



**Cultural Heritage Impact Assessment
215 & 219 King Street West
Part of Lot 10, Lot 11, Block 15, Plan 1443
Geographic Township of West Flamborough
Former Wentworth County
City of Hamilton, ON**

Prepared for
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Original

EXECUTIVE SUMMARY

Under a contract awarded in July 2021 by IBI Group, Archaeological Research Associates Ltd. (ARA) carried out the heritage evaluation portion of a Cultural Heritage Impact Assessment in advance of the proposed redevelopment of 215 and 219 King Street West, City of Hamilton, Ontario.

The Cultural Heritage Evaluation Report conducted in 2021 by ARA concluded that 215 King Street West met four criteria of the O. Reg 9/06 and eight of the City of Hamilton's Framework for Cultural Heritage Evaluation Section 3 (Built Heritage) criteria, therefore it can be considered to have cultural heritage value or interest. This Cultural Heritage Evaluation Report also recognized that 219 King Street West met two criteria of O. Reg. 9/06 and five of the City of Hamilton's Framework for Cultural Heritage Evaluation Section 3 (Built Heritage) criteria, therefore it can be considered to have cultural heritage value or interest.

This report addresses the remaining components of the Cultural Heritage Impact Assessment as identified in the *City of Hamilton Guidelines: Cultural Heritage Impact Assessments* (2018).

The proposed development involves the demolition of 219 King Street West. The existing house at 215 King Street West will be retained with the removal of the rear one-storey stucco addition. The proposed development involves the construction of two new buildings. The buildings are described as: Building 01 – three-storey single detached residential dwelling and Building 02 – three-storey residential townhouse block. A total of six units are proposed.

Potential negative impacts to 215 King Street West and 219 King Street West which may result from the current proposed development include:

- Impact 1 – There is the potential for impacts to heritage attributes of 215 King Street West from continued exposure to vibrations caused during the construction phase.
- Impact 2 – There is the potential for accidental direct impacts to 215 King Street West during the construction of the new development as well as during the removal of the rear addition.
- Impact 3 – The proposed development would result in the removal of all heritage attributes associated with 219 King Street West.
- Impact 4 – The proposed development is an alteration which has the potential to detract from the visual context of the surroundings.
- Impact 5 – The proposed development would eliminate the contextual relationship between the 215 King Street West and 219 King Street West.
- Impact 6 – The proposed development may impact archaeological resources on 215 and 219 King Street West.

The heritage attributes of the adjacent properties are not anticipated to be impacted by the proposed development.

The following conservation/mitigation strategies are recommended:

- To protect 215 King Street West during the construction as well as during the removal of the rear addition, a Temporary Protection Plan should be created including provisions for fencing between the building and development areas as well as communication protocols;

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- To protect 215 King Street West during the construction, vibrations should be identified through a ZOI study as directed by City Staff;
 - A Cultural Heritage Resource Documentation report should be prepared. Photographic and written documentation of the properties has been completed as part of the CHER report. It should be confirmed that the existing documentation has been completed to the satisfaction of City staff.
 - Materials should be salvaged from 219 King Street West;
 - A Commemoration Plan should be developed prior to the demolition of 219 King Street West;
 - The design of the east wall of Building 01 could consider additional architectural details and articulation;
 - City staff should confirm that no archaeological assessment is required based on the current designs; and
 - As outlined in the City of Hamilton's Guidelines for Cultural Heritage Impact Assessments, this report should be submitted for review and comment to the Heritage Planner and Municipal Heritage Committee.

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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
CHER – Cultural Heritage Evaluation Report
CHIA – Cultural Heritage Impact Assessment
CHVI – Cultural Heritage Value or Interest
MMAH – Ministry of Municipal Affairs and Housing
MHC – Municipal Heritage Committee
MTCS – Ministry of Heritage, Sport, Tourism, and Culture Industries
OHA – Ontario Heritage Act
OP – Official Plan
O. Reg. – Ontario Regulation
PPS – Provincial Policy Statement
UDB – Urban Design Brief
UHOP – Urban Hamilton Official Plan

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Two-page curriculum vitae (CV) that demonstrate the qualifications and expertise of key team members to perform cultural heritage work in Ontario are provided in Appendix C.

CITY OF HAMILTON CHIA REQUIREMENTS CHART

Town of Halton Hills Terms of Reference	Relevant ARA Section
1. Introduction to Development Site	1.0 Project Context 2.0 Legislative and Policy Review
2. Background Research and Analysis	Appendix D- 3.0 Physiographic Context Appendix D- 4.0 Settlement Context Appendix D- 5.0 Property Description Appendix D- Appendix A: Historic Maps and Aerials Appendix D- Appendix B: Historic Images Appendix D- Appendix C: Images
3. Statement of Significance	Appendix D- 8.0 Statement of Cultural Heritage Value or Interest 3.0 Heritage Assessment
4. Description of Proposed Development or Site Alteration	4.0 Description of Proposed Development
5. Impact of Proposed or Site Alteration	5.0 Analysis of Impact Assessment
6. Alternatives or Mitigation Measures	6.0 Alternative Options 7.0 Mitigation Measures
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9. Report Author Credentials	Appendix C: Key Team Member Two Page CV

1.0 PROJECT CONTEXT

Under a contract awarded in July 2021 by IBI Group (IBI), Archaeological Research Associates Ltd. (ARA) carried out the heritage evaluation portion of a Cultural Heritage Impact Assessment (CHIA) in advance of a proposed development of 215 & 219 King Street West in Dundas in the City of Hamilton, Ontario. The building at 215 King Street West was constructed circa 1850 and is listed on the City's Inventory of Buildings of Architectural and/or Historical Interest. During a March 16, 2021 meeting of the City's Municipal Heritage Committee (MHC), 215 King Street West, Dundas was added to the Endangered Buildings and Landscapes (RED) list and is monitored by the committee members. This indicates strong community interest in this building and its conservation. The building at 219 King Street was constructed circa 1851 and is also listed on the City's Inventory of Buildings of Architectural and/or Historical Interest. The Cultural Heritage Evaluation Report (CHER) conducted in 2021 by ARA concluded that 215 King Street West met four criteria of the O. Reg 9/06 and eight of the City of Hamilton's Framework for Cultural Heritage Evaluation Section 3 (Built Heritage) criteria, therefore it can be considered to have cultural heritage value or interest (CHVI). This CHER also recognized that 219 King Street West met two criteria of O. Reg. 9/06 and five of the City of Hamilton's Framework for Cultural Heritage Evaluation Section 3 (Built Heritage) criteria, therefore it can be considered to have cultural heritage value or interest.

The proposed development involves the demolition of 219 King Street West. The existing house at 215 King Street West will be retained with the removal of the rear one-storey stucco addition. The proposed development involves the construction of two new buildings. The buildings are described as: Building 01 – three-storey single detached residential dwelling and Building 02 – three-storey residential townhouse block. A total of six units are proposed. As part of the Pre-Consultation meeting with the City of Hamilton (the City), the City determined that a CHIA would be required as part of the Zoning By-law Amendment. The CHIA has been prepared in accordance with City of Hamilton's *Cultural Heritage Impact Assessment Guidelines*.

This report forms the second part of a two-part project approach, as approved by the City of Hamilton's Planning Staff. This CHIA builds on the findings from the CHER and examines the impacts of the proposed redevelopment of 219 King Street West and the retention of 215 King Street West. The report includes:

- Description of the Proposed Development or Site Alteration (see Section 4.0)
- Measurement of Development of Site Alteration Impact (see Section 5.0)
- Consideration of Alternatives, Mitigation and Conservation Method (see Section 6.0 and Section 7.0)
- Summary Statement and Conservation Recommendations (see Section 9.0)

The property owner's contact information is as follows:

1876441 Ontario Ltd
o/a Prime Properties
Nick Uhac
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The assessment was conducted in accordance with the aims of the *Planning Act* R.S.O. 1990, c. P.13, *Provincial Policy Statement* (2020), *Ontario Heritage Act*, R.S.O. 1990, c. O.18, the *Urban Hamilton Official Plan* (City of Hamilton 2021) and the *City of Hamilton Guidelines: Cultural Heritage Impact Assessments* (City of Hamilton 2018).

2.0 LEGISLATIVE AND POLICY REVIEW

The framework for this report is provided by provincial planning legislation and policies as well as municipal Official Plans and guidelines.

2.1 Provincial Policies and Guidelines

2.1.1 *The Planning Act*

In Ontario, the *Planning Act* is legislation used by provincial and municipal governments in land use planning decisions. The purpose of the *Planning Act* is outlined in Section 1.1 of the Act, which states:

1.1 The purposes of this Act are,

- (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;
- (b) to provide for a land use planning system led by provincial policy;
- (c) to integrate matters of provincial interest in provincial and municipal planning decisions;
- (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;
- (e) to encourage co-operation and co-ordination among various interests;
- (f) to recognize the decision-making authority and accountability of municipal councils in planning. 1994, c. 23, s. 4.

Part I Provincial Administration, Section 2 states:

“The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under the Act, shall have regard to, among other matters, matters of provincial interest such as,

- (d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest”. 1990: Part I (2. d)

Part I Provincial Administration, Section 3, 5 Policy statements and provincial plans states:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be. 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.

The current *Provincial Policy Statement* (PPS), issued under section 3 of the *Planning Act*, came into effect May 1, 2020.

2.1.2 The Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS 2020) contains a combined statement of the Province's land use planning policies. It provides the provincial government's policies on a range of land use planning issues including cultural heritage outlined in Section 2.0 as including: "Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits" (MMAH 2020:24). The PPS 2020 promotes the conservation of cultural heritage resources through detailed policies in Section 2.6, such as "2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved" and "2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved" (MMAH 2020:31).

2.1.3 Ontario Heritage Act

The *Ontario Heritage Act, R.S.O. 1990, c.018* is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The *OHA* gives provincial and municipal governments the authority and power to conserve Ontario's heritage. The Act has policies which address individual properties (Part IV), heritage districts (Part IV), and allows municipalities to create a register of non-designated properties which may have cultural heritage value or interest (Section 27).

In order to objectively identify cultural heritage resources, O. Reg. 9/06 made under the *OHA* sets out three principal criteria with nine sub-criteria for determining cultural heritage value or interest (CHVI) (MTCS 2006a:20–27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the *OHA*. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 to determine if they have CHVI. In the absence of specific Cultural Heritage Landscape (CHL) evaluation criteria, O. Reg 9/06 is also applied to consider the built and natural features and the property as a whole. The O. Reg. 9/06 criteria includes: design or physical value, historical or associative value and contextual value.

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.

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.

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).

The *OHA* provides three key tools for the conservation of built heritage resources (BHRs) and cultural heritage landscapes (CHLs). It allows for protection as:

1. A single property (i.e., farmstead, park, garden, estate, cemetery), a municipality can designate BHRs and CHLs as individual properties under Part IV of the *OHA*.
2. Multiple properties or a specific grouping of properties may be considered a CHL, as such, a municipality can designate the area as a Heritage Conservation District (HCD) under Part V of the *OHA*.
3. Lastly, a municipality has the authority to add an individual or grouping of non-*OHA* designated property(ies) of heritage value or interest on their Municipal Heritage Register.

An *OHA* designation provides the strongest heritage protection available for conserving cultural heritage resources. It allows a municipality to deny demolition permits, to guide change through development review of protected property(ies) and adjacent protected property(ies) and to control property alterations through a heritage permit system.

2.1.4 Summary of Provincial Policies

The PPS addresses cultural heritage resources and promotes their conservation. The PPS notes that significant heritage resources “shall be conserved”. The subject property is not designated under Part IV of the *Ontario Heritage Act*, however it is recognized under Section 27 of the *OHA*. This CHIA will address conservation and promotion of the importance of the cultural heritage resources at 215 and 219 King Street West.

2.2 Municipal Policies

2.2.1 Urban Hamilton Official Plan

The *Urban Hamilton Official Plan* (2021) is the primary tool to guide land-use, growth, and development within the urban area of the City of Hamilton. In the Introductory chapter of the Urban Hamilton Official Plan (UHOP) there is the acknowledgement that the Official Plan (OP) relies on legislation, strategies, plans and guidelines in order to implement the policies and to “move the City’s communities forward” (City of Hamilton 2021; A-1:3). The section of the UHOP addressing communities, Chapter B, stresses that the strength and quality of communities is supported by components such as: “Cultural heritage links communities to their roots and contributes to our image and cultural identity. Policies support the conservation of cultural heritage resources” (City of Hamilton 2021:B.1:1). With respect to cultural heritage, section B.3.4: “Cultural Heritage Resources Policies” in the *Urban Hamilton Official Plan* (2021:B.3:23) states that “Wise management and conservation of cultural heritage resources benefits the community” and one of the policy goals is to: “Ensure that all new development, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all on-site or adjacent cultural heritage resources” (Policy B.3.4.1.3, 2021:B.3:23).

The UHOP has policies that address cultural heritage resources that include tangible features such as archaeological sites and built heritage but also recognizes intangible heritage including customs, values of life, values and activities (2021:B-3). One of the general policies (Policy B.3.4.2.1b) for cultural heritage is to: “Identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources.” Policy B.3.4.2.1 g) indicates that conservation and protection of cultural heritage resources is to be achieved through “appropriate planning and design measures or as conditions

of development approvals” for those planning and development activities are that subject to the Planning Act (UHOP 2021:B.3:24).

Policy B.3.4.2.9 of the *Urban Hamilton Official Plan* lays out criteria for evaluating cultural heritage value of cultural heritage resources. It states:

For consistency in all heritage conservation activity, the City shall use, and require the use by others, of the following criteria to assess and identify cultural heritage resources that may reside below or on real property:

- a) prehistoric and historical associations with a theme of human history that is representative of cultural processes in the settlement, development, and use of land in the City;*
- b) prehistoric and historical associations with the life or activities of a person, group, institution, or organization that has made a significant contribution to the City;*
- c) architectural, engineering, landscape design, physical, craft, or artistic value;*
- d) scenic amenity with associated views and vistas that provide a recognizable sense of position or place;*
- e) contextual value in defining the historical, visual, scenic, physical, and functional character of an area; and,*
- f) landmark value (2021:B.3:25).*

And Policy B.3.4.2.12 indicates Cultural Heritage Impact Assessments shall required related to proposed development, site alteration or redevelopment has the potential to impact cultural heritage resources. Subsection B.3.4.3 contains policies that address cultural heritage resources situated within urban areas and several areas within the urban area are noted. Established Neighbourhood policies address their protection as Policy B.3.4.3.6 states:

The City shall protect established historical neighbourhoods, as identified in the cultural heritage landscape inventory, secondary plans and other City initiatives, by ensuring that new construction and development are sympathetic and complementary to existing cultural heritage attributes of the neighbourhood, including lotting and street patterns, building setbacks and building mass, height, and materials (2021:B.3:28).

And Policy B.3.4.3.7 states:

Intensification through conversion of existing built heritage resources shall be encouraged only where original building fabric and architectural features are retained and where any new additions, including garages or car ports, are no higher than the existing building and are placed to the rear of the lot or set back substantially from the principal façade. Alterations to principal façades and the paving of front yards shall be avoided (2021:B.3:28).

One of the implementation tools the City’s OP relies on to meet the City’s direction and also provincial requirements are guidelines and the Cultural Heritage Impact Assessment Guidelines are cited as they allow for the assessment of cultural heritage resources (City of Hamilton 2021:A-1). As noted in the OP (Policy F.3.2.3.1) it states: “Where the City requires a proponent to prepare a cultural heritage impact assessment it shall be undertaken by a qualified professional with demonstrated expertise in cultural heritage assessment, mitigation and management, according

to the requirements of the City's Cultural Heritage Impact Assessment Guidelines" (City of Hamilton 2021:F.3). The following sections are outlined as to be included in a CHIA:

- a) *identification and evaluation of all potentially affected cultural heritage resource(s), including detailed site(s) history and a cultural heritage resource inventory containing textual and graphic documentation;*
- b) *a description of the proposed development or site alteration and alternative forms of the development or site alteration;*
- c) *a description of all cultural heritage resource(s) to be affected by the development and its alternative forms;*
- d) *a description of the effects on the cultural heritage resource(s) by the proposed development or site alteration and its alternative forms; and,*
- e) *a description of the measures necessary to mitigate the adverse effects of the development or site alteration and its alternatives upon the cultural heritage resource(s)* (City of Hamilton 2021:F.3:8).

The *City of Hamilton Guidelines: Cultural Heritage Impact Assessments* (2018) also outline the components needed in a CHIA report, which are:

- a) *Introduction to the Development Site;*
- b) *Background Research and Analysis;*
- c) *Statement of Significance;*
- d) *Description of the Proposed Development or Site Alteration;*
- e) *Impact of Proposed Development*
- f) *Alternatives or Mitigation*
- g) *Conservation Strategy; and*
- h) *Cited Materials* (City of Hamilton 2018:2-5).

2.2.2 Summary of Municipal Policies

Federal guidance, provincial legislation, policies of *Urban Hamilton Official Plan* and the *City of Hamilton Guidelines: Cultural Heritage Impact Assessments* call for the identification, evaluation and conservation of cultural heritage resources, the maintaining of a heritage register, potential development impacts to cultural heritage resources and the importance of conserving heritage in urban areas such as Established Historical Neighbourhoods. This CHIA will address these cultural heritage policies and guidelines as it examines the development proposed at 215-219 King Street West.

2.3 Key Concepts

The following concepts require clear definition in advance of the methodological overview and proper understanding is fundamental for any discussion pertaining to cultural heritage resources:

- **Built Heritage Resource (BHR)** can be defined in the *PPS* as: "a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including Indigenous community. Built heritage resources are located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial and/or federal and/or international registers" (MMAH 2020:41).
- **Cultural Heritage Value or Interest (CHVI)**, also referred to as Heritage Value, is identified if a property meets one of the criteria outlined in O. Reg. 9/06 namely historic or

associate value, design or physical value and/or contextual value. Provincial significance is defined under *Ontario Heritage Act (OHA) O. Reg. 10/06*.

- **Conserved** means “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by relevant planning authority and/or decision-makers. Mitigative measures and/or alternative development approaches can be included in these plans and assessments” (MMAH 2020:41).
- **Heritage Attributes** are defined in the *PPS* as: “the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property)” (MMAH 2020:44-45).
- **Protected heritage property** is defined as “property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites” (MMAH 2020:49).
- **Significant** in reference to cultural heritage is defined as: “resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act” (MMAH 2020:51).

Key heritage definitions from the *Urban Hamilton Official Plan* are as follows:

- **Adjacent** means “In regard to cultural heritage and archaeology, those lands contiguous to, or located within 50 metres of, a protected heritage property” (2021:G:1).
- **Built Heritage Resources** means “one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community (PPS 2005). These resources may be identified through inclusion in the City’s Register of Property of Cultural Heritage Value or Interest, designation or heritage conservation easement under the Ontario Heritage Act, and/or listed by local, provincial or federal jurisdictions” (2021:G:3).
- **Cultural heritage impact assessment** is “a document comprising text and graphic material including plans, drawings and photographs that contains the results of historical research, field work, survey, analysis, and description(s) of cultural heritage resources together with a description of the process and procedures in deriving potential effects and mitigation measures as required by official plan policies and any other applicable or pertinent guidelines. A cultural heritage impact assessment may include an archaeological assessment where appropriate” (2021:G:5).
- **Cultural heritage resources** are “Structures, features, sites, and/or landscapes that, either individually or as part of a whole, are of historical, architectural, archaeological, and/or scenic value that may also represent intangible heritage, such as customs, ways-of-life, values, and activities” (2021:G:5).
- **Conserve** means “in the context of cultural heritage resources, means the identification, protection, use and/or management of cultural heritage and archaeological resources in

such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact statement (PPS, 2005)" (2021:G:4).

3.0 HERITAGE ASSESSMENT

The findings from the evaluation, according O. Reg, 9/06 are found in Appendix D. The Statement of CHVI which will be used to consider potential impacts as a result of the proposed development are included below. At the time of writing this CHIA the CHER was not yet approved by the City of Hamilton heritage staff.

3.1 Statement of Cultural Heritage Value or Interest for 215 King Street West

Introduction and Description of Property

215 King Street West includes a one-and-a-half-storey asymmetrical brick Georgian style house built in 1861.

Statement of Cultural Heritage Value/Statement of Significance:

Physical/Design Value

215 King Street West is a representative example of the Georgian style. Built in 1861, it is a later example of this building type, the structure exhibits many elements and features typical of this style including: one-and-a-half storey, three-bay asymmetrical façade (while uncommon for the style overall, this façade treatment is seen often in Dundas), box-like massing, brick cladding, side gable roof, rectangular window openings and six-over-six windows. The brickwork laid out in a Flemish bond with English corner detail and decorative cross brickwork, as well as the wood window and door surrounds add a decorative element to this building.

Historical or Associative Value

215 King Street West has direct associations with the theme of housing workers in the Hamilton Area during the 19th century. The Town of Dundas was initially settled and built by tradespeople. 219 King Street West represents part of a historic property consisting of rental houses that represents part of a workers residential area, revealing the conditions in which working families lived. 219 King Street West was being used by landlord and owner, Moses Fennix, by 1868 as a rental unit for single families and for a time, a boarding house, from the mid 19th century through the 20th century. This represents a pattern, significant locally, of working class immigrants moving to the Dundas and greater Hamilton area. Specifically, the tradespeople represented as having lived here include: carpenter, boarding housekeeper, axe maker, boiler maker, carriage builder/maker, manufacturer, plumber.

215 King Street West is important in defining, maintaining and supporting the residential character of the immediate periphery of the downtown Dundas core. As one of many Georgian style houses within Dundas, 215 King Street West maintains the historical character of Dundas as well as maintaining the historically domestic nature of the immediate area just outside the core of downtown Dundas.

Contextual Value

215 King Street West is historically linked to the neighbouring property 219 King Street West as the subject property was historically rented out to local tradespeople by the property owner who lived at the neighbouring address. It is also visually linked to 219 King Street West as they are the same style architecture. It is also visually linked to 219 King Street West as they are both one-and-a-half Georgian buildings.

Cultural Heritage Attributes

- one-and-a-half storey Georgian building
- three-bay asymmetrical façade
- box-like massing, brick cladding
- side gable roof, rectangular window openings
- remaining six-over-six windows
- Brick construction including brickwork laid out in a Flemish bond with English corner detail and decorative cross brickwork
- wood window and door surrounds

3.2 Statement of Cultural Heritage Value or Interest for 219 King Street West

Introduction and Description of Property

219 King Street West includes a one-and-a-half-storey asymmetrical frame house built before 1851. The municipal address is 219 King Street West, Hamilton, Ontario.

Statement of Cultural Heritage Value/Statement of Significance:

Physical or Design Value

219 King Street West has direct associations with the theme of housing workers in the Hamilton Area during the 19th century. 219 King Street West was the home to a prolific landlord from the mid 19th century through the 20th century. Moses Fennix rented out at least two houses on his properties (one still extant next door at 215 King Street West). The Town of Dundas was initially settled and built by tradespeople. 219 King Street West represents part of a historic property consisting of rental houses that represents part of a workers residential area, revealing the conditions in which working families lived. From his home, Moses Fennix rented out other buildings on his property to single families and for a time, one functioned as a boarding house; thus representing a pattern, significant locally, of working class immigrants moving to the Dundas and greater Hamilton area. Specifically, the tradespeople represented as having lived here include: carpenter, boarding housekeeper, axe maker, boiler maker, carriage builder/maker, manufacturer, plumber.

Historical or Associative Value

219 King Street West is historically linked to the neighbouring property, 215 King Street West as the subject property was historically the residence of the landowner, Moses Fennix, who was also the landlord of tradespeople who rented out to the neighbouring address of 215 King Street West. It is also visually linked to 215 King Street West as they are both one-and-a-half storey Georgian buildings.


Cultural Heritage Attributes

- location beside the associated landlords house at 215 King Street West
- one-and-a-half storey building with an asymmetrical three-bay façade

3.3 Adjacent Properties

There are several adjacent properties that have recognition from the City, as well as under the *Ontario Heritage Act* that should be considered with the CHIA. These properties were detailed in the CHER (see Appendix D) and have included in Table 1. The table details their recognition type, current photograph and assumed heritage attributes based on their listing on the Municipal Heritage Register in order to inform the impacts within this report.

Table 1: Adjacent Cultural Heritage Resources

Address	Recognition	Photo (ARA 2021)	Assumed Heritage Attributes
214 Park Street West, Dundas	Inventoried		Two-storey Tudor house, side gable roof with a front gable, half-timbering, stone first storey, gable over central front entry, multi-paned windows, stone chimney
8 Market Street, Dundas	Inventoried		One-and-a-half-storey red-brick building with symmetrical façade, side gable roof, six-over-six windows, dentils under eaves
10 King Street West, Dundas	Designated		By-law 4578-00 lists the following features to be retained: the east and north faces of the 1901 block and tower; and the interior roof support system of the 1935 drill hall
211 King Street West, Dundas	Inventoried		Two-storey building with three-bay façade, paired brackets under the roofline, setting close to the lot line, segmentally arched windows on the second storey, side gable roof

4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 Vision and Rationale for Proposed Development and Land Use Planning Context

The vision for the redevelopment of 219 King Street West and the retention of 215 King Street West is described by IBI Group as follows:

The development proposal consists of retaining the single detached dwelling located at 215 King St. W., which we note through comments from staff at the Formal Consultation stage and the analysis in the submitted CHIA in support of this application, has some heritage significance based on the estimated date of construction (1850). This dwelling will be renovated for use as a single dwelling unit within the main footprint. In addition, a new single detached dwelling is proposed at the south-east corner of the property fronting directly onto King St. W. and a multiple dwelling unit development containing one block of standard townhouses is proposed on the remainder of the subjects. The proposed unit breakdown will contain four townhouse units, and two single detached dwellings; for a total of six units on the entirety of the site (IBI Group 2022b).

An independent engineering inspection of 219 King Street West was conducted on October 6, 2021, by Carmazan Engineering Inc. Based on considerable water damage, sagging of the main floor, and fire damage; the building has been deemed “unsafe and in immediate danger to [of] collapse” (Carmazan Engineering Inc. 2021; see Appendix B). As a result of this structural report, the building at 219 King Street West is proposed to be demolished.

The proposed design rationale utilizes the site's existing condition, including, the current orientation and access of the asphalt lanes. Form and function of the development were determined based on the aesthetic of the surrounding neighbourhood to create a complementary design (IBI Group 2022d).

4.2 Proposed Development

Overall, the proposed development is described as:

The applicant proposes to demolish all existing buildings except the single detached building located at 215 King St. W. which will remain due to heritage significance and will be reused for a single dwelling unit. A redevelopment scheme of the remaining subject lands will consist of one (1) block of standard townhouses at the rear of the property and one (1) single detached dwelling located at the south-east corner of the subject lands; providing a total of six (6) units, with associated parking space within the garage for the proposed townhouses and the new single detached. One (1) designated parking space has been proposed for the retained single detached building which will be located north of the heritage building; parallel to the proposed laneway. The plan also provides backyard amenities to the block of standard townhouses (IBI Group 2022).

As noted, the proposed development involves the construction of two new buildings (see Figure 1). The buildings are described as:

- Building 01 – three-storey single detached residential dwelling
- Building 02 – three-storey residential townhouse block

The existing house at 215 King Street West will be retained with the removal of the rear one-storey stucco addition. An associated parking space for Building 01 will be located to the north of the property. All parking associated with Building 02 is included in the attached garages within the townhouse block. A total of six units are proposed (see Figure 1 to Figure 5).

Building 01 is a single-detached, rectangular building located along the south-east corner of the property parallel to King Street West. This single detached dwelling is three -storeys with three bedrooms and three bathrooms. The buildings ground floor contains an in-car garage to provide a parking space (see Figure 3 and Figure 2). Building 02 is a rectangular, townhouse block located to the rear of 215 King Street West. The townhouse building is organized into two configurations, including two Type A units on the edges and two Type B units in between (see Figure 4).

For vehicular access, a 6.0 metre-wide private driveway located between 215 and 219 King Street West, which provides a shared entrance and exit from King Street West. This driveway will also provide access to associated parking for Building 02. A total of six standard parking spaces are proposed. A 1.5 metre sidewalk is proposed to provide pedestrian access between the proposed units, the waste staging area, and King Street West (IBI Group 2022b).

In order to maintain the streetscape a single detached building facing King Street West has been proposed with the remaining townhouses in the rear of the lot. The proposed townhouse block is partially screened by building massing.

According to the Urban Design Brief (UDB) “The architectural facade fuses together traditional and modern aesthetic influences. The exterior building materials are brick, stone and paneling—common materials found in the surrounding neighbourhood. The proposal’s design takes cues from nearby colour, material and massing” (IBI 2022d:14). The UDB further notes “Although it does not strive to replicate the exact character of the existing homes, it borrows influences through its materials and architectural elements” (IBI 2022d:15). The UDB provides collages and design details showing the influences for the design details (see Figure 6 to Figure 8).

4.3 Zoning Context

The redevelopment of the study includes rezoning modifications. These modifications include the following:

The properties at 215 and 219 King St. W. are currently zoned C2 (Neighbourhood Commercial) under Zoning By-law No. 05-200. The C2 zoning permits a variety of commercial uses and dwellings units in conjunction with a commercial use. Since Zoning By-law 05-200 currently does not contain Residential zoning and the City is in the process of adding this zone category to the By-law, it is being proposed that the subject lands be removed from Zoning By-law 05-200, be brought back into Dundas Zoning By-law 3581-86, and rezoned to an appropriate zone that applies to the proposed residential redevelopment. Low Density Residential (R4) zone with modifications is being proposed for this redevelopment (IBI Group 2022c).

