

2813102 Ontario Inc. (Benjamin Julius)

537 King Street East: Cultural Heritage Documentation and Salvage Report

Hamilton, Ontario

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| Rev # | Revision Date | Revised By: | Revision Description |
|-------|------------------|---------------------------------|----------------------|
| 0 | October 21, 2024 | Bryan McClure, and Dawn Chan | Draft Preparation |
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Executive Summary

2813102 Ontario Inc. (Benjamin Julius; the Applicant) retained AECOM Canada Ltd. (AECOM) to complete a Documentation and Salvage Report (DSR) for the property located at 537 King Street East, in the City of Hamilton (the Subject Property). The property is most recently known as Rebel's Rock Irish Pub. The property was added as a Registered (Non-Designated) Property to the City of Hamilton Municipal Heritage Register in November 2021.

In October 2022, AECOM completed a Cultural Heritage Impact Assessment (CHIA) as a support document for the proposed development of five parcels: 537, 547, 555, 557, and 561-563 King Street East. The CHIA included a heritage evaluation of the Subject Property using the criteria in Ontario Regulation 9/06 under the *Ontario Heritage Act*. 537 King Street East was determined to demonstrate cultural heritage value or interest (CHVI) since it met the criteria of Ontario Regulation 9/06 and the City of Hamilton Framework for Cultural Heritage Evaluation. The Subject Property retained design value as a two-and-a-half storey Queen Anne style house built in 1898 which retains its exterior features of architectural value, including its three-storey tower with turret and terra cotta decorative detailing. The house, more recently converted to a commercial establishment, known as Rebel's Rock Irish Pub, is a rare example of the Queen Anne style on King Street East outside the downtown core.

The CHIA documented a range of potential impacts to the property, as well as recommended mitigation measures in order to inform the development of the property. At the time, the proponent provided AECOM with a site plan and floor plans, concept renderings, and elevation drawings for the proposed redevelopment of an eight-storey apartment building with 118 residential units (AECOM, 2022). The 2022 proposed development required the demolition of all buildings with the exception of 537 King Street East, which was to be incorporated into the new development.

In April 2024, a multiple-alarm fire in the Subject Property damaged the Queen Anne style building. In May 2024, structural engineers completed a site visit to complete a condition assessment to assess the structural integrity of the building after the fire (full report in **Appendix A**; Sigmund Soudack & Associates Inc., 2024). The following was observed during the site visit of the interior:

- The main floor walls were damaged/removed due to the fire;
- The joists forming the second floor had been severely damaged due to the fire and have lost their structural integrity;
- Piles of abandoned belongings on the second and third (half storey) floors;
- Partial collapse of the third-floor ceiling due to water ingress;

- Vertical cracks and separation of masonry occurred on the front and east faces of the building, likely due to expansion from the heat of the fire; and
- Deterioration of unit masonry due to cycles of freezing and thawing.

The report concluded that, in the opinion of the structural engineers at Sigmund Soudack & Associates Inc., 2024, the building is unsafe to complete required temporary support work since the structure was determined unsound based on its present condition. The building may collapse if subject to vibration (Sigmund Soudack & Associates Inc., 2024). Given the building is no longer structurally sound, it is anticipated the Subject Property requires demolition.

A DSR is required when a property with CHVI is proposed for partial or full demolition. The purpose of this DSR is to create a public record of 537 King Street East and provide a record of the land use history of the Subject Property. It communicates the CHVI of the property through commemoration after the remaining buildings have been demolished. This report also includes a salvage plan for the building and presents commemorative options which provides opportunities to showcase the heritage of the site in the future redevelopment of the property. The Applicant is committed to the salvage of potential commemorative material from the building which will be incorporated in the new development plan for 537-563 King Street East.

The following recommendations have been made based on the investigation of the existing building at 537 King Street East:

1. As recommended in the Terms of Reference for Documentation and Salvage Reports, this report should be submitted to the Cultural Heritage Planning Staff at the City of Hamilton for review, and upon approval, the final version shall be distributed by the applicant to the Heritage and Urban Design Section, and the Hamilton Public Library, Special Collections;
2. The recommended salvage of heritage attributes of the building including the existing terra cotta detailing, stained glass windows, terra cotta brick, rusticated concrete lintels and sills should be salvaged as outlined in **Section 7.1** of this DSR prior to demolition of the existing building; and
3. Opportunities for the long-term conservation and interpretation of the salvaged material on-site in the new development proposed in **Section 8** of this report should be explored.

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Appendices

Appendix A. Review of Existing Structure 537 King Street East, Hamilton, Ontario (Sigmund Soudack & Associates Inc., 2024)

Appendix B. Draft Statement of Significance (AECOM, 2022)

Appendix C. Draft Salvage Record Form

Appendix D. Mapping

1. Introduction

1.1 Study Purpose

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1.2 Methodology

This DSR follows the Terms of Reference for the City of Hamilton *Cultural Heritage Assessment Guidelines: Documentation and Salvage Report* (2022a). This DSP was also guided by relevant Provincial guidance such as the Ministry of Citizenship and Multiculturalism's (MCM) *Ontario Heritage Toolkit*, and the Ministry of Transportation's (MTO) *Environmental Guide for Built Heritage and Cultural Heritage Landscapes* (November 2007), Section 6.3.1.4 Cultural Heritage Resource Documentation Report for Built Heritage Resources. Therefore, this DSR will include the following information:

- Project context including the property location and description and a brief description of the proposed development;
- A description of the physiography of the Subject Property;
- A historical summary of the Subject Property;
- A description of the resource, including representative exterior photographs of the building;
- Artifact Curation and Reuse, including a Salvage Record Form which identifies potential salvageable material that relates to the Subject Property's CHVI which may be reused for on-site commemoration; and
- Commemoration options that identify how salvaged material may be reused in the new development.

