



Recommendation To Designate 85 King Street East, Dundas

July 22, 2024

Hamilton Municipal Heritage Committee

85 King Street East, Dundas

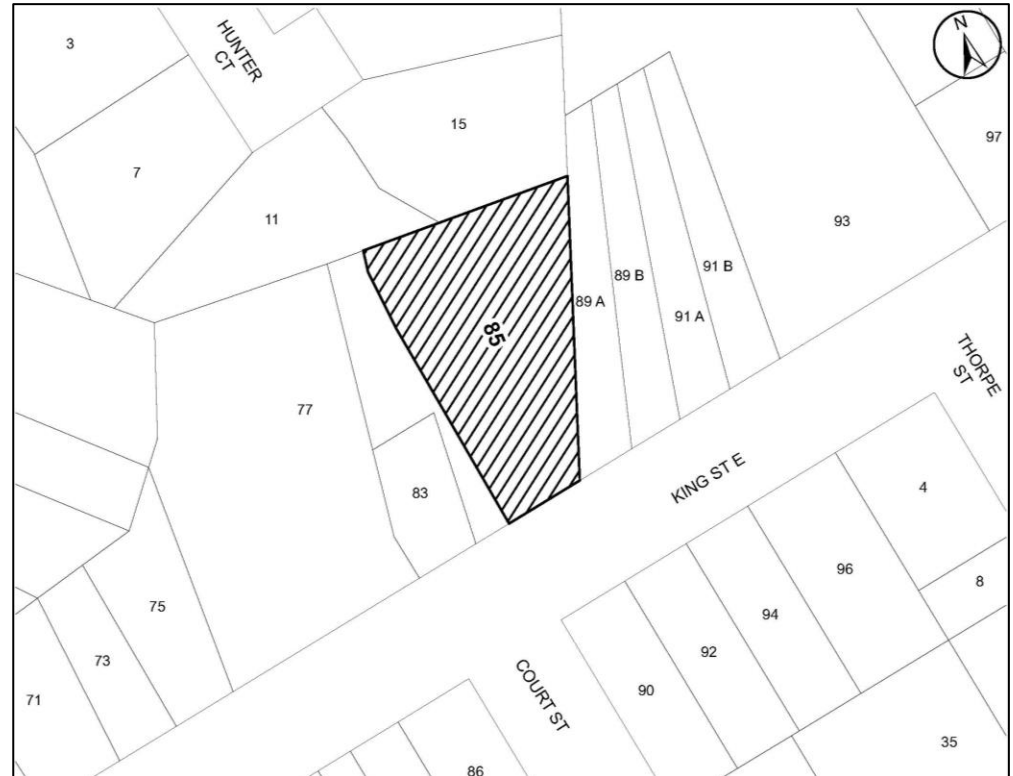


1970s – Surveyed for heritage interest

1979-80 – Considered for designation by the Town of Dundas

1981/1987 – Requests for designation

January 2024 – Staff receive request to designate property



Recommendation for Designation Under Part IV of the OHA

85 King Street East, Dundas

Ontario Regulation 9/06 Criteria (5 of 9)

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



Design / Physical Value

1. The property is a **representative example** of a nineteenth-century stone cottage influenced by the regency style of architecture.
2. The property does not display a high degree of craftsmanship or artistic merit.
3. The property is not considered to demonstrate a high degree of technical or scientific achievement.



Heritage Evaluation

Ontario Regulation 9/06 Criteria



Heritage Evaluation

Ontario Regulation 9/06 Criteria



Historical / Associative Value

4. The property has **historical value for its association with prominent contemporary and historical Dundas community members including John Fairgrieve, Margaret Grafton, Joanna Chapman, and Catherine Gibbon, as well as organizations including the Dundas Heritage Association and the King Street East Citizens Group, and events.**
5. The property is not considered to have the potential to yield information that contributes to the understanding of a community or culture.
6. The property does not demonstrate the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.