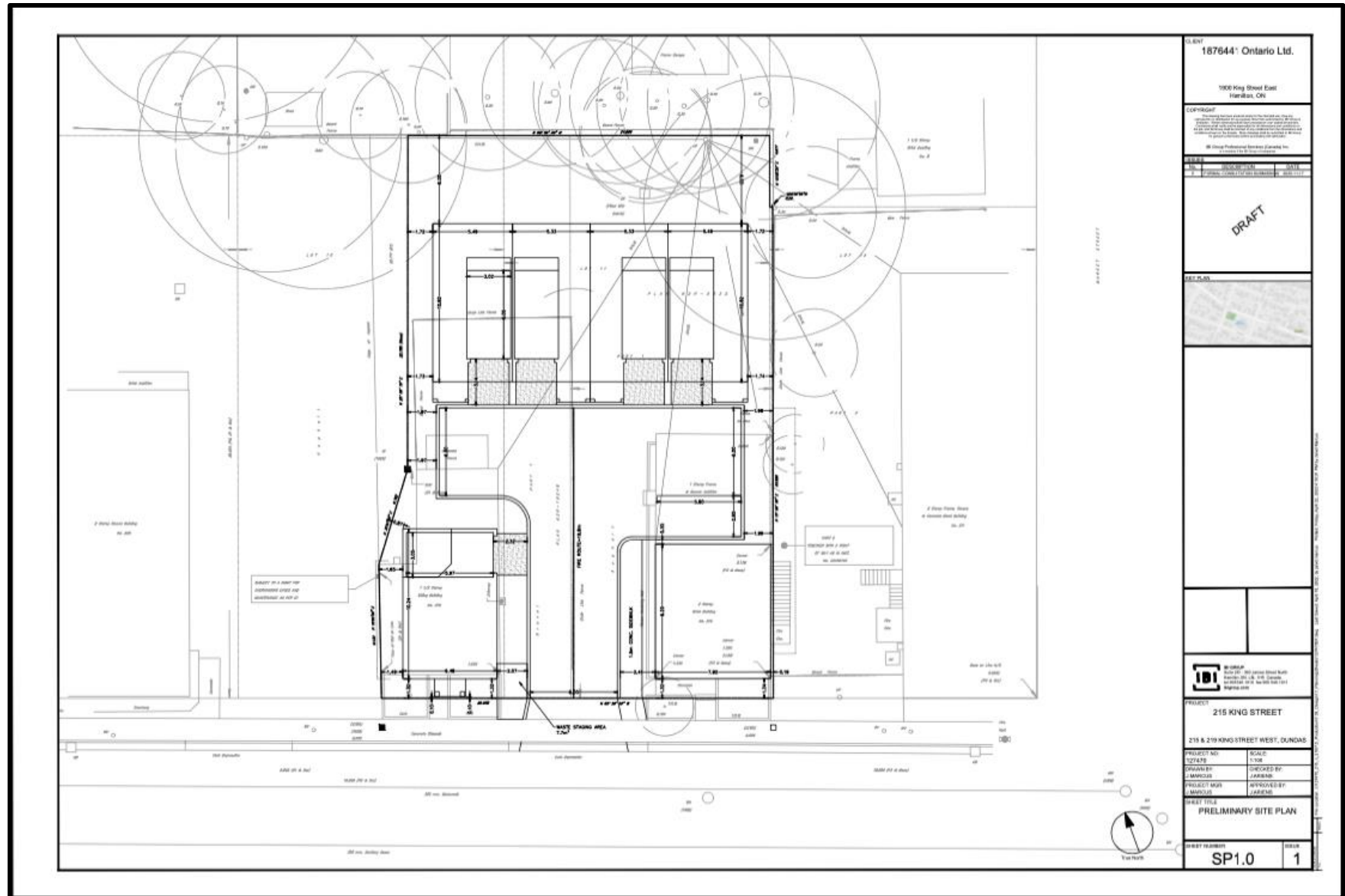


Figure 1: 215 King Street West Site Plan and Project Statistics
(IBI Group 2022c)



Figure 2: Building 01 and 02 - Design Concept
(KNYMH 2022)



Figure 3: Building 01 – Elevations
(KNYMH 2022b)

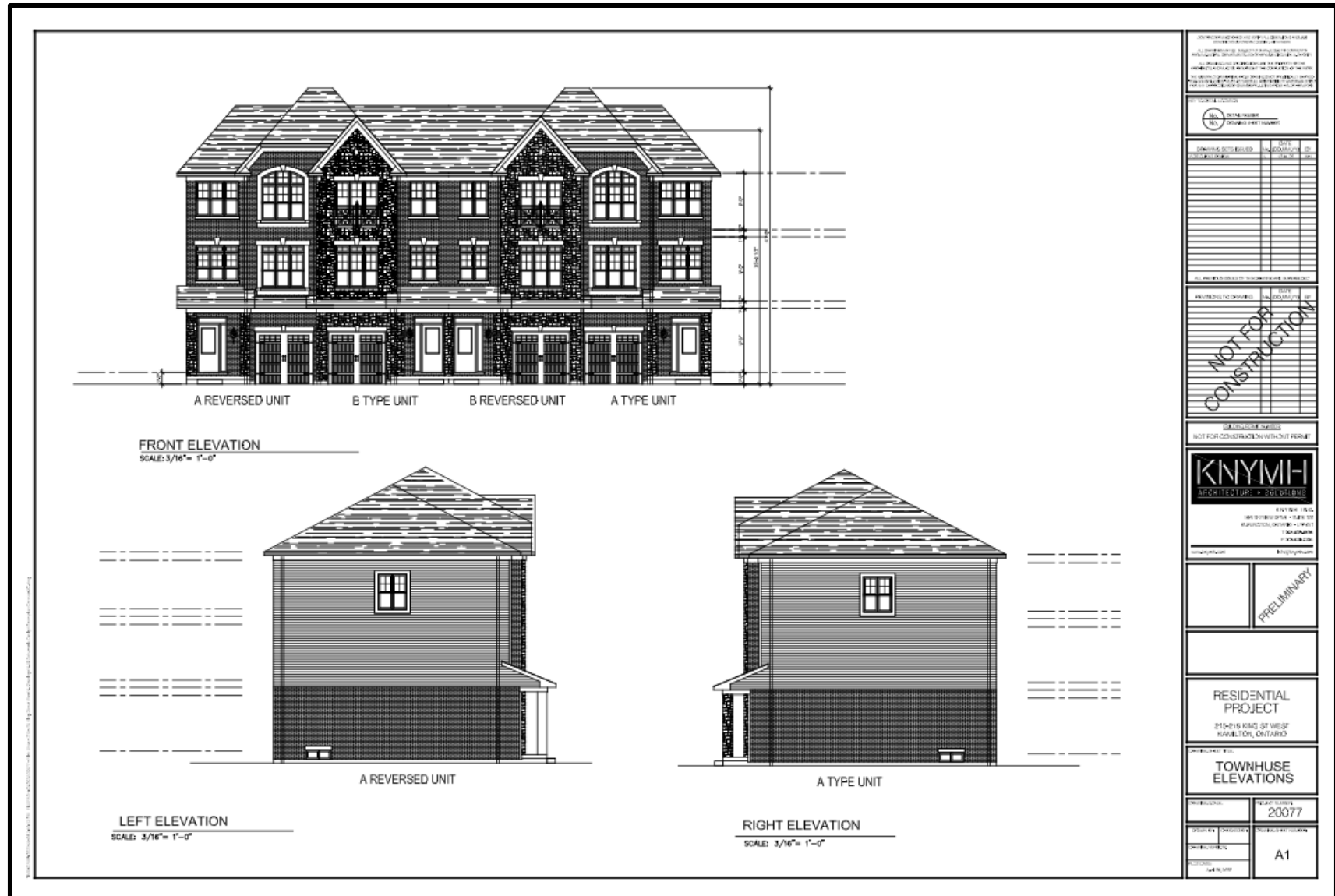


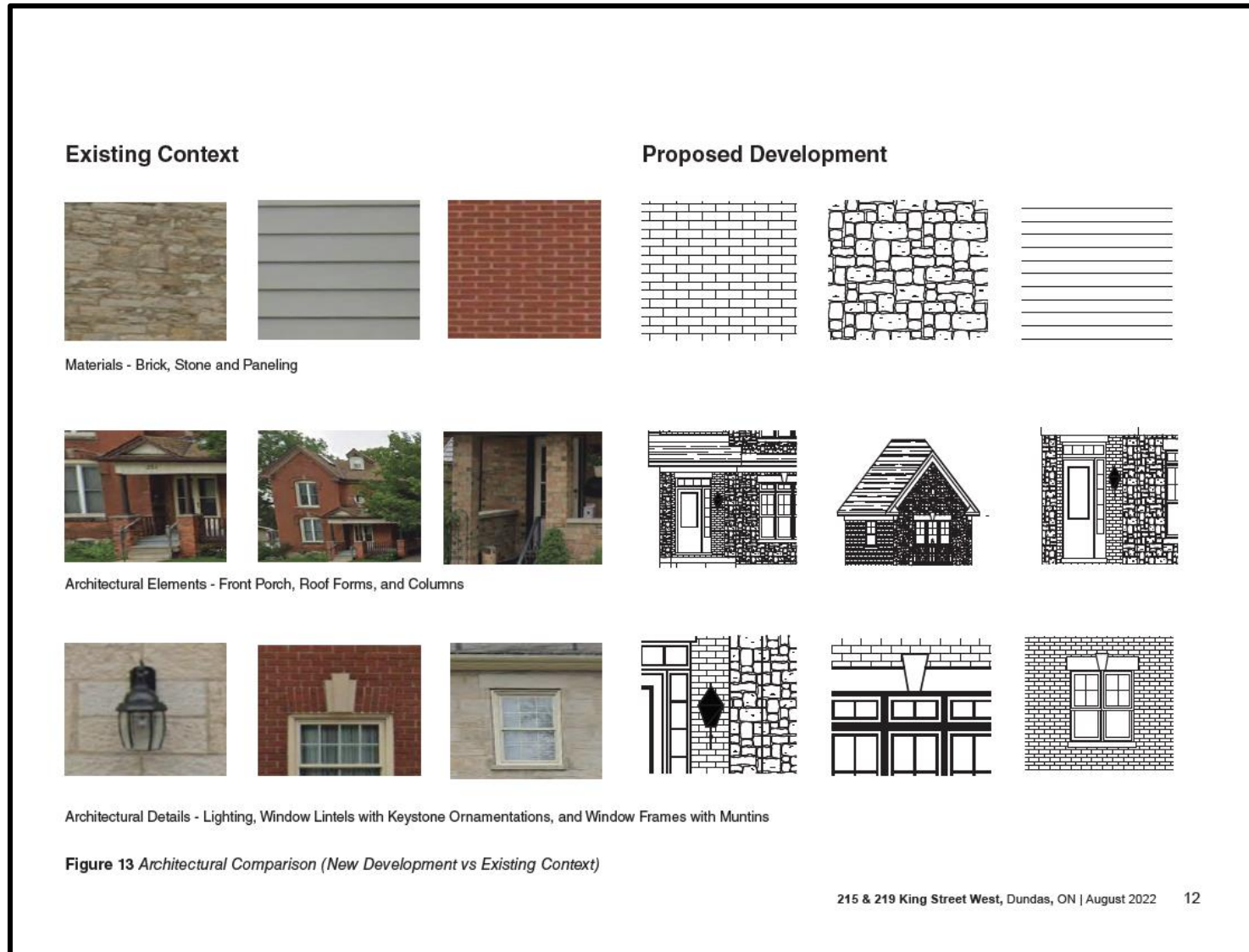
Figure 4: Building 02 – Elevations
(IBI Group 2022c)



Figure 5: Building 02 - Rear Elevation
(KNYMH 2022c)



**Figure 6: Community Character Photo Collage
(IBI Group 2022d:6)**



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**Figure 7: Community Character and Proposed Development Character
(IBI Group 2022d:12)**

3.0 CONTRIBUTIONS

Many of the key characteristics of the proposal are shown to have been designed with respect for adjacent built forms and spaces within the neighbourhood context. Moreover, the building setbacks and height, the exterior material palette, and site arrangements are in keeping with key guideline policies for the area. Therefore the design contributes to the community positively.

Rooflines, cornices and entrance transitions are architectural elements and details that visually connect the proposed development with nearby existing built form.

Red brick, stone masonry and paneling remain consistent to the primary materials found in the surrounding area. The material variations add visual interest by breaking up the overall massing.

Black accent including window trimmings and Juliette balconies contrast the utilized materials, modernizing the building.

Protrusions, recessions and overhangs create visual interest and depth along the facade.

Townhouses are set back from the street and are partially screened by building massing. The single detached dwellings are situated close to the street, defining the pedestrian realm and maintaining the building typology and character pattern of the area.

Stone masonry as the primary cladding for the lower levels grounds the building and solidifies the base.

Accent planting softens the base and adds intimacy to the pedestrian realm.



Figure 16 Single Detached Dwelling Design Analysis

Figure 8: Design of Buildings
(IBI Group 2022d:17)

5.0 ANALYSIS OF IMPACT ASSESSMENT

Any potential project impacts on identified cultural heritage resources must be evaluated, including direct and indirect impacts.

Direct impacts (those that physically affect the heritage resources themselves) include, but are not limited to: demolition, initial project staging, excavation/levelling operations, construction of access roads and renovations or repairs over the life of the project. These direct impacts may impact some or all significant heritage attributes or may alter soils and drainage patterns and adversely impact archaeological resources.

Indirect impacts include but are not limited to: alterations that are not compatible with the historic fabric and appearance of the area; alterations that detract from the cultural heritage values, attributes, character or visual context of a heritage resource. This could include the construction of new buildings; the creation of shadows that alter the appearance of an identified heritage attribute; the isolation of a heritage attribute from its surrounding environment; the obstruction of significant views and vistas; and other less-tangible impacts.

InfoSheet #5: Heritage Impact Assessments and Conservation Plans (MHSTCI 2006:3) provides an overview of several major types of negative impacts, including but not limited to:

- Destruction of any, or part of any, significant heritage attributes;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource (MHSTCI 2006).

5.1 Project Location

An assessment of the impacts on 215 and 219 King Street West can be evaluated using the negative impacts presented in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MHSTCI 2006). The impacts are examined below in Table 2.

**Table 2: Impact Evaluation for 215 and 219 King Street West
(Adopted from MHSTCI 2006:3)**

Type of Negative Impact	Applicable? (Y/N)	Comments
Destruction of any, or part of any, significant heritage attributes.	Y	<p>There is no planned destruction of any, or part of any, heritage attributes associated with the building at 215 King Street West as a result of the proposed development. The building will remain in situ. The rear addition will be removed; however this addition is not a heritage attribute.</p> <p>There is the potential for impacts to the heritage attributes of 215 King Street West from continued exposure to vibrations caused during the construction phase.</p> <p>There is the potential for accidental direct impacts to 215 King Street West during the construction phase of the new development as well as the removal of the rear addition.</p> <p>The proposed development involves the removal of the building associated with 219 King Street West.</p>
Alterations to a property that detract from the cultural heritage values, attributes, character or visual context of a heritage resource, such as the construction of new buildings that are incompatible in scale, massing, materials, height, building orientation or location relative to the heritage resource.	Y	<p>The proposed development will not alter the historic fabric of 215 King Street West. The heritage property at 215 King Street West will remain in situ and will continue to contribute to the character of the streetscape.</p> <p>The current proposed development is an alteration which has the potential to detract from the visual context of the surroundings area. The proposed design of the new buildings which draws from materials and architectural details from the surrounding neighbourhood helps to soften the visual impacts of the development. The red brick wall on the east elevation with of the proposed Building 01 its lack of articulation detracts from the visual context of the heritage property.</p>
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	N	As outlined in the UDB there will not be any additional impacts by shadows (IBI 2022d).
Isolation of a heritage attribute from its surrounding environment, context or significant relationship.	Y	The location and relationship of 215 King Street West to 219 King Street West is a heritage attribute (see Section 3.0). The proposed development would eliminate the contextual relationship and the historic relationship between 215 King Street West and 219 King Street West.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	N	No significant views or vistas were identified as a heritage attributes associated with 215 King Street West of 219 King Street West.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.	N	Although for the purposes of zoning the proposed development involves a change in land use from neighbourhood commercial to low density residential, the cultural heritage resources on the site are detached residential houses and the lots are proposed to remain residential.

Type of Negative Impact	Applicable? (Y/N)	Comments
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	Y	With the proposed removal of 219 King Street West, and construction activities on the properties, there is potential for ground disturbance which may adversely affect any archeological resources.

As Table 2 summarizes, the heritage attributes of 215 and 219 King Street West will be directly adversely impacted by the current proposed development as defined by MTCS *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006). The impacts include:

- Impact 1 – There is the potential for impacts to heritage attributes of 215 King Street West from continued exposure to vibrations caused during the construction phase.
- Impact 2 – There is the potential for accidental direct impacts to 215 King Street West during the construction phase of the new development as well as during the removal of the rear addition.
- Impact 3 – The proposed development would result in the removal of all heritage attributes associated with 219 King Street West.
- Impact 4 – The proposed development is an alteration which has the potential to detract from the visual context of the surroundings.
- Impact 5 – The proposed development would eliminate the contextual relationship between the 215 King Street West and 219 King Street West.
- Impact 6 – The proposed development may impact archaeological resources on 215 and 219 King Street West.

5.2 Adjacent Properties

An assessment of the impacts on properties adjacent to 215 and 219 King Street West can be evaluated using the negative impacts presented in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MHSTCI 2006). The impacts are examined below in Table 3.

Table 3: Impact Evaluation for Adjacent Properties
(Adopted from MHSTCI 2006:3)

Type of Negative Impact	Applicable? (Y/N)	Comments
Destruction of any, or part of any, significant heritage attributes.	N	The proposed development involves the removal of the buildings associated with 219 King Street West. The adjacent properties and their heritage attributes will remain in situ.
Alterations to a property that detract from the cultural heritage values, attributes, character or visual context of a heritage resource, such as the construction of new buildings that are incompatible in scale, massing, materials, height, building orientation or location relative to the heritage resource.	N	The heritage attributes of the adjacent properties are located a distance away from the proposed development and for the most part are buffered from the proposed development by vegetation or fencing, existing parking or roadways. As such the proposed development will not detract from the cultural heritage value or heritage attributes of the adjacent properties.

Type of Negative Impact	Applicable? (Y/N)	Comments
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	N	As outlined in the Urban Design Brief there will not be any additional impacts by shadows (IBI 2022d).
Isolation of a heritage attribute from its surrounding environment, context or significant relationship.	N	The location and relationship of 215 King Street West and 219 King Street West is a noted heritage attribute. The proposed development does not detract from the surrounding environment or adjacent properties.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	N	No significant views or vistas were identified as a heritage attributes associated with the adjacent properties.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.	N	The land use of the adjacent properties will not change.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	N	There is no anticipated land disturbance to the properties adjacent to 215 and 219 King Street West which may adversely affect any archeological resources as a result of the proposed development.

As Table 3 summarizes, the heritage attributes of adjacent properties are not anticipated to be impacted by the proposed development.

6.0 ALTERNATIVE OPTIONS

6.1 Option 1 - Do Nothing

The “Do Nothing” approach is an alternative redevelopment approach whereby the proposed redevelopment and modification of the building does not proceed. The subject property and heritage attributes would remain in-situ.

This option is not feasible due to the current condition of 219 King Street West. Based on the engineering report, the building is not structurally sound (Carmazan Engineering Inc. 2021). The ‘do nothing’ option would exacerbate conditions and has the potential to increase health and safety concerns.

6.2 Option 2 – Removal of 215 & 219 King Street West

As the option proposed in the initial pre-consultation meeting, Option 2 entailed the removal of the buildings on both properties, including the demolition of 215 and 219 King Street West. Removal of these buildings was proposed as part of the development of a four-storey, 14-unit residential building (see Figure 9). After it was determined through the CHER that the properties had CHVI Option 2 was abandoned.



Figure 9: Proposed Development as Presented in Pre-Consultation (Option 2)

6.3 Option 3 – Retention of 215 & 219 King Street West

This option includes the retention of 215 and 219 King Street West. An independent engineering inspection of 219 King Street West was conducted on October 6, 2021, by Carmazan Engineering Inc. (see Appendix B). Based on the findings within this structural report, structural components such as the foundation and main floor were described as “compromised” and the structure itself “is in an immediate danger of collapse” (Carmazan Engineering Inc. 2021). As such, the retention of 219 King Street West was determined not to be feasible.

6.4 Preferred Option

As outlined above the proposed development initially considered the demolition of both 215 and 219 King Street West (Option 2). As a result of the completion of the CHER which found both properties had CHVI, the retention of both buildings was considered (Option 3). Due to a structural inspection 219 King Street West was determined to be “...in an immediate danger of collapse” (Carmazan Engineering Inc. 2021). As such, the preferred option as proposed by the proponent is the retention of 215 King Street West, the demolition of 219 King Street West and the construction of a single-family dwelling and row of four townhouse units as presented in Section 4.0. As a result, mitigation measures have been provided below to help reduce impacts resulting from the proposed site alteration.

7.0 MITIGATION MEASURES

If potential impacts to identified heritage resources are determined, proposed conservation or mitigative/avoidance measures must be recommended. The former Ministry of Culture’s *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006b:3) lists several specific methods of minimizing or avoiding a negative impact on a cultural heritage resource, including but not limited to:

- Alternative development approaches;

- Isolating development and site alteration from significant built and natural features and vistas;
- Design guidelines that harmonize mass, setback, setting, and materials;
- Limiting height and density;
- Allowing only compatible infill and additions;
- Reversible alterations; and
- Buffer zones, site plan control, and other planning mechanisms.

These mitigation strategies are echoed in the *City of Hamilton Guidelines: Cultural Heritage Impact Assessments* (2022). This section outlines suggested mitigation measures. The impacts that are addressed by each mitigation measure have been provided in brackets for reference.

7.1 Vibration Monitoring (Impact 1)

Construction activities associated with the current proposed development have the potential to create vibrations that could impact the cultural heritage resource located at 215 King Street West. With respect to vibrations, the Zone of Influence (ZOI) is considered the area of land which is within or adjacent to a construction site and may include 215 King Street West. A ZOI study identifies building/s which may require vibration monitoring during the construction phase to which monitoring strategies can be determined. For example, the City of Toronto *By-law 515-2008 To amend City of Toronto Municipal Code Chapter 363, Building Construction and Demolition, with respect to regulations of vibrations from construction activity* provides an example of a detailed vibration assessment method and criteria. Typically, a ZOI study is carried out after site plan approval and construction methods and equipment is known prior to the construction phase. To mitigate any potential impacts caused by vibrations, it is recommended that City of Hamilton staff determine if a ZOI study is required and when this step will be required.

7.2 Temporary Protection Plan (Impact 2)

To protect 215 King Street West during the removal of the addition as well as during the construction period of the proposed new buildings, a Temporary Protection Plan (TPP) should be developed. The heritage attributes should be marked on the construction plans. Temporary construction fencing should be erected as a buffer between the house the development areas. The fencing should be erected at a sufficient distance to ensure that there will be no direct or indirect impacts to the house as a result of the construction activities or equipment. The TPP should also include a communication protocol that details who needs to be informed about the heritage attributes and who should be contacted if there is an issue with the building. The TPP should include a plan for potential physical impact (i.e., a plan if there is any damage resulting from machinery). The TPP protocol should address the possibility of physical impacts and will outline who to contact if an impact occurs and that proper repairs would be required to return the building to its previous condition. These items can be addressed through a stand-alone TTP or may be included as part of the Construction Management Plan.

7.3 Cultural Heritage Resource Documentation Report (Impact 3 and Impact 5)

A Cultural Heritage Resource Documentation (CHRD) Report provides in-depth documentation of the building. The process involves photographic documentation of the structure as a whole from all (accessible) angles as well as detailed photographs of all elements. Contextual photographs are also taken of the landscape surrounding the resource. These photographs are recorded on a photo map. A physical description of the resource and detailed description of the landscape and context are also included in the report. Additional measured drawings, land use history, archival photographs or maps obtained could also be added to the report. This report

should be provided to local municipalities, stakeholder groups, local historical societies, museums, archives and/or libraries as part of the public record. The completion of a CHRD should be carried out prior to demolition.

Detailed photographic and written documentation of 219 King Street West has been completed as part of the evaluation portion of the CHIA (Appendix D), however it should be confirmed that the existing documentation has been completed to the satisfaction of City staff.

7.4 Salvage of Materials (Impact 3 and Impact 5)

This option allows for the retention of components of the buildings for reuse prior to their demolition. The selective removal of identified architectural or landscape elements preserves portions or features of buildings and structures that possess historical, architectural or cultural value and can divert them from becoming landfill material. This mitigation option is not the strongest option from a heritage perspective; however a removal and reuse program would allow for the conservation of key components of the structures. Reuse and salvage can be achieved by the identification, removal and repurposing through symbolic conservation, or reusing of heritage materials from buildings prior to their demolition. These materials may then be used in other heritage structures as sourcing materials for repair and replacement can be challenging, especially if the materials are from an historic source that no longer exists, such as a quarry, an old-growth forest, or a manufacturing facility that has closed (Parks Canada 2010). As such, the careful salvage of materials from one historic structure can represent an opportunity for the in-kind replacement of quality historic materials in another.

The materials listed below provide an example of materials which may be worthy of salvage or reuse, however it can extend beyond those elements which may be considered to possess historical, architectural or cultural value in order to align best practices for sustainable redevelopment. This salvage plan would apply to 219 King Street West as part of the demolition process.

Items to be considered for salvage include:

- Stone and wood in good condition;
- Windows and doors;
- Any interior features worthy of salvage and reuse including metal hardware; and
- Any appliances.

The following recommendations for the salvage and reuse of materials are suggested:

- A reputable contractor(s) with proven expertise in salvage removal should be obtained.
 - The Architectural Conservancy of Ontario (ACO) North Waterloo Region maintains a *Directory of Heritage Practitioners* located in Ontario that claim to have experience with heritage and/or older properties. The section dedicated to "Moving, Dismantling and Salvage" could be referred to for salvage contacts, however, it is recommended that references and/or previous work be assessed before engaging with any of the listed businesses. The ACO directory is available online at: [Moving, Dismantling & Salvage - ACO North Waterloo Region \(aconwr.ca\)](http://aconwr.ca)
- The ultimate destination of salvaged materials should be determined prior to the initiation of any salvage process;
- Materials should only be salvaged if they are suitable for re-use in other buildings or projects, i.e., the material must not be irreparably damaged or infested;

- The material must be extracted in a manner that ensures that it is not irreparably damaged;
- Consider the incorporation of salvaged materials, such as bricks, stone, timber beams, wood planks, floorboards, etc. into the proposed development, potentially in the form of landscaped features, planters, pavilions/shade structures or lobby features; and
- Any materials not deemed salvageable, but which are still recyclable should be recycled in an effort to reduce the amount of material sent to a landfill.

7.5 Commemoration Plan (Impact 3 and Impact 5)

Conservation through a Commemoration Plan allows the historical value of a property proposed for removal to be expressed and communicated to the public. The Commemoration Plan would outline the symbolic conservation methods through techniques such as plaques and the integration of original materials (i.e., brick masonry, pressed tin elements, windows, or doors). Plaque (s)/displays placed within the existing location (or at an agreed upon off site location) and accessible to passing residents and visitors, would serve to convey information about the property's architectural history.

A Commemoration Plan would:

- Explore options of integrating salvaged materials into any future landscape plans/site plans
- Recommend signage locations; and
- Outline graphics and text for signage.

The development of a Commemoration Plan should be completed prior to demolition activities in order to carry out any potentially recommended actions (i.e., salvage, further documentation).

7.6 Design Considerations (Impact 4)

The current proposed development is an alteration an alteration which has the potential to detract from the visual context of the surroundings area.

The proposed development on 219 King Street West has been oriented to contribute to the streetscape and the design has attempted to draw on architectural elements from the neighborhood. Positioning of the single detached dwelling to front along King Street West maintains the character of King Street. The proposed townhouse block is largely setback from the front property line and partially screened by building massing. This minimizes their impact from the street and maintains the streetscape pattern. The materials and architectural details which draw from the surrounding neighborhood help soften the visual impacts of the development. Further architectural details or articulation could be considered for the east wall of the single-family house (Building 01). The brick wall on the east elevation of the proposed Building 01 detracts from the visual context of the heritage property particularly when viewed from the King Street and Market Streets due to its minimal windows, banding and detailing.

7.7 Archaeological Assessment (Impact 6)

Since there is potential for ground disturbing activities as a result of the proposed development, and a search of previous archaeological assessments did not turn up a report associated with the study area, an archaeological assessment should be considered. Within the formal Consultation Document file no. FC-20-137, no archaeological assessment was required (City of Hamilton

2021). However, city staff should confirm that an archaeology assessment is not required based on the current design.

8.0 IMPLEMENTATION

Below, Table 4 outlines the recommended conservation/mitigative/avoidance measures as the development is undertaken. The requirement for these heritage mitigation measures may be incorporated by the City of Hamilton into the site plan approval or addressed through the Construction Management Plan.

Table 4: Implementation Schedule

Construction Phase	Mitigation Measures	Implementation Phases		
		Due Diligence	Site Plan	Construction Management Plan
Project Planning and Design	Salvage materials/retain a reputable contractor(s) with proven expertise in salvage removal to determine salvable materials.	✓		
	Cultural Heritage Resource Documentation Report - Confirm the existing documentation within the CHER has been completed to the satisfaction of City staff.	✓		
	Complete a Commemoration Plan		✓	
	Undertake an archaeological assessment (if required)		✓	
	Explore suggested design considerations		✓	
Construction	Vibrations should be identified through a ZOI study (if required)			✓
	Complete a Temporary Protection Plan			✓

9.0 RECOMMENDATIONS

This CHIA builds on the previously completed heritage evaluation and noted heritage attributes for 215 King Street West and 219 King Street West (see Section 3.0).

The proposed development involves the demolition of 219 King Street West. The existing house at 215 King Street West will be retained with the removal of the rear one-storey stucco addition. The proposed development involves the construction of two new buildings. The buildings are described as: Building 01 – three-storey single detached residential dwelling and Building 02 – three-storey residential townhouse block. A total of six units are proposed.

Potential negative impacts to 215 King Street West and 219 King Street West which may result from the current proposed development include:

- Impact 1 – There is the potential for impacts to heritage attributes of 215 King Street West from continued exposure to vibrations caused during the construction phase.
- Impact 2 – There is the potential for accidental direct impacts to 215 King Street West during the construction of the new development as well as during the removal of the rear addition.
- Impact 3 – The proposed development would result in the removal of all heritage attributes associated with 219 King Street West.
- Impact 4 – The proposed development is an alteration which has the potential to detract from the visual context of the surroundings.

- Impact 5 – The proposed development would eliminate the contextual relationship between the 215 King Street West and 219 King Street West.
- Impact 6 – The proposed development may impact archaeological resources on 215 and 219 King Street West.

The heritage attributes of the adjacent properties are not anticipated to be impacted by the proposed development.

The following conservation/mitigation strategies are recommended:

- To protect 215 King Street West during the construction as well as during the removal of the rear addition, a Temporary Protection Plan should be created including provisions for fencing between the building and development areas as well as communication protocols;
- To protect 215 King Street West during the construction, vibrations should be identified through a ZOI study as directed by City Staff;
- A Cultural Heritage Resource Documentation report should be prepared. Photographic and written documentation of the properties has been completed as part of the CHER report. It should be confirmed that the existing documentation has been completed to the satisfaction of City staff.
- Materials should be salvaged from 219 King Street West;
- A Commemoration Plan should be developed prior to the demolition of 219 King Street West;
- The design of the east wall of Building 01 could consider additional architectural details and/or articulation;
- City staff should confirm that no archaeological assessment is required based on the current designs; and
- As outlined in the City of Hamilton's Guidelines for Cultural Heritage Impact Assessments, this report should be submitted for review and comment to the Heritage Planner and Municipal Heritage Committee.

10.0 BIBLIOGRAPHY

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City of Hamilton

2021 *Formal Consultation Document – Jan 13 2021 – FC-20-137*

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Gillespie, A.

2021 *215 and 219 King Street West, Dundas Statements of Cultural Heritage Value and Background Documentation.* Prepared for the Hamilton Municipal Heritage Committee's Inventory and Research Working Group, May 2021. Revised and updated June 2021.

Government of Ontario

2006 *Ontario Regulation 9/06* made under the *Ontario Heritage Act*. Accessed online at: www.e-laws.gov.on.ca/html/source/regs/english/2006/elaws_src_regs_r06009_e.htm.

2009 *Ontario Heritage Act, R.S.O. 1990, c. O.18*. Accessed online at: www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90o18_e.htm.

Hamilton Conservation Authority (HCA)

2019 *Hamilton Conservation Authority*. Accessed online at: <https://conservationhamilton.ca/>.

IBI Group

2022a Personal Communication.

2022b Personal Communication.

2022c *Site Plan*.

2022d *Urban Design Brief: 215-219 King Street Dundas, ON.*

KNYMH

2022 *215-219 King Street West. Prime Properties. Dundas, ON.*

2022b *Residential Project 2015-219 King Street West Hamilton, ON. Single Family Elevations.*

2022c *Residential Project 2015-219 King Street West Hamilton, ON. Single Townhouse Elevations.*

Ministry of Tourism, Sport and Culture (MTCS)

2006 *InfoSheet #5: Heritage Impact Assessments and Conservation Plans.* Ontario Heritage Tool Kit Series. Toronto: Ministry of Culture.

2006a *Heritage Property Evaluation: A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities.* Ontario Heritage Tool Kit Series. Toronto: Ministry of Culture.

Ministry of Municipal Affairs and Housing (MMAH)

2020 *Provincial Policy Statement, 2020.* Toronto: Ministry of Municipal Affairs and Housing.

Parks Canada

2010 *Standards and Guidelines for the Conservation of Historic Places in Canada 2nd Edition.* Accessed online at: www.historicplaces.ca/media/18072/81468-parks-s-g-eng-web2.pdf.