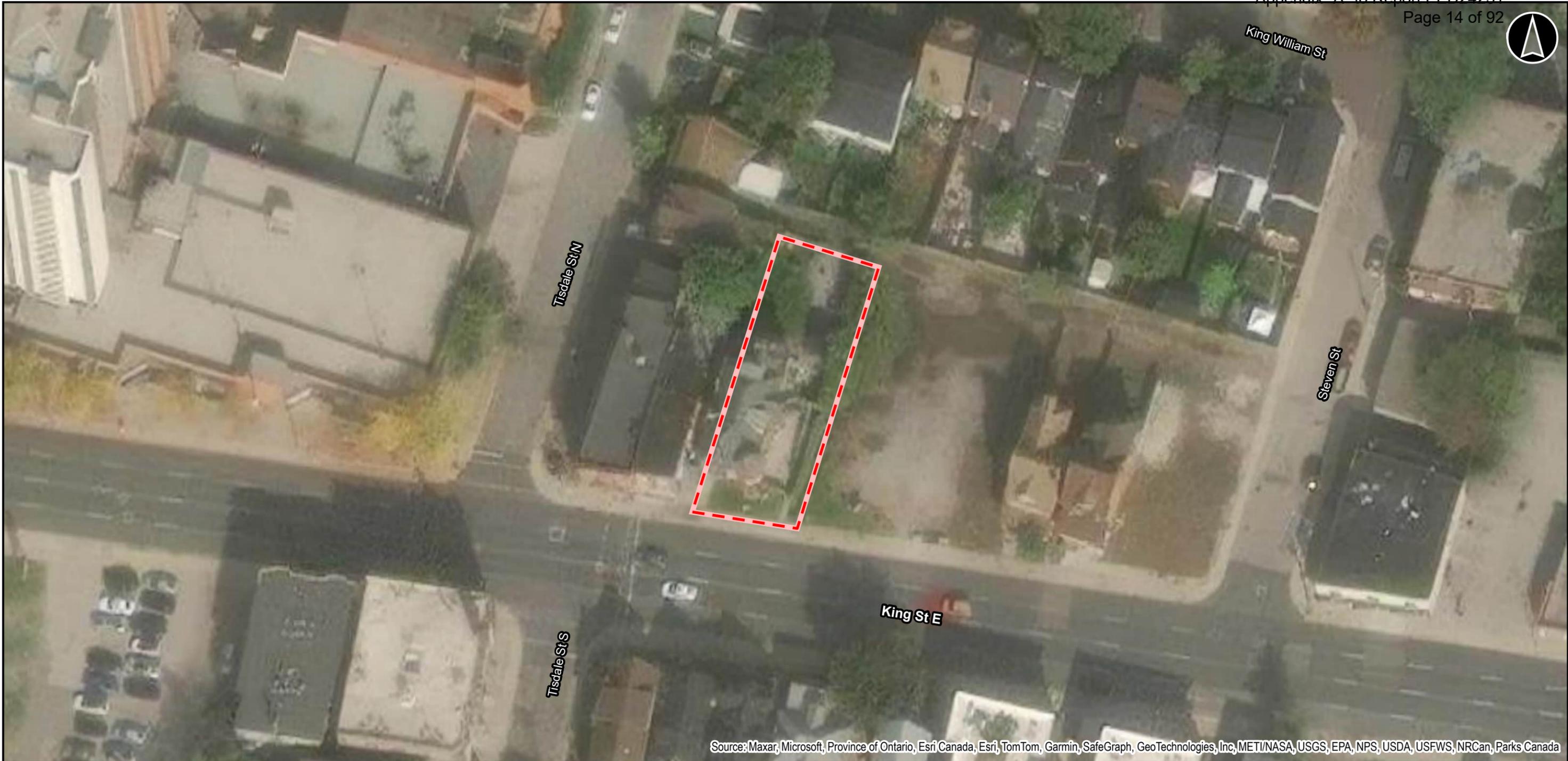
2. Context

2.1 Subject Property Location

The Subject Property at 537 King Street East consists of a rectangular-shaped lot located on the north side of King Street East between Tisdale Street North and Steven Street (**Figure 1** and **Figure 2**). The Subject Property is in the eastern portion of Hamilton in the Established Historical Neighbourhood of Landsdale. The context surrounding the Subject Property consists of early and mid-20th century residential and commercial buildings.

The Subject Property consists of one mixed use two-and-a-half storey red brick building. The building within the Subject Property was originally constructed as a residence. Later, the ground floor was converted to commercial uses and was recently occupied by the Rebel's Rock Irish Pub. The pub closed in 2021, and the building is currently vacant and mothballed.

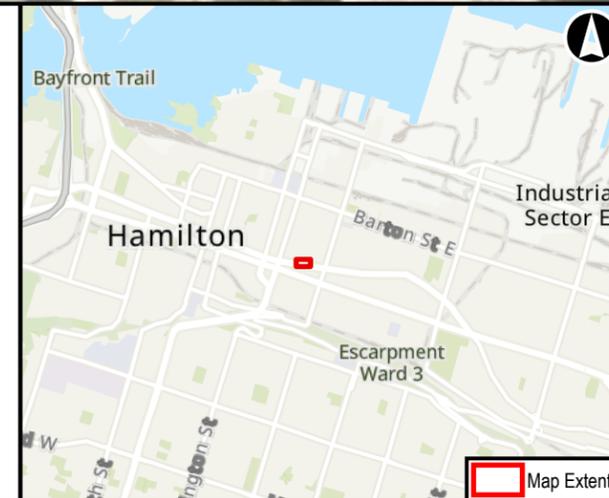
Historically, the Subject Property is within Lot 11, Concession II, formerly the Township of Barton in Wentworth County, now part of the City of Hamilton, Ontario. The Subject Property's legal description is "Lot 5, Registered Plan No. 70, City of Hamilton."



Source: Maxar, Microsoft, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS, NRCan, Parks Canada