John Fairgrieve	1848, NO. 20
John Fairgrieve	1849, p. 1
John Fairgrieve	1853, NO. 26
John Fairgrieve	1854, NO. 7 [#]
John Fairgrieve	1855 p. 5 110 [#]
J. D. Thomas	1856 p. 10 207 [#]
J. D. Thomas	1857 p. 4 21 [#]
	1858
Mrs. Grafton	1860 p. 3 65 [#]
Mrs. M. Grafton	1868 p. 5 72 [#]
Mrs. Margaret Grafton	1869 p. 8 122 [#]
Mrs. Grafton	1870 p. 8 131 [#]
Mrs. Grafton	1874 p. 10 172 [#]
Mrs. Grafton	1875 p. 11 177 [#]
Mrs. Grafton	1876 p. 11 155 [#]
Mrs. Grafton	1878 p. 9 150 [#]
Mrs. S. Grafton	1879 p. 9 150 [#]
Mrs. S. Grafton	1880 p. 11 150 [#]

Heritage Evaluation

Ontario Regulation 9/06 Criteria

!! Citizens UNITE !!

On Wednesday July 25th 1979
the Committee of the Whole of Dundas Town Council

UNANIMOUSLY DENIED

the application for a zoning change which would permit the construction of a 44-unit apartment building on a site presently occupied by homes at 79-83-85 King Street East (this includes two of the oldest homes in Dundas, they date from the heyday of the Desjardins Canal!)

Now
the Dundas Town Council
has INVITED the developer to RESUBMIT

HIS ORIGINAL PLANS

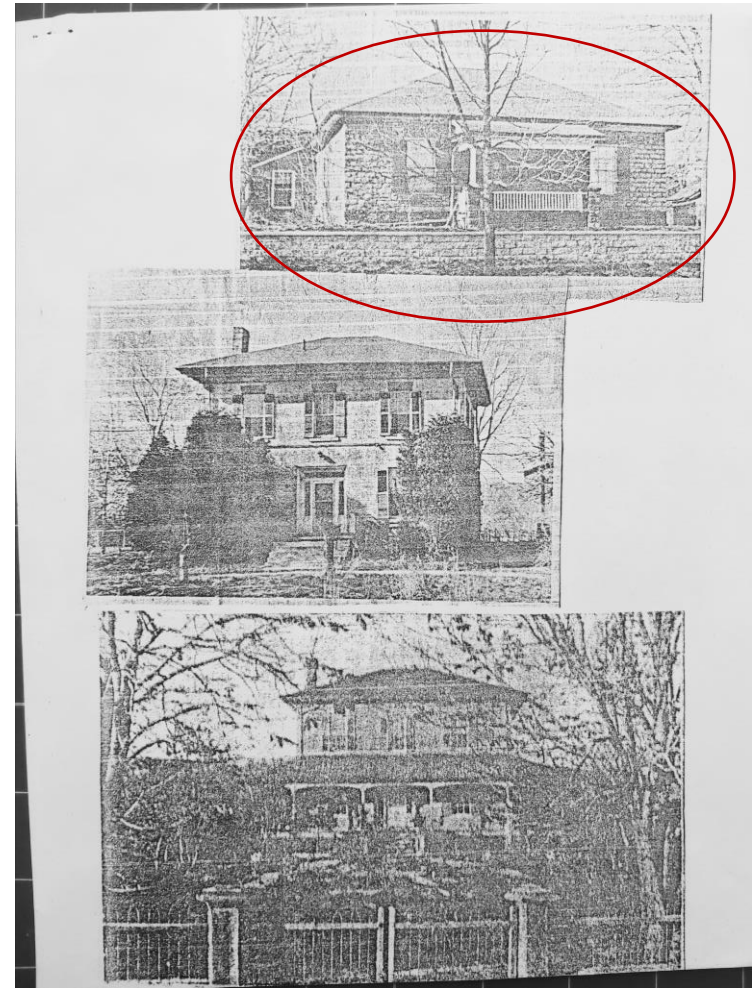
?!?