Appendix A: City of Hamilton Guidelines for Cultural Heritage Impact Assessments

1.0 PURPOSE

A Cultural Heritage Impact Assessment (CHIA) is a report that documents a clear and traceable evaluation of the effects of a proposed new development or redevelopment on cultural heritage resources and/or their setting. If there are demonstrated adverse effects, the CHIA must describe the means by which the adverse effects can be minimized, mitigated or avoided. The primary goal of a CHIA is to ensure that the cultural heritage value of the property is conserved.

Under the Urban Hamilton Official Plan (UHOP) and Rural Hamilton Official Plan (RHOP), a CHIA shall be required where the proposed development, site alteration, or redevelopment of lands has the potential to adversely affect the following cultural heritage resources through displacement or disruption:

- Properties designated under any part of the *Ontario Heritage Act* or adjacent to properties designated under any part of the *Ontario Heritage Act*;
- Properties that are included in the City of Hamilton *Register of Property of Cultural Heritage Value or Interest* (the Register) or *adjacent* to properties included in the Register;
- A registered or known archaeological site or areas of archaeological potential;
- Any area for which a cultural heritage conservation plan statement has been

prepared; or,

- Properties that comprise or are contained within cultural heritage landscapes that are included in the City of Hamilton's Municipal *Register of Property of Cultural Heritage Value or Interest*.

The UHOP and RHOP also identify that CHIA reports may be required where the proposed development, site alteration, or redevelopment of lands has the potential to adversely affect properties listed on the City's *Inventory of Properties of Cultural Heritage Value or Interest*.

The UHOP also identifies that there may be cultural heritage properties that are not yet included in the City's *Register of Property of Cultural Heritage Value or Interest*, nor designated under the *Ontario Heritage Act*, but have cultural heritage interest. The City shall ensure these non-designated and non-registered cultural heritage properties are identified, evaluated, and appropriately conserved.

New development, site alteration or redevelopment may create disturbances or disruptions including, but not limited to:

- Demolition, removal, or any other damaging effects to buildings or structures of cultural heritage value or interest;
- Disruption of the setting, context, landscape or layout of the cultural heritage resource; and,
- Development of lands adjacent to cultural heritage resources that is not sympathetic to the adjacent property's cultural heritage attributes.

2.0 CONTENT

Planning staff will inform the proponent during the Formal Consultation phase of any development application, whether the submission of a CHIA will be required prior to the submission of any subsequent applications under the *Planning Act*. The Assessment shall be undertaken by a qualified professional with demonstrated expertise in cultural heritage assessment, mitigation and management, excluding the project architect or any other professional with a stake in the development, and shall contain the following:

a) Introduction to the Development Site

- A location plan showing and describing the contextual location of the site.
- An existing site plan and current floor plans of built structures where appropriate.
- A concise written and visual description of the site identifying significant features, buildings, landscapes and views including any yet unidentified potential cultural heritage resources and making note of any heritage recognition of the property (ie. National Historic Site, Municipal Designation, etc.).
- A concise written and visual description of the context including adjacent properties and their recognition (as above) and any yet unidentified potential cultural heritage resource(s).
- Present owner and contact information.

b) Background Research and Analysis

- For the subject property:
 - Comprehensive written and visual research and analysis of the cultural heritage value or interest of the site (both identified and not yet identified): physical or design, historical or associative, and contextual.
 - Development history of the site including original construction, additions, and alterations with substantiated dates of construction; and,
 - Relevant research material, including historic maps, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, Vernon's directories, etc.
- For adjacent properties:
 - Concise written and visual research and analysis of the cultural heritage value or interest of the adjacent properties, predominantly physical or design and contextual value.

c) Statement of Significance

- A Statement of Cultural Heritage Value or Interest identifying the cultural heritage attributes. This statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions. This statement is to follow the provincial guidelines set out in the *Ontario Heritage Tool Kit*. The statement of cultural heritage value or interest will be written in a way that does not respond to or anticipate any current or proposed interventions. The City may, at its discretion and upon review, reject or use the statement of cultural heritage value or interest, in whole or in part, in crafting its own statement of cultural heritage value or interest (Reasons for including on Register or Designation) for the subject property.

d) Description of the Proposed Development or Site Alteration

- A written and visual description of the proposed development or site alteration.

e) Impact of Proposed Development or Site Alteration

- Description of the negative impacts upon the cultural heritage resource(s) by the proposed development or site alteration as identified in the *Ontario Heritage Tool Kit*, including but not limited to:
 - Destruction of any, or part of any, significant heritage attributes or features;
 - Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
 - Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden;
 - Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
 - Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
 - A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value; and,
 - Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources.

f) Alternatives or Mitigation Measures

- A description of the alternatives or mitigation measures necessary to mitigate the adverse impacts of the development and/or site alteration upon the cultural heritage resource(s), including:
 - The means by which the existing cultural heritage resources shall be integrated within the proposed development and/or site alteration; and,
 - The manner in which commemoration of cultural heritage resources to be removed shall be incorporated within the proposed development and/or site alteration.

g) Conservation Strategy

- The preferred strategy recommended to best protect and enhance the cultural heritage value and heritage attributes of the on-site and adjacent cultural heritage resource(s) including, but not limited to:
 - A mitigation strategy including the proposed methods;
 - A conservation scope of work including the proposed methods; and
 - An implementation and monitoring plan.
 - Recommendations for additional studies/plans related to, but not limited to: conservation; site specific design guidelines; interpretation/commemoration; lighting; signage; landscape; stabilization; additional record and documentation prior to demolition; and long-term maintenance.
 - Referenced conservation principles and precedents.

h) Cited Materials

Any required CHIA report shall be submitted for review by Planning staff and the Hamilton Municipal Heritage Committee prior to acceptance of the report as being complete or the clearance of any conditions on any development approvals.

2.1 SCOPED ASSESSMENTS

At the discretion of Planning staff, the content of a CHIA may be scoped as follows:

- a) Where it has been adequately demonstrated that the conservation, rehabilitation and reuse of cultural heritage resources that have not yet been included in the City's *Register of Property of Cultural Heritage Value or Interest*, nor designated under the *Ontario Heritage Act*, is not viable, the City may require that the affected resources be thoroughly documented for archival purposes at the expense of the applicant prior to demolition or removal.
- b) Where cultural heritage resources may be affected and staff is of the opinion that the potential impacts will be minor, the discussion of impacts to cultural heritage resources may be integrated into an Urban Design Brief or Urban Design Study.

Note: Where a property is designated under Part IV or Part V of the Ontario Heritage Act, a Heritage Permit is required to be submitted prior to the issuance of a Building Permit. Accordingly, Planning staff recommend that the proponent consults with staff following the submission of a Formal Consultation application to determine the appropriate course of action to proceed with the proposal.

Appendix B: Engineering Report – 219 King Street West (2021)



743 Powerline Road East, Lynden, Ontario, RR2 L0R1T0, Tel 905 521 9555, Fax 905 521 1613 , www.carmazanengineering.com

To: Nick Uhac

Hamilton, Ontario

Re. Structural assessment at 219 King Street West , Dundas , Ontario

Date: October 6, 2021

Dear Sir,

Introduction :

Carmazan Engineering Inc. has conducted an independent engineering inspection and assessment of the structure located at the above noted address .

We attended the site on October 6, 2021 for the purpose of conduction our preliminary inspection . The inspection was based solely on visual and no testing.

Background :

The subject structure was a two storey residential building located at 219 King Street West in Dundas .

Description of Structural Characteristics

We did not inspect or review any of the interiors of the building and did not have access to existing building plans . We assume that the building was constructed in a typical wood frame with metal siding .

The basement walls were observed as rubble stone type foundation with thicknesses varying between 18 “ and 24 “ . Some areas we could not determine the thickness or the depth due to obstructions in the crawl space. The main floor framing was observed as wood framing - 12 “ to 8” diameter spaced between 3 feet and 4 feet of centre . The subfloor was observed as wood boards with unknown thickness .

Engineering Inspection :

The rubble foundation that was observed with a minimum frost protection of 4 feet , is considered structurally sound . We could not evaluate the areas in crawl spaces .

The Main floor structure was observed in very bad shape . The logs used as joists were observed with extensive damage due water and specially due the wood boring beetles . We could not determine if the infestation is active or was terminated in the past . We also observed lack of bearing at the end foundation walls, extensively damaged wood plates , cuts in the beams at heating ducts and plumbing pipes , improper supports and bearing for posts . None of post were connected due the absence of any structural concrete pads . The post consists and mix of steel teleposts and wood posts , both types undersized and with virtually not connection.

We observed excessive sagging of the main floor at centre areas which trigger uneven floors beyond acceptable limits .

We observed at crawl space area signs of a past fire that damaged the main floor beam and was never replaced.

Rear addition was observed with no frost protection at foundation walls and wood floor installed on soil with excessive amount of mold . Side foundation wall adjacent to parking not able to support loading from parking

Closing remarks :

Based on the above findings it is in our opinion that the structural components as described above are compromised and lost their capacity as required for a single family dwelling loading criteria . The structure is unsafe and in an immediate danger to collapse . We strongly recommend that temporary adjustments to be made (e.g. temporary shoring at main floor level , walls post , joists) and permanent monitoring until demolition is scheduled .

All remedial , temporary work to comply with the latest edition of OBC and Ministry of labour requirements .

Attachments : see pictures attached

Sincerely



Carmazan Engineering Inc.
Calin Carmazan, M.Eng., P.Eng.
Hamilton , October 6, 2021

Appendix C: Curriculum Vitae

Kayla Jonas Galvin, MA, RPP, MCIP, CAHP
Heritage Operations Manager
ARCHAEOLOGICAL RESEARCH ASSOCIATES LTD.
1 King Street West, Stoney Creek, L8G 1G7
Phone: (519) 804-2291 x120 Fax: (519) 286-0493
Email: kayla.jonasgalvin@araheritage.ca Web: www.arch-research.com

Biography

Kayla Jonas Galvin, Archaeological Research Associates Ltd.'s Heritage Operations Manager, has extensive experience evaluating cultural heritage resources and landscapes for private and public-sector clients to fulfil the requirements of provincial and municipal legislation such as the *Environmental Assessment Act*, the *Standards & Guidelines for the Conservation of Provincial Heritage Properties* and municipal Official Plans. She served as Team Lead on the Ministry of Tourism, Culture and Sport Historic Places Initiative, which drafted over 850 Statements of Significance and for *Heritage Districts Work!*, a study of 64 heritage conservation districts in Ontario. Kayla was an editor of *Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory* and has worked on Municipal Heritage Registers in several municipalities. Kayla has drafted over 150 designation reports and by-laws for the City of Kingston, the City of Burlington, the Town of Newmarket, Municipality of Chatham-Kent, City of Brampton and the Township of Whitchurch-Stouffville. Kayla is the Heritage Team Lead for ARA's roster assignments for Infrastructure Ontario and oversees evaluation of properties according to *Standards & Guidelines for the Conservation of Provincial Heritage Properties*. Kayla is a Registered Professional Planner (RPP), a Member of the Canadian Institute of Planners (MCIP), is a professional member of the Canadian Association of Heritage Professionals (CAHP) and sits on the board of the Ontario Association of Heritage Professionals.

Education

2016 MA in Planning, University of Waterloo. Thesis Topic: *Goderich – A Case Study of Conserving Cultural Heritage Resources in a Disaster*
2003-2008 Honours BES University of Waterloo, Waterloo, Ontario
Joint Major: Environment and Resource Studies and Anthropology

Professional Memberships and Accreditations

Current Registered Professional Planner (RPP)
Member of the Canadian Institute of Planners (MCIP)
Professional Member, Canadian Association of Heritage Professionals (CAHP)
Board Member, Ontario Association of Heritage Professionals

Work Experience

Current **Heritage Operations Manager, Archaeological Research Associates Ltd.**
Oversees business development for the Heritage Department, coordinates completion of designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.
2009-2013 **Heritage Planner, Heritage Resources Centre, University of Waterloo**
Coordinated the completion of various contracts associated with built heritage including responding to grants, RFPs and initiating service proposals.
2008-2009, **Project Coordinator–Heritage Conservation District Study, ACO**

- 2012 Coordinated the field research and authored reports for the study of 32 Heritage Conservation Districts in Ontario. Managed the efforts of over 84 volunteers, four staff and municipal planners from 23 communities.
- 2007-2008 **Team Lead, Historic Place Initiative, Ministry of Culture**
Liaised with Ministry of Culture Staff, Centre's Director and municipal heritage staff to draft over 850 Statements of Significance for properties to be nominated to the Canadian Register of Historic Places. Managed a team of four people.

Selected Professional Development

- 2019 OPPI and WeirFoulds Client Seminar: Bill 108 – More Homes, More Choice, 2019
- 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON (Two-days)
- 2019 Information Session: Proposed Amendments to the OHA, by Ministry of Tourism, Culture and Sport
- 2018 Indigenous Canada Course, University of Alberta
- 2018 Volunteer Dig, Mohawk Institute
- 2018 Indigenizing Planning, three webinar series, Canadian Institute of Planners
- 2018 Cultural Heritage, Archaeology and Planning Symposium
- 2018 Transforming Public Apathy to Revitalize Engagement, Webinar, MetorQuest
- 2018 How to Plan for Communities: Listen to the Them, Webinar, CIP
- 2017 Empowering Indigenous Voices in Impact Assessments, Webinar, International Association for Impact Assessments
- 2017 Cultural Heritage, Archaeology and Planning Symposium
- 2017 Capitalizing on Heritage, National Trust Conference, Ottawa, ON.
- 2016 Cultural Heritage, Archaeology and Planning Symposium
- 2016 Heritage Rising, National Trust Conference, Hamilton
- 2016 Ontario Heritage Conference St. Marys and Stratford, ON.
- 2016 Heritage Inventories Workshop, City of Hamilton & ERA Architects
- 2015 Cultural Heritage, Archaeology and Planning Symposium
- 2015 City of Hamilton: Review of Existing Heritage Permit and Heritage Designation Process Workshop.
- 2015 Leadership Training for Managers Course, Dale Carnegie Training

Selected Publications

- 2018 "Conserving Cultural Heritage Landscapes in Waterloo: An Innovative Approach." *Ontario Association of Heritage Professionals Newsletter*, Winter 2018.
- 2018 "Restoring Pioneer Cemeteries" *Ontario Association of Heritage Professionals Newsletter*. Spring 2018. *In print*.
- 2015 "Written in Stone: Cemeteries as Heritage Resources." *Municipal World*, Sept. 2015.
- 2015 "Bringing History to Life." *Municipal World*, February 2015, pages 11-12.
- 2014 "Inventorying our History." *Ontario Planning Journal*, January/February 2015.
- 2014 "Assessing the success of Heritage Conservation Districts: Insights from Ontario Canada." with R. Shipley and J. Kovacs. *Cities*.

Jacqueline McDermid, BA
Heritage Team–Project Manager
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Web: www.arch-research.com

Biography

Jacqueline McDermid has ten years of technical writing and management experience; Seven years direct heritage experience. She has gained seven years of experience conducting primary and secondary research for archaeological and heritage assessments and drafting reports and evaluating property according to Ontario Regulation 9/06 and 10/06 as part of Municipal Heritage Registers. Jacqueline is expert at copy editing heritage reports including checking grammar, consistency and fact checking, to ensure a high-quality product is delivered to clients. She has experience assisting with the drafting of Heritage Conservation District Studies through the drafting of reports for potential Heritage Conservation Districts in the City of Toronto (Weston HCD) and Township of Bradford West Gwillimbury (Bond Head HCD). Jacqueline has proven project management experience gained by completing projects on time and on budget as well as formal Project Management training. In 2018, under a six-month contract as the Heritage Planner at the Ministry of Transportation, acquired considerable experience conducting technical reviews of consultant heritage reports for Ministry compliance including Cultural Heritage Evaluation Reports, Heritage Impact Assessment, Strategic Conservation Plans, and Cultural Heritage Resource Assessments as well as gained valuable insight on provincial heritage legislation (*Ontario Heritage Bridge Guidelines*, *Ontario MTO Environmental Standards and Practices for Cultural Heritage*, *MTO Environmental Reference for Highway Design – Heritage*, *MTCS' Heritage Identification & Evaluation Process* as well as the new *MTCS Information Bulletins on Heritage Impact Assessments and Strategic Conservation Plans*, and inter-governmental processes. She has extensive Knowledge of heritage and environmental policies including the *Planning Act*, *Provincial Policy Statement*, the *Ontario Heritage Act*, *Official Plans*, *Environmental Assessment Act* and *Green Energy Act*. Working knowledge of the *Standards and Guidelines for Consultant Archaeologists* (2011), Ministry of Tourism, Culture and Sport.

Education

2000-2007 Honours B.A., Wilfrid Laurier University, Waterloo, Ontario
Major: Near Eastern Archaeology.

Work Experience

2020-present **Project Manager – Heritage, Archaeological Research Associates, Stoney Creek, ON**

2015-2020 **Technical Writer and Researcher – Heritage, Archaeological Research Associates Ltd., Kitchener, ON**

Research and draft designation by-laws, heritage inventories, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations using Ontario Regulation 9/06, 10/06 and the Ontario Heritage Bridge Guidelines.

2018 **Environmental Planner – Heritage Ministry of Transportation, Central Region**
– Six-month contract.

Responsibilities included: project management and coordination of MTO heritage program, managed multiple consultants, conducted and coordinated field

- assessments and surveys, estimated budgets including \$750,000 retainer contracts. Provided advice on heritage-related MTO policy to Environmental Policy Office (EPO) and the bridge office.
- 2017-2018 **Acting Heritage Team Lead – Heritage Archaeological Research Associates Ltd., Kitchener, ON**
Managed a team of Heritage Specialists, oversaw the procurement of projects, retainers; managed all Heritage projects, ensured quality of all outgoing products.
- 2014-2015 **Technical Writer – Archaeology, Archaeological Research Associates Ltd., Kitchener, ON**
Report preparation; correspondence with the Ministry of Tourism, Culture, and Sport; report submission to the Ministry and clients; and administrative duties (PIF and Borden form completion).
- 2012-2013 **Lab Assistant, Archaeological Research Associates Ltd., Kitchener, ON**
Receive, process and register artifacts.
- 2011-2012 **Field Technician, Archaeological Research Associates Ltd., Kitchener, ON**
Participated in field excavation and artifact processing.
- 2005-2009 **Teaching Assistant, Wilfrid Laurier University, Waterloo, ON**
Responsible for teaching and evaluating first, second, third- and fourth-year student lab work, papers and exams.
- 2005-2007 **Lab Assistant, Wilfrid Laurier University – Near Eastern Lab, Waterloo, ON**
Clean, Process, Draw and Research artifacts from various sites in Jordan.

Professional Development

- 2019 OPPI and WeirFoulds Client Seminar: Bill 108 – More Homes, More Choice, 2019
- 2019 Ontario Heritage Conference, Goderich, ON (Two-days)
- 2019 Rural Heritage, Webinar, National Trust for Canada
- 2019 Information Session: Proposed Amendments to the OHA, by Ministry of Tourism, Culture and Sport
- 2019 Indigenous Heritage Places and Perspectives, Webinar, National Trust for Canada
- 2018 Indigenous Canada, University of Alberta
- 2018 Grand River Watershed 21st Annual Heritage Day Workshop and Celebration (One day)
- 2017 Leadership Training for Managers Course, Dale Carnegie Training
- 2015 Introduction to Blacksmithing, One-Day
- 2015 Ontario Heritage Trust symposium, topics included: Cultural landscapes, City building, Tangible heritage, How the public engages with heritage, and Conserving intangible heritage
- 2014 Community Heritage Ontario, webinar, Part IV and V of the *Ontario Heritage Act*.

Presentations

- 2019 **Cemeteries and Burials Research.** Cultural Heritage Planning and Archaeology Symposium, Burlington.

Sarah Clarke, BA
Research Manager
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Web: www.arch-research.com

Biography

Sarah Clarke is Archaeological Research Associates Ltd.'s Heritage Research Manager. Sarah has over 12 years of experience in Ontario archaeology and 10 years of experience with background research. Her experience includes conducting archival research (both local and remote), artifact cataloguing and processing, and fieldwork at various stages in both the consulting and research-based realms. As Team Lead of Research, Sarah is responsible for conducting archival research in advance of ARA's archaeological and heritage assessments. In this capacity, she performs Stage 1 archaeological assessment field surveys, conducts preliminary built heritage and cultural heritage landscape investigations and liaises with heritage resource offices and local community resources in order to obtain and process data. Sarah has in-depth experience in conducting historic research following the *Ontario Heritage Toolkit* series, and the *Standards and Guidelines for Provincial Heritage Properties*. Sarah holds an Honours B.A. in North American Archaeology, with a Historical/Industrial Option from Wilfrid Laurier University and is currently enrolled in Western University's Intensive Applied Archaeology MA program. She is a member of the Ontario Archaeological Society (OAS), the Society for Industrial Archaeology, the Ontario Genealogical Society (OGS), the Canadian Archaeological Association, and is a Council-appointed citizen volunteer on the Brantford Municipal Heritage Committee. Sarah holds an R-level archaeological license with the MTCS (#R446).

Education

Current MA Intensive Applied Archaeology, Western University, London, ON. Proposed thesis topic: Archaeological Management at the Mohawk Village.
1999–2010 Honours BA, Wilfrid Laurier University, Waterloo, Ontario
Major: North American Archaeology, Historical/Industrial Option

Professional Memberships and Accreditations

Current Member of the Ontario Archaeological Society
Current Member of the Society for Industrial Archaeology
Current Member of the Brant Historical Society
Current Member of the Ontario Genealogical Society
Current Member of the Canadian Archaeological Association
Current Member of the Archives Association of Ontario

Work Experience

Current **Team Lead – Research; Team Lead – Archaeology, Archaeological Research Associates Ltd.**
Manage and plan the research needs for archaeological and heritage projects. Research at offsite locations including land registry offices, local libraries and local and provincial archives. Historic analysis for archaeological and heritage projects. Field Director conducting Stage 1 assessments.
2013-2015 **Heritage Research Manager; Archaeological Monitoring Coordinator, Archaeological Research Associates Ltd.**

- Stage 1 archaeological field assessments, research at local and distant archives at both the municipal and provincial levels, coordination of construction monitors for archaeological project locations.
- 2010-2013 **Historic Researcher, Timmins Martelle Heritage Consultants Inc.**
Report preparation, local and offsite research (libraries, archives); correspondence with the Ministry of Tourism, Culture, and Sport; report submission to the MTCS and clients; and administrative duties (PIF and Borden form completion and submission, data requests).
- 2008-2009 **Field Technician, Archaeological Assessments Ltd.**
Participated in field excavation and artifact processing.
- 2008-2009 **Teaching Assistant, Wilfrid Laurier University.**
Responsible for teaching and evaluating first year student lab work.
- 2007-2008 **Field and Lab Technician, Historic Horizons.**
Participated in excavations at Dundurn Castle and Auchmar in Hamilton, Ontario. Catalogued artifacts from excavations at Auchmar.
- 2006-2010 **Archaeological Field Technician/Supervisor, Wilfrid Laurier University.**
Field school student in 2006, returned as a field school teaching assistant in 2008 and 2010.

Professional Development

- 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON
- 2018 Cultural Heritage, Archaeology and Planning Symposium
- 2018 Grand River Watershed 21st Annual Heritage Day Workshop & Celebration
- 2018 Mississaugas of the New Credit First Nation Historical Gathering and Conference
- 2017 Ontario Genealogical Society Conference
- 2016 Ontario Archaeological Society Symposium
- 2015 Introduction to Blacksmithing Workshop, Milton Historical Society
- 2015 Applied Research License Workshop, MTCS
- 2014 Applied Research License Workshop, MTCS
- 2014 Heritage Preservation and Structural Recording in Historical and Industrial Archaeology. Four-month course taken at Wilfrid Laurier University, Waterloo, ON. Professor: Meagan Brooks.

Presentations

- 2018 *The Early Black History of Brantford.* Brant Historical Society, City of Brantford.
- 2017 *Mush Hole Archaeology.* Ontario Archaeological Society Symposium, Brantford.
- 2017 *Urban Historical Archaeology: Exploring the Black Community in St. Catharines, Ontario.* Canadian Archaeological Association Conference, Gatineau, QC.

Volunteer Experience

- Current Council-appointed citizen volunteer for the Brantford Municipal Heritage Committee.

Aly Bousfield Bastedo, B.A., Dip. Heritage Conservation
Heritage Technical Writer and Researcher
ARCHAEOLOGICAL RESEARCH ASSOCIATES LTD.
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Phone: (519) 804-2291 x120 Email: aly.bousfield-bastedo@araheritage.ca
Web: www.araheritage.ca

Aly Bousfield-Bastedo, ARA's Heritage Technical Writer and researcher (MTO Roles: Researcher, Field Technician) has four years of experience in evaluating cultural heritage resources, conducting historical research and providing conservation recommendations on a variety of projects. She holds an Honours BA in Sociology from the University of Guelph as well as a post-graduate certificate in Urban Design from Simon Fraser University. Building on these experiences, Aly received a graduate Diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Aly has gained substantial experience in provincial and municipal legislation and guidelines, including the *Ontario Heritage Act*, *Official Plans*, the *Standards and Guidelines for the Conservation of Historic Places*, and the *Ontario Heritage Toolkit*. Aly has gained considerable experience in evaluating potential impacts and recommending mitigation strategies for a variety of resources such as farmsteads, bridges, houses, churches, cultural heritage landscapes and heritage districts in urban and rural areas. Aly's breadth of work has demonstrated her ability in conducting consultations with heritage stakeholders including interviews and surveys.

Education

2017-2020 Post-Graduate Diploma in Heritage Conservation, Willowbank School of Restoration Arts, Queenston, ON
2016-2017 Post-Graduate Certificate in Urban Design, Simon Fraser University, Vancouver, BC
2009-2013 Honours BA, University of Guelph, Guelph, ON
Sociology

Select Work Experience

Current **Technical Writer and Researcher, Archaeological Research Associates Ltd.**
Produce deliverables for ARA's heritage team, including historic research, heritage assessment and evaluation for designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.

2021 **Cultural Consultant, Ministry of Heritage, Sport, Tourism and Culture**
Provided liaison and advisory services to municipalities and stakeholders in the heritage sector on cultural heritage legislation in Ontario.

2020 **Heritage Planning Consultant, Megan Hobson & Associates**
Provided heritage consulting services, including site investigation and documentation. Provided cultural heritage value assessment and evaluations.

2019-2020 **Cultural Heritage Planning Intern, ERA Architects**
Coordinated and authored various heritage related contracts. Duties included historic research, heritage impact assessments, cultural heritage assessments and evaluations.

2016-2017 **Heritage Vancouver, Programs and Communications**
Conducted research and analysis of heritage properties and neighbourhoods in Vancouver. Assisted in the creation of a cultural heritage landscape assessment of Vancouver's Chinatown neighbourhood through historical research and community engagement.

Select Professional Development

- 2021 International Network for Traditional Building and Urbanism (INTBAU) membership
- 2021 "Drafting Statements of Significance." Webinar presented by ARA's K. Jonas Galvin for ACO's job shadow students
- 2021 "Architectural Styles." Webinar presented by ARA's K. Jonas Galvin for ACO's job shadow students
- 2021 "Perspectives on Cultural Heritage Landscapes". Cultural Heritage, Archaeology and Planning Symposium. ARA Ltd.
- 2019 University of Toronto, Mark Laird "Selected topics on Landscape Architecture", Course audit
Messors, "Fornello Sustainable Preservation Workshop", Cultural Landscape Field School
- 2018 Points of Departure. Association for Preservation Technology (APT) Conference. Buffalo, NY.

Presentations

- 2018 Essential issues or themes for education in heritage conservation: Montreal Roundtable on Heritage (Canada Research Chair on Built Heritage)

Appendix D: Cultural Heritage Evaluation Report (ARA 2021)



DRAFT
Cultural Heritage Evaluation Report
215 & 219 King Street West
Part of Lot 10, Lot 11, Block 15, Plan 1443
Geographic Township of West Flamborough
Former Wentworth County
City of Hamilton, ON

Prepared for
IBI Group
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EXECUTIVE SUMMARY

IBI Group (IBI) retained Archaeological Research Associates Ltd. (ARA) to evaluate the cultural heritage value or interest (CHVI) of 215 & 219 King Street West in Dundas Ontario and draft a Cultural Heritage Impact Assessment (CHIA) in relation to a proposed development on the subject property. This report examines the design of the property and presents its history and describes its context. Using this information, the CHVI of 215 & 219 King Street West is evaluated against the criteria of *Ontario Regulation 9/06 (O.Reg 9/06)*. This report, a Cultural Heritage Evaluation Report (CHER) includes an examination of the property against the City of Hamilton's *Framework for Cultural Heritage Evaluation* Section 3 (Built Heritage) and Section 4 (Cultural Heritage Landscapes) and provides conclusions drawn from those evaluations. This report forms the first part of a two-part project, the CHER which will be followed by a separate CHIA report containing development plans, impacts and mitigation measures. City of Hamilton Heritage Planning Staff approved this approach. The property located at 215 King Street West is included on the City of Hamilton's *Inventory of Buildings of Architectural and/or Historical Interest*. As of August 2021, Hamilton City Council approved the addition of 215 and 219 King Street West to the Municipal Heritage Register. In addition, 215 King Street West is on the Staff Work Plan for Heritage Designation under the *Ontario Heritage Act*.

The Cultural Heritage Evaluation Report approach included:

- Background research concerning the project and historical context of the study area;
- Consultation with City of Hamilton staff regarding heritage matters in the study area;
- Identification of any designated or recognized properties within and adjacent to the study area;
- On-site inspection and creation of an inventory of all properties with potential Built Heritage Resources and Cultural Heritage Landscapes within and adjacent to the study area;
- A description of the location and nature of potential cultural heritage resources; and
- Evaluation of each potential cultural heritage resource against the criteria set out in Ontario Regulation 9/06 for determining cultural heritage value or interest.

215 King Street West meets four criteria of the *O. Reg 9/06* and can therefore be considered to have cultural heritage value or interest. 215 King Street West meets eight of the City of Hamilton's *Framework for Cultural Heritage Evaluation* Section 3 (Built Heritage) criteria. It is a candidate for designation under the *Ontario Heritage Act*. 219 King Street West meets two criteria of *O. Reg. 9/06* and can therefore be considered to have cultural heritage value or interest. 219 King Street West meets five of the City of Hamilton's *Framework for Cultural Heritage Evaluation* Section 3 (Built Heritage) criteria. However, it is not a strong candidate for designation under the *Ontario Heritage Act*. It should be noted that this evaluation was completed without an interior investigation of 219 King Street West. It is possible that a closer examination of the building may result in a revised evaluation.

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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
BDAC – Biographical Dictionary of Architects in Canada
CHER – Cultural Heritage Evaluation Report
CHIA – Cultural Heritage Impact Assessment
CHVI – Cultural Heritage Value or Interest
MMAH – Ministry of Municipal Affairs and Housing
MHSTCI – Ministry of Heritage, Sport, Tourism, and Culture Industries
OHA – Ontario Heritage Act
O. Reg. – Ontario Regulation

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Two-page curriculum vitae (CV) that demonstrate the qualifications and expertise of key team members to perform cultural heritage work in Ontario are provided in Appendix E.

1.0 INTRODUCTION

IBI Group (IBI) retained Archaeological Research Associates Ltd. (ARA) to evaluate the cultural heritage value or interest (CHVI) of 215 & 219 King Street West (see Map 1) in Dundas Ontario and draft a Cultural Heritage Impact Assessment (CHIA) in relation to a proposed development on the subject property. This report examines the design of the property and presents its history and describes its context. Using this information, the CHVI of 215 & 219 King Street West is evaluated against the criteria of *Ontario Regulation 9/06 (O.Reg 9/06)*. This report, a Cultural Heritage Evaluation Report (CHER) includes an examination of the property against the City of Hamilton's *Framework for Cultural Heritage Evaluation* Section 3 (Built Heritage) and Section 4 (Cultural Heritage Landscapes) and provides conclusions drawn from those evaluations. This report forms the first part of a two-part project, the CHER which will be followed by a separate CHIA report containing development plans, impacts and mitigation measures. City of Hamilton Heritage Planning Staff approved this approach. The property located at 215 King Street West is included on the City of Hamilton's *Inventory of Buildings of Architectural and/or Historical Interest*. As of August 2021, Hamilton City Council approved the addition of 215 and 219 King Street West to the Municipal Heritage Register. In addition, 215 King Street West is on the Staff Work Plan for Heritage Designation under the *Ontario Heritage Act*.