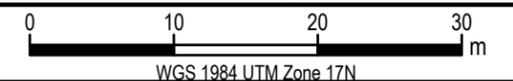
Legend

 Subject Property



**Cultural Heritage Evaluation Report:
537 King Street East, Hamilton, Ontario**

**Aerial Photograph of the
Subject Property**



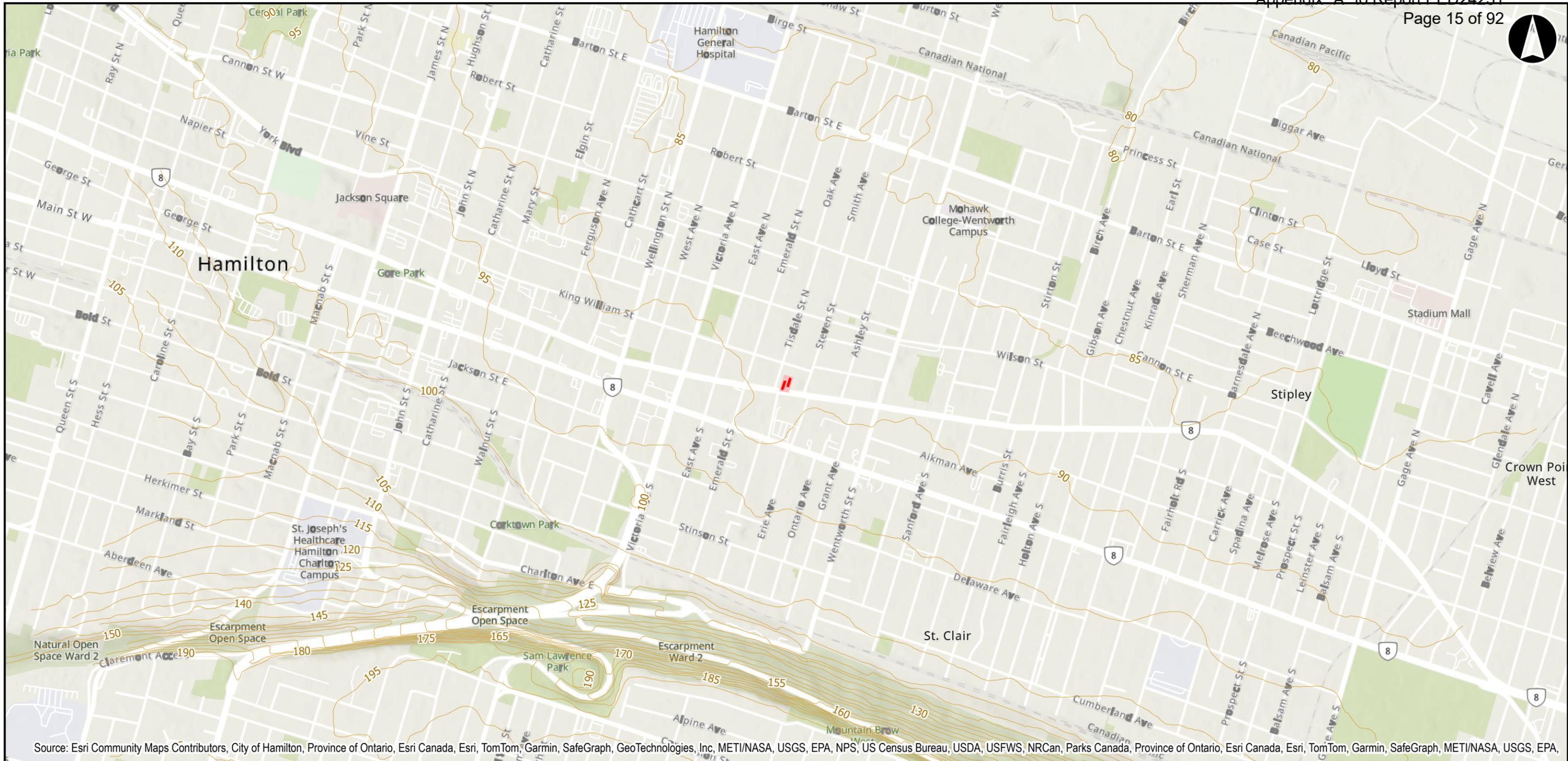
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Source: Esri Community Maps Contributors, City of Hamilton, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, NRCAN, Parks Canada, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA,

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 Subject Property



**Cultural Heritage Evaluation Report:
 537 King Street East, Hamilton, Ontario**

**Topographical Map of the
 Subject Property**
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Data Sources:

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2.2 Description of Planning Approvals

The Subject Property is on the City of Hamilton's Municipal Heritage Register as a Registered (Non-Designated) Property. The property is noted as candidate for designation under Part IV of the *Ontario Heritage Act*. The Subject Property is also an inventoried property on the Cultural Heritage Landscape Inventory as contributing to the King Street East Streetscape.

Due to the fire damage, it is anticipated that the proponent will submit a demolition permit application. As per policy 3.4.5.5 of the Urban Hamilton Official Plan (City of Hamilton, 2022b), *where a significant built heritage resource is to be unavoidably lost or demolished, the City shall ensure the proponent undertakes one or more of the following mitigation measures, in addition to a thorough inventory and documentation of the features that will be lost:*

- a) preserving and displaying of fragments of the former buildings' features and landscaping;*
- b) marking the traces of former locations, shapes, and circulation lines;*
- c) displaying graphic and textual descriptions of the site's history and former use, buildings, and structures;*
- d) incorporation of salvaged material in the design of the new development; and, (OPA 167); and*
- e) generally reflect the former architecture and use in the design of the new development, where appropriate and in accordance with Section B.3.3 – Urban Design Policies.*

Previously in 2022, as mentioned in **Section 1**, AECOM completed a CHIA for the property. A heritage evaluation was undertaken for the property, and it was determined to meet two of the nine criteria of Ontario Regulation 9/06. The draft Statement of Significance from the CHIA is provided in **Appendix B**. Therefore, since the property is listed on the Municipal Heritage Register and continues to retain CHVI, it is anticipated that a DSR is a requirement of the demolition permit application which will be submitted by the Applicant for the Subject Property. This DSR is required to be submitted and approved prior to any demolition taking place on the Subject Property.

3. Physiography

The Subject Property, located north of the Niagara Escarpment in the City of Hamilton, is in the physiographic region of the Iroquois Plain. The Iroquois Plain is the lowlands surrounding Lake Ontario, stretching from the Niagara River to the Trent River, around the western part of Lake Ontario and is marked by the old shorelines, cliffs, bars, beaches, and boulder pavements with the lake bottom smoothed by the waves and deposits (Chapman and Putnam, 1966: 324). The large size of the Iroquois Plain is divided into sub-sections, with the City of Hamilton and the Subject Property located in the Niagara fruit belt. The Niagara fruit belt runs from the Niagara River to the head of Lake Ontario and includes much of the eastern portions of the City of Hamilton. The region is named for the sandy soil and climate that makes it an excellent location for the growing of fruit (Chapman and Putnam, 1966: 324-325). The expansion of the City of Hamilton eastward through urbanization and suburbanization has seen the number of farms in the Niagara fruit belt decline.

The Subject Property contains no watercourses or significant natural features of note.

4. History

This section is summarized from the CHIA that undertook a land use history of the Subject Property. Additional information was acquired for this DSR, such as the use of newspaper articles and accessing the City Directory, to supplement the land use history developed in the CHIA.