ATTEND

The Planning Committee Meeting
Council Chambers, Dundas Town Hall

Wednesday
September 26th

7:30^{PM}



PAGE 12 Dundas Star Journal Wednesday October 3, 1979

Give Heritage a Break says Pierre Berton to crowd of delegates at Dundas meeting

Canada is well down the list when it comes to the total number of public holidays a year. We have eight. Italy has nine. Germany has eleven. The United States has nine. No major western European country has fewer holidays than Canada. Several have more.

That's part of the reason Pierre Berton, the national chairman of Heritage Canada was in Dundas last Saturday, promoting a national holiday to be called Heritage Day for the third Monday in February.

Mr. Berton feels, "A holiday ought to be more than just a day off. Just as July 1 celebrates our political heritage, so Heritage Day ought to celebrate our non-political heritage - those aspects of our cultural and environmental past which help form our roots as Canadians - our landscapes, views, streetscapes and historic buildings."

The Heritage movement in Canada is not a new one. The name emerged in a resolution at a political convention in Sept. 1973. In Oct. of the same year Heritage Canada took up the idea with the government of Canada, proposing that Heritage Day be observed annually in mid-February. Within two months the Standing Committee on Justice and Legal Affairs presented a report to the House of Commons recommending that a holiday be established the third Monday of February and that it be named Heritage Day.

Heritage Canada, in full support, started then organizing the first celebration for Heritage Day 1974. The bill actually got through two readings before it was arrested, supposedly due to the current economic trend.

However, the observation of the day itself continued to gain strength in 1978 and 1979 even though it was not a holiday. Actually Mr. Berton pointed out at Saturday's meeting that "the general public pays as much attention to Heritage Day as donut day."

If a holiday was set aside as Heritage Day people will do a great number of things they would not otherwise do. Also, Mr. Berton emphasized that Canadians need a mid-winter break as a respite from the "February blahs".

To get the holiday, said Berton, "regional councils are extremely important in this area," and he urged appealing for their support. Although the Heritage movement is very active, he said, groups of non-Heritage people have to be set up as well. Mr. Berton's cross-country campaign is concentrating on these - womens' groups, social service, clubs, unions and so on.

The slogan of the new campaign "Give Heritage a Break" is being featured on posters, buttons and educational backup material.

ENERGY AND WASTE
"We can not afford not to mark our heritage for reasons which have to do with energy and waste," he continued. "The emphasis in the construction boom is to tear down and waste, and we can't afford that energy and manpower. We will save an enormous amount of money, he said, emphasizing it is not necessarily cheaper to tear down than to preserve."

Heritage Canada will be slightly changing its name because it sounds too much like a government agency, said Mr. Berton. To be called Heritage Canada Foundation, the organization will recruit membership through its national magazine, Canadian Heritage, which is available on the newstands or by subscription. For an additional \$10 on top of the subscription rate you can become an automatic member which is expected to be a more efficient and economical way to do things. The magazine is published six times a year.

WAR
When Mr. Berton opened the floor to questions at the morning business session of Heritage Canada, John Galt Society meet, Dr. Ernst Gadamer, a Dundas resident, arose and stated: "There is a war in progress in Dundas over the preservation of two historical structures on King St. East. The owner developer wants to demolish them and replace them with an apartment building. There is, however, internal discord within the Town. The Engineering Committee is against granting a demolition permit, and the Planning Committee overruled this and invited the developer to re-submit his application. The issue now sits in limbo and the forces are struggling against each other."

Dr. Gadamer then proposed a motion as follows: "Heritage Canada, at its regional meeting held in Dundas on Sept. 29, 1979, requests the Town Council or Dundas to protect the two historical buildings on King St. East in Dundas, currently earmarked for demolition." The motion, seconded by Mr. Berton himself, was adopted by the meeting.