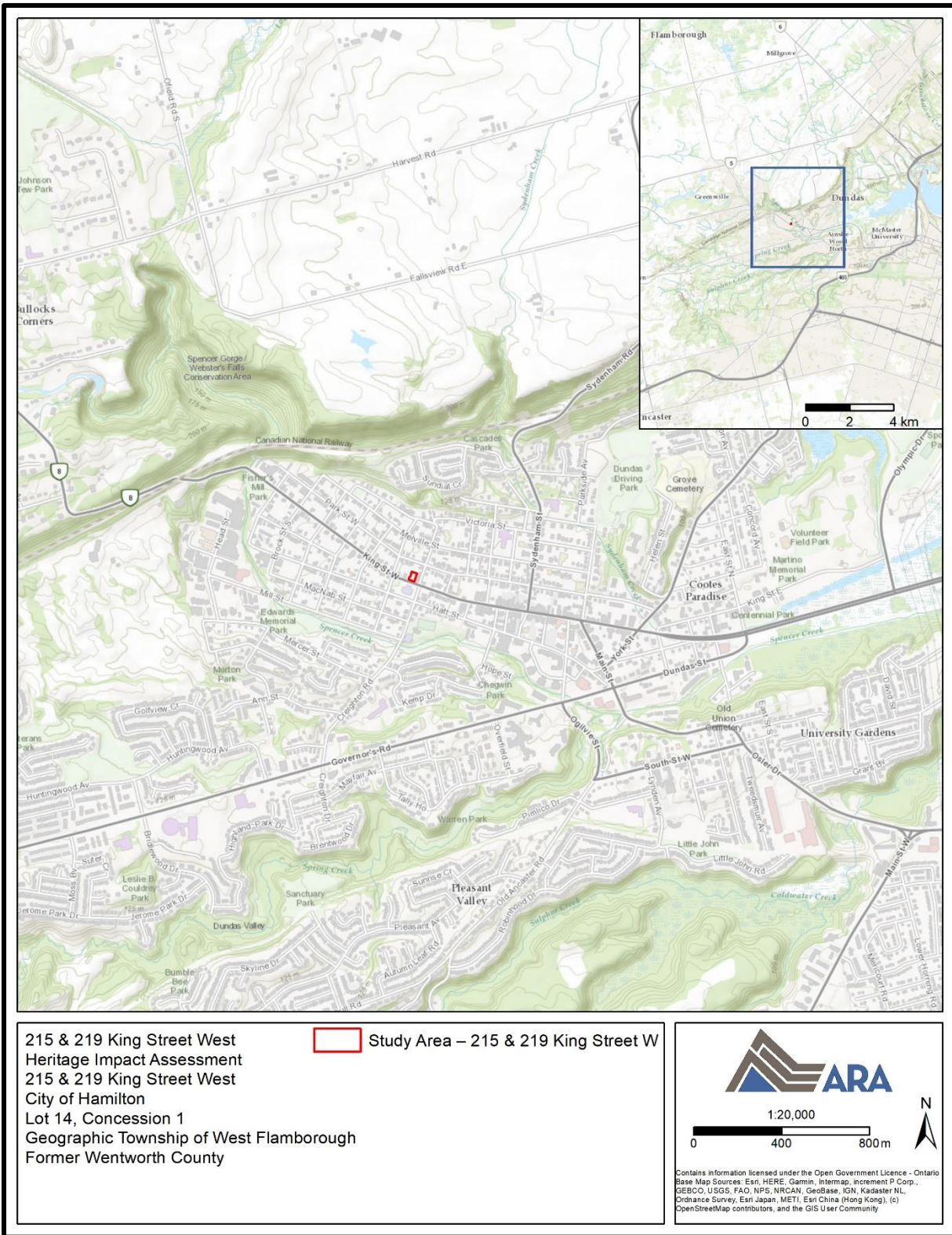
2.0 PROPERTY LOCATION

Civic Address: 215 & 219 King Street West, Dundas

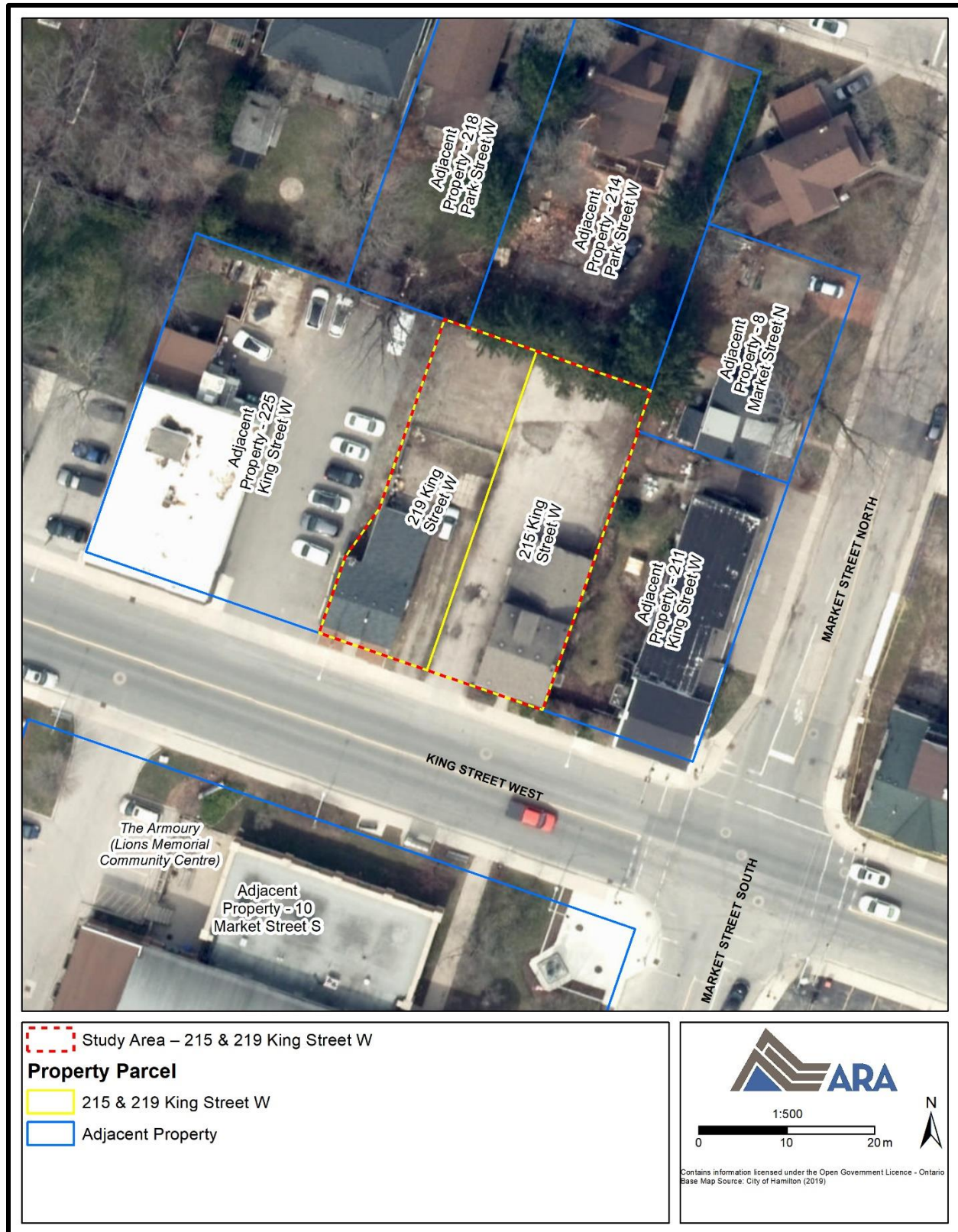
Legal Description: Part of Lot 10, Lot 11, Block 15, Plan 1443, Geographic Township of West Flamborough, former Wentworth County, City of Hamilton

The study area is approximately 0.27 acres and rectangular in shape and is comprised of two properties that each contain a one-and-a-half-storey residential building (see Map 2). The municipal addresses in the study area are 215 & 219 King Street West, Dundas, Ontario. The property's legal description is Part of Lot 10 & Lot 11, Block 15, Plan 144, Geographic Township of West Flamborough, Former Wentworth County, now City of Hamilton.

The buildings within the study area are located on the north side of King Street West and both front King Street West. The surrounding area includes a commercial building in a converted single residential building to the east, the Dundas Community Centre located to the south and a two-storey commercial building to the west.



Map 1: Study Area in the Town of Dundas
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 2: Aerial Image (Current)
(Produced under licence using ArcGIS® software by Esri, © Esri; McMaster University 2021)

3.0 PHYSIOGRAPHIC CONTEXT

The study area at 215 & 219 King Street West in Dundas, Ontario lies within the physiographic region known as the Iroquois Plain, which extends around the western and northern parts of Lake Ontario and consists of the shoreline and lakebed of Lake Iroquois. The old shorelines, including cliffs, bars, beaches and boulder pavements are clearly visible in this area, and the undulating till plains above stand in marked contrast to the smoothed lake bottom (Chapman and Putnam 1984:190–192).

In terms of local watersheds, the study area falls within the Spencer Creek Watershed, more specifically the Middle Spencer Creek Subwatershed, which is under the jurisdiction of the Hamilton Conservation Authority (HCA 2019). Specifically, the study area is located 3.4 km southwest of the Cootes Paradise wetland.

4.0 SETTLEMENT CONTEXT

Background information was obtained from historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and Dundas Museum records), and published secondary sources (online and print). Land ownership history was obtained from land registry records, including abstract indexes and property instruments, as well as tax assessment. City directories were reviewed; however they did not provide additional information about the properties.

The Town of Dundas and Wentworth County have a long history of Indigenous land use and settlement including Pre-Contact and Post-Contact campsites and villages. It should be noted that the written historical record regarding Indigenous use of the landscape in Southern Ontario draws on accounts by European explorers and settlers. As such, this record details only a small period of time in the overall human presence in Ontario. Oral histories and the archaeological record show that Indigenous communities were mobile across great distances, which transcend modern understandings of geographical boundaries and transportation routes.

Based on current knowledge, the cultural heritage resources located within the study area are tied to the history of the initial settlement and growth of Euro-Canadian populations in the now Town of Dundas. Accordingly, this historical context section spans the early Euro-Canadian settlement history through to the present. The Post-Contact period can be effectively discussed in terms of major historical events, and the principal characteristics associated with these events are summarized Table 1.

Table 1: Post-Contact Settlement History
(Smith 1846; Coyne 1895; Lajeunesse 1960; DVSA 1971; Ellis and Ferris 1990; Surtees 1994; AO 2015)

Historical Event	Timeframe	Characteristics
Early Contact	Early 17 th century	Brûlé explores southern Ontario in 1610; Champlain travels through in 1613 and 1615/1616, encountering a variety of Indigenous groups (including both Iroquoian-speakers and Algonkian-speakers); European goods begin to replace traditional tools
	Mid- to Late 17 th century	Conflicts between various First Nations during the Beaver Wars result in numerous population shifts; European explorers continue to document the area, and many Indigenous groups trade directly with the French and English; 'The Great Peace of Montreal' treaty established between roughly 39 different First Nations and New France in 1701

Historical Event	Timeframe	Characteristics
Fur Trade Development	Early and mid-18 th century	Growth and spread of the fur trade; Peace between the French and English with the Treaty of Utrecht in 1713; Ethnogenesis of the Métis; Hostilities between French and British lead to the Seven Years' War in 1754; French surrender in 1760
British Control	Mid-18 th century	<i>Royal Proclamation</i> of 1763 recognizes the title of the First Nations to the land; Numerous treaties arranged by the Crown; First acquisition is the Seneca surrender of the west side of the Niagara River in August 1764
Loyalist Influx	Late 18 th century	United Empire Loyalist influx after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; Constitutional Act of 1791 creates Upper and Lower Canada
County Development	Late 18 th and early 19 th century	Became part of Lincoln County's 'First Riding' in July 1792; Lands acquired in the second 'Between the Lakes Purchase' in December 1792; Became part of Wentworth County (Gore District) in 1816; Extent of Wentworth County redefined after the abolition of the district system in 1849
Township Formation	Late 18 th and early 19 th century	Surveyed by Augustus Jones in 1788; J. and W. Rymal, W. Terryberry, C. and S. Ryckman, L. and P. Horning, and the Markle family were among the first settlers 'above the mountain'; In 1815, there were 102 ratepayers in the township, as well as 72 one-storey log homes and approximately 25 frame homes; In 1822, over 70 landowners were present and nearly 410 ha of land had been cleared 'below the mountain'; By 1823, there were only five merchant shops in the entire township (four of which were in Hamilton), with 3 saw mills and 1 grist mill in operation; At that time, a total of 1,150 ha had been cleared south of the escarpment and 865 ha had been cleared north of the escarpment
Township Development	Mid-19 th and early 20 th century	Population of Barton was 1,484 in 1841 (Hamilton itself had a population of 6,475 in 1845); 6,229 ha taken up by 1846, with 3,639 ha under cultivation; 1 grist mill and 5 saw mills in operation in Barton at that time; Traversed by the Great Western Railway (1853), the Hamilton & Lake Erie Railway (1873) and the Toronto, Hamilton & Buffalo Railway (1895); The Village/Town/City of Hamilton was the most prominent settlement, and there were smaller communities at Ryckman's Corners and Bartonville

4.1 Town of Dundas

Dundas developed in the Township of West Flamborough (Flamboro). It was known as Coote's Paradise prior to 1814, potentially in reference to the bird or hunters thereof, after which time the area was renamed Dundas in honour of Henry Dundas, 1st Viscount Melville (Smith 1846, Irwin 1883, Watson et al. 1947). The first settler in Dundas was Anne Morden, a Quaker who emigrated from New Jersey in 1786 with her four sons, three daughters, nephew and two granddaughters (Woodhouse 1965:10). When Jones surveyed the area in 1793, he found the Mordens squatting on a large parcel of land, and he named Morden Creek after them (Woodhouse 1965:10). By 1800, approximately 45 people already lived in the area, including Anne Morden, Harcar Lyons, John Morden, John Mills, David and Ralph Morden, Michael and John Showers, Manuel Overfield, Edward Prey and their families (Woodhouse 1965:14).

Dundas soon became a manufacturing town, and the DesJardins Canal was cut which connected the settlement to Burlington Bay to facilitate the transportation of the township's goods and farm produce. Early buildings from this period include: the Cumming House (1837-38), Morden House, Rock Chapel Road (1810) Springdale (1810), Moxley's General Store (1812 – 1820) and Kerby House (1835), 2 Hatt Street (1804), 177 Hatt Street (1838), and 171 King Street (1840) (Kyles

2021; Middleton 2012). By the mid-19th century, Dundas had a population of 1,700 and contained a large variety of factories, businesses and hotels (Smith 1846:49). The Town of Dundas was incorporated in 1847 as part of Wentworth County. The Town Hall at 60 Main Street was constructed in 1848-1849 (Middleton 2012). The commercial area of Dundas was relocated to King Street following the arrival of the canal, which terminated at King Street. King Street West then became the commercial centre of the Town of Dundas with storefronts and residences. Between Hatt and King Street West, modest housing for workers was interspersed with commercial operations (Miller and Bucovetsky 1984:120). In 2000, Dundas amalgamated with the City of Hamilton.

4.2 Site Specific History

In an attempt to reconstruct the historic land use of the subject property and its context, ARA examined three historical maps documenting past residents, structures (e.g., homes, businesses and public buildings) and features during the 19th century, one topographic map from the early 20th century and one aerial image from the mid-20th century. Specifically, the following resources were consulted:

- M. Smith's *Map of the Town of Dundas in the Counties of Wentworth and Halton, Canada West* (1851) (McMaster Digital Archive 2021);
- H. Gregory's *Map of the County of Wentworth, Canada West* (1859) (OHCMP 2021);
- Map of the Township of Flamboro and Map of the Town of Dundas from Page & Smith's *Illustrated Historical Atlas of the County of Wentworth, Ont.* (1875) (McGill University 2001); and
- A topographic map from 1909 (OCUL 2020).

Further, ARA completed a Summary of Land Transactions for the subject properties to understand the land ownership history (see Table 2–Table 3).

Records indicating sales of the properties from patent to the late 19th century were not located during research, however historic tax assessment rolls from the mid-19th century for the Town of Dundas helped to fill gaps left by the absent land records. Assessment rolls from 1848 and 1849 indicate that Moses Fennix was the owner and occupant of Lots 10 and 11, Block 15 in the Town of Dundas. According to the tax assessment roll from 1848, Moses Fennix was residing in a brick house with three sons and one daughter (DM 1848, 1849). Unfortunately, the personal census for 1851 for the Town of Dundas were lost and are unavailable for research.

The *Map of the Town of Dundas* from 1851 depicts the structures present within the study area at that time (see Map 3). Moses Fennix is noted to be the owner of Lots 10 and 11 in Block 15, with three structures shown on Lot 10 while Lot 11 was vacant. The Fennix family was living in a brick house at this time that was located on the west half of Lot 10 (not one of the subject buildings) and also had an outbuilding at the rear of the Fennix residence (now part of 225 King Street West). Moses Fennix rented the building on the east half of Lot 10 to tenants. In 1853, the structure on the east half of Lot 10 was occupied by a tenant named James Harris who was a foundry worker (DM 1853).

By 1855, Moses Fennix and his family had moved into a roughcast house on the east half of Lot 10 (219 King Street West). It is unclear if the Fennixes moved into the residence that was previously rented to tenant James Harris in 1853 or if it was a new structure by 1851. Lot 11 remained vacant and the brick residence on the west half of Lot 10 that was the previous Fennix

house was rented to tenants (DM 1855, 1856, 1857, 1858). From the 1861 census it is learned that the Fennix family was living in a one-and-a half storey frame house, which is the roughcast residence constructed by 1851 (219 King Street West), and that another house was under construction at the time (LAC 1861). The house under construction in 1861 is likely the one-and-a half storey brick residence at 215 King Street West. According to the 2021, *Statements of Cultural Heritage Value and Background Documentation* prepared for the Hamilton Municipal Heritage Committee's Inventory and Research Working Group, the residence at 219 King Street West was bricked by Dundas bricklayer, Richard Neil (Gillespie 2021:2). A map from 1859 indicates that the vicinity of the subject property was densely settled, however the map is not clear and does not show structures on the property (see Map 4). Tax assessment rolls for the Town of Dundas are unavailable for the years 1862–1867; however, the roll for 1868 indicates that Moses Fennix was renting a brick house on Lot 11 to William Land (DM 1868). Land later purchased the property on Lot 12, Block 10 at the corner of King and Market Streets (DM 1881).

Margaret MacGregor was a "Boarding House Keeper" that rented the one-and-a half storey brick house on Lot 11 (215 King Street West) from Moses Fennix in 1870 (DM 1870). MacGregor is enumerated as Fennix's neighbour in the 1871 census at which time she was a 49-year-old widow living with her children George (age 27), William (age 25), Grace (age 22) and Margaret (age 18) (LAC 1871). George MacGregor was working as a finisher in 1871 and his brother William was a boilermaker. Margaret MacGregor rented rooms to tenants as a means of supporting her family, with 19-year-old milliner Jessie Anderson and 18-year-old machinist William McKinnon living with the MacGregors in 1871. It is possible that the MacGregor family resided in the house at 215 King Street West prior to 1870 and after 1871, though by 1881 James McClelland was renting the property from Moses Fennix (DM 1881). The map of Flamboro Township and the Town of Dundas from 1875 indicate that the surrounding area had been subdivided and settled, although structures are not depicted on the subject property (see Map 5).

James McClelland was an axe maker that resided in the one-and-a half storey brick house at 215 King Street West. It is unclear how long he lived there prior to 1881, but by 1882 he had moved out and carriage maker David Nelson rented the property from Moses Fennix (DM 1882). In 1883, Fennix's son Robert was living in the one-and-a half storey roughcast house at 219 King Street West and was enumerated as the owner of Lots 10 and 11 (DM 1883). That same year, Robert Fennix sold the west half of Lot 10 to Georgiana Rolph (see Table 2). David Nelson continued to rent 219 King Street West from Robert Fennix until 1884 (DM 1884). After Nelson moved out, Robert Fennix moved into the brick house at 215 King Street West by 1885 and rented the roughcast house at 219 King Street West to carriage maker Henry Nichol (DM 1885).

Henry Nichol was later listed as a "manufactor" (manufacturer) and tenant of Robert Fennix until at least 1891 (DM 1888; LAC 1891a). It appears that Nichol had moved elsewhere by 1891 as he was residing in the brick house on the west half of Lot 10 that was previously sold by Robert Fennix (LAC 1891a). Machinist Wallis Hendrie (age 26) had moved into 219 King Street West by 1891 and was living there with his wife Jeanette (age 26) and their daughter Verna (age 7 months) (LAC 1891c). Robert Fennix and his family continued to live next door at the brick house at 215 King Street in 1891 (LAC 1891b).

In 1905, Robert Fennix sold 215 King Street West and the east part of Lot 11 to Robert and Jennie Kerr (see Table 3). The property was transferred to John and Florence Wright in May 1929 by Jennie Kerr's executors and to Eleanor Marling in 1956 by Florence Wright's executors. Marling sold 215 King Street West to Mary Morrison in 1969 and Morrison leased the same to Mary Spitzer in 1970. In 1977, Mary Morrison sold the property to John Troy and Associates, who then sold the

property to Mary Spitzer in 1980. Two weeks later the property was transferred to Keith Mann by Barbara Mann, though it is unclear how the Manns are associated with Spitzer. In 2021, Barbara and Keith Mann sold 215 King Street West to 631 Miles Road Inc.

In 1919, Moses Fennix's executors (Robert Fennix et al) sold 219 King Street West on the east half of Lot 10 to Christopher Gumbert and his wife (see Table 2). While it is known that 215 and 219 King Street West had been constructed by this time, a topographic map from 1909 and an aerial image from 1954 do not clearly show the subject property (see Map 6–Map 7). The Gumberts retained the property until 1943 when their executors sold it to Calvin and Mae Gumbert. Calvin and Mae Gumbert sold 219 King Street West to James and Audrey Sharpe in 1951. In 1981, Audrey Sharpe and Verna Marlatt sold the property to a numbered Ontario company which they retained it until 2003. Keith Mann purchased the property in 2003 and sold it in 2012 to Nicholas Uhac and John Tassone. Uhac and Tassone sold the property to a numbered company in December of 2012. Most recently, 215 King Street West functioned as an ophthalmologist office and had done so for more than 30 years, while 219 King Street West has remained in residential use for many years.

Table 2: Summary of Land Transactions for 219 King Street West
 (LRO #62)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
Prior records noting ownership from Patent to 1919 not located during research					
11473	Conveyance	26 May 1919	Executor of Moses, Fennix	Christopher Gumbert and wife	All except 9086
16680	Grant	9 July 1943	Abraham, George, Albert, Calvin, James, Mary, Russell, Lulu, Madeleine, Verna, Josephine, Olive, May, Agnes, Ruby Gumbert	Calvin and Mae Gumbert	Undivided half share All except 9086
20317	Grant	19 Jul 1951	Calvin and Mae Gumbert	James and Audrey Sharpe	All except west half (9086)
23064	Mortgage	30 Dec 1954	James Sharpe and Audrey Sharpe	James J. Adams	As in 20317; \$600
204715CD	Grant	30 Dec 1981	Audrey Sharpe and Verna Marlatt	416391 Ontario Limited	"All except lands in 64854CD" (west half)
WE143559	Transfer	31 Jan 2003	416391 Ontario Limited	Keith Mann	
WE839210	Transfer	25 June 2012	Keith Mann	Nicholas Uhac and John Tassone	
WE839211	Transfer	28 Dec 2012	Nicholas Uhac and John Tassone	1876441 Ontario Ltd.	

Table 3: Summary of Land Transactions for 215 King Street West
 (LRO #62)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
Prior records noting ownership from Patent to 1883 not located during research					
3982	Mortgage	17 Nov 1883	Moses Fennix	Georgiana Rolph	\$325;
5008	Concession	3 Jan 1890	Georgiana Rolph	George Fielden	\$550;
1800	Will	25 Jun 1887	George Fielden		All; West

Instrument #	Instrument	Date	Grantor	Grantee	Comments
5050	Bargain and Sale	24 Mar 1890	Selina Fielden and W. Cowper	Robert Fennix	All; \$57715/100
5736	Bargain and Sale	20 Dec 1905	Robert Fennix	Robert and Jennie Kerr	East 45' on King Street
14210	Conce	1 May 1929	Executors of Jennie Kerr estate	John and Florence Wright	East 45' on King Street
24418	Grant	23 April 1956	Executors of Florence Wright	Eleanor Marling	East 45' on King Street
176928HL	Agreement for Sale	14 Aug 1961	Eleanor Marling	Verlie Burtwell	East 45' on King Street
153396AB	Grant	10 Nov 1969	Eleanor Marling	Mary Morrison	East 45' on King Street
204053AB	Lease	31 Aug 1970	Mary Morrison	Mary Spitzer	East 45' on King Street; 2 year term
51990CD	Grant	19 May 1977	Mary Morrison	John Troy and Associates	East 45' on King Street
156745CD	Grant	28 Apr 1980	John Troy and Associates	Mary Spitzer	Part 1 on 62R5332
34608 VM	Transfer	13 May 1980	Barbara Mann	Keith Mann	Part 1 on 62R5332; 215 King Street West
WE1501586	Transfer	March 31 2021	Barbara and Keith Mann	1876441 Ontario Ltd. 631 Miles Road Inc.	
WE1501587	Charge	March 31, 2021	1876441 Ontario Ltd. 631 Miles Road Inc.	Mirella Nigro, Rose, Iannacchino, Stephanie Iannacchino, Anthony Iannacchino, Samantha Iannacchino, Concetta Grant	

Table 4: Summary of Tax Assessment Roll Records for the Study Area (Dundas Museum)

Year	Lot	Owner	Occupant	Comments
1848	-	Moses Fennix	Moses Fennix	Brick house; 1 horned cattle, 1 dog, 2 males between 21–60, 1 male between 5–16, 1 female under 5
1849	10, 11	Moses Fennix	Moses Fennix	Frame house; 1 male under 60, 1 female over 16, 1 male from 5–16, 1 female from 5–16
1853	[10]	Moses Fennix	Moses Fennix	Carpenter; Brick house
	[10]	Moses Fennix	James Harris	Foundry worker
1854	[10]	Moses Fennix	Moses Fennix	Carpenter
1855	[10]	Moses Fennix	Moses Fennix	Carpenter; Brick house King Street;
1856	[10]	Moses Fennix	Moses Fennix	Joiner; Roughcast House; King Street
	[10]	Moses Fennix	Major Evans	Gentleman; Brick house; King Street
1857	[10]	Moses Fennix	Moses Fennix	Joiner; Frame house; King Street
	[10]	Moses Fennix	Major Atkins	Gentleman; Brick house; King Street
1858	[10]	Moses Fennix	Moses Fennix	Joiner; Frame house; King Street
	[10]	Moses Fennix	Major Atkins	Gentleman; Brick house; King Street
1860	[10]	Moses Fennix	Moses Fennix	Carpenter; Dwelling house; King Street
1861	10	Moses Fennix	Moses Fennix	Frame house; King Street

Year	Lot	Owner	Occupant	Comments
1868	10	Moses Fennix	Moses Fennix	Carpenter; Roughcast house
	11	Moses Fennix	William Land	Carpenter; Brick house; King Street
1870	10	Moses Fennix	Moses Fennix	Carpenter; 1 storey roughcast cottage
	11	Moses Fennix	Margaret McGregor	Boarding housekeeper; 1 ½ storey brick house
1881	10	Moses Fennix	Moses Fennix	Carpenter; 1 storey roughcast house east half of lot
	11	Moses Fennix	James McClelland	Axe maker; 1 ½ storey brick house
1882	10	Moses Fennix	Moses Fennix	Carpenter; 1 ½ storey roughcast house east half of lot
	10	Moses Fennix	David Nelson	Carriagemaker; Brick house
	11	Moses Fennix	David Vanoble	Boilermaker; 1 ½ storey brick house
1883	10	Moses Fennix	George August Forneret	Lives with Vanoble; Clerk in Holy Order
	11	Moses Fennix	Moses Fennix	Gentleman; 1 ½ storey roughcast house
1884	10	Robert Fennix	David Nelson	Carriage Builder; 1 ½ storey brick house
	11	Robert Fennix	Robert Fennix	Carpenter; 1 ½ storey roughcast house, east part of lot
1885	10	Robert Fennix	David Nelson	Carriage Builder; 1 ½ storey brick house
	10	Robert Fennix	Robert Fennix	Carpenter; 1 ½ storey brick house, west part of lot
	11	Robert Fennix	Henry Nichol	Labourer; 1 ½ storey roughcast house, east part of lot
1886	10	Robert Fennix	David Nelson	Carriage builder; 1 ½ storey brick house
	11	Robert Fennix	Henry Nichol	Labourer; 1 ½ storey roughcast house, east part of lot
1887	10	Robert Fennix	David Nelson	Manufacturer; 1 ½ storey brick house
	10	Robert Fennix	Henry Nichol	Labourer; 1 ½ storey roughcast house, east part of lot
	11	Robert Fennix	William Nichol	Plumber; lives with Henry Nichol
1888	10	Robert Fennix	David Nelson	Manufacturer; 1 ½ storey brick house
	10	Robert Fennix	Henry Nichol	Labourer; 1 ½ storey roughcast house, east part of lot
	11	Robert Fennix	William Nichol	Plumber; lives with Henry Nichol
1901	10	Robert Fennix	David Nelson	Manufacturer; 1 ½ storey brick house
1901	10	Robert Fennix	Robert Fennix	Carpenter; 1 ½ storey brick house, west part of lot (this property is now paved parking lot to the west of 215 King Street West)

5.0 PROPERTY DESCRIPTION – STUDY AREA

The field survey component of the project involved the collection of primary data through systematic photographic documentation of all potential cultural heritage resources within the study area, as identified through historical research and consultation. Photographs of the study area were taken, as are general views of the surrounding landscape. The field survey also assisted in confirming the location of each potential cultural heritage resource and helped to determine the relationship between resources. The *Ontario Heritage Toolkit: Heritage Property Evaluation*, recommends that a property be examined at least twice (MHSTCI 2006a:19).

An initial field survey was conducted by ARA staff member K. Jonas Galvin on August 4, 2021 and was limited to the public realm only. A subsequent field survey and site investigation was conducted on August 6, 2021. Permission to Enter (PTE) was organized by the property owners who joined ARA staff members J. McDermid and A. Bousfield-Bastedo for most of the field survey.

The field survey began with an examination of the interior of 215 King Street West. The field survey continued with an examination of the exterior of both 215 & 219 King Street West. An examination of the interior of 219 King Street West was not possible at the time.

The study area at 215 & 219 King Street West in Dundas is an approximately 0.27-acre parcel with a one-and-a-half-storey building situated on both lots. Both buildings are located at the southern edge of the lot and front King Street West (see Image 1–Image 4). The structure at 215 King Street West is a brick building with a side gable roof. The structure at 219 King Street West is clad in vinyl siding and has a side gable roof and an off-set dormer facing King Street West with a shed roof. The study area is flanked to the north with residential backyards of houses facing Park Street West, a commercial/residential building to the east, King Street West to the south and a commercial business currently housing a restaurant to the west. The Dundas Armoury is located on the south side of King Street West and is considered an adjacent property to the study area since it is within 50m of the subject property.