4.1 Subject Property Land Use

4.1.1 Lot 11, Concession 2, former Township of Barton

The Subject Property is historically located on Lot 11, Concession 2, in the former Township of Barton, Wentworth County. The lot was 100 acres (40 hectares) in size and the Crown Patent was granted to Robert Land in May 1802 (LRO 62, Barton Book 9). The lot was transferred to Robert's son, Ephraim Land in 1818 upon his death. Ephraim and Mary Land began selling parts of the lot starting in 1839 with Andrew Steven purchasing 32 acres (13 hectares) of the southern half of the lot in 1843 (LRO 62, Barton Book 9). The 1850 Smith Map of the City of Hamilton shows the Subject Property was part of the land owned by Steven Esq, presumably Andrew Steven, between Emerald Street and an unnamed street that is presumably Steven Street today (**Figure 3**). The Subject Property was outside the eastern limits of the City of Hamilton, with Emerald Street the edge. The 1859 Surtees Map does not show what is on the Subject Property, but it was part of the City of Hamilton's urban expansion and was considered to be part of the city (**Figure 4**). The Land Registry records are not clear, but at some point, prior to 1873, the southern half of the lot was sold to Charles M. Counsell who subdivided it into Registered Plan 70 with the Subject Property located on Lot 5 (LRO 62, Hamilton Book H15 1).

4.1.2 Lot 5, Registered Plan 70, City of Hamilton

Charles M. Counsell sold Lot 5 to George Magill in 1873 who then sold the lot in 1874 to George Mills. George Mills sold the lot in 1875 to Benjamin Allen who appears to have willed it to Robert Allen after his death in 1880 (LRO 62, Hamilton Book H15 1). The 1875 *Illustrated Historical Atlas* shows the Subject Property as being within the boundaries of the City of Hamilton and does not note if any structures are on the Subject Property (**Figure 5**). In the 1875 City Directory, there are four individuals are listed as living on the north side of King Street East between Tisdale Street and Steven Street, and none of them have a municipal address (Irwin, 1875: 207). Based on the 1876 Bird's Eye view, a structure was built on the lot but the date of construction is unclear. Benjamin Allen took out several mortgages on the property prior to his death and may have used these funds to build a structure (**Figure 6**), however, the Bird's Eye view is inaccurate, making it impossible to confirm which parcel the structure was on in the block between Tisdale Street North and Steven Street. As the municipal addresses in the 1870s do not line up with the current addresses, the City Directory is unclear if a structure was on the Subject Property.

By 1879, the structures on the north side of King Street East between Tisdale Street and Steven Street have municipal addresses, but do not correspond to the current municipal addresses (Irwin, 1879: 275). The municipal addresses were updated by 1891 to the current address of 537 King Street East. The Subject Property at 537 King Street East was identified for the first time as “vacant” (Irwin, 1891: 56). In 1890, Robert Allen sold the Subject Property to William Gell, who sold it that same year to Mary A. Allen. Mary Allen sold the property in 1892 to Charles Robertson (LRO 62, Hamilton Book H15 1). The 1893 Bird’s Eye view of the City of Hamilton shows the neighbourhood around the Subject Property has intensified with more buildings along and around King Street East (**Figure 7**). Charles Robertson sold the Subject Property in 1898 to Thomas Leitch (LRO 62, Hamilton Book H15 1).

Thomas Leitch sold Lot 5 again in 1898 to Thomas Lovejoy who purchased the Subject Property for \$850. Thomas Lovejoy then took out a mortgage for \$1,800 on the property later that year (LRO 62, Hamilton Book H15 1). On October 11, 1898, the *Hamilton Evening Times* reported that Thomas Lovejoy had hired architect Walter William (W.W.) LaChance to design plans for a brick and terra cotta residence (*Hamilton Evening Times*, 1898: 8). *The Hamilton Spectator* on November 7, 1898, reports that Thomas Lovejoy took a permit for the erection of a two-storey brick residence on King Street East between Tisdale and Steven streets for the cost of \$2,000 (*The Hamilton Spectator*, 1898: 8).

These two newspaper reports confirm that the building on the Subject Property was designed by W.W. LaChance and built by Thomas Lovejoy in 1898. W.W. LaChance was an architect who specialized in commercial and public buildings, specifically schools, and operated in Canada and the United States throughout his career from 1884 to 1933. LaChance first worked in Cleveland, Ohio as a draftsman, staff architect, and at his own firm from 1884 to 1897 when he moved to the City of Hamilton and opened his first Canadian office. He remained in Hamilton until 1905 when he moved west to Saskatchewan, and later returned to Ontario, settling in Welland in 1917. He moved to Niagara Falls, New York in 1921 and was last recorded as an architect in 1933 (Biographical Dictionary of Architects in Canada). LaChance was most well known for his work on schoolhouses, as he authored a book on his approach to building schoolhouses in 1919 for Canadian clients. A new book on the same topic was published in 1927 this time for American clients (Biographical Dictionary of Architects in Canada). He was noted for being amongst the first architects in Western Canada to use reinforced concrete in multi-storey projects (Biographical Dictionary of Architects in Canada).

The 1898 City Directory records the Subject Property at 537 King Street East was vacant (Irwin, 1898: 53). However, based on the terra cotta date stone on the building which reads “1898”, along with the mortgage larger than the sale of the property, Lovejoy built the house on the property that year (LRO 62, Hamilton Book H15 1). By 1900¹, Thomas Lovejoy is in the City Directory living at 537 King Street East and his occupation is listed as a builder. Census records from 1901 indicate that Thomas Lovejoy was a contractor and widower (Library and Archives Canada, 1901). Thomas Lovejoy married Florence Heath

¹ There is no available online City Directory for 1899.

in October 1901 (Ancestry). In 1902, *The Hamilton Spectator* documents that Florence Lovejoy was hosting the monthly meeting of the Hamilton Women's Christian Temperance Union (W.C.T.U) at their home at 537 King Street East (*The Hamilton Spectator*, 1902: 8).

Image 1: Image of Thomas Lovejoy (The Hamilton Spectator, Feb. 8. 1911)



In 1907, Thomas Lovejoy is noted in *The Hamilton Spectator* to have built many fine houses south of Main Street and east of Wentworth Street, which prior to 1907 had few houses. Thomas Lovejoy took out a permit for nine houses on Webber Avenue to cost \$20,000, three brick houses King and Grant Avenue for \$5,000, and two houses Emerald and Stinson, \$3,200 (*The Hamilton Spectator*, 1907:12).