Dundas Heritage Association's newly-initiated plaquing program began with a flourish Saturday, when the first presentation was made to members of the Carl Nielsen family by author, television personality and all round Canadian Pierre Berton. Mr. Berton, chairman of the day

Heritage Canada, awarded the first of the beautiful clay plaques to Mrs. Henny Neilson (at left). Just last year, Carl Nielsen completed impressive and elaborate restoration work to the building at 59-63 King Street West, which houses Coiffure de Paris and Lee and Lee law office.

Joanna saves a cottage

DUNDAS — Joanna Chapman decided the “absolute only way” to save a heritage limestone cottage from the wrecking hammer was to buy it — and she did.

Mrs. Chapman told town planners last night that Bernie Walman of Yield Investments had accepted her offer to buy the controversial single-storey, limestone cottage at 85 King Street East.

The woman said she had agreed to pay Mr. Walman’s asking price of \$60,000 for the “heritage” cottage.

However, the offer is subject to the developer obtaining and paying for a severance on the irregular-shaped property, Mrs. Chapman said after the meeting.

In buying the property, Mrs. Chapman stressed she was acting on her own behalf, without the approval of the King Street East residents who have been fighting for months to save the cottage and



JOANNA CHAPMAN
\$60,000 purchase

another two-storey brick of “Victorian” architecture from demolition.

“My aim is to preserve the building and have it designated under the Ontario Heritage Act,” Mrs. Chapman said.

By designating, the owner grants an easement on the facade.

And in a surprise move later, the planning committee denied a rezoning

that would allow the developer to build an apartment building, reduced in size from 44 to 32 units on the remainder of the property.

After confirming his clients acceptance of the offer to purchase the cottage, Ron Hayes of Gordon L. Sutin Limited had requested the committee allow the smaller apartment building on the remainder of the King Street East site.

For months, King Street East residents have been fighting a proposal by Yield Investments Ltd. to demolish three houses — 79, 83 and 85 King Street East to make way for a 44-unit, three-storey walk-up.

The residents have argued two of the old homes are valuable heritage property worth preserving even though they are not in prime condition.

Contextual Value

7. The property is important in **maintaining** the residential character of the area.
8. The property is **historically and visually linked to its surroundings**.
9. The property is not considered to be a local landmark.



Statement of Cultural Heritage Value or Interest (Summary)

The property at 85 King Street East, Dundas has physical value as a **representative example** of a nineteenth-century stone cottage influenced by the Regency style of architecture.

The property has historical value for its **associations with prominent Dundas residents**, including John Fairgrieve, Margaret Grafton, Joanna Chapman and Catherine Gibbon, **and the early heritage conservation movement** in Dundas.

The property is important in **defining the historic industrial character** of the surrounding area and is **historically and visually connected to the development of the Desjardins Canal**. The nineteenth-century stone dwelling is one of the oldest existing dwellings in the east end of Dundas and is connected with the early town development planned in the Cootes Paradise Survey.

Description of Heritage Attributes (Summary)

Key attributes that embody the physical value of the one storey nineteenth century stone dwelling include its:

- One storey massing and low hip roof with brick chimney and projecting eaves;
- Rear field-stone summer kitchen wing;
- Cut-stone front façade with corner quoining and broken-course fieldstone side and rear walls;
- Covered front porch with Ionic wood columns atop concrete-block piers;
- Flat-headed window and door openings with decorative rounded brickmoulds, stone voussoirs and tooled stone lug sills;
- Six-over-six wood windows with storms and shutters; and,
- Central front entrance with four-panel wood door and original hardware, four-pane wooden transom, and flanking sidelights

Key attributes that embody the contextual value of the property as a defining feature of the historical character of King Street East and Dundas, include its:

- Deep setback;
- Proximity to the Desjardins Canal;
- Raised topography; and,
- Wooded character with mature trees.

Staff Recommendation

That the City Clerk be directed to give **notice of Council's intention to designate 85 King Street East, Dundas**, shown in Appendix "A" attached to Report PED24124, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED24124, subject to the following:

- (a) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
- (a) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.



Hamilton

QUESTIONS?



Hamilton

THANK YOU