5.1.1 **Landscape**

The one-and-a-half-storey buildings at 215 & 219 King Street West are located close to the roadway. Vehicle access is provided by one wide asphalt driveway between the houses; to the west of 215 King Street West and to the east of 219 King Street West. A chain link fence follows the property boundary separating these driveways.

A poured concrete pathway with two steps leads to the front entrance of 215 King Street West. An accessibility ramp is located on the east side of the driveway of 215 King Street West and leads to the main entrance. Raised planters are located on either side of the pedestrian pathway with a mixture of shrubbery and an ornamental tree. A narrow garden with small shrubs lines the west side of the building. The asphalt driveway leads to the rear yard which is entirely paved with asphalt.

The centrally placed entryway of 219 King Street is accessed by a narrow concrete pedestrian pathway. The pathway is flanked by two small patches of grass that are outlined by narrow concrete bricks. There are no plantings in front of 219 King Street West. The property has a gravel driveway that leads to a small fenced rear yard for the residents of the dwelling. The remainder of the lot behind this fenced area is graveled.

5.1.2 **Architectural Style Analysis - Georgian**

215 King Street West is a Georgian style residential building. Georgian architectural style was brought to Upper Canada around 1794. This was prevalent across Canada leading up to the mid-19th century and featured an entryway that would open into a central hall and staircase, with a pair of rooms on either side. The living room would be located to the side of the hall with a dining room beyond it and a kitchen at the far end of the ground floor (Kalman 2000:119).

Elements of the Georgian architectural style, common from the 1780s-1860s, have been reflected in the design of both subject houses (Fram 1988:24). The Georgian style is typically characterized by “stripped-down decoration, understated elegance, grace, and a formalized system of proportions that could be applied to the humble or grand...It very much became a national architecture for all classes” (Mikel 2004:13). However, not all buildings conformed to the strict Georgian rules. Depending on circumstances and cultural backgrounds, variations appeared in the design (Mikel 2004:16). As is the case with the asymmetrical façade of both 215 and 219 King Street West, a divergence from the typical Georgian form, other houses exhibiting this variant

design remain, notably a collection in Dundas, Ontario. The Hatt Street house exhibits a number of Georgian features, but the arrangement of the windows is asymmetrical, with the front door flanked by two windows on one side and only one on the other (see Figure 1).



Figure 1: Hatt Street House, Example of an Asymmetrical Georgian Façade (Mikel 2004:16)

Another divergence from the Georgian tradition includes the adaptation of the design into a smaller, one or one-and-a-half-storey cottage rather than the typical two-storey form. This variation is again depicted in the Hatt Street house as well as other examples in southern Ontario such as the Cummins House in Flamborough (see Figure 2) and both of the subject houses. The design is not far removed from the traditional log house in terms of proportions; however, it features more ornate details in the front doors and roof line (Kyles 2016). These cottages were often constructed facing west with windows on the south side of the house to take advantage of the sunshine to warm and light the interior spaces (Kyles 2016).

An example of a house similar to the 219 King Street West structure is found at 32 Regina Street North in Uptown Waterloo. This dwelling is also a frame one-and-a-half-storey structure that features a side gable roof, a rectangular plan, simple rectangular window openings and a central entryway (see Figure 3). Like 219 King Street West, a front gable window was later added to this structure's façade.

Additional examples of Georgian style residential buildings that remain around the Greater Hamilton Area were listed in an Architectural Conservancy of Ontario (ACO) publication recently, *215 and 219 King Street West, Dundas Statements of Cultural Heritage Value and Background Documentation* (see Table 5).

Features of the Georgian style are evident in both 215 and 219 King Street West as depicted in local comparable examples (see Table 5). Table 6 and Table 7 compare the houses at 215 and at 219 King Street West (respectively) against the typical characteristics of the style as outlined by

Mark Fram in *Well-Preserved: The Ontario Heritage Manual of Principles and Practice for Architectural Conservation* (1988). Table 6 indicates that 215 King Street West meets the majority of the characteristics of the style and therefore can be considered representative. Table 7 indicates that 219 King Street West has less than half the characteristics, and therefore although it is readable as Georgian, it is not representative.





**Figure 2: Cummins House, Example of a Georgian Cottage
(Kyles 2016)**









Figure 3: 32 Regina Street North – Comparable Residence
(Photo taken on October 9, 2019; Facing Northeast)

Table 5: Sample of Local and other Georgian Style Buildings

Address	Recognition	Photo	Notes
215 King Street W	Listed		One-and-a-half-storey brick, asymmetrical façade, cross brick decoration along roof line.
219 King Street W	Listed		One-and-a-half-storey frame, asymmetrical façade

Address	Recognition	Photo	Notes
8 Market Street, Dundas	Inventoried		Adjacent to study area, One-and-a-half-storey brick, symmetrical façade
177 Hatt Street, Dundas (Gillespie 2021)	Designated		One-and-a-half-storey stone, asymmetrical façade
5 Brock Street North, Dundas (Gillespie 2021)	Designated		One-and-a-half-storey stone, symmetrical façade, dormers added later
7 John Street, Dundas (Gillespie 2021)	Unknown		One-and-a-half-storey stone, asymmetrical façade
31 Napier Street, Dundas (Gillespie 2021)	Designated		One-and-a-half-storey brick, tall symmetrical façade (1857)
320 MacNab Street, Dundas (Gillespie 2021)	Unknown		One-and-a-half-storey brick, asymmetrical façade, Flemish bond brick

Address	Recognition	Photo	Notes
198 Hatt Street, Dundas (Gillespie 2021)	Unknown		One-and-a-half-storey brick, symmetrical façade, Flemish bond brick
243 Hatt Street, Dundas (Gillespie 2021)	Unknown		One-and-a-half-storey brick, asymmetrical façade, Flemish bond brick
Near Spencer Creek, Dundas (Gillespie 2021)	Designated		One-and-a-half-storey frame, symmetrical façade, shed roof dormer added (1840)
251 MacNab Street, Dundas (Gillespie 2021)	Unknown		One-and-a-half-storey frame, tall symmetrical façade
38 Dundas Street, Dundas (Gillespie 2021)	Unknown		One-and-a-half-storey pebble and dash frame, tall asymmetrical façade
Dundas Street, Dundas (Gillespie 2021)	Unknown		One-and-a-half-storey clapboard frame, tall asymmetrical façade





Address	Recognition	Photo	Notes
7 Baldwin Street, Dundas (Gillespie 2021)	Unknown		One-and-a-half-storey clapboard frame, tall asymmetrical façade with roughcast finish
247 Hatt Street, Dundas (Gillespie 2021)	Designated		One-and-a-half-storey clapboard frame, tall asymmetrical façade with roughcast finish under the aluminum siding
255 Ruhl Drive, Milton (Town of Milton 2019a)	Designated		Brick two-storey house with similar decorative brick crosses at roofline
359 Pearl Street, Milton (Town of Milton 2019b)	Listed	 Mathias Teetzel House, Pearl Street	Noted by the Town of Milton as a representative example of the Georgian style against which many houses are compared

Table 6: Characteristics of Georgian Architecture compared to 215 King Street West

Characteristics (Adapted from Fram 1988, Kyles 2021, HRC 2009, Mikel 2004)	215 King St. W Characteristics	Notes
Box-like	Yes	
Symmetrical façade	No	The asymmetry exhibited on this house has been attributed to a local-to-Dundas vernacular of the Georgian style (Mikel 2004)
One to three-storeys	Yes	One-and-a-half-storey, representative of Georgian Cottage
Center-hall plan	Yes	
Five-bay façade, residences often three-bay	Yes	Three-bay façade
Verandah	No	
Rectangular window openings	Yes	
Stone or brick cladding	Yes	Redbrick, painted white
Wooden shutters	No	
Pedimented portico	No	
Two chimneys	No	One chimney remains
Side-gable roof	Yes	
Simple cornices with return eaves	No	
Small-paned double hung windows (typically 12 over 12)	Yes	
Classical cornice with unfluted pilasters	No	
Paneled doors	Yes	
Flat top or shallow arched fanlights, transom and side lights at central entry	No	Main entryway has been modified

Table 7: Characteristics of Georgian Architecture compared to 219 King Street West

Characteristics (Adapted from Fram 1988, Kyles 2021, HRC 2009, Mikel 2004)	215 King St. W Characteristics	Notes
Box-like	Yes	
Symmetrical façade	No	The asymmetry exhibited on this house has been attributed to a local-to-Dundas vernacular of the Georgian style (Mikel 2004)
One to three-storeys	Yes	One-and-a-half-storey, representative of Georgian Cottage
Center-hall plan	Unknown	
Five-bay façade, residences often three-bay	Yes	Three-bay façade
Verandah	No	
Rectangular window openings	Yes	
Stone or brick cladding	No	Now clad with aluminum siding, potentially with the original roughcast beneath
Wooden shutters	Yes	Shutters are present, unclear if they are wooden
Pedimented portico	No	
Two chimneys	No	One chimney remains
Side-gable roof	Yes	
Simple cornices with return eaves	No	
Small-paned double hung windows (typically 12 over 12)	No	
Classical cornice with unfluted pilasters	No	
Paneled doors	No	
Flat top or shallow arched fanlights, transom and side lights at central entry	No	

5.2 215 King Street West

The following sections detail the observable physical attributes of each exterior elevation and each building corner of 215 King Street West. The building description and associated images are provided, starting from the façade and working around the structure in a clockwise fashion (see Image 2 to Image 25). Construction materials include red brick that has been painted, stone sills on the facade, wooden sills on the east and west elevations, and decorative millwork on the façade door and window openings. The roof is currently clad with asphalt shingles.

It should be noted that only exterior photographs are reflected in Map 8 and Map 9. The interior photo locations are described, in general of the ground floor, the second floor, then the basement.

5.2.1 Exterior

The building situated at 215 King Street West is located centrally at the southernmost extent of the property, fronting on King Street West. The building is one-and-a-half-storeys with a three-bay façade and a side gable roof (see Image 2). The building is constructed out of red brick laid in a Flemish bond pattern with an English Corner detail on the façade (see Image 4, Image 5 and Image 11). The brickwork was painted white before 1981 (see Plate 1). The façade window openings and doorway have flat arch voussoirs and a decorative cross brick detail that protrudes slightly, located just below the roofline on the façade (see Image 3-Image 5). This type of brickwork is found elsewhere in Dundas (see Image 81-Image 82) The entrance is centrally placed, though slightly offset to the west. The easternmost window on the façade is slightly larger than the window to the west of the entrance (see Image 6). Both window openings have stone sills which are rock faced with margins (see Image 10). A large and visually prominent cornice frontispiece has been added around the entryway (see Image 7 and Image 8). Based on comparisons between the millwork details between the window openings and the doorway and brickwork located above the entrance, it is possible that the door surround is covering a former transom light that would have been positioned above the doorway. A plain stone water table is located along the façade (see Image 13). An inside end brick chimney located on the east elevation is visible from King Street (see Image 3).

The rear addition to the building is visible along the west elevation and is distinguished from the earlier brick building in its size and construction materials (see Image 14, Image 16 and Image 20). The west elevation of the main brick building has three openings. There are two, two-over-two wooden sash windows with wooden sills and segmental arches laid in soldier courses located on the second floor. The third opening is a contemporary window opening with a segmental arch laid in a header course located on the first floor (see Image 17-Image 19). A stucco infill and stone sill are located below the contemporary window opening, which was used as a doorway historically (see Plate 1). The brickwork on the west elevation is laid in a Common Bond pattern and has been painted. The brickwork displays some signs of efflorescence and mortar loss caused by moisture trapped between the brick and paint layer (see Image 17). The fieldstone foundation was parged and painted at some point but is visible in areas where the parging has deteriorated (see Image 15). The rear addition is one storey with an offset gable roof (see Image 21-Image 23) and is finished with roughcast or pebbledash stucco that has decorative vertical timbering. There are two window openings on the west elevation and a stepped entrance placed centrally between the window openings (see Image 17 and Image 21).

The north or rear elevation of the building has two rectangular window openings located on the rear addition (see Image 21) and three rectangular window openings on the brick building (see

Image 22). There is an offset shed dormer on the brick residence that contains a contemporary window opening however a change in materials suggest that the opening was previously used as a doorway (see Image 22). The two windows on the upper storey of the north elevation are six-over-six wooden sash windows with wooden sills.

The east elevation of 215 King Street West is similar to the west elevation and contains three openings. The second storey contains a six-over-six wooden sash window and a door opening that opens to a small wooden balcony (see Image 24 and Image 25). Both openings on the second storey are rectangular. There is one window on the first storey that was not visible from the exterior due to overgrown shrubs. The brick is laid in a common bond pattern and shows signs of efflorescence. Despite modifications made over time, most alterations to the property appear reversible, thus maintaining the architectural integrity of the structure.

5.2.2 Interior

5.2.2.1 First Floor

The interior of the structure has been heavily modified. Historically, the house was a residence with a centre hall floor plan; however, the interior was converted in more recent years to be used as an ophthalmologist office. This conversion has significantly altered the first floor interior, with walls removed or entries widened to create a more open area and bulkheads added to accommodate lighting and air returns (see Image 45-Image 48).

The entrance off of King Street west opens to the centre hall. The doorways to the rooms to the east and west of the hall have been widened or had walls removed to create a large open space. The window openings on the southern wall of the brick residence have retained their historic trim. The stairway to the second floor is accessed through a doorway in the centre hall on the eastern side of the building. This doorway also leads to a small room that is located on the other side of the staircase (see Image 50-Image 53).

The thickness of the brick masonry walls is revealed at the connection between the brick building and the rear addition. Measurements recorded during site investigation revealed that the exterior walls are approximately 1'6" thick (see Image 54).

The rear addition extends the centre hall floor plan and contains a number of rooms, including a bathroom and kitchenette area (see Image 55-Image 60).

5.2.2.2 Second Floor

A wooden dog-leg staircase with winders leads to the second floor (see Image 51 and Image 61). Horizontal wood paneling covers the walls around the stair area. The stairs open to an open space that has been partially cordoned off to create a kitchen area. The doorway visible on the west elevation exterior is accessed through this open space. A bathroom is located along the northern wall of the brick structure and extends to the northeastern corner. There are two bedrooms on the upper floor along the western wall. A moulded four-panel door with mortice and tenon joinery encloses the closet in the southwestern room. Some of the walls are finished with plaster and some are finished with drywall. There are portions of historic trim throughout the second floor (see Image 62-Image 70).

5.2.2.3 Basement

Stair access to the basement is located beneath the staircase to the second level (see Image 53) and extends to the exterior limits of the brick structure only. The area beneath the rear addition is a narrow crawlspace. The basement is separated into three rooms, each with a poured concrete floor. Two of the rooms have been finished with wood panelling on the walls and a dropped tile ceiling. The third room, located to the east of the basement stairs, has exposed uncoursed fieldstone walls. The whitewash on the foundation walls displays signs of deterioration. There is evidence of rising damp and moisture throughout the basement. The window wells in the basement reveal the foundation to be approximately 1'6" thick. Located in the northwestern corner of the basement is a cellar entrance. The stairs, which would lead to a room within the rear addition have been closed off and were inaccessible (see Image 72-Image 80).

5.3 219 King Street West

The following sections detail the observable physical attributes of each exterior elevation and each building corner of the 219 King Street West. The building description and associated images are provided, starting from the façade and working around the structure in a clockwise fashion (see Image 26-Image 34). The house has been clad in vinyl siding with a rear addition, also clad in vinyl siding. The roof is clad with asphalt shingles.

It should be noted that only exterior photographs are reflected in Map 8 and Map 9. The interior of the building was not available during the field survey.

5.3.1 Exterior

The building at 219 King Street West is located at the southern boundary of the property, fronting on King Street West. The building is one-and-a-half-storeys, with a three-bay façade with two rectangular windows placed slightly west of centre (see Image 26). The side gable roof has an offset shed dormer. The front portion of the building is rectangular with a rear addition on the northern edge of the building. The building is clad in white vinyl siding and the windows and door surrounds are clad in beige vinyl (see Image 26 and Image 27). The centrally placed main entryway of the façade is flanked on either side by a rectangular window opening. The windows have beige decorative shutters. The roof is finished with asphalt shingles. A galvanized steel chimney pipe is visible slightly east of centre along the ridgeline. All windows appear to be contemporary replacements made of vinyl

The west elevation shows the connection between the front structure and a rear addition with a shed roof (see Image 27-Image 30). The rear addition is set back slightly from the west elevation of the front structure. The front structure has two rectangular vinyl windows on the west elevation, both on the upper floor. The rear addition is primarily covered by greenery but has a grouping of four windows on the west elevation (see Image 31-Image 32).

The south or rear elevation is predominantly the rear addition, which has two door entrances and three window openings. An outside brick chimney is visible on the northwestern corner of the side gable structure and a rectangular window is located to the east of this brick chimney (see Image 32).





The east elevation is similar in shape to the west elevation, but with the rear addition lying flush with the east elevation of the front structure (see Image 33-Image 34). The upper storey of the

front structure has three irregularly sized vinyl windows. A roughcast outside chimney that does not extend above the roofline is visible from this elevation. There is a rectangular vinyl window located on the ground floor of the front structure. The rear addition has two rectangular windows visible on this elevation and a grouping of four windows, like those seen on the west elevation.

5.4 Adjacent Properties

There are a number of adjacent properties that have recognition from the City as well as under the Ontario Heritage Act that should be considered with the CHIA. These properties have been detailed at a high-level in Table 8, including their recognition type, current photograph and assumed heritage attributes based on their listing on the Municipal Heritage Register. Additional photographs can be seen in Appendix A (see Image 38 to Image 43).

Table 8: Adjacent Cultural Heritage Resources

Address	Recognition	Photo (ARA 2021)	Assumed Heritage Attributes
214 Park Street West, Dundas	Inventoried		Two-storey Tudor house, side gable roof with a front gable, half-timbering, stone first storey, gable over central front entry, multi-paned windows, stone chimney
8 Market Street, Dundas	Inventoried		One-and-a-half-storey red-brick building with symmetrical façade, side gable roof, six-over-six windows, dentils under eaves
10 King Street West, Dundas	Designated		By-law 4578-00 lists the following features to be retained: the east and north faces of the 1901 block and tower; and the interior roof support system of the 1935 drill hall
211 King Street West, Dundas	Inventoried		Two-storey building with three-bay façade, paired brackets under the roofline, setting close to the lot line, segmentally arched windows on the second storey, side gable roof

6.0 COMMUNITY RECOGNITION

Built Heritage Resources (BHRs) and Cultural Heritage Landscapes (CHLs) are broadly referred to as cultural heritage resources. A variety of types of recognition exist to commemorate and/or protect cultural heritage resources in Ontario. As part of consultation ARA reviews relevant online sources and databases to determine if the subject property is recognized.

The Minister of the Environment, on the advice of the Historic Sites and Monuments Board of Canada (HSMBC), makes recommendations to declare a site, event or person of national significance. The National Historic Sites program commemorates important sites that had a nationally significant effect on, or illustrates a nationally important aspect of, the history of Canada. A National Historic Event is a recognized event that evokes a moment, episode, movement or experience in the history of Canada. National Historic People are people who are recognized as those who through their words or actions, have made a unique and enduring contribution to the history of Canada. The Parks Canada's online *Directory of Federal Heritage Designations* captures these national commemorations as well as lists Heritage Railway Stations, Federal Heritage Buildings and Heritage Lighthouses. The properties within the study area do not appear on these lists.

Another form of recognition at the federal level is the Canadian Heritage Rivers System program. It is a federal program to recognize and conserve rivers with outstanding natural, cultural and recreational heritage. The Canadian Heritage Rivers System database was consulted and there are no recognized river systems in proximity to the study area.

The Ontario Heritage Trust (OHT) operates the Provincial Plaque Program that has over 1,250 provincial plaques recognizing key people, places and events that shaped the province. Additionally, properties owned by the province may be recognized as a "provincial heritage property" (MHSTCI 2010). The OHT plaque database and the Federal Canadian Heritage Database were searched. The subject property is not commemorated with an OHT plaque, nor is it recognized as a National Historic Site (OHT 2021; Parks Canada 2021). It does not appear that the study area properties are subject to an OHT or municipal easement.

MHSTCI's current list of Heritage Conservation Districts was consulted. The properties within the study area were not found to be located within a designated district (MHSTCI 2021). The list of properties designated by the MHSTCI under Section 34.5 of the *OHA* was consulted and the properties within the study area are not included in this list.

Protected properties are those protected by Part IV (individual properties) or Part V (Heritage Conservation District) designation under the *OHA*. Once designated, a property cannot be altered or demolished without the permission of the local council. A cultural heritage resource may also be protected through a municipal or OHT easement. Many heritage committees and historical societies provide plaques for local places of interest. Under *Section 27* of the *OHA*, a municipality must keep a Municipal Heritage Register. A Municipal Heritage Register lists designated properties as well as other properties of cultural heritage value or interest in the municipality. Properties on this Register that are not formally designated are commonly referred to as "listed." Listed properties are flagged for planning purposes and are afforded a 60-day delay in demolition if a demolition request is received. The City of Hamilton Municipal Heritage Register was consulted, and it was confirmed that the properties within the study area at 215 and 219 King Street West are listed. Further, through consultation with the City of Hamilton's Heritage Planner

on August 4, 2021, it was learned that 215 King Street West is currently on the Staff Work Plan to be designated under Part IV of the *Ontario Heritage Act*.

7.0 CULTURAL HERITAGE EVALUATION

215 and 219 King Street West were evaluated against the criteria of *Ontario Regulation 9/06*, and the City of Hamilton's *Framework for Cultural Heritage Evaluation* Section 3 (Built Heritage) to determine if the property has cultural heritage value or interest (see Sections 7.1 to 0).

7.1 Evaluation of the Properties in the Study Area according to Ontario Regulation 9/06

Table 9: Evaluation of the CHVI of 215 King Street West using Ontario Regulation 9/06

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	The one-and-a-half-storey brick residence at 215 King Street West is a representative example of a Georgian style residence, with a locally known variation of being asymmetrical. Elements of the structure reflective of the Georgian style include the three-bay façade, box-like massing, brick cladding, side gable roof, rectangular window openings and six-over-six windows. The brickwork laid out in a Flemish bond with English corner detail and decorative cross brickwork, as well as the wood window and door surrounds add decorative elements to this building.
	Displays a high degree of craftsmanship or artistic value		The façade of the house at 215 King Street West exhibits brickwork laid out in a Flemish bond with English corner detail and decorative cross brickwork, which is a more difficult bond-type to execute; however, it is not indicative of a high degree of craftsmanship or artistic value.
	Displays a high degree of technical or scientific achievement		215 King Street West does not display a high degree of technical or scientific achievement.
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	The Town of Dundas was a settlement built by tradespeople. This house represents the conditions in which working families lived. The house was both rented out to single families and also functioned as a boarding house for a time; thus representing a pattern, significant locally, of working class immigrants moving to the Dundas and greater Hamilton area. Specifically, the tradespeople represented as having lived here include: carpenter, boarding housekeeper, axe maker, boiler maker, carriage builder/maker, manufacturer, plumber.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		Much of the interior of the structure has been modified, leaving very little that may yield or has the potential to yield information that contributes to the understanding of a community or culture
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		The designer/architect of the house is unknown. There is some evidence of the identity of the associated bricklayer; however, there is so little information about his association with this building, and about the bricklayer himself, 215 King Street West cannot be said to demonstrate or reflect the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community.
Contextual Value	Is important in defining, maintaining or supporting the character of an area	✓	As one of many Georgian style houses within Dundas, 215 King Street West maintains the historical character of Dundas as well as maintaining the historically domestic nature of the immediate area just outside the core of downtown Dundas.
	Is physically, functionally, visually or historically linked to its surroundings	✓	215 King Street West is historically linked to the neighbouring property 219 King Street West as it was historically rented out to local tradespeople by the property owner who lived at the neighbouring address. It is also visually linked to 219 King Street West as they are both one-and-a-half-storey Georgian buildings.
	Is a landmark		215 King Street West is a relatively unassuming house at the edge of a prominent downtown area with large striking buildings. It is not considered a local landmark.

Table 10: Evaluation of the CHVI of 219 King Street West using Ontario Regulation 9/06

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		When examined against the typical characteristics of the Georgian style 219 King Street West has less than half the characteristics, and therefore although it is readable as Georgian, it is not representative of the style. While it is likely constructed pre-1851 in terms of the Georgian -style time period (1794-1860), the date is not considered early. Further, early buildings in the Town of Dundas date from 1804, and it is therefore not an early building in the Town.
	Displays a high degree of craftsmanship or artistic value		219 King Street West does not display a high degree of craftsmanship or artistic value
	Displays a high degree of technical or scientific achievement		219 King Street West does not display a high degree of technical or scientific achievement
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	219 King Street West was the home to a prolific landlord from the mid 19 th century through the 20 th century. Moses Fennix rented out at least two houses on his properties (one still extant next door at 215 King Street West). The Town of Dundas was initially settled and built by tradespeople. 219 King Street West represents part of a historic property consisting of rental houses that represents part of a workers residential area, revealing the conditions in which working families lived. From his home, Moses Fennix rented out other buildings on his property to single families and for a time, one functioned as a boarding house; thus representing a pattern, significant locally, of working class immigrants moving to the Dundas and greater Hamilton area. Specifically, the tradespeople represented as having lived here include: carpenter, boarding housekeeper, axe maker, boiler maker, carriage builder/maker, manufacturer, plumber.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		219 King Street West does not yields or have the potential to yield information that contributes to the understanding of a community or culture
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		The architect/builder of 219 King Street West is unknown, so it does not demonstrate or reflect the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community
Contextual Value	Is important in defining, maintaining or supporting the character of an area		219 King Street West, as one of many Georgian style houses within Dundas, it maintains the historical character of Dundas as well as maintaining the historically domestic nature of the immediate area just outside the core of downtown Dundas. However, as a modified building that is not a strong example of Georgian architecture, it does not make an important contribution to the collection of Georgian buildings or the immediate streetscape.
	Is physically, functionally, visually or historically linked to its surroundings	✓	219 King Street West is historically linked to the neighbouring property 215 King Street West as the subject property was historically the residence of the landowner, Moses Fennix, who was also the landlord of tradespeople who rented out to the neighbouring address of 215 King Street West. It is also visually linked to 215 King Street West are both one-and-a-half Georgian style residences.
	Is a landmark		219 King Street West is not a landmark.

The above tables demonstrates that the study area at 215 King Street West meets four criteria of the *O. Reg 9/06* and can therefore be considered to have cultural heritage value or interest. It is a candidate for designation under the *Ontario Heritage Act*. 219 King Street West meets two criteria of *O. Reg. 9/06* and can therefore be considered to have cultural heritage value or interest; however, it is not a strong candidate for designation under the *Ontario Heritage Act*. It should be noted that this evaluation was completed without an interior investigation of 219 King Street West. It is possible that a closer examination of the building may result in a revised evaluation.

7.2 Evaluation of the CHVI according to the *City of Hamilton Framework for Cultural Heritage Evaluation Section 3 (Built Heritage)*

Table 11: 215 King Street West - City of Hamilton Evaluation Criteria (Section 3: Built Heritage)

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement
Historical Associations	Thematic: how well does the feature or property illustrate a historical theme that is representative of significant patterns of history in the context of the community, province or nation?	✓	Town of Dundas, as a settlement built by tradespeople, this house represents the conditions in which working families lived. The house was both rented out to single families and also functioned as a boarding house for a time; thus representing a pattern, significant locally, of working class immigrants moving to the Dundas and greater Hamilton area. Specifically, the tradespeople represented as having lived here include: carpenter, boarding housekeeper, axe maker, boiler maker, carriage builder/maker, manufacturer, plumber.
	Event: is the property associated with a specific event that has made a significant contribution to the community, province or nation?		215 King Street W is not associated with any event that has made a significant contribution to the community, province or nation.
	Person and/or Group: is the feature associated with the life or activities of a person or group that has made a significant contribution to the community, province or nation?		215 King Street W is associated with Moses Fennix, who rented the house to mostly local workers and later lived in by his son Robert Fennix. While these men owned this lot and some neighbouring lots, they do not seem to have made a significant contribution to the community, province or nation. While there is a bricklayer, Neal, purported to be associated with the house at 215 King Street W, there is scant evidence of this association and even less information about the bricklayer himself. In order to meet this criterion, more research is recommended.
Architecture Design and Design	Architectural merit: what is the architectural value of the resource?	✓	215 King Street West is representative of a Georgian style house.
	Functional merit: what is the functional quality of the resource?	✓	The building at 215 King Street West's was previously used as a dwelling and later used as a medical office for an ophthalmologist. The building is currently vacant.
	Designer: what is the significance of this structure as an illustration of the work of an important designer?		The brick building at 215 King Street West is not associated with the work of an important designer, as the architect/designer of the house was not identified.
Integrity	Location integrity: is the structure in its original location?	✓	The brick structure is in its original location.
	Built integrity: is the structure and its components parts all there?	✓	The structure has been altered with a rear addition. However, the addition is sympathetic, and the original building footprint is not obscured. Further the building retains many original materials, including wooden windows on the upper storey, Flemish bond brickwork with English Corner on the façade, decorative cross brickwork on façade, stone sills and stone water table course.
Environmental Context	Landmark: is it a visually conspicuous feature in the area?		215 King Street West is not a landmark

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement
	Character: what is the influence of the structure on the present character of the area?	✓	The architecture of the brick structure complements the 19 th century character of various heritage architectural styles in the immediate neighbourhood of the streets surrounding downtown Dundas.
	Setting: what is the integrity of the historical relationship between the structure and its immediate surroundings?	✓	A historical relationship between the structure and the immediate surroundings remains, as 215 King Street West was one of many houses that were rented to local workers by Moses Fennix, a landowner who lived in the adjacent property at 219 King Street West.
Social Value	Public perception: is the property or feature regarded as important within its area?	✓	Judging from the recent evaluation report that was written for the Municipal Heritage Committee by the Hamilton ACO Branch, it is likely that this property is important to the local heritage community.

The above table demonstrates that 215 King Street West meets eight of the City of Hamilton's *Framework for Cultural Heritage Evaluation* Section 3 (Built Heritage) criteria.

Table 12: 219 King Street West - City of Hamilton Evaluation Criteria (Section 3: Built Heritage)

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement
Historical Associations	Thematic: how well does the feature or property illustrate a historical theme that is representative of significant patterns of history in the context of the community, province or nation?	✓	Town of Dundas, as a settlement built by tradespeople, this house represents the home of a prolific landlord, Moses Fennix, and represents the lifestyle pattern of working-class immigrants in the Hamilton Area which is significant locally. Specifically, the tradespeople that were part of the rental system on this property include: carpenter, boarding housekeeper, axe maker, boiler maker, carriage builder/maker, manufacturer, plumber.
	Event: is the property associated with a specific event that has made a significant contribution to the community, province or nation?		219 King Street W is not associated with any event that has made a significant contribution to the community, province or nation.
	Person and/or Group: is the feature associated with the life or activities of a person or group that has made a significant contribution to the community, province or nation?		219 King Street W is associated with Moses Fennix, who rented the neighbouring house (extant) among others (now demolished) to mostly local workers. 219 King Street West was Moses Fennix's home, on the same property as the houses which he rented out. While Fennix owned this lot and some neighbouring lots, he does not seem to have made a significant contribution to the community, province or nation.
Architecture Design and	Architectural merit: what is the architectural value of the resource?		When examined against the typical characteristics of the Georgian style 219 King Street West has less than half the characteristics, and therefore although it is readable as Georgian, it is not representative.