Thomas Lovejoy remained on the Subject Property until 1910 when he sold it to Victor Ross (LRO 62, Hamilton Book H15 1). Victor Ross was a doctor in the City of Hamilton and lived in the house with his wife Madeleine Ross (Library and Archives Canada, 1921). The 1911 Vernon's City Directory documents Victor Ross as a Medical Doctor (M.D.) living and working at 537 King Street East (Vernon, 1911: 47; 571). Victor Ross also was known to make house calls, travelling to his patients around the City of Hamilton (*The Hamilton Spectator*, 1941: 22).

The 1911 Fire Insurance Plan (FIP) shows the current building on the Subject Property as a two-and-a-half storey brick house (**Figure 8**). The building is illustrated with a heptagonal tower on the southeast corner, with the bay window on the east elevation as well. The plan shows a verandah is located on the south and north elevations of the property (the front and rear) which are no longer extant. To the rear of

the property is a one-and-a-half storey brick outbuilding with a one storey concrete rear section. This outbuilding is not labeled, but most likely is a garage as it is off the lane on the north end of the property. The 1911 FIP also shows the north side of King Street East as mixed-use, between Tisdale Street North and Steven Street with brick built two and two-a-and-a-half storey residences and a store, with a wood frame one-an-a-half storey grocery store on the corner of King Street East and Steven Street.

The Ross's were active members of the Hamilton community. For example, on June 7, 1921, *The Hamilton Spectator* mentions Madeleine Ross at 537 King Street East was a convener for the "big sisters" of the Paardeberg chapter of The Imperial Order Daughters of the Empire (I.O.D.E.) (*The Hamilton Spectator*, 1921: 10).

In 1946 Victor Ross passed away and Madeleine Ross remained in the house as the sole owner (*The Hamilton Spectator*, 1946: 7). City Directories show that Madeleine Ross began renting her husband's former office to doctors including Edmund and Lillian Sandborn in 1947, and by 1953, Jerry Sulkowski (Vernon, 1947: 814; Vernon, 1953: 774).

In 1959, Madeleine Ross sold the Subject Property to Pranas and Lina Jakucinskas (LRO 62, Hamilton Book H15 3). The 1962 Fire Insurance Plan (FIP) is less detailed than the 1911 Fire Insurance Plan as the tower is not shown on the building (**Figure 9**). The verandah on the south elevation is still present, but the north verandah has been removed. A two-storey frame addition on the east half of the north elevation has been built and is still extant on the building. The rear outbuilding is present in the 1962 FIP, but no longer has the concrete addition.

Pranas and Lina Jakucinskas converted the house into apartments based on the number of residents at 537 King Street East in the City Directories. The renovations were most likely undertaken in 1964 when they took a mortgage out for \$13,000 (LRO 62, Hamilton Book H138). The City Directory for 1964 showed seven people were living in the Subject Property (Vernon, 1964: 1233). The 1964 aerial photograph of the Subject Property shows the house, but the rear outbuilding has been demolished and the rear of the property is open (**Figure 10**).

In 1968, the Jakucinskas sold the Subject Property to Felix Guja, who remained owner until 1972 when he sold it to Omega Wentworth Real Estate Ltd (LRO 62, Hamilton Book H 138). In 1975, a part of the house was converted to commercial use as the Vicky Sandin School of Modelling and Charm took out a lease and mortgage on the property for their business. It is assumed that the school took over the ground floor of the building, with apartments still operating above. The Omega Wentworth Real Estate Ltd. struggled with payments of mortgages and ownership was taken over by Georgina Wilson in 1978 (LRO 62, Hamilton Book H 138). Later that year, Bernd W.E. Taeger, Geris J. Taeger, and Michael L. Emmett purchased the Subject Property from Georgina Wilson. In 1982, Bernd Taeger and Geris Taeger bought out Michael Emmett for complete ownership of the property and are the last recorded owners of the property in the digitized Land Records (LRO 62, Hamilton Book H 138).

The most recent tenants of the Subject Property were the Rebel's Rock Irish Pub that opened in 2002 on the ground floor of the building (*The Hamilton Spectator*, 2002: 143) with the resident apartments

remaining in the upper storey (Vernon, 2002: 885). Rebel's Rock Irish Pub remained in business until July 2021 when they closed, and the building has remained vacant since.

5. Property Description

The Subject Property at 537 King Street East is a rectangular parcel, approximately 0.13 acre (0.05 hectare) in size on the north side of King Street East between Tisdale Street North and Steven Street.

5.1 Subject Property Landscape Description

The Subject Property consists of a two-and-a-half storey commercial/residential brick building designed in the Queen Anne style. The building was originally a residence built in 1898, converted to a physician's house and office beginning in 1910. In 1964 renovations turned the upper floors into apartments, with the ground floor converted into a commercial space. Between 2002 and 2021, the ground floor of the house was used as the Rebel's Rock Irish Pub. The building became vacant in 2021. Since 2021, the building has been mothballed with plywood over the windows and doorways on the first storey.

The rear of the property features an unmanicured lawn with brush growing along the edges of the property. A driveway from the laneway behind the property allows for vehicle access. East of the Queen Anne building is the remains of a patio from when the property was a pub. A chain-link fence marks the rear and sides of the property and has been obscured by vines and other plants growing on the fence. The Subject Property building is abutting the King Street East right-of-way. The property contains no other distinguishing landscape features or elements. All identified landscape features are on **Image 2**.

Image 2: Landscape features of 537 King Street East



6. Description of Buildings and Structures

6.1 Field Review

On October 10, 2024, Jake Harper, Historian, and Tara Jenkins, Cultural Heritage Team Lead, both with AECOM, completed an exterior review of the Subject Property to examine the condition of the heritage attributes after the fire and to identify salvageable heritage attributes that may be appropriate for reuse. The heritage attributes of the property are in **Appendix B**. Select photographs from the field review are included below as well as additional close-up photographs of the heritage attributes are in presented in **Appendix C** in the Salvage Record Form. Due to the fire, it was unsafe to enter the building, however the CHIA documents the interior of the building prior to the fire. The condition assessment by Sigmund Soudack & Associates Inc. (2024) provides photographs of the interior post-fire (**Appendix C**).

