



DESIGNATION RECOMMENDATION – 215 KING STREET WEST, DUNDAS

August 22, 2023

Hamilton Municipal Heritage Committee

A photograph of a small, white, single-story house with a dark roof and a chimney. The house has a central door and two windows, with the number '215' visible on the wall. It is surrounded by trees and a lawn.



Background

- May 2021 - Property listed on Municipal Heritage Register
- September 2022 - Request for Formal Consultation
- February 2023 - Draft Plan of Subdivision, Zoning By-law Amendment, and Draft Plan of Condominium Application received.
- March 2023 - CHIA reviewed by HMHC's Policy and Design Working Group
- April 2023 - Final Submission of staff's comments provided to the applicant indicating the City's intention to pursue designation of 215 King Street West, Dundas



Recommendation for Designation Under Part IV of the OHA

215 King Street West, Dundas

Ontario Regulation 9/06 Criteria (6 of 9)

- Design / Physical (Criteria #1, 2)
- Historical / Associative (Criteria #4, 5)
- Contextual (Criteria #7, 8)



215 King Street West, Dundas

Design / Physical Value

1. The property is a **representative and unique** example of a Georgian style cottage residence.
2. The property displays a **high degree of craftsmanship** or artistic merit.
3. The property is not considered to demonstrate a high degree of technical or scientific achievement.



215 King Street West, Dundas

Historical / Associative Value

4. The property has direct associations with the settlement of the Town of Dundas and its tradespeople.
5. The property contributes to the understanding of working-class immigrants in Dundas and the greater Hamilton area.
6. The property is not considered to demonstrate the work or ideas of an architect, artist, builder, designer or theorist significant to the community



215 King Street West, Dundas

Contextual Value

7. The property helps **maintain** the historic residential character of downtown Dundas.
8. The property is **historically, and visually linked to its surroundings.**
9. The property is not considered to be a local landmark.



215 King Street West, Dundas

Statement of Cultural Heritage Value or Interest (Summary)

The property located at 215 King Street West is comprised of a one-and-a-half storey brick cottage, built circa 1851-1853. The property is a **representative and unique examples** of a Georgian style cottage residence and **displays a high degree of craftsmanship**.

The property is directly associated with the **settlement of the Town of Dundas and its tradespeople** and **contributes to the understanding of working-class immigrants** in Dundas and the greater Hamilton area.

The property **helps maintain** the historic residential character of downtown Dundas and is **historically and visually** linked to its surroundings.

215 King Street West, Dundas

Description of Heritage Attributes (Summary)

- Front (south) and side (east and west) elevations of the one-and-a-half storey brick building, including its:
 - Side gable roof;
 - One-and-a-half storey, box-like massing;
 - Asymmetrical three-bay front façade;
 - Front brick façade laid in Flemish bond with English corner detail;
 - Decorative cross brick work below the front eave;
 - Flat-headed window openings in the front façade with brick voussoirs and stone sills; and,
 - Wood window and door surrounds on the front façade.



215 King Street West, Dundas

Description of Heritage Attributes

(Continued)

The key contextual attributes include its:

- Location fronting onto King Street West ; and
- Close proximity to the public right-of-way.





QUESTIONS?



THANK YOU