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement
	Functional merit: what is the functional quality of the resource?	✓	The building at 219 King Street West's has always functioned as a residence. The building is currently occupied by a family.
	Designer: what is the significance of this structure as an illustration of the work of an important designer?		The frame building at 219 King Street West is not associated with the work of an important designer, as the architect/designer of the house was not identified.
Integrity	Location integrity: is the structure in its original location?	✓	The frame structure is in its original location.
	Built integrity: is the structure and its components parts all there?		The original building footprint and massing are not obscured. However, the structure has been altered with a rear addition and shed roof dormer, as well as aluminum siding and some newer windows
Environmental Context	Landmark: is it a visually conspicuous feature in the area?		219 King Street West is not a landmark.
	Character: what is the influence of the structure on the present character of the area?		219 King Street West, as one of many Georgian style houses within Dundas, is part of the historical character of Dundas as well as part of the historically domestic nature of the immediate area just outside the core of downtown Dundas. However, as a modified building that is not a strong example of Georgian architecture, it does not make an important contribution to the collection of Georgian buildings or the immediate streetscape.
	Setting: what is the integrity of the historical relationship between the structure and its immediate surroundings?	✓	A historical relationship between 219 King Street West and the immediate surroundings remains. It was the home to Moses Fennix, a prolific landlord to local workers in the area who rented out houses on his property including the lot immediately to the east, 215 King Street.
Social Value	Public perception: is the property or feature regarded as important within its area?	✓	There is some recent public interest in this property and the neighbouring property at 215 King Street West, as is evident by the heritage report written in June 2021 regarding both King Street properties by the Hamilton Branch of the ACO for the Hamilton MHC.

The above table demonstrates that 219 King Street West meets five of the City of Hamilton's *Framework for Cultural Heritage Evaluation* Section 3 (Built Heritage) criteria.

8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

8.1 215 King Street West

Introduction and Description of Property

215 King Street West includes a one-and-a-half-storey asymmetrical brick Georgian style house built in 1861.

Statement of Cultural Heritage Value or Interest

215 King Street West is a representative example of the Georgian style. Built in 1861, it is a later example of this building type, the structure exhibits many elements and features typical of this style including: one-and-a-half storey, three-bay asymmetrical façade (while uncommon for the style overall, this façade treatment is seen often in Dundas), box-like massing, brick cladding, side gable roof, rectangular window openings and six-over-six windows. The brickwork laid out in a Flemish bond with English corner detail and decorative cross brickwork, as well as the wood window and door surrounds add a decorative element to this building.

215 King Street West has direct associations with the theme of housing workers in the Hamilton Area during the 19th century. The Town of Dundas was initially settled and built by tradespeople. 219 King Street West represents part of a historic property consisting of rental houses that represents part of a workers residential area, revealing the conditions in which working families lived. 219 King Street West was being used by landlord and owner, Moses Fennix, by 1868 as a rental unit for single families and for a time, a boarding house, from the mid 19th century through the 20th century. This represents a pattern, significant locally, of working class immigrants moving to the Dundas and greater Hamilton area. Specifically, the tradespeople represented as having lived here include: carpenter, boarding housekeeper, axe maker, boiler maker, carriage builder/maker, manufacturer, plumber.

215 King Street West is important in defining, maintaining and supporting the residential character of the immediate periphery of the downtown Dundas core. As one of many Georgian style houses within Dundas, 215 King Street West maintains the historical character of Dundas as well as maintaining the historically domestic nature of the immediate area just outside the core of downtown Dundas.

215 King Street West is historically linked to the neighbouring property 219 King Street West as the subject property was historically rented out to local tradespeople by the property owner who lived at the neighbouring address. It is also visually linked to 219 King Street West as they are the same style architecture. It is also **visually linked to 219 King Street West** as they are both one-and-a-half Georgian buildings.

Cultural Heritage Attributes

215 King Street West is a representative example of the Georgian style. The property contains the following heritage attributes that reflect these values:

- one-and-a-half storey Georgian building
- three-bay asymmetrical façade
- box-like massing, brick cladding
- side gable roof, rectangular window openings

- remaining six-over-six windows
- Brick construction including brickwork laid out in a Flemish bond with English corner detail and decorative cross brickwork
- wood window and door surrounds

215 King Street West has direct associations with the theme of housing workers in the Hamilton Area during the 19th century

- location beside the associated landlords house at 219 King Street West

215 King Street West is important in defining, maintaining and supporting the residential character of the immediate periphery of the downtown Dundas core

- one-and-a-half storey Georgian building
- three-bay asymmetrical façade

215 King Street West is historically and visually linked to the neighbouring property, 219 King Street West

- one-and-a-half storey building with a asymmetrical three-bay façade
- location beside the associated landlords house at 219 King Street West

8.2 219 King Street West

Introduction and Description of Property

219 King Street West includes a one-and-a-half-storey asymmetrical frame house built before 1851. The municipal address is 219 King Street West, Hamilton, Ontario.

Statement of Cultural Heritage Value or Interest

219 King Street West has direct associations with the theme of housing workers in the Hamilton Area during the 19th century. 219 King Street West was the home to a prolific landlord from the mid 19th century through the 20th century. Moses Fennix rented out at least two houses on his properties (one still exant next door at 215 King Street West). The Town of Dundas was initially settled and built by tradespeople. 219 King Street West represents part of a historic property consisting of rental houses that represents part of a workers residential area, revealing the conditions in which working families lived. From his home, Moses Fennix rented out other buildings on his property to single families and for a time, one functioned as a boarding house; thus representing a pattern, significant locally, of working class immigrants moving to the Dundas and greater Hamilton area. Specifically, the tradespeople represented as having lived here include: carpenter, boarding housekeeper, axe maker, boiler maker, carriage builder/maker, manufacturer, plumber.

219 King Street West is historically linked to the neighbouring property, 215 King Street West as the subject property was historically the residence of the landowner, Moses Fennix, who was also the landlord of tradespeople who rented out to the neighbouring address of 215 King Street West. It is also **visually linked to 215 King Street West** as they are both one-and-a-half storey Georgian buildings.

Cultural Heritage Attributes

219 King Street West has direct associations with the theme of housing workers in the Hamilton Area during the 19th century

- location beside the associated landlords house at 215 King Street W

219 King Street West historically and visually linked to the neighbouring property 219 King Street West

- one-and-a-half storey building with an asymmetrical three-bay façade
- location beside the associated rental house at 215 King Street West

9.0 CULTURAL HERITAGE VALUE: CONCLUSIONS AND RECOMMENDATIONS

215 King Street West meets four criteria of the O. Reg 9/06 and can therefore be considered to have cultural heritage value or interest. 215 King Street West meets eight of the City of Hamilton's Framework for Cultural Heritage Evaluation Section 3 (Built Heritage) criteria. It is a candidate for designation under the Ontario Heritage Act. 219 King Street West meets two criteria of O. Reg. 9/06 and can therefore be considered to have cultural heritage value or interest. 219 King Street West meets five of the City of Hamilton's Framework for Cultural Heritage Evaluation Section 3 (Built Heritage) criteria. However, it is not a strong candidate for designation under the Ontario Heritage Act. It should be noted that this evaluation was completed without an interior investigation of 219 King Street West. It is possible that a closer examination of the building may result in a revised evaluation.

The *Provincial Policy Statement* notes that cultural heritage value or interest is bestowed upon cultural heritage resources by *communities* (MMAH 2014). Accordingly, the system by which heritage is governed in this province places emphasis on the decision-making of local municipalities in determining cultural heritage value or interest. It is hoped that the information presented in this report will be useful in those deliberations.

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Town of Dundas

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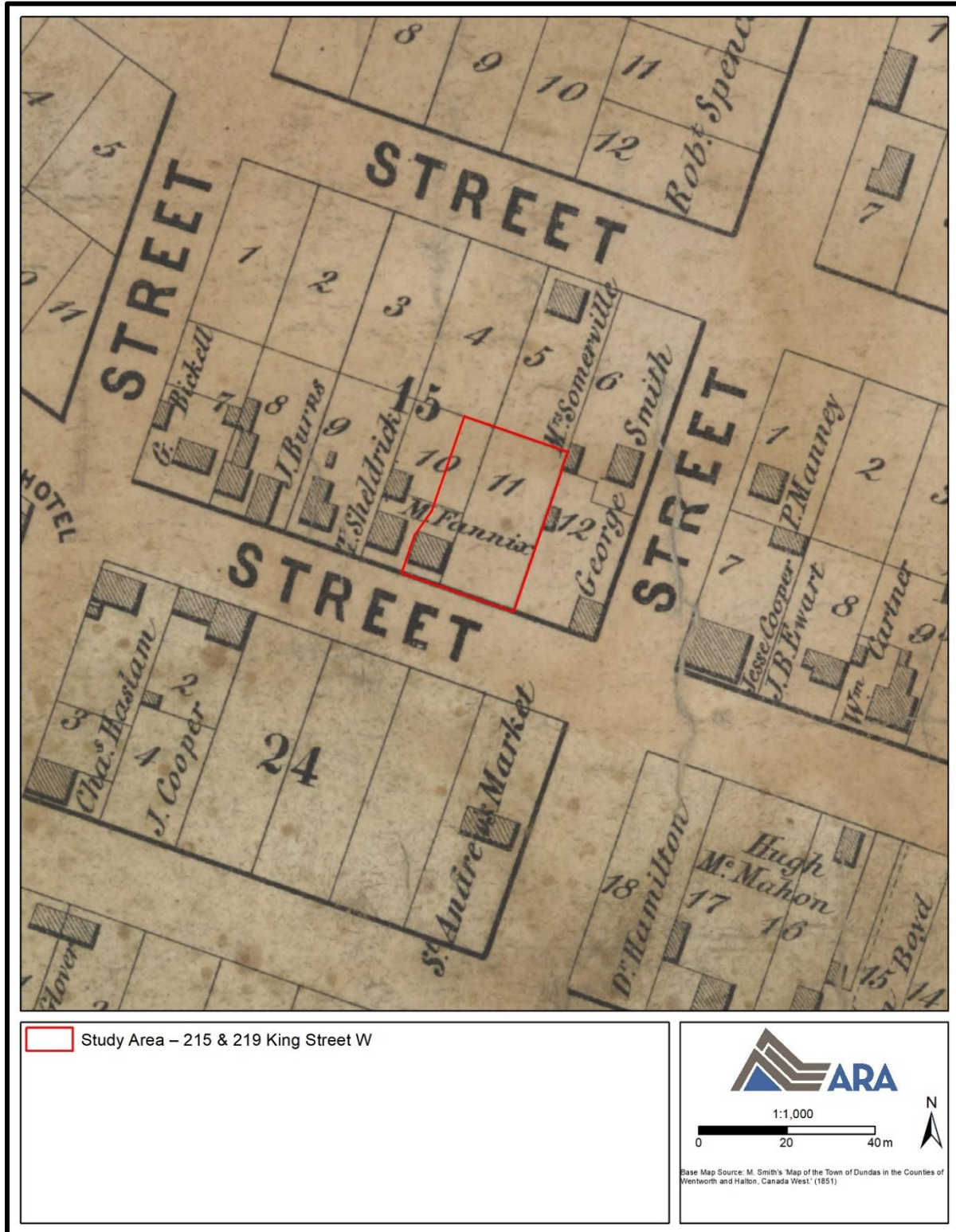
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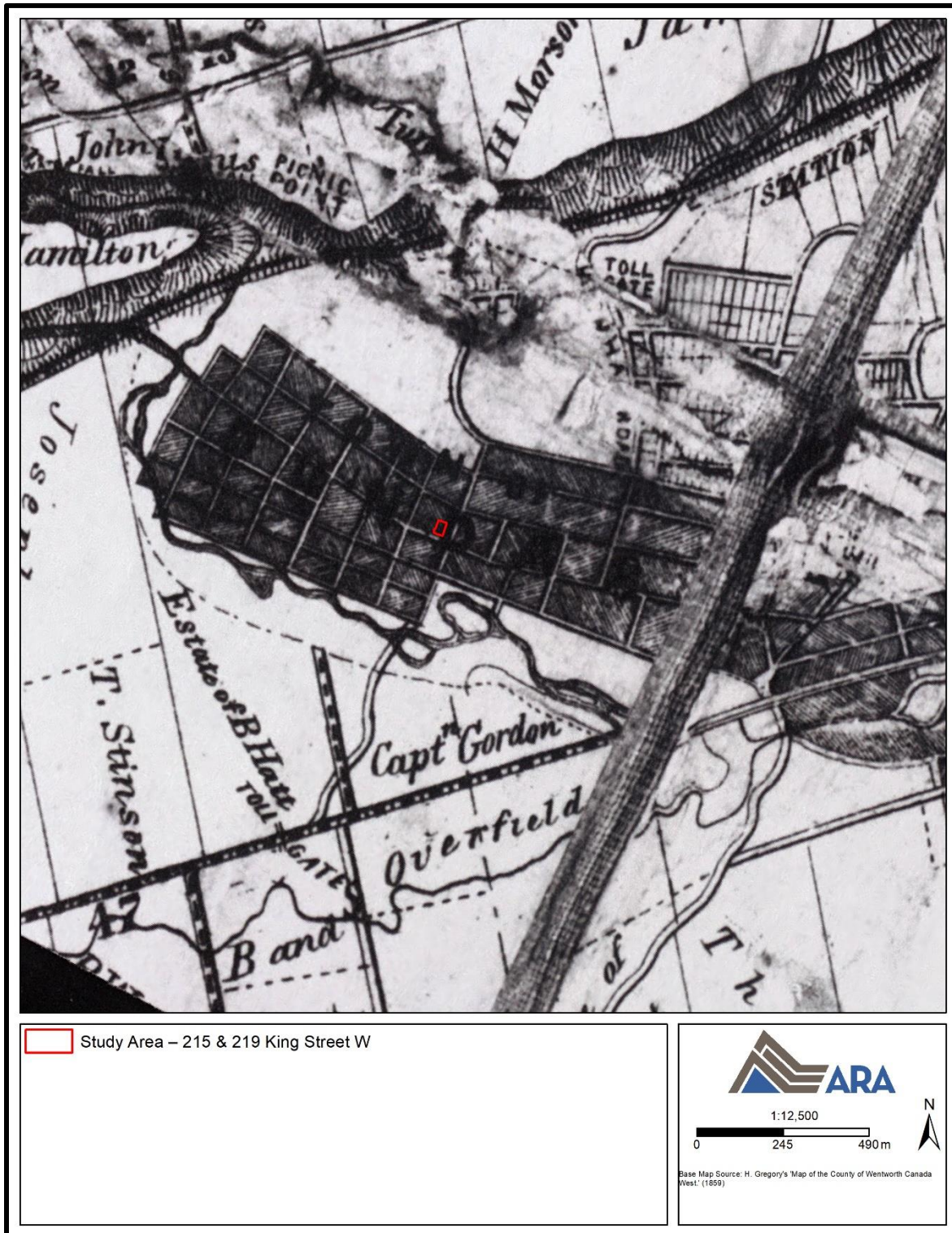
Woodhouse, T.

1965 *The History of the Town of Dundas.* Dundas: Dundas Historical Society.

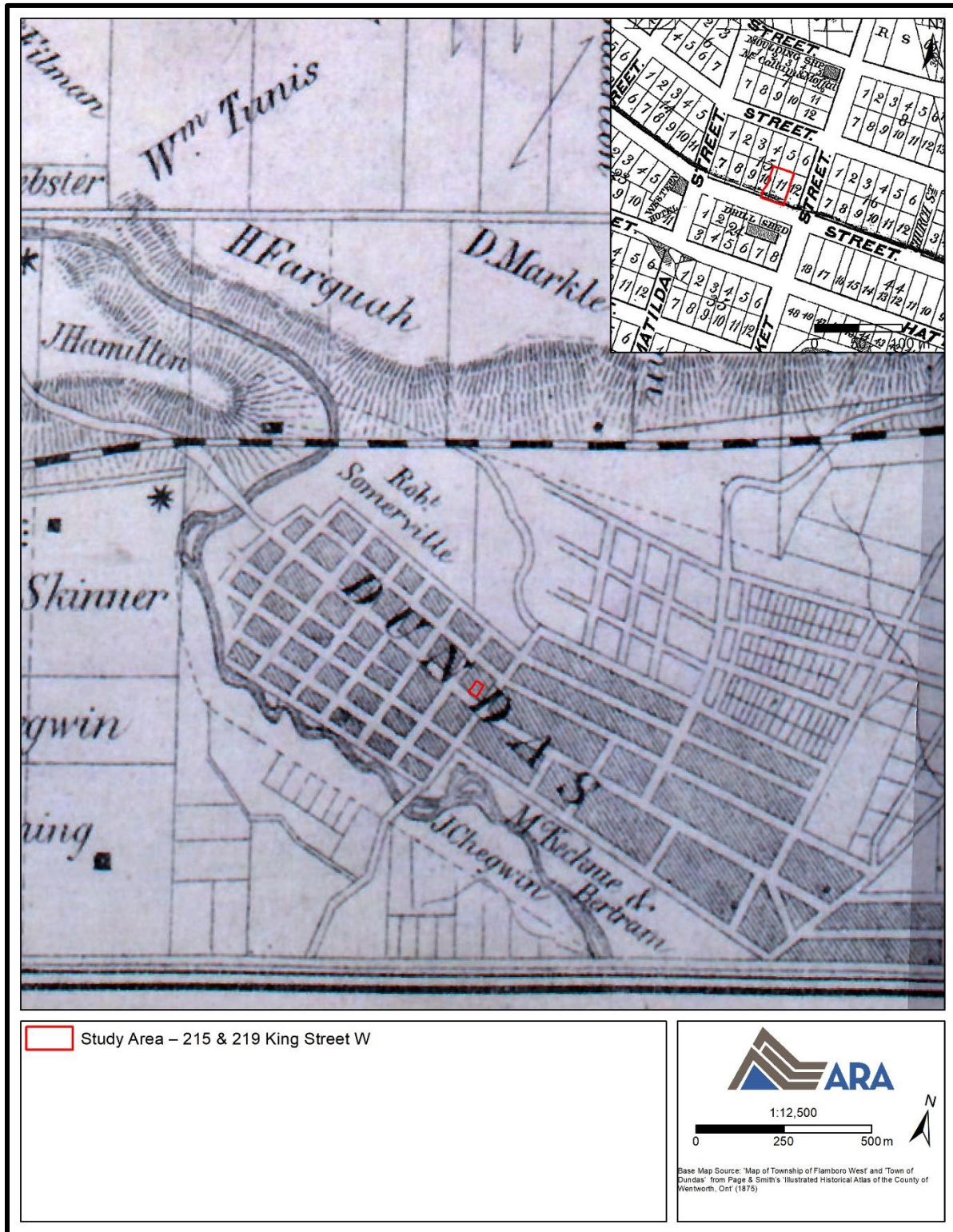
Appendix A: Historic Maps and Aerials



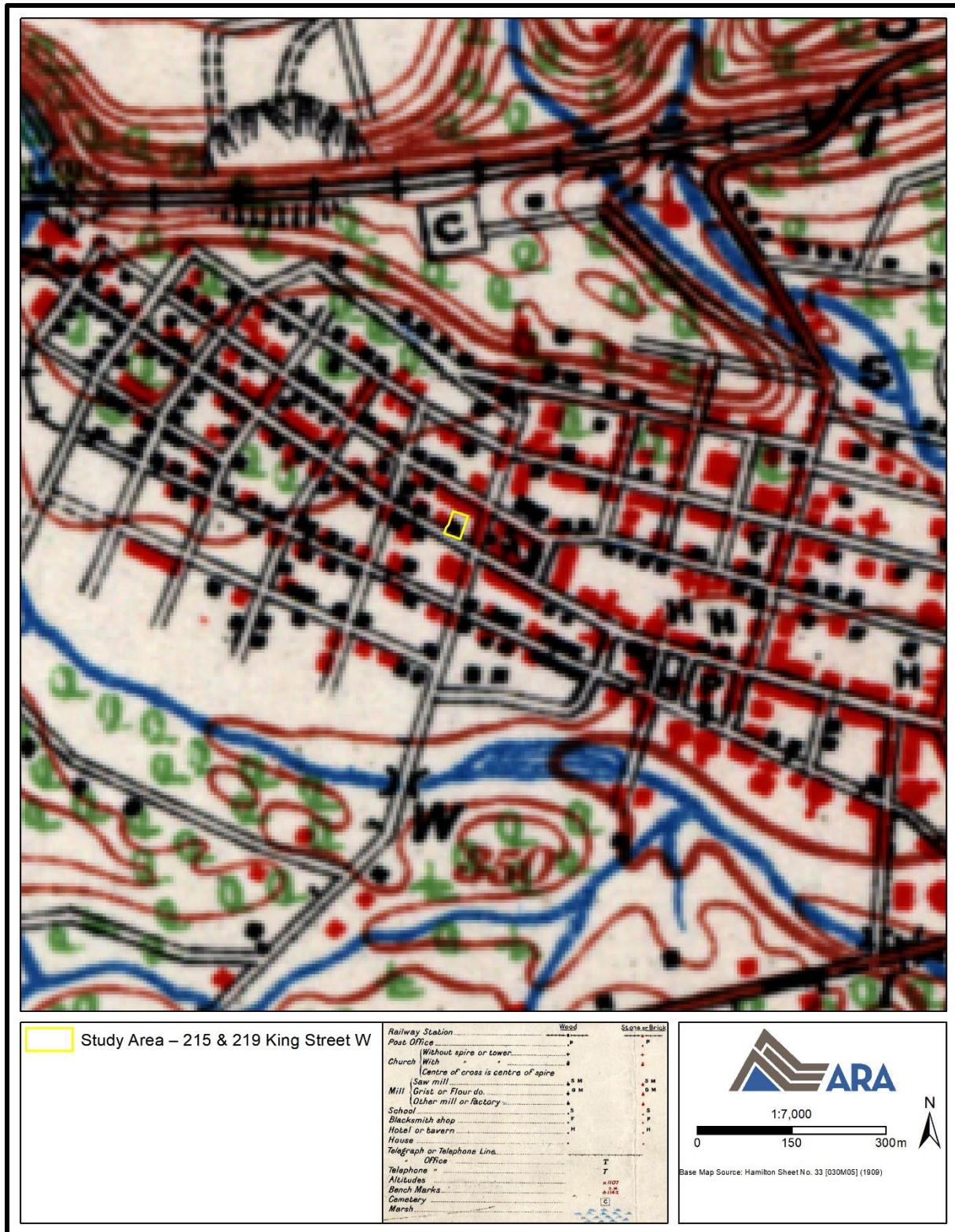
Map 3: 215 and 219 King Street West on a Map from 1851
(Produced under licence using ArcGIS® software by Esri, © Esri; Smith 1851)



Map 4: 215 and 219 King Street West on a Map from 1859
(Produced under licence using ArcGIS® software by Esri, © Esri; OCHMP 2021)



Map 5: 215 and 219 King Street West on the Map of the Township of Flamboro, Illustrated Historical Atlas of the County of Wentworth, 1875
(Produced under licence using ArcGIS® software by Esri, © Esri; McGill 2001)



Map 6: 215 and 219 King Street West on a Historic Topographic Map from 1909
(Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)



Map 7: 215 and 219 King Street West on and Aerial Image from 1954
(Produced under licence using ArcGIS® software by Esri, © Esri; McMaster Digital Archive 2021)

Appendix B: Historic Photograph (Plates)



**Plate 1: 215 King Street West
(Newcombe 1981:168)**

Appendix C: Images



Map 8: Image Locations and Directions, Landscape, Views and Context
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)





Image 1: View of King Street West Streetscape – Study Area at Left
(Photo taken on August 6, 2021; Facing East)



Image 2: 215 King Street West Façade
(Photo taken on August 6, 2021; Facing North)



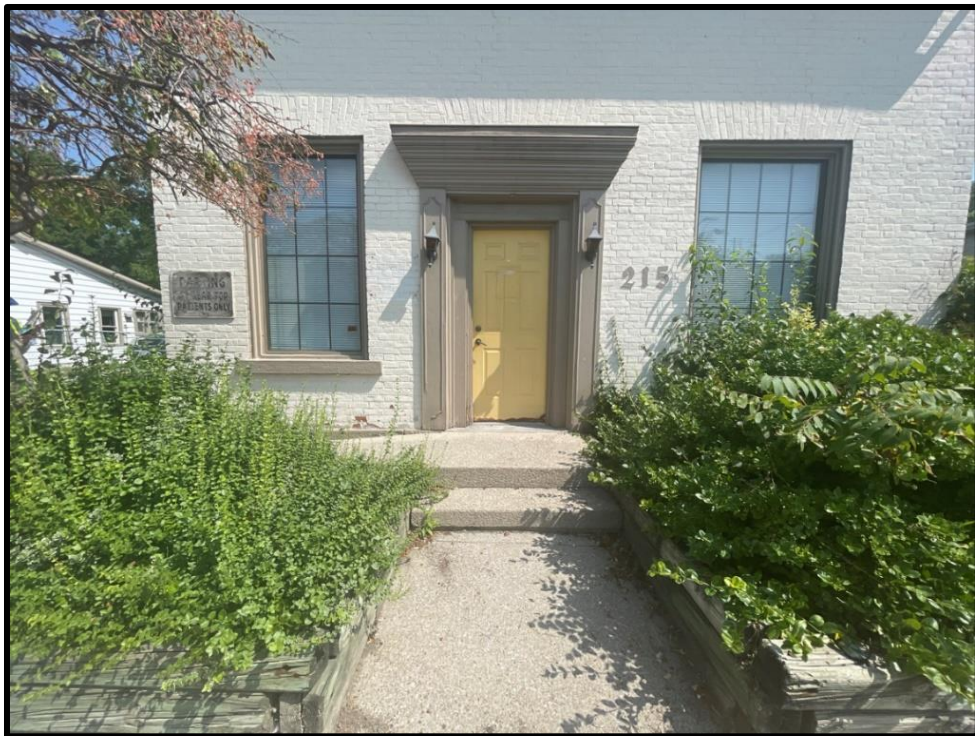
Image 3: Brick Chimney on 215 King Street West
(Photo taken on August 6, 2021; Facing Northeast)



Image 4: Decorative Brickwork on Façade of 215 King Street West
(Photo taken on August 6, 2021; Facing North)



**Image 5: Decorative Brickwork and Flemish Bond on 215 King Street West
(Photo taken on August 6, 2021; Facing North)**



**Image 6: Entrance at 215 King Street West
(Photo taken on August 6, 2021; Facing North)**



Image 7: Decorative Surround at 215 King Street West
(Photo taken on August 6, 2021; Facing North)



Image 8: Detail of Façade Entry Door Surround
(Photo taken on August 6, 2021; Facing West)



Image 9: Façade Window Opening
(Photo taken on August 6, 2021; Facing North)



Image 10: Rusticated Sill on 215 King Street West Façade
(Photo taken on August 6, 2021; Facing North)



Image 11: Detail of Façade Brickwork with English Corner
(Photo taken on August 6, 2021; Facing North)



Image 12: Window Opening Surround on 215 King Street West
(Photo taken on August 6, 2021; Facing North)



Image 13: 215 King Street West Elevation Brickwork in Flemish Bond Showing Signs of Deterioration
(Photo taken on August 6, 2021; Facing North)



Image 14: Southwest Corner of 215 King Street West
(Photo taken on August 6, 2021; Facing Northeast)



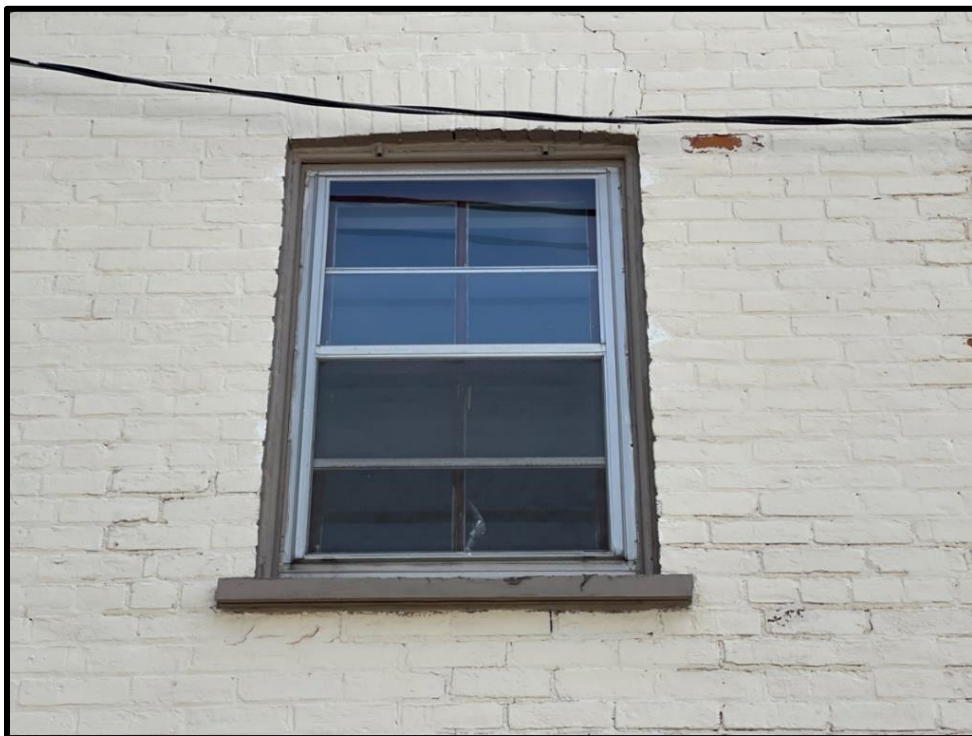
Image 15: Detail of Southwest Corner of 215 King Street West Fieldstone Foundation
(Photo taken on August 6, 2021; Facing East)



Image 16: West Elevation at 215 King Street West
(Photo taken on August 6, 2021; Facing East)



**Image 17: Second Storey Windows on West Elevation of 215 King Street West
(Photo taken on August 6, 2021; Facing East)**



**Image 18: Second Storey Window at 215 King Street West – Detail
(Photo taken on August 6, 2021; Facing East)**



**Image 19: Former Door Opening on West Elevation on 215 King Street West
(Photo taken on August 6, 2021; Facing East)**



**Image 20: West Elevation – Connection Between Rear Addition and Brick Building at
215 King Street West
(Photo taken on August 6, 2021; Facing East)**



**Image 21: Northwest Corner of 215 King Street West
(Photo taken on August 6, 2021; Facing Southeast)**



**Image 22: North Elevation of Brick Building – Showing Former Door Opening on
Dormer at 215 King Street West
(Photo taken on August 6, 2021; Facing South)**



Image 23: North Elevation of 215 King Street West – Paved Rear Yard
(Photo taken on August 6, 2021; Facing South)



Image 24: Southeast Corner of 215 King Street West
(Photo taken on August 6, 2021; Facing Northwest)



Image 25: Southeast Corner of 215 King Street West
(Photo taken on August 6, 2021; Facing North)



Image 26: 219 King Street Façade (South Elevation)
(Photo taken on August 6, 2021; Facing North)



Image 27: Southwest Corner of 219 King Street West
(Photo taken on August 6, 2021; Facing Northeast)



Image 28: West Elevation of 219 King Street West
(Photo taken on August 6, 2021; Facing East)



**Image 29: Detail of Chimney at 219 King Street West on West Elevation
(Photo taken on August 6, 2021; Facing East)**



**Image 30: Northwest Corner of 219 King Street West
(Photo taken on August 6, 2021; Facing Southeast)**



Image 31: North Elevation and Rear Yard of 219 King Street West
(Photo taken on August 6, 2021; Facing South)



Image 32: Northeast Corner of 219 King Street West
(Photo taken on August 6, 2021; Facing Southwest)



Image 33: East Elevation of 219 King Street West
(Photo taken on August 6, 2021; Facing West)



Image 34: Southeast Corner of 219 King Street West
(Photo taken on August 6, 2021; Facing Northwest)



Image 35: View of King Street West Streetscape Showing Study Area
(Photo taken on August 6, 2021; Facing East)



Image 36: View of King Street West Streetscape at Market/King Intersection toward Study Area on right
(Photo taken on August 6, 2021; Facing West)



**Image 37: View of Study Area from Market Street
(Photo taken on August 6, 2021; Facing Northwest)**

Adjacent Properties



**Image 38: 8 Market Street North – Georgian Style House
(Photo taken on August 6, 2021; Facing West)**



Image 39: 10 Market Street South (The Dundas Armoury)
(Photo taken on August 6, 2021; Facing South)