6.2 Queen Anne Building

The Subject Property consists of a two-and-a-half storey Queen Anne style building (**Photograph 1**). It exhibits many design details associated with the Queen Anne style, including its asymmetrical composition with its corner tower, offset front gable, hipped roof, pronounced window heads, decorative chimney pierced by a window, and the floriated and geometric motifs of terra cotta detailing. The building is constructed of red terra cotta brick with inlaid terra cotta elements throughout the south and east elevations. The concrete cornerstone² with terra cotta cladding includes the date of "1898" and a floral design. It is a rare example of a 19th century Queen Anne style house along King Street East. The building sits on rusticated stone foundation and has a brick water table above the foundation (i.e., **Photograph 2**). The top of the water table is capped with curved terra cotta pieces. The building has a seven-sided (heptagon) conical turret above the tower on the southeast corner of the building. Five of the sides face the exterior while two sides are interior.

6.2.1 South Elevation

The south elevation is the front of the building, facing King Street East. The elevation is constructed from red terra cotta brick in a running (stretcher) bond pattern. The brick on this elevation is notably in poor condition and has signs of water and fire damage (i.e., spalling) as well as mortar loss.

² Noted in the CHIA as moulded stone but close examination for this DSR shows it is concrete with terra cotta cladding. This indicates the stone was a later add-in.

The façade is asymmetrical, with the main entrance on the west part of the elevation. The main entrance features a transom light of stained glass that has the address number of "537". The entrance has a rusticated concrete lintel and step. Access to the entrance is up a concrete stairway. The east corner of the elevation is a two-and-a-half storey seven-sided corner tower with conical turret. The stone foundation is visible from the south elevation and has a rusticated face with the exception of a portion near the main entrance which may not have had the added decorative pattern since it was original hidden by the former verandah.

Along with the entrance, the first storey features four windows, one east of the entrance, and three on the heptagonal tower, one on each face. All four windows have pronounced rusticated concrete lintels and rusticated concrete sills. Close-up of the lintels and sills indicate that at some point the original stone lintels and sills were replaced, perhaps when the wood frames of the windows were replaced with vinyl (**Photograph 4**).

Smoke and fire damage can be seen on the rusticated concrete lintels above the first-floor windows. As noted in the CHIA, the windows were one-over-one vinyl frame windows but are not visible since they have been mothballed with plywood on the ground floor. Above the ground floor window lintels is a row of projecting decorative red terra cotta half-face headers. The header rows over each window are the same on the ground floor of the tower, each consisting of a row of approximately 17 pieces which appear *in situ* slightly scrolled. The half-face headers also show signs of fire damage. The concrete sills have a terra cotta aprons. There are approximately five panels per apron that are completed in a tulip-like pattern.

A concrete cornerstone with terra cotta cladding on the south face of the heptagonal tower between the foundation and window contains the year "1898", the year of construction. It appears the floral design and letters were added to the concrete. The cornerstone is noted in poor condition. The original number "8" is missing and has been replaced with a concrete number. The bottom portion of the cornerstone may have been repaired at some point, although there are cracks in concrete which perhaps indicates the cornerstone is load bearing. Since the field review for the CHIA, the cornerstone is now covered in graffiti.

A sign for the former business "Rebel's Rock Irish Pub" is located west of the heptagonal tower. Metal exterior lights are attached to the exterior of the elevation, with a total six lights across the first storey.

Between the first and second storey on the heptagonal tower are four decorative terra cotta panels (**Photograph 5**). All panels between the first and second storey of the tower have the same pattern and feature three Victorian quatrefoil panels with a scrolled border. The panel on the southeast face of the heptagonal tower is behind a metal sign advertising the former business. The terra cotta panels do not appear to be damaged by the fire.

The second storey features an oriel window over the western section of the building and three rectangular windows on the heptagonal tower. The oriel window is clad in green vinyl siding with three window openings. The central and east window are missing, with the west window a one-over-one sash

window in a vinyl frame. On either side of the oriel window are two decorative rows of projecting floral terra cotta motifs running horizontally the façade as a band course. To the west of the oriel window, each terra cotta course consists of two full and one half panels (2 ½ panels). To the east of the oriel window, each terra cotta course consists of four full and one three-quarters panels (4 ¾ panels). The terra cotta band courses do not appear to be damaged by the fire.

The second storey windows on each side of the heptagonal tower are one-over-one sash windows in vinyl frames with rusticated concrete lintels and sills. The concrete sills have a terra cotta aprons which, like the ground floor, have approximately five panels per apron that are completed in a tulip-like pattern. The second floor windows do not have the decorative projecting terra cotta half-face headers.

Between the second storey windows and the third storey (half storey) on the heptagonal tower are decorative terra cotta panels. Unlike the ground floor of the tower, there are two types of panels which alternate around the tower. Two of the terra cotta panels consist of four panels with lily-like flowers in circles with a pyramid border and the other two with flowers in squares and pyramid borders.

The three second storey windows on each side of the heptagonal tower are smaller than the other storeys of the tower with square one-over-one sash windows in vinyl frames. The windows on the heptagonal tower have rusticated concrete lintels and sills with a terra cotta apron below the sills. Unlike the aprons of the first and second storeys, the third storey windows feature aprons with approximately five panels but in a Victorian rope pattern as opposed to the tulip pattern.

The top half storey on the west side of the south elevation consists of a gable end over the west section of the building. The gable end has vinyl siding with a central sliding window in a vinyl frame. A projecting eave is located below the gable end which contours the oriel window. It has an aluminum soffit and asphalt shingles. The gable end has the same eaves and shingles above it.

The roof of the heptagonal tower has a steeply pitched turret, with black asphalt shingles and a decorative wood finial³ at the top of the turret. The tower has a projecting eaves with aluminum soffit.

In 2024, an engineering report on the building after a fire noted vertical cracks in the exterior brick and the separation of masonry that was most likely due to the heat of the fire (see **Appendix A**).

³ Appears to be painted wood, but the CHIA notes it as metal

Photograph 1: South Elevation (AECOM, October 2024)



Photograph 2: Red terra cotta brick with water table (AECOM, October 2024)



Photograph 3: Stone foundation with remnants of parging and paint (AECOM, October 2024)



Photograph 4: Example of concrete sill (AECOM, October 2024)



Photograph 5: Tower with terra cotta panels (AECOM, October 2024)



6.2.2 East Elevation

The east elevation of the building faces the vacant lot of 547 King Street East (**Photograph 6**). Like the front elevation, the façade is clad in terra cotta brick in a running stretcher bond pattern. The heptagonal tower is located on the south corner of the elevation which has been detailed in the description of the south elevation above.

