and,
 - Twelve-pane wood windows in the first storey;



64 Hatt Street, Dundas

- Front (north) elevation and roofline of the circa 1850s western central two-storey brick structure including its:
 - Brick construction laid in Common bond;
 - Side gable roof with corbelled brick chimney; and,
 - Three bays of segmentally-arched window opening with radiating brick voussoirs, stone sills and twelve-pane wood windows;



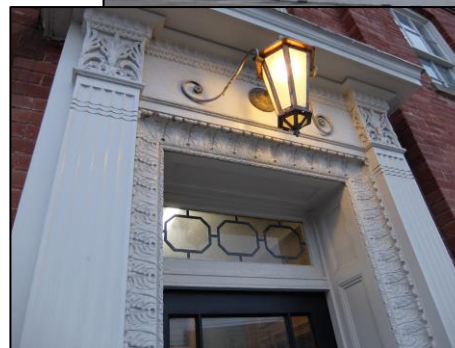
64 Hatt Street, Dundas

- Front (north) and side (west) elevations and roofline of the circa 1850s western end two-storey brick structure including its:
 - Six bays of flat-headed window openings in the front (north) elevation with stone lintels and sills;
 - Combination of flat-headed and segmentally-arched window openings in the side (west) elevation with their stone lintels, brick voussoirs and sills; and,
 - Twelve-pane wood windows in the front (north) and side (west) elevations;



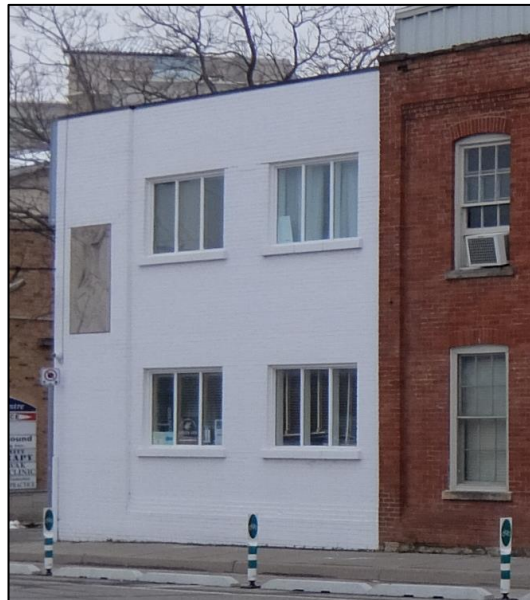
64 Hatt Street, Dundas

- Front (north) elevation of the eastern central circa 1910 two-storey brick structure including its:
 - Corbelled brick course and pilasters;
 - Segmentally-arched window openings with brick voussoirs, stone sills and six-over-six hung wood windows;
 - Ground-floor entrance with decorative pilasters, entablature, leaf motif, and glass transom; and,
 - Ground-floor commercial entrance with nine-pane picture window, transoms, plain dentilated cornice and single entrance door;



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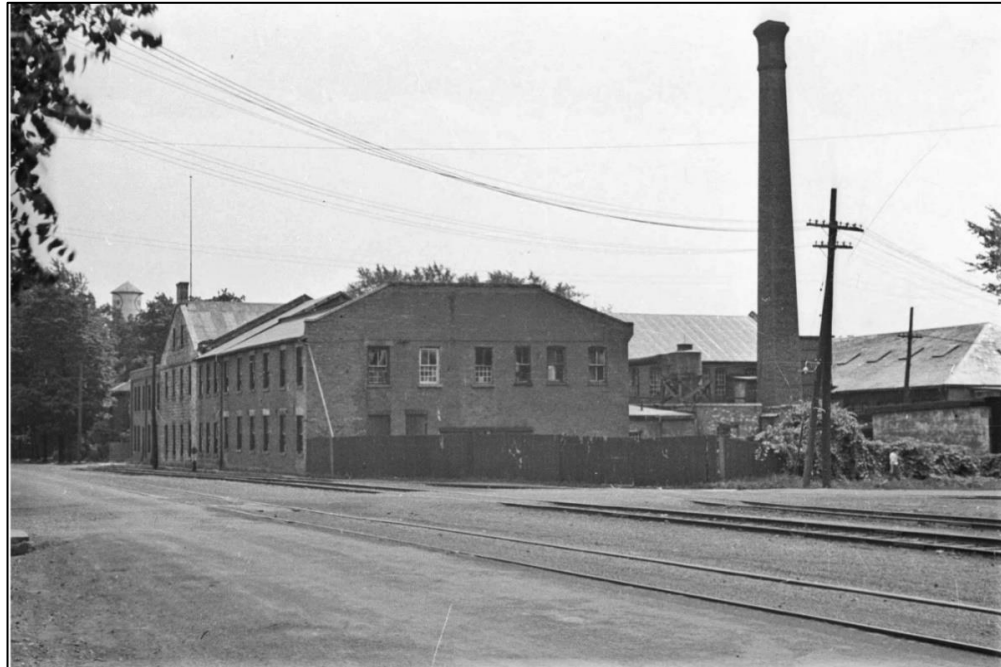
- Front (north) elevation of the circa 1960 eastern end two-storey brick structure including its:
 - Flat-headed window openings with plain sills;
 - Brick corbelling; and,
 - Decorative concrete panel featuring a tree, set square, T-square, compass, and circular saw;



Description of Heritage Attributes (Continued)

The key contextual attributes include its:

- Location along Spencer Creek;
- Location fronting onto Hatt Street; and
- Tall brick chimney.





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QUESTIONS?



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THANK YOU