Image 40: 10 Market Street South (The Dundas Armoury) – Study Area Visible
(Photo taken on August 6, 2021; Facing West)



Image 41: 211 King Street West
(Photo taken on August 6, 2021; Facing North)



Image 42: 214 Park Street West
(Photo taken on August 6, 2021; Facing South)



Image 43: 214 Park Street West
(Photo taken on August 6, 2021; Facing Southeast)



Image 44: 218 Park Street West
(Photo taken on August 6, 2021; Facing South)

Interior Photos – 215 King Street West



Image 45: Front Entrance
(Photo taken on August 6, 2021)

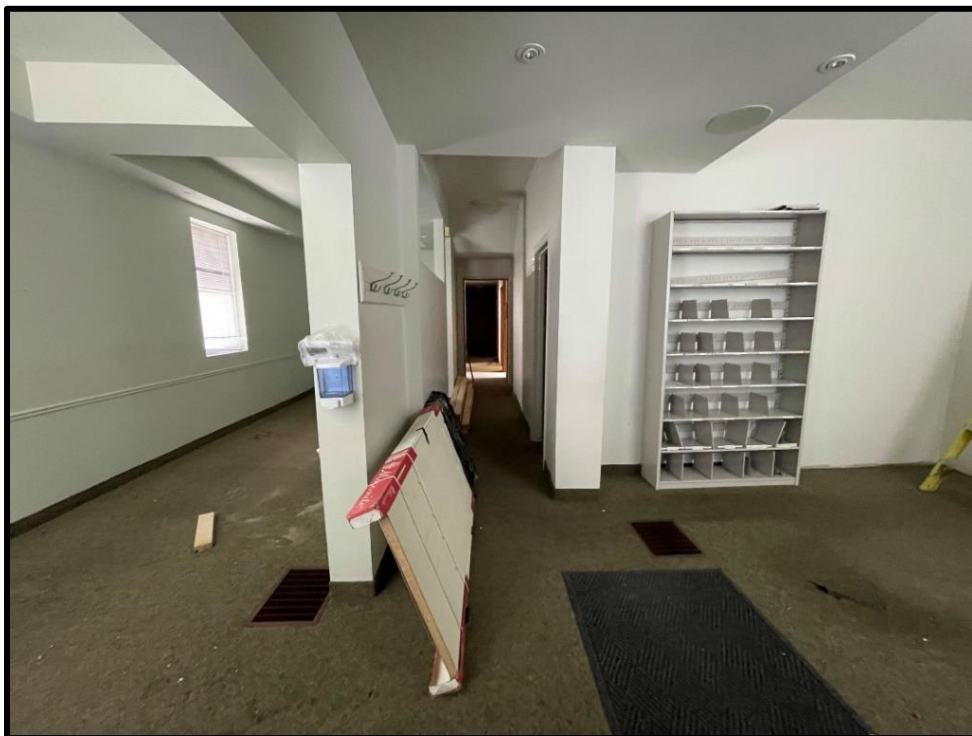


Image 46: Central Hallway on First Floor
(Photo taken on August 6, 2021)



Image 47: East Window Opening on Façade
(Photo taken on August 6, 2021)



Image 48: West Window Opening on Façade
(Photo taken on August 6, 2021)

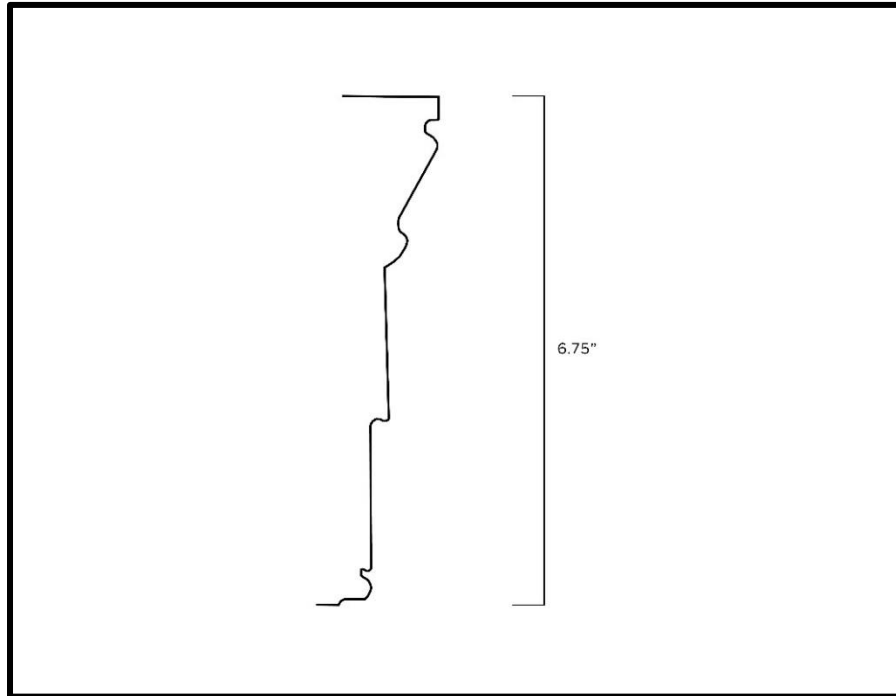


Image 49: Molding Profile of Façade Window Openings
(Measurements taken on August 6, 2021)

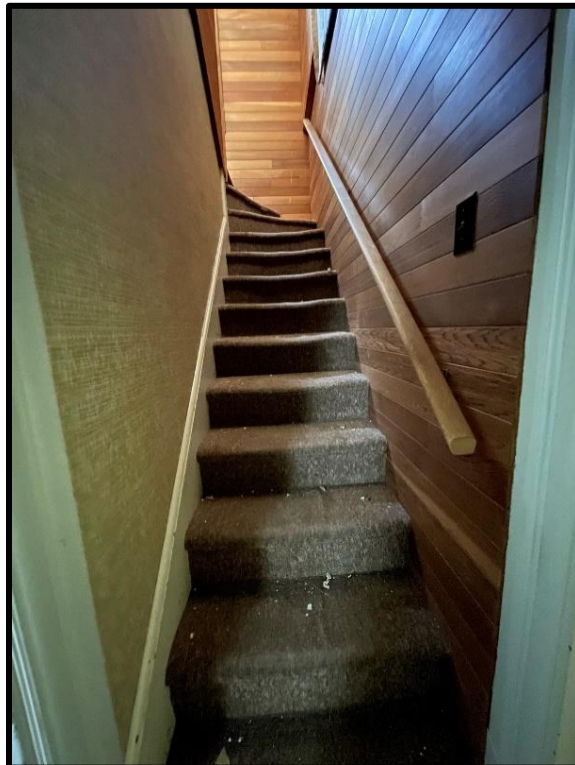


Image 50: Stairs to Second Floor
(Photo taken on August 6, 2021)

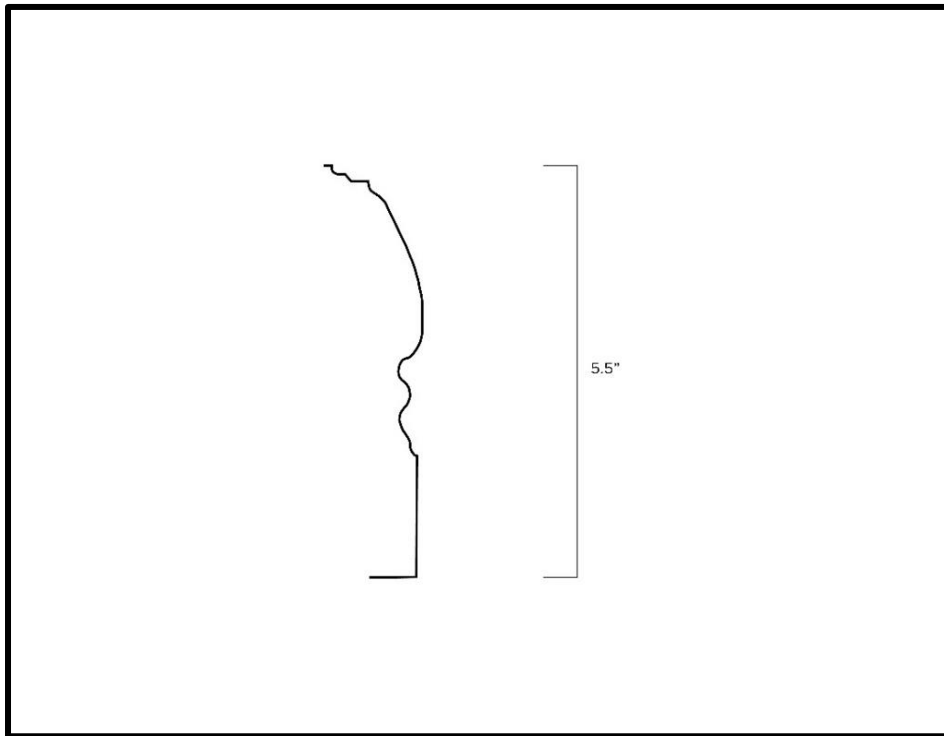


Image 51: Molding Profile of Interior Trim at Stairs
(Measurements taken on August 6, 2021)



Image 52: First Storey Room
(Photo taken on August 6, 2021)

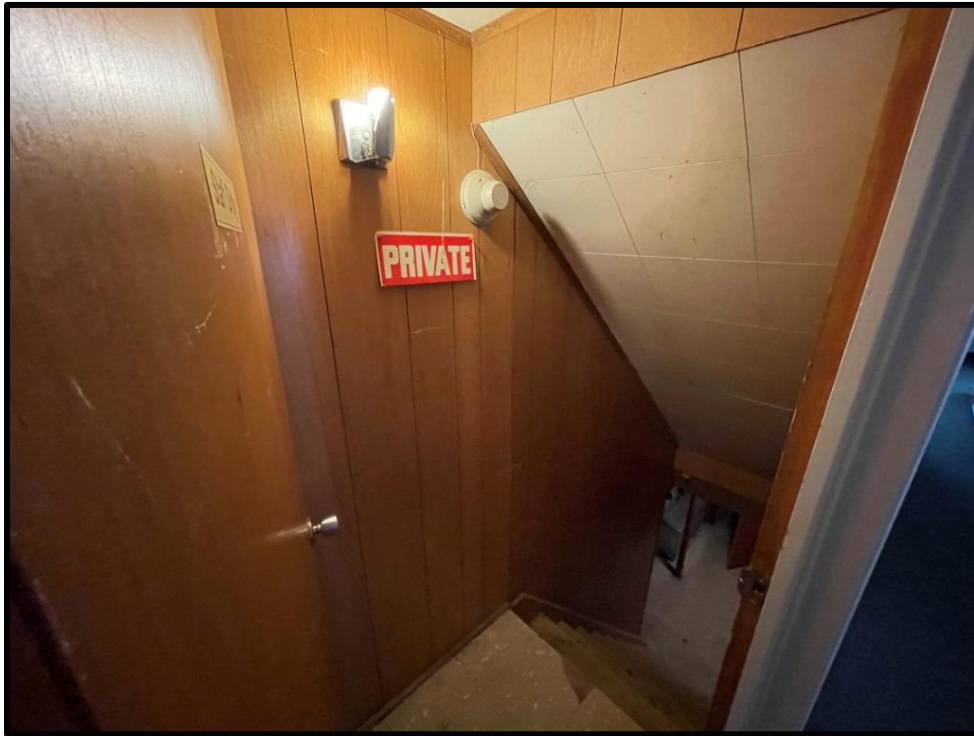


Image 53: Stairs Leading to Basement
(Photo taken on August 6, 2021)



Image 54: Interior – Wall Thickness Between Brick Building and Rear Addition
(Photo taken on August 6, 2021)



Image 55: First Floor, Rear Addition Hallway
(Photo taken on August 6, 2021)

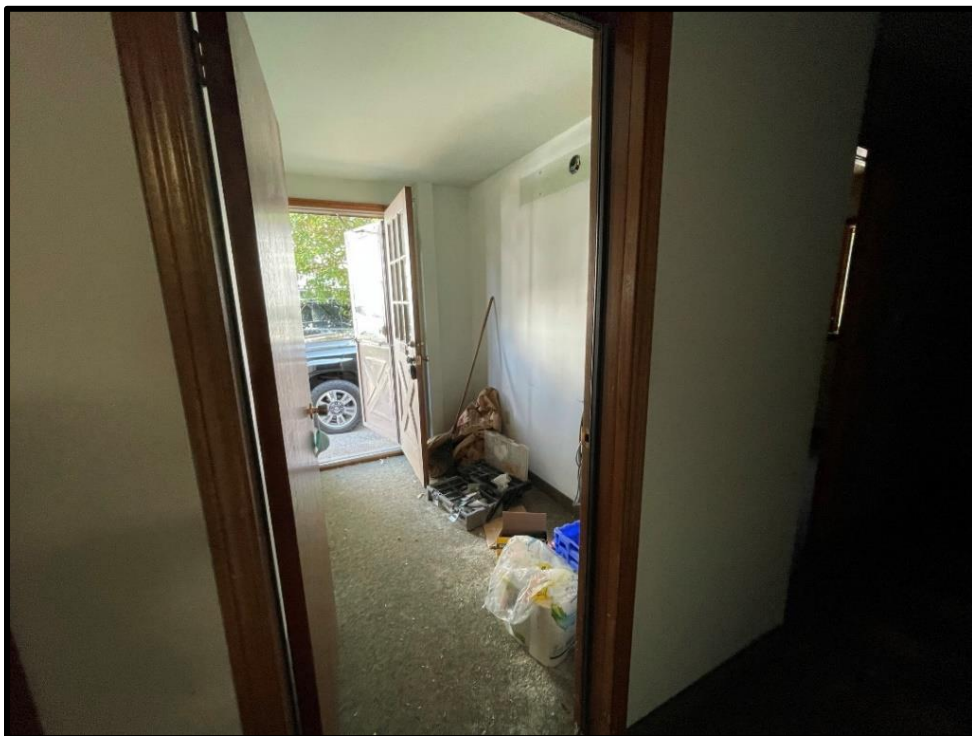


Image 56: Side Entrance to Rear Addition Entryway
(Photo taken on August 6, 2021)



Image 57: Room in Rear Addition
(Photo taken on August 6, 2021)



Image 58: Room in Rear Addition
(Photo taken on August 6, 2021)



Image 59: Room in Rear Addition
(Photo taken on August 6, 2021)



Image 60: Rear Addition Hallway
(Photo taken on August 6, 2021)



Image 61: Staircase Landing leading to Second Floor
(Photo taken on August 6, 2021)



Image 62: Second Floor Open Area
(Photo taken on August 6, 2021)



Image 63: Second Floor Kitchen Area
(Photo taken on August 6, 2021)



Image 64: Staircase Viewed from Second Floor
(Photo taken on August 6, 2021)



Image 65: Second Floor Bathroom
(Photo taken on August 6, 2021)



Image 66: Second Floor Bedroom Entrances
(Photo taken on August 6, 2021)



Image 67: Second Floor Bedroom
(Photo taken on August 6, 2021)



Image 68: Second Floor Bedroom
(Photo taken on August 6, 2021)



Image 69: Bedroom Closet with 4-Panel Door
(Photo taken on August 6, 2021)

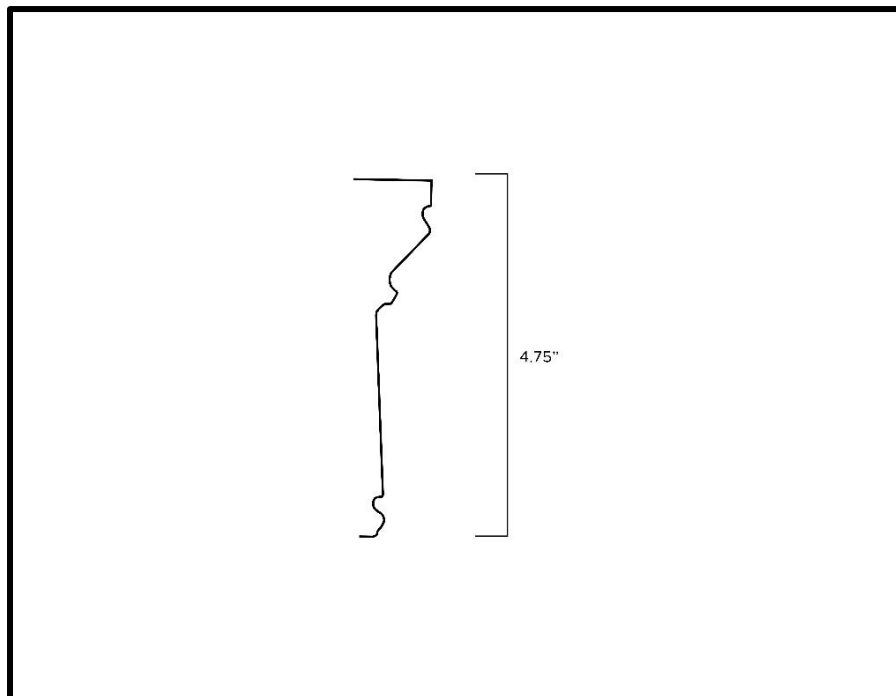


Image 70: Molding Profile of Trim on Second Storey
(Measurements taken on August 6, 2021)



Image 71: Stairway Leading to Basement
(Photo taken on August 6, 2021)

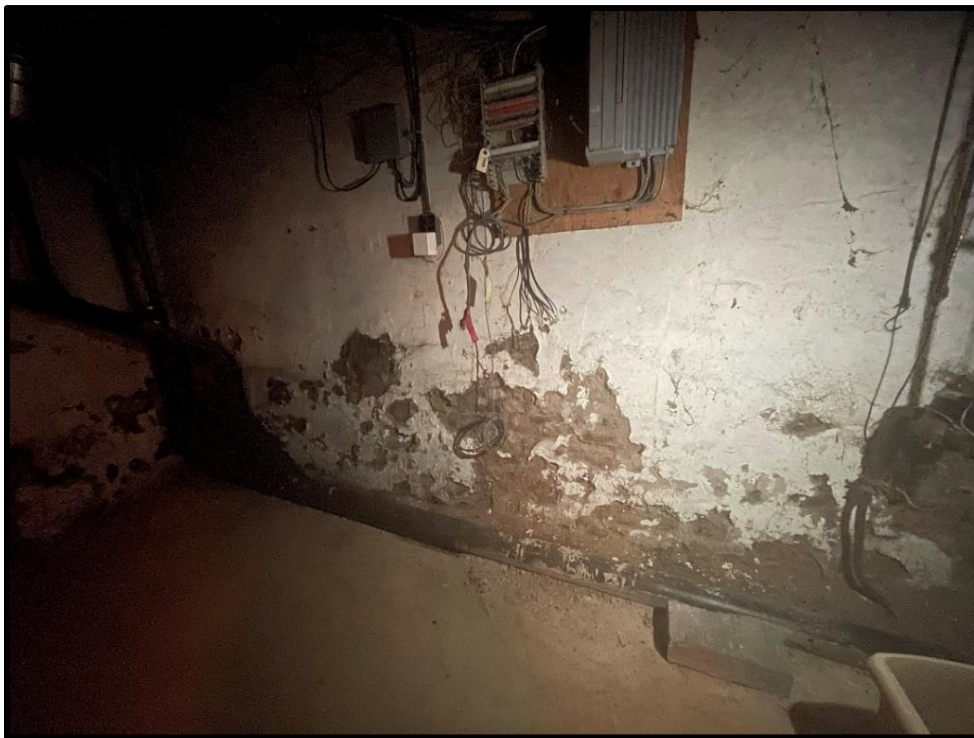


Image 72: Basement Room with Concrete Parged Wall Showing Whitewash Stone Foundation
(Photo taken on August 6, 2021)



Image 73: Basement – Dirt Floor and Fieldstone Foundation
(Photo taken on August 6, 2021)



Image 74: Basement Showing Crawlspace Under Rear Addition
(Photo taken on August 6, 2021)



Image 75: Basement Room with Door to Closed Staircase
(Photo taken on August 6, 2021)

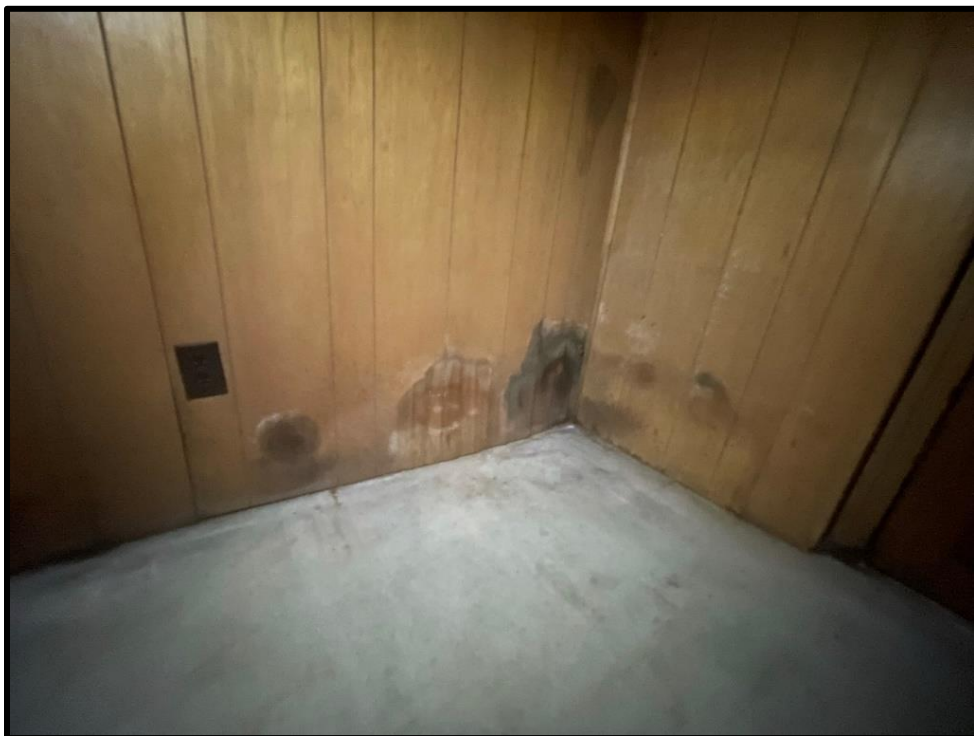


Image 76: Moisture Damage Visible in Basement
(Photo taken on August 6, 2021)



Image 77: Closed Stairwell in Basement
(Photo taken on August 6, 2021)



Image 78: Basement Room
(Photo taken on August 6, 2021)



Image 79: Basement Window Well Showing Depth of Foundation
(Photo taken on August 6, 2021)



Image 80: Depth of Basement Window Well
(Photo taken on August 6, 2021)

Brickwork in Dundas



**Image 81: 28 King Street West – Decorative Brick Similar to 215 King Street West
(Photo taken on August 6, 2021; Facing Southeast)**



**Image 82: 28 King Street West – Decorative Brick Detail
(Photo taken on August 6, 2021; Facing Southeast)**

Appendix D: City of Hamilton Framework for Cultural Heritage Evaluation

A Framework for Evaluating the Cultural Heritage Value or Interest of Property for Designation under Part IV of the Ontario Heritage Act

1. Introduction

The following evaluation criteria seek to provide a consistent means of examining and determining the cultural heritage value or interest of real property. They will be used by staff and the City of Hamilton's Municipal Heritage Committee (formerly the Local Architectural Conservation Advisory Committee or LACAC) in determining whether to designate property under the *Ontario Heritage Act*.

It is anticipated that properties to be designated must have one or more demonstrated attributes of cultural heritage value or interest. The greater the number of attributes the more likely it is that a property will be of significant or considerable cultural heritage value.

These criteria recognize the housekeeping changes made to the *Ontario Heritage Act* as per the *Government Efficiency Act, 2002*. Municipalities are enabled to designate those properties of *cultural heritage value* and to identify those heritage attributes that account for the property's cultural heritage value or interest.

In keeping with contemporary heritage conservation and management practice these are considered to be those properties that have cultural heritage value expressed in the following forms:

- Archaeological sites and areas
- Built heritage features, and
- Cultural heritage landscapes.

These categories follow the direction and guidance in the Provincial Policy Statement issued pursuant to the Ontario Planning Act. No guidance is yet provided under the *Ontario Heritage Act*.

2. Archaeology

2.1. Introduction

The designation of archaeological sites under the Ontario Heritage Act (OHA) has traditionally been at the discretion of the Provincial Government, until the recent amendments to the OHA under the Government Efficiency Act, 2002. Among other effects, these changes extend this capacity to municipalities, hence the process herein of defining the City of Hamilton criteria for OHA designation of archaeological sites.

2.2. Hamilton Archaeology

The City of Hamilton has approximately 735 archaeological sites currently (2001) registered by archaeologists on the Ontario Archaeological Sites Database, maintained by the Ontario Ministry of Culture (MCL). Numerous other sites are known to exist but are not as yet registered on the OASD. Further, a large number of unknown sites exist, but have not yet been identified. Many of

these sites, whether registered or not, are too small to warrant significant investigation, other than to establish and map their presence and general nature.

The registration of known sites by licensed archaeologists under the OHA serves to record the sites' presence, cultural affiliation, and status. Sites, which have been fully excavated, and therefore exist only in the form of excavation records, removed artifacts and reports, remain registered.

The overall pattern in the data is that the highest density of registered sites occurs in areas that have been the focus of survey, whether driven by development proposals and Planning Act requirements or academic research.

2.3. Archaeological Work

Archaeology is by its nature a destructive discipline. Sites are identified through survey, arising from some form of soil disturbance, which informs the archaeologist that a site or sites are present. Apart from establishing a site presence and some broad ideas of site boundaries and cultural horizons, however, the nature of a site is largely unknown until excavation activities take place.

The difference between the archaeological excavation of a site and its undocumented removal by construction activities lies in the records retained and reported on by the archaeologists. The knowledge of the archaeological site persists, however, and while it may be absent, the former presence indicates that the area in which it occurs is one of archaeological potential, if the landscape remains relatively intact.

Soil disturbance can take many forms and has varied effects on the archaeological resource. Much of archaeology in Ontario occurs in the topsoil horizon, with some extending into the subsoil, which affects its visibility and sensitivity to disturbance.

Most of the archaeology in Hamilton has been identified as a result of over a hundred years of agricultural activities, namely tilling the soil. While cultivation disturbs sites, it does so with only moderate loss of site information. More intensive forms of agricultural, such as tree or sod farms, have a more substantial and deleterious effect. Soil disturbances such as grade alteration or compaction essentially obliterate archaeological resources.

2.4. Archaeologists

Terrestrial and aquatic archaeology in Ontario is administered through the MCL, while some authority has been downloaded to municipalities. In addition to maintaining the site registry, MCL is responsible for licensing archaeologists: only licensed archaeologists are permitted to carry out archaeological fieldwork (Section 4.48.1) or alter archaeological sites through the removal or relocation of artifacts or any other physical evidence of past human use or activity, from the site (Section 4.48.2).

While recognizing this, much archaeological work has been conducted in the past by unlicensed archaeologists. This group falls into two categories: avocational or lay archaeologists, and "pothunters." Avocational archaeologists typically work in association with licensed archaeologists or the MCL. Pothunters tend to avoid working with archaeologists or the Ministry and are known to loot sites for artifacts, either to add to collections or sell on the open market. Such activities are illegal under the OHA.

2.5. Designation of Archaeological Sites

As with other types of cultural heritage resources, "designation" is one of many conservation tools that a municipality may use to wisely manage its cultural heritage. With respect to archaeological sites, there are a number of unique aspects arising from the designation of archaeological sites. The protection of archaeological sites or areas of archaeological potential is possible through designation and is also a means by which to flag such properties for closer scrutiny through the development application process. The amended components of Part VI of the OHA also provide stronger and more appropriate means by which the resource can be protected.

The designation of existing sites may serve as a flag, which could result in unauthorized excavation, inferring some potential responsibility of the City of Hamilton to protect such sites. However, sites of sufficient significance to warrant designation are likely already well known to the pothunter population. In turn, the fact that many registered sites have already been fully excavated, primarily as part of the development process, does play a factor in the designation process and goals (i.e. inferring the recognition of a site no longer present).

While there is no official Ministry policy on the municipal designation of archaeological sites, the existence of provincially designated archaeological sites suggests that the recognition of such significant resources is warranted. The criteria below are to be used either as "stand-alone" criteria for the evaluation of archaeological sites and areas of archaeological potential suitable for designation or are to be used in conjunction with other criteria in the designation of heritage properties, such as heritage buildings and cultural heritage landscapes.

2.6. Determination of Significance

1. *Cultural Definition: is the site used to define a cultural complex or horizon at the local or regional scale?*

Select archaeological sites are used to define specific cultural complexes or horizons, to which similar sites are compared for closeness of fit and relative position in cultural chronology and site function. Their identification as type-sites is typically achieved through academic discourse, for example the Princess Point site in Cootes Paradise.

2. *Temporal Integrity: does the site represent one or more readily distinguished cultural horizons, or a multi-component mixture of poorly-defined occupations?*

Archaeological sites are frequently re-occupied over a long period of time by different cultural groups. While soil stratification may separate these sequences and provide valuable information, agricultural and other activities can cause admixture of these separate components, resulting in a loss of information.

3. *Site Size: is the site a large or high-density occupation, or a small, low-intensity occupation?*

A higher level of importance tends to be placed on larger archaeological sites, as they generally represent larger or more frequent/long-term occupations. They also tend to yield more diagnostic material objects or settlement patterns, and so can be better defined chronologically and culturally, but can likewise be less clearly defined. Smaller sites can also yield diagnostic artifacts and are typically the predominant site size of earlier Native and Euro-Canadian occupations and may be subject to lower degrees of stratigraphic mixture.

4. Site Type: is the site of a distinctive and well-defined type, with respect to its function or the activities carried out at the site?

Sites range in nature from highly specialized to generalized, with a related range of interpretability: sites where many activities occur can make it hard to differentiate these activities, such as a pioneer farmstead. Sites where limited activities took place tend to show more identifiable patterns, like point manufacturing sites. While both end of this continuum represent similarly important parts of their inhabitants' lifeways, information may be more readily derived from those of lower complexity.

5. Site Integrity: is the site largely intact?

Sites that remain primarily intact retain significant levels of data, while degree of impact closely correlates with the extent of data-loss, particularly when all or some of the site has been impacted or removed through excavation, mitigation or other activities.

6. Historical Association: does the site represent the archaeological remnants of a significant historical event, person, or group?

The **direct** association of an archaeological site with a historical event, person, family or group can have a bearing on the significance of an archaeological site, depending on the significance to the community, province or nation of the event or person(s) involved. The nature of the association, such as transitory or long-term, also has a bearing on whether this association is of little or considerable significance.

7. Setting: what is the integrity of the context surrounding the site?

Sites do not exist independently, but rather are embedded (at varying scales) within the landscape encompassing them. As such, some semblance of the physiography (cultural heritage landscape) and relevant built culture concurrent to the site's occupation can provide an important context to the information derived from the site.

8. Socio-political value: is there significant public value vested in the site?

Real or perceived social or political value may be imparted to an archaeological site for various reasons by the public as a whole, or subsets of stakeholders and interest groups. Regardless of the origin of the value(s) ascribed the site, perception and expediency may play a large role in its identification as a significant feature.

9. Uniqueness: is this a unique archaeological site?

While all sites are by their nature unique, some are more so than others by nature of their distinctive type, role or character, which identifies them as "one-of-a-kind" within a specified frame of reference. The recognition of a site having such a unique nature as to warrant this distinction essentially refers to the information value implicit in such an identification. As a result, this will largely be the result of professional discourse.

