

DESIGNATION RECOMMENDATION – 215 KING STREET WEST, DUNDAS

August 22, 2023
Hamilton Municipal Heritage Committee









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)





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 <u>not</u> considered to demonstrate a high degree of technical or scientific achievement.





Historical / Associative Value

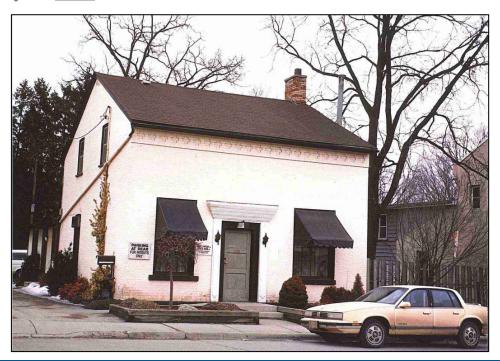
- 4. The property has direct associations with the settlement of the Town of Dundas and its tradespeople.
- 5. The property contributes to the understanding of working-class immigrants in Dundas and the greater Hamilton area.
- 6. The property is <u>not</u> considered to demonstrate the work or ideas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





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 <u>not</u> considered to be a local landmark.





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.



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.





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