In the centre of the east elevation is an exterior brick chimney breast. There is no chimney stack above the eaves and the top of the chimney has been covered by the roof. A small former picture window is located in the chimney with a rusticated concrete lintel and sill with terra cotta apron (**Photograph 7**). Picture windows in the exterior chimney are representative of the Queen Anne style. The apron includes 5 terra cotta panels of the tulip style. The window has a vinyl frame and is smaller than the original frame with vinyl siding filling the surround. Above the window are projecting half-face headers but these are different than those on the ground floor of the tower. Below the window is a large chalk board from when a restaurant patio was off the east elevation.

North of the chimney breast on the east elevation is a three-sided two-storey bay. Each of the three sides of the bay has a window on the first and second storeys, with the exception of the ground floor north side which has an entrance with a steel door. There are no longer steps to the door. The windows are one-over-one sash in vinyl frames all with rusticated concrete lintels and sills. With the exception of the north side of the bay, above the lintels on the first storey is a row of decorative projecting half-face

headers, which are slightly different than those on the tower. They consist of longer pieces with about 5 per header. They still appear to be scrolled like the south elevation (**Photograph 8**). Below the sills on both storeys is a terra cotta apron (**Photograph 8**). The first storey aprons consist of the five panels with the tulip pattern and the second storey also exhibits the same tulip pattern. Between the first and second storeys are three panelled terra cotta panels that are different from each other (**Photograph 8**). The southernmost panels consist of the same pattern as the panels on the north side of the tower between the first and second storeys. It consists of three panels of Victorian quatrefoils with leaves and a Victorian rope border. The northernmost panels consist of three individual panels, two of which exhibit Victorian quatrefoils with leaves, whereas the central panel features a pyramid pattern, and the group of three panels is surrounded by a pyramid border. The lack of terra cotta detailing on the north side of the bay may be due to the fact that side was not visible from King Street East.

On either side of the chimney there are two terra cotta band courses between the tower and the two-storey bay. The terra cotta courses are the same design as the south elevation. Left of the chimney each row has six full, one half, and one three-quarters panels (6, $\frac{1}{2}$, $\frac{3}{4}$ panels). To the right of the chimney breast on the top row there is one full panel and two halves (1, $\frac{1}{2}$, $\frac{1}{2}$, panels). The bottom row to the right of the chimney has one full panel, and two three quarter panels (1, $\frac{3}{4}$, $\frac{3}{4}$, panels).

North of the two-storey bay on the first storey is a small window with segmentally arched red brick voussoirs and rusticated concrete sill.

On the second storey, between the chimney and the two-storey bay is a sliding window. The window is in a vinyl frame with a rusticated concrete lintel and sill. Below the sill is a terra cotta apron with five panels of the tulip pattern indicating the window is original to the house.

The roof is hipped with a dormer and gable end on the east elevation. The gable end is over the two-storey bay and is covered in vinyl siding. It has an overhanging eave and an eave along the bottom of the gable end. The dormer is located south of the gable end and has a flat roof with vinyl siding. A single one-over-one sash window in a vinyl frame is the centre of the dormer. The roof of the building has an overhanging eave and has asphalt shingles covering the roof.

The north end of the elevation is a view of the rear two-storey frame addition. The addition shows evidence that it was built in stages, with an overhanging eave between the first and second storeys. The addition is clad in vinyl siding. A ground floor entrance which has been partially boarded with plywood is located on the north corner of the first storey. A one-over-one sash window is located on the second storey just below the roofline. Along the south corner of the addition is a metal chimney that rises along the entire elevation. The metal chimney exits the addition on the first storey. Below the metal chimney is an entrance to the basement which is no longer accessible and has been filled in with miscellaneous debris. The roof of the addition is flat with a wood railing.

In 2024, an engineering report on the building after a fire noted vertical cracks in the red brick and the separation of masonry that was most likely due to the heat of the fire (see **Appendix A**).

Photograph 6: View of east elevation of 537 King Street East (AECOM, October 2024)



Photograph 7: Chimney window with terra cotta projecting header and apron (AECOM, October 2024)



Photograph 8: Two-storey bay with terra cotta panels, headers and aprons (AECOM, October 2024)



6.2.3 West Elevation

The west elevation is obscured by the neighbouring property at 535 King Street East and given the proximity to the neighbouring building at 535 King Street East, it is difficult to take pictures. The elevation consists of a two-storey square bay and an external tall brick chimney (**Photograph 9** and **Photograph 14**). The eaves are projecting with an aluminum soffit. The roof above the bay includes a small dormer. The dormer is not visible from the ground level.

The west elevation had not been accessible during the field review for the CHIA. A wood gate provides access between the two buildings from King Street East and was unlocked by the landowner during the field review for this report.

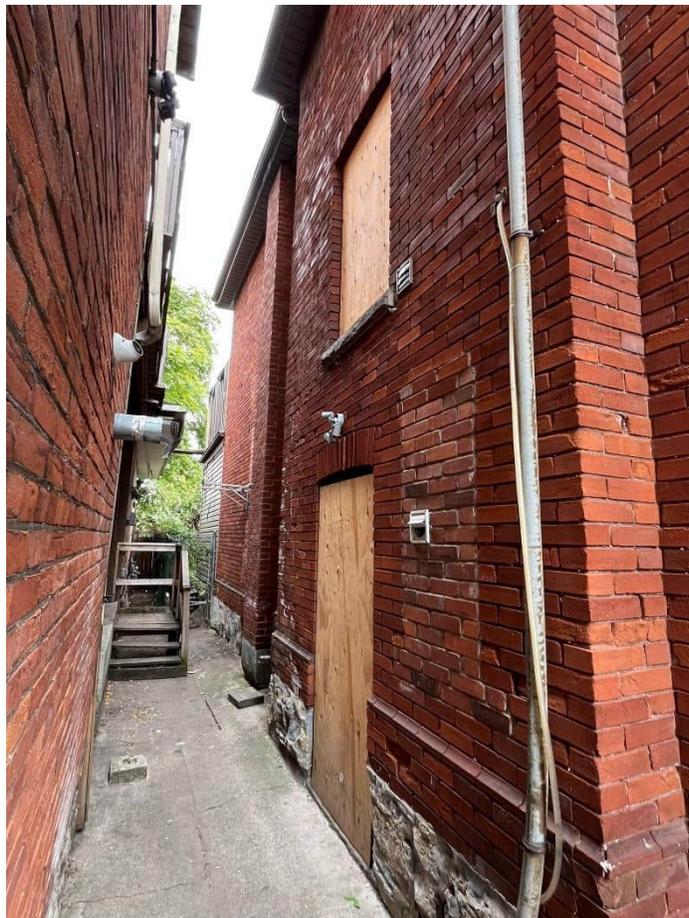
The stone foundation is in fair condition and has been parged (**Photograph 10**). There are two basement windows in a wood frame with brick voussoirs (**Photograph 11**). Three first storey windows have been filled in with red brick (i.e., **Photograph 9**). The remaining first storey openings consists of an entrance and a semi-circular decorative window (**Photograph 13**).

The entrance has a segmentally arched brick voussoirs. The entrance is boarded with plywood so no other details could be seen. The semi-circular (half-moon) window has a wood frame, brick voussoirs and stained glass. Below the window is a rusticated concrete sill.

The second storey of the elevation has two windows. One is a small rectangular aluminum window located to the north of the chimney. The window was a later add-in and does not include a rusticated concrete lintel or sill. The second window is in the second storey of the bay which has segmentally arched voussoirs and a rusticated concrete sill. Like the entrance below, the window has been boarded up with plywood.

As noted in the CHIA, there are no decorative terra cotta panels or details on the west elevation.

Photograph 9: View of east elevation of 537 King Street East (AECOM, October 2024)



Photograph 10: Rusticated stone foundation parged with concrete on west elevation (AECOM, October 2024)



Photograph 11: Basement window west elevation (AECOM, October 2024)



Photograph 12: West elevation, looking southeast (AECOM, October 2024)



Photograph 13: Semi-circular window with stained glass on west elevation (AECOM, October 2024)



Photograph 14: West elevation chimney (AECOM, October 2024)



6.2.4 North Elevation

The north elevation is accessed by a laneway behind the property. The north elevation has the two-storey frame addition that obscures the majority of the red brick building (**Photograph 15**). The addition covers the entire first storey and the eastern half of the second story of the brick house.

The addition is clad in vinyl siding with no windows or doors on the first storey, and a sliding window on the second storey in a vinyl frame. This window has been covered in plywood.

There is an entrance to the addition located on the east elevation. Concrete steps lead to the door. The steps have a rusticated concrete block foundation with a red brick surround. Since the CHIA, the red brick has been knocked down from the concrete foundation (**Photograph 16**).

An exhaust pipe exits out the first storey and runs up the elevation from the first storey. There is also a remnant of potentially a red brick chimney protruding from the first storey of the addition (**Photograph 17**).

The roof of the addition is flat with a wood railing along the roofline. The roof of the addition appears to serve as a patio, with access to it from a door in a dormer on the upper storey of the red brick building. The roof of the first storey on the west side of the elevation is a patio with a wood railing around the west

side and part of the north side. A wooden set of stairs runs from the first storey to the ground to allow access to the patio.

The west half of the second storey of the red brick building is not obscured by the addition. The façade is red brick with a door on the west side and a window on the east side. The door is in a metal frame and opens onto the patio of the addition. The window is in a vinyl frame. No decorative terra cotta panels are seen on the elevation.

The roof of the elevation is hipped with a central dormer. The dormer has a flat roof and is clad in vinyl siding. The dormer has a door on the east side that opens onto the second storey patio of the addition. A window is west of the door with an air conditioning unit underneath. The roof of the building is covered in asphalt shingles.

Photograph 15: View of the north elevation prior to the fire (AECOM, 2022)



Photograph 16: View of north elevation of 537 King Street East (AECOM, October 2024)



Photograph 17: Brick on the north elevation (AECOM, October 2024)



6.2.5 Interior Review

A review of the interior was conducted in 2022 as part of the CHIA and noted that the first storey and basement were used by the restaurant, with the upper storeys used as apartments. The interior review noted that the building was vacant, and that evidence of break-ins were seen. On April 8, 2024, a fire in the building resulted in damage to the interior walls, joists, and ceiling from fire and water. The fire was caused by trespassers on the property, as several were rescued during the fire (*The Hamilton Spectator*, April 8, 2024).

The post-fire condition assessment of the building revealed the significant amount of damage to the interior of the building, as well as noting the building was no longer structurally sound (see report and interior photos in **Appendix A**). The report highlighted the loss of internal walls on the first storey, water damage to the upper storeys, and the collapse in some sections of the roof from water. The report further highlighted the need for structural repairs to the walls and floors to secure the building. Due to the fire and safety concerns, the interior was not accessed for this DSR. As noted in the CHIA, there were no heritage attributes noted in the interior.

7. Artifact Curation and Reuse

7.1 Salvageable Heritage Material

The purpose of this section is to outline the process for the salvaging of heritage materials (i.e., heritage attributes) so that material may be incorporated in the design of the new development planned on the Subject Property. This section provides direction on salvage efforts, including requirements for contractors, special provisions to support demolition, and direction on the safe removal, cataloguing, and transportation of salvaged materials.

The retention of these items allows for their potential reuse in commemorative or interpretive constructs within the new development. Reuse of the material will communicate the CHVI of the demolished property. Salvage also allows for the reuse of high-quality items and materials, and the diversion of demolition waste from landfill. Based on the field review for this DSR and a review of the CHIA, **Table 1** identifies heritage attributes of the property that are salvageable for reuse and may be considered in the commemoration of the property (see **Section 8**). The quantity of salvageable heritage materials has been added, along with an update to the condition of the materials as visually documented during the site visit for this DSR. All salvageable heritage materials are located on the exterior of the building and no interior materials were identified in the CHIA.

Table 1: Recommended Salvageable Heritage Attributes of the Subject Property

| Heritage Attribute | Location | Recommended Quantity | Comments |
|-------------------------|----------------|---|---|
| Red brick (terra cotta) | West elevation | Large sample (two pallets with approximately 400 bricks each), including a sample of brick with a maker's mark if present | Due to the fire and water damage seen on the south and east elevations, it is recommended that the exterior brick for salvage is from the west elevation. Do not salvage spalling or damaged bricks from the fire as they are structurally unsound. |

| Heritage Attribute | Location | Recommended Quantity | Comments |
|--|---|---|---|
| Rusticated stone foundation | Exposed on south, east and west elevations | 0 | All elevations have been parged and/or covered in graffiti which have compromised the integrity of the stone for reuse. |
| Rusticated concrete lintels and sills | East elevation | Sample- 2 lintels and 2 sills | - |
| Terra cotta panels | On tower and east elevation on two-storey bay | All types of panels with borders (5 patterns) | - |
| Terra cotta band courses | South and east elevations | Full panels (12