10. Rarity: is this a rare archaeological site?

Rarity may be a measure of cultural affiliation, site type, function, location, artifact assemblage, and age, to mention some potential elements. This can take two forms: either because they occurred only very rarely as a site type originally, or because only a small number remain extant owing to destruction of the original set of sites. In both cases, the rarity of these sites warrants their identification as a result of their information value regarding such a limited resource. Evaluation of the distinct nature of such sites will largely originate through professional discourse.

11. Human Remains: are there identified or probable burials on the site?

Human remains can be encountered in a variety of circumstances, including within an archaeological site. Depending on the context, these can take the form of an approved cemetery, unapproved cemetery, unapproved Aboriginal Peoples cemetery, or irregular burial site. Regardless of the specific circumstance, burials carry a high cultural value in and of themselves. In addition, their significance can be evaluated as a sub-set of archaeological sites in complement with the standard cemetery management process. Native and pioneer cemeteries in particular can be assessed in reference to other archaeological sites and communities, as well as specific persons and events.

12. Archaeological Potential: is the area of substantially high potential?

The archaeological potential of a property is determined through an evaluation of a variety of factors. These include proximity to physiographic features, known archaeological sites, historic features, and degrees of landscape alteration/ disturbance. If a property is identified as having very high potential, designation may be warranted prior to field survey, or further impact.

3. Built Heritage

3.1. Introduction

For the past 25 years Part IV of the Ontario Heritage Act primarily concerned itself with the designation and hence protection and management of *buildings* of architectural or historic value or merit. The Ontario Heritage Act now enables municipalities to designate *property*, i.e., real property including buildings and structures. This may now include not only buildings but also plantings, landscaping elements and archaeological features (See preceding section 2.2).

As with archaeological evaluation the criteria below are to be used either as “stand-alone” or are to be used in conjunction with other criteria in the designation of heritage properties.

Historical Associations

1. Thematic: how well does the feature or property illustrate a historical theme that is representative of significant patterns of history in the context of the community, province or nation?
The criterion evaluates the resource in the context of broad themes of community history. In assessing a resource, the evaluation should relate its importance specifically and with some precision to relevant themes usually of some duration, such as agricultural settlement, village or town development, recreational activities, suburbanization and industrial growth.

2. Event: is the property associated with a specific event that has made a significant contribution to the community, province or nation?

This criterion evaluates the resource with respect to its direct association with events, (i.e., the event took place in the building or on the property). The significance of the event must be clearly and consistently evaluated by examining the impact the event had on future activities, duration and scale of the event and the number of people involved. Battles, natural disasters and scientific discoveries are frequently recognized under this criterion.

3. Person and/or Group: is the feature associated with the life or activities of a person or group that has made a significant contribution to the community, province or nation?

This criterion evaluates the feature with respect to its direct association with a person or group, (i.e., ownership, use or occupancy of the resource). The significance of the person or group must be clearly described such as the impact on future activities, duration and scale of influence and number and range of people affected, e.g., the Calder or Book family in Ancaster. Public buildings such as post offices or courthouses though frequented by many important persons will seldom merit recognition under this criterion.

Architecture and Design

4. Architectural merit: what is the architectural value of the resource?

This criterion serves to measure the architectural merit of a particular structure. The evaluation should assess whether the structure is a notable, rare, unique, early example or typical example of an architectural style, building type or construction techniques. Structures that are of particular merit because of the excellence and artistic value of the design, composition, craftsmanship and details should be identified whether or not they fall easily into a particular stylistic category (i.e., vernacular architecture).

5. Functional merit: what is the functional quality of the resource?

This criterion measures the functional merit of the structure apart from its aesthetic considerations. It takes into account the use or effectiveness of materials and method of construction. The criterion is also intended to provide a means of giving value to utilitarian structures, engineering works and industrial features that may not necessarily possess a strict "architectural" value.

The evaluation should note whether the structure is a notable, rare, unique, typical or early example of a particular material or method of construction.

6. Designer: what is the significance of this structure as an illustration of the work of an important designer?

This criterion evaluates the importance of the building in a designer's career. "Designer" may include architects, builders or engineers, either in private and public practice, or as individuals or professional firms. The evaluation will have to account for or describe whether or not a designer is important in terms of the impact that the person had on trends in building and activities in the community, province or nation before evaluating the importance of the specific structure in the designer's career. Comparisons should focus on surviving examples of the designer's work.

Integrity

7. Location integrity: is the structure in its original location?

The integrity of a resource relies in part on its relationship to its original site of construction. Original sites or locations of structures are benchmarks in the past physical, social, economic and cultural development of any area. The continued presence of heritage structures often contributes to a strong sense of place. Those features that have been moved from their original sites are considered to be of lesser cultural heritage value.

8. Built integrity: is the structure and its components parts all there?

The integrity of a resource may affect the evaluation of the built heritage feature particularly where there have been either:

- adverse alterations, such as the loss of significant or noteworthy building elements; or
- unsympathetic additions, that obscure or detract from original building fabric.

Properties that remain intact or that have been systematically and sensitively added to over a number of decades (such as farmhouses) are considered to have greater value than those that have experienced detrimental effects. Building ruins may warrant special consideration where there are other important cultural heritage values, e.g., "The Hermitage", Ancaster.

Environmental Context

9. Landmark: is it a visually conspicuous feature in the area?

This criterion addresses the physical importance of a structure to its community. The key physical characteristic of landmarks is their singularity, some aspect that is unique or memorable in its context. Significant landmarks can have a clear form, contrast with their background or have prominent locations. Landmarks are often used by people as reference points, markers or guides for moving or directing others through an area.

10. Character: what is the influence of the structure on the present character of the area?

This criterion measures the influence of the resource on its surroundings. The character of the immediate area must be established before the site's contribution can be assessed. (In the case of complexes, "area" may be defined as the complex itself, e.g., hospital, university, industrial plant.) Areas can convey a sense of cohesion through the similarity and/or dissimilarity of their details. Cohesion can be established by examining such things as scale, height, proportion, siting, building materials, colours and relationships to other structures and spaces.

11. Setting: what is the integrity of the historical relationship between the structure and its immediate surroundings?

This criterion examines the degree to which the immediate environment enhances the structures physical value or prominence. It assesses the importance of the site in maintaining familiar edges, districts, paths, nodes and landmarks that assist in movement and orientation. Structures or sites may exhibit historic linkages such as those between a church and cemetery or a commercial block and service alleys. Other examples are original settings that provide the context for successive replacement of bridges at the same location or traditional relationships such as those between a station and hotel located next to a rail line.

Social Value

12. Public perception: is the property or feature regarded as important within its area?

This criterion measures the symbolic importance of a structure within its area to people within the community. "Community" should not solely reflect the heritage community but the views of people generally. Examination of tourist brochures, newspaper articles, postcards, souvenirs or community logos for the identification of a site as a prominent symbolic focal point is sometimes useful.

4. Cultural Heritage Landscapes

4.1. Introduction

Prior to defining evaluation criteria, it is worthwhile to enumerate several general principles for understanding cultural heritage landscapes. The Provincial Policy Statement issued under the Planning Act states in 2.5.1, Cultural Heritage and Archaeological Resources that:

Significant built heritage resources and cultural heritage landscapes will be conserved.

"Cultural heritage landscape" is specifically defined to mean:

a defined geographical area of heritage significance which has been modified by human activities. Such an area is valued by a community and is of significance to the understanding of the history of a people or place.

In addition, "Significant" is also more generally defined. It is assigned a specific meaning according to the subject matter or policy context, such as wetlands or ecologically important areas. As cultural heritage landscapes and built heritage resources may be considered an "other matter", the following definition of "significant" applies:

in regard to other matters, important in terms of amount, content, representation or effect. These formal quasi-legislative definitions are important in defining the scope and limitations of what constitutes a significant cultural heritage landscape. The word "culture" or "cultural" is used here and in the context of the policy statement to differentiate between those environmental features that are considered to originate in "nature" and have "natural" forms or attributes. The use of the word culture in this context should not be misconstrued to indicate a refined or developed understanding of the arts or civilization.

Typically cultural heritage landscapes comprise many items or objects that have been made or modified by human hands. Importantly, cultural heritage landscapes reflect human activity (including both the intended and accidental results of development, conservation and/or abandonment) and thus all landscape artifacts reflect "culture" in some way, shape or form. Accordingly, for the purposes of understanding a cultural landscape, most components of the landscape are usually equally important in giving some insight into the culture or historical past of an area (fields, farmsteads, treelines, woodlots, mill ponds, raceways, manufactories, etc.) Present landscapes that are inherited from the past typically represent the aspirations, value, technology and so on of previous generations. Many present-day cultural heritage landscapes are relics of a former age. Small towns and rural hamlets, for instance, often represent nineteenth century rural lifeways that are no longer being built.

In order to understand the cultural heritage significance of a landscape it is important to understand not only the physiographic setting of an area but importantly the broader historical context of change. The role of technology and communications is particularly important at any given time as these often provided the physical artifacts or means available to permit change to occur within the landscape.

In the evaluation of cultural landscapes for the purpose of heritage conservation, the establishment of criteria is essentially concerned with attempting to identify those landscapes that have particular meaning, value or importance and consequently require some form of active conservation management including informed municipal decision making through the designation process. Traditionally, "landscapes" have tended to be evaluated on the basis of some measure of scenic merit, particularly those considered to be views of "nature", free from the effects of noticeable human activity. In identifying cultural heritage landscapes there is less a concern for assigning value based solely on scenic attributes. Attributes that address historical associations and social value are also equally important. The following criteria provide a broader base for evaluation.

4.2. Applying the Evaluation Criteria

The evaluation framework for cultural heritage landscapes is a set of criteria to be used in the assessment of cultural heritage landscapes throughout the City of Hamilton. These criteria are based on established precedents for the evaluation of heritage resources. It is anticipated that this framework will be applied to a broad range of landscapes in a consistent and systematic manner. It may be utilized either on a long-term basis as part of continuing survey and assessment work or on an issue oriented case-by-case manner. The evaluation criteria are also to serve the purposes of determining cultural heritage value or interest for the purposes of designation under the Ontario Heritage Act.

The criteria recognize the value and merit of all types of cultural heritage landscapes. If at any time it is proposed to undertake a comparative evaluation amongst many landscapes such comparative analysis should be used only to compare like or similar landscapes. An industrial landscape, for example must be assessed through comparison with other industrial landscapes, not with a townscape or rural landscape.

The intent in applying the criteria is not to categorize or differentiate amongst different types of landscape based upon quality. In using and applying the criteria it is important that particular types of cultural heritage landscapes are each valued for their inherent character and are consistently evaluated and compared with similar or the same types.

4.3. The Evaluation Criteria for Cultural Heritage Landscapes

Historical Associations

1. Themes: how well does the cultural heritage landscape illustrate one or more historical themes representative of cultural processes in the development and/or use of land in the context of the community, province or nation?

This criterion evaluates the cultural landscape in the context of the broad themes of the City's history. In assessing the landscape, the evaluation should relate the landscape specifically to

those themes, sub-themes and material heritage features, e.g., ports/industrial areas and cottage and resort communities.

2. Event: is the cultural landscape associated with a specific event that has made a significant contribution to the community, province or nation?

This criterion evaluates the cultural landscape's direct association with an event, i.e., the event took place in the area. The significance of the event must be evaluated by explicit description and research such as the impact event had on future activities, the duration and scale of the event and the number of people involved. Battle sites and areas of natural disasters are recognized under this criterion.

3. Person and/or Group: is the cultural landscape associated with the life or activities of a person, group, organization or institution that has made a significant contribution to the community, province or nation?

This criterion evaluates the cultural landscape's direct association with a person or group, i.e., ownership, use or development of the cultural landscape. The significance of the person or group must be considered in the context of impact, scale and duration of activities. Cultural landscapes resulting from resource based activities such as forestry, mining or quarrying, etc. may be identified with a particular corporate group. Conversely, individuals may play a pivotal role in the development of cultural landscapes such as a town site, industrial operation or resort complex.

Scenic Amenity

4. Sense of place: does the cultural heritage landscape provide the observer(s) with a strong sense of position or place?

This criterion evaluates the sensory impact to an observer either viewing the cultural heritage landscape from within or from an exterior viewpoint. Such landscapes are recognizable as having a common, identifying character derived from buildings, structures, spaces and/or natural landscape elements, such as urban centres, ports, villages and cottage communities.

5. Serial Vision: does the cultural heritage landscape provide the observer(s) with opportunities for serial vision along paths of pedestrian or vehicular movement?

This criterion measures the visual impact to an observer travelling through the cultural landscape. Sidewalks or streets in urban areas and roads or water routes in rural or beach areas often provide an observer with a series of views of the landscape beyond or anticipated to arrive within view. Such serial vision may be observed at a small scale in an urban area, moving from residential street to commercial area; or at a larger scale from urban to rural.

6. Material Content: is the cultural heritage landscape visually satisfying or pleasing to the observer(s) in terms of colour, texture, style and scale?

This criterion attempts to evaluate the visual impact to an observer of the content of the cultural landscape in terms of its overall design and appearance, however formally or informally, consciously or unconsciously planned. Material content assesses whether the landscape is pleasing to look at regardless of historical completeness.

Integrity

7. Integrity: is it all there?

The evaluation of the integrity of a cultural heritage landscape seeks to identify the degree to which adverse changes have occurred. Landscapes that have suffered severe alterations, such as the removal of character defining heritage features and the introduction of intrusive contemporary features, may be weaker in overall material content, serial vision and the resultant sense of place that it provides.

Design

8. Design: has the landscape been purposefully designed or planned?

This criterion applies only to those landscapes that have been formally or purposefully designed or planned and includes examples such as "planned" communities, public parks, cemeteries, institutional grounds and the gardens of residences. Typically, they are scarce in comparison to evolving or relict landscapes. This criterion evaluates the importance of the landscape in the designer's career. "Designer" may include surveyors, architects, or landscape architects, both private and public, either as individuals or as professional firms. The evaluation assesses whether or not a designer is important in terms of the impact on trends in landscape design before evaluating the importance of the specific landscape in the designer's career. Comparisons should focus on surviving examples of the designer's work.

Social Value

9. Public perception: is the landscape regarded as having importance within the City?

This criterion measures the importance of the landscape as a cultural symbol. Examination of advertisements of the day, popular tourism literature and artifacts, public interviews and local contacts usually reveal potential landscapes of value.

Appendix E: Curriculum Vitae

Kayla Jonas Galvin, MA, RPP, MCIP, CAHP
Heritage Operations Manager
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Biography

Kayla Jonas Galvin, Archaeological Research Associates Ltd.'s Heritage Operations Manager, has extensive experience evaluating cultural heritage resources and landscapes for private and public-sector clients to fulfil the requirements of provincial and municipal legislation such as the *Environmental Assessment Act*, the *Standards & Guidelines for the Conservation of Provincial Heritage Properties* and municipal Official Plans. She served as Team Lead on the Ministry of Tourism, Culture and Sport Historic Places Initiative, which drafted over 850 Statements of Significance and for *Heritage Districts Work!*, a study of 64 heritage conservation districts in Ontario. Kayla was an editor of *Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory* and has worked on Municipal Heritage Registers in several municipalities. Kayla has drafted over 150 designation reports and by-laws for the City of Kingston, the City of Burlington, the Town of Newmarket, Municipality of Chatham-Kent, City of Brampton and the Township of Whitchurch-Stouffville. Kayla is the Heritage Team Lead for ARA's roster assignments for Infrastructure Ontario and oversees evaluation of properties according to *Standards & Guidelines for the Conservation of Provincial Heritage Properties*. Kayla is a Registered Professional Planner (RPP), a Member of the Canadian Institute of Planners (MCIP), is a professional member of the Canadian Association of Heritage Professionals (CAHP) and sits on the board of the Ontario Association of Heritage Professionals.

Education

2016 MA in Planning, University of Waterloo. Thesis Topic: *Goderich – A Case Study of Conserving Cultural Heritage Resources in a Disaster*
2003-2008 Honours BES University of Waterloo, Waterloo, Ontario
Joint Major: Environment and Resource Studies and Anthropology

Professional Memberships and Accreditations

Current Registered Professional Planner (RPP)
Member of the Canadian Institute of Planners (MCIP)
Professional Member, Canadian Association of Heritage Professionals (CAHP)
Board Member, Ontario Association of Heritage Professionals

Work Experience

Current **Heritage Operations Manager, Archaeological Research Associates Ltd.**
Oversees business development for the Heritage Department, coordinates completion of designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.
2009-2013 **Heritage Planner, Heritage Resources Centre, University of Waterloo**
Coordinated the completion of various contracts associated with built heritage including responding to grants, RFPs and initiating service proposals.
2008-2009, **Project Coordinator–Heritage Conservation District Study, ACO**

- 2012 Coordinated the field research and authored reports for the study of 32 Heritage Conservation Districts in Ontario. Managed the efforts of over 84 volunteers, four staff and municipal planners from 23 communities.
- 2007-2008 **Team Lead, Historic Place Initiative, Ministry of Culture**
Liaised with Ministry of Culture Staff, Centre's Director and municipal heritage staff to draft over 850 Statements of Significance for properties to be nominated to the Canadian Register of Historic Places. Managed a team of four people.

Selected Professional Development

- 2019 OPPI and WeirFoulds Client Seminar: Bill 108 – More Homes, More Choice, 2019
- 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON (Two-days)
- 2019 Information Session: Proposed Amendments to the OHA, by Ministry of Tourism, Culture and Sport
- 2018 Indigenous Canada Course, University of Alberta
- 2018 Volunteer Dig, Mohawk Institute
- 2018 Indigenizing Planning, three webinar series, Canadian Institute of Planners
- 2018 Cultural Heritage, Archaeology and Planning Symposium
- 2018 Transforming Public Apathy to Revitalize Engagement, Webinar, MetorQuest
- 2018 How to Plan for Communities: Listen to the Them, Webinar, CIP
- 2017 Empowering Indigenous Voices in Impact Assessments, Webinar, International Association for Impact Assessments
- 2017 Cultural Heritage, Archaeology and Planning Symposium
- 2017 Capitalizing on Heritage, National Trust Conference, Ottawa, ON.
- 2016 Cultural Heritage, Archaeology and Planning Symposium
- 2016 Heritage Rising, National Trust Conference, Hamilton
- 2016 Ontario Heritage Conference St. Marys and Stratford, ON.
- 2016 Heritage Inventories Workshop, City of Hamilton & ERA Architects
- 2015 Cultural Heritage, Archaeology and Planning Symposium
- 2015 City of Hamilton: Review of Existing Heritage Permit and Heritage Designation Process Workshop.
- 2015 Leadership Training for Managers Course, Dale Carnegie Training

Selected Publications

- 2018 "Conserving Cultural Heritage Landscapes in Waterloo: An Innovative Approach." *Ontario Association of Heritage Professionals Newsletter*, Winter 2018.
- 2018 "Restoring Pioneer Cemeteries" *Ontario Association of Heritage Professionals Newsletter*. Spring 2018. *In print*.
- 2015 "Written in Stone: Cemeteries as Heritage Resources." *Municipal World*, Sept. 2015.
- 2015 "Bringing History to Life." *Municipal World*, February 2015, pages 11-12.
- 2014 "Inventorying our History." *Ontario Planning Journal*, January/February 2015.
- 2014 "Assessing the success of Heritage Conservation Districts: Insights from Ontario Canada." with R. Shipley and J. Kovacs. *Cities*.

Jacqueline McDermid, BA
Heritage Team–Project Manager
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Biography

Jacqueline McDermid has ten years of technical writing and management experience; Seven years direct heritage experience. She has gained seven years of experience conducting primary and secondary research for archaeological and heritage assessments and drafting reports and evaluating property according to Ontario Regulation 9/06 and 10/06 as part of Municipal Heritage Registers. Jacqueline is expert at copy editing heritage reports including checking grammar, consistency and fact checking, to ensure a high-quality product is delivered to clients. She has experience assisting with the drafting of Heritage Conservation District Studies through the drafting of reports for potential Heritage Conservation Districts in the City of Toronto (Weston HCD) and Township of Bradford West Gwillimbury (Bond Head HCD). Jacqueline has proven project management experience gained by completing projects on time and on budget as well as formal Project Management training. In 2018, under a six-month contract as the Heritage Planner at the Ministry of Transportation, acquired considerable experience conducting technical reviews of consultant heritage reports for Ministry compliance including Cultural Heritage Evaluation Reports, Heritage Impact Assessment, Strategic Conservation Plans, and Cultural Heritage Resource Assessments as well as gained valuable insight on provincial heritage legislation (*Ontario Heritage Bridge Guidelines*, *Ontario MTO Environmental Standards and Practices for Cultural Heritage*, *MTO Environmental Reference for Highway Design – Heritage*, *MTCS' Heritage Identification & Evaluation Process* as well as the new *MHTCI Information Bulletins on Heritage Impact Assessments and Strategic Conservation Plans*, and inter-governmental processes. She has extensive Knowledge of heritage and environmental policies including the *Planning Act*, *Provincial Policy Statement*, the *Ontario Heritage Act*, *Official Plans*, *Environmental Assessment Act* and *Green Energy Act*. Working knowledge of the *Standards and Guidelines for Consultant Archaeologists* (2011), Ministry of Tourism, Culture and Sport.

Education

2000-2007 Honours B.A., Wilfrid Laurier University, Waterloo, Ontario
Major: Near Eastern Archaeology.

Work Experience

2020-present **Project Manager – Heritage, Archaeological Research Associates, Stoney Creek, ON**

2015-2020 **Technical Writer and Researcher – Heritage, Archaeological Research Associates Ltd., Kitchener, ON**

Research and draft designation by-laws, heritage inventories, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations using Ontario Regulation 9/06, 10/06 and the Ontario Heritage Bridge Guidelines.

2018 **Environmental Planner – Heritage Ministry of Transportation, Central Region**
– Six-month contract.

Responsibilities included: project management and coordination of MTO heritage program, managed multiple consultants, conducted and coordinated field

- assessments and surveys, estimated budgets including \$750,000 retainer contracts. Provided advice on heritage-related MTO policy to Environmental Policy Office (EPO) and the bridge office.
- 2017-2018 **Acting Heritage Team Lead – Heritage Archaeological Research Associates Ltd., Kitchener, ON**
Managed a team of Heritage Specialists, oversaw the procurement of projects, retainers; managed all Heritage projects, ensured quality of all outgoing products.
- 2014-2015 **Technical Writer – Archaeology, Archaeological Research Associates Ltd., Kitchener, ON**
Report preparation; correspondence with the Ministry of Tourism, Culture, and Sport; report submission to the Ministry and clients; and administrative duties (PIF and Borden form completion).
- 2012-2013 **Lab Assistant, Archaeological Research Associates Ltd., Kitchener, ON**
Receive, process and register artifacts.
- 2011-2012 **Field Technician, Archaeological Research Associates Ltd., Kitchener, ON**
Participated in field excavation and artifact processing.
- 2005-2009 **Teaching Assistant, Wilfrid Laurier University, Waterloo, ON**
Responsible for teaching and evaluating first, second, third- and fourth-year student lab work, papers and exams.
- 2005-2007 **Lab Assistant, Wilfrid Laurier University – Near Eastern Lab, Waterloo, ON**
Clean, Process, Draw and Research artifacts from various sites in Jordan.

Professional Development

- 2019 OPPI and WeirFoulds Client Seminar: Bill 108 – More Homes, More Choice, 2019
- 2019 Ontario Heritage Conference, Goderich, ON (Two-days)
- 2019 Rural Heritage, Webinar, National Trust for Canada
- 2019 Information Session: Proposed Amendments to the OHA, by Ministry of Tourism, Culture and Sport
- 2019 Indigenous Heritage Places and Perspectives, Webinar, National Trust for Canada
- 2018 Indigenous Canada, University of Alberta
- 2018 Grand River Watershed 21st Annual Heritage Day Workshop and Celebration (One day)
- 2017 Leadership Training for Managers Course, Dale Carnegie Training
- 2015 Introduction to Blacksmithing, One-Day
- 2015 Ontario Heritage Trust symposium, topics included: Cultural landscapes, City building, Tangible heritage, How the public engages with heritage, and Conserving intangible heritage
- 2014 Community Heritage Ontario, webinar, Part IV and V of the *Ontario Heritage Act*.

Presentations

- 2019 **Cemeteries and Burials Research.** Cultural Heritage Planning and Archaeology Symposium, Burlington.

Sarah Clarke, BA
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Biography

Sarah Clarke is Archaeological Research Associates Ltd.'s Heritage Research Manager. Sarah has over 12 years of experience in Ontario archaeology and 10 years of experience with background research. Her experience includes conducting archival research (both local and remote), artifact cataloguing and processing, and fieldwork at various stages in both the consulting and research-based realms. As Team Lead of Research, Sarah is responsible for conducting archival research in advance of ARA's archaeological and heritage assessments. In this capacity, she performs Stage 1 archaeological assessment field surveys, conducts preliminary built heritage and cultural heritage landscape investigations and liaises with heritage resource offices and local community resources in order to obtain and process data. Sarah has in-depth experience in conducting historic research following the *Ontario Heritage Toolkit* series, and the *Standards and Guidelines for Provincial Heritage Properties*. Sarah holds an Honours B.A. in North American Archaeology, with a Historical/Industrial Option from Wilfrid Laurier University and is currently enrolled in Western University's Intensive Applied Archaeology MA program. She is a member of the Ontario Archaeological Society (OAS), the Society for Industrial Archaeology, the Ontario Genealogical Society (OGS), the Canadian Archaeological Association, and is a Council-appointed citizen volunteer on the Brantford Municipal Heritage Committee. Sarah holds an R-level archaeological license with the MTCS (#R446).

Education

Current MA Intensive Applied Archaeology, Western University, London, ON. Proposed thesis topic: Archaeological Management at the Mohawk Village.
1999–2010 Honours BA, Wilfrid Laurier University, Waterloo, Ontario
Major: North American Archaeology, Historical/Industrial Option

Professional Memberships and Accreditations

Current Member of the Ontario Archaeological Society
Current Member of the Society for Industrial Archaeology
Current Member of the Brant Historical Society
Current Member of the Ontario Genealogical Society
Current Member of the Canadian Archaeological Association
Current Member of the Archives Association of Ontario

Work Experience

Current **Team Lead – Research; Team Lead – Archaeology, Archaeological Research Associates Ltd.**
Manage and plan the research needs for archaeological and heritage projects. Research at offsite locations including land registry offices, local libraries and local and provincial archives. Historic analysis for archaeological and heritage projects. Field Director conducting Stage 1 assessments.
2013-2015 **Heritage Research Manager; Archaeological Monitoring Coordinator, Archaeological Research Associates Ltd.**

- Stage 1 archaeological field assessments, research at local and distant archives at both the municipal and provincial levels, coordination of construction monitors for archaeological project locations.
- 2010-2013 **Historic Researcher, Timmins Martelle Heritage Consultants Inc.**
Report preparation, local and offsite research (libraries, archives); correspondence with the Ministry of Tourism, Culture, and Sport; report submission to the MTCS and clients; and administrative duties (PIF and Borden form completion and submission, data requests).
- 2008-2009 **Field Technician, Archaeological Assessments Ltd.**
Participated in field excavation and artifact processing.
- 2008-2009 **Teaching Assistant, Wilfrid Laurier University.**
Responsible for teaching and evaluating first year student lab work.
- 2007-2008 **Field and Lab Technician, Historic Horizons.**
Participated in excavations at Dundurn Castle and Auchmar in Hamilton, Ontario. Catalogued artifacts from excavations at Auchmar.
- 2006-2010 **Archaeological Field Technician/Supervisor, Wilfrid Laurier University.**
Field school student in 2006, returned as a field school teaching assistant in 2008 and 2010.

Professional Development

- 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON
- 2018 Cultural Heritage, Archaeology and Planning Symposium
- 2018 Grand River Watershed 21st Annual Heritage Day Workshop & Celebration
- 2018 Mississaugas of the New Credit First Nation Historical Gathering and Conference
- 2017 Ontario Genealogical Society Conference
- 2016 Ontario Archaeological Society Symposium
- 2015 Introduction to Blacksmithing Workshop, Milton Historical Society
- 2015 Applied Research License Workshop, MTCS
- 2014 Applied Research License Workshop, MTCS
- 2014 Heritage Preservation and Structural Recording in Historical and Industrial Archaeology. Four-month course taken at Wilfrid Laurier University, Waterloo, ON. Professor: Meagan Brooks.

Presentations

- 2018 *The Early Black History of Brantford.* Brant Historical Society, City of Brantford.
- 2017 *Mush Hole Archaeology.* Ontario Archaeological Society Symposium, Brantford.
- 2017 *Urban Historical Archaeology: Exploring the Black Community in St. Catharines, Ontario.* Canadian Archaeological Association Conference, Gatineau, QC.

Volunteer Experience

- Current Council-appointed citizen volunteer for the Brantford Municipal Heritage Committee.

Aly Bousfield Bastedo, B.A., Dip. Heritage Conservation
Heritage Technical Writer and Researcher
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Aly Bousfield-Bastedo, ARA's Heritage Technical Writer and researcher (MTO Roles: Researcher, Field Technician) has four years of experience in evaluating cultural heritage resources, conducting historical research and providing conservation recommendations on a variety of projects. She holds an Honours BA in Sociology from the University of Guelph as well as a post-graduate certificate in Urban Design from Simon Fraser University. Building on these experiences, Aly received a graduate Diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Aly has gained substantial experience in provincial and municipal legislation and guidelines, including the *Ontario Heritage Act*, *Official Plans*, the *Standards and Guidelines for the Conservation of Historic Places*, and the *Ontario Heritage Toolkit*. Aly has gained considerable experience in evaluating potential impacts and recommending mitigation strategies for a variety of resources such as farmsteads, bridges, houses, churches, cultural heritage landscapes and heritage districts in urban and rural areas. Aly's breadth of work has demonstrated her ability in conducting consultations with heritage stakeholders including interviews and surveys.

Education

2017-2020 Post-Graduate Diploma in Heritage Conservation, Willowbank School of Restoration Arts. Queenston, ON
2016-2017 Post-Graduate Certificate in Urban Design, Simon Fraser University, Vancouver, BC
2009-2013 Honours BA, University of Guelph, Guelph, ON
Sociology

Select Work Experience

Current **Technical Writer and Researcher, Archaeological Research Associates Ltd.**
Produce deliverables for ARA's heritage team, including historic research, heritage assessment and evaluation for designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.

2021 **Cultural Consultant, Ministry of Heritage, Sport, Tourism and Culture**
Provided liaison and advisory services to municipalities and stakeholders in the heritage sector on cultural heritage legislation in Ontario.

2020 **Heritage Planning Consultant, Megan Hobson & Associates**
Provided heritage consulting services, including site investigation and documentation. Provided cultural heritage value assessment and evaluations.

2019-2020 **Cultural Heritage Planning Intern, ERA Architects**
Coordinated and authored various heritage related contracts. Duties included historic research, heritage impact assessments, cultural heritage assessments and evaluations.

2016-2017 **Heritage Vancouver, Programs and Communications**
Conducted research and analysis of heritage properties and neighbourhoods in Vancouver. Assisted in the creation of a cultural heritage landscape assessment of Vancouver's Chinatown neighbourhood through historical research and community engagement.

Select Professional Development

- 2021 International Network for Traditional Building and Urbanism (INTBAU) membership
- 2021 "Drafting Statements of Significance." Webinar presented by ARA's K. Jonas Galvin for ACO's job shadow students
- 2021 "Architectural Styles." Webinar presented by ARA's K. Jonas Galvin for ACO's job shadow students
- 2021 "Perspectives on Cultural Heritage Landscapes". Cultural Heritage, Archaeology and Planning Symposium. ARA Ltd.
- 2019 University of Toronto, Mark Laird "Selected topics on Landscape Architecture", Course audit
Messors, "Fornello Sustainable Preservation Workshop", Cultural Landscape Field School
- 2018 Points of Departure. Association for Preservation Technology (APT) Conference. Buffalo, NY.

Presentations

- 2018 Essential issues or themes for education in heritage conservation: Montreal Roundtable on Heritage (Canada Research Chair on Built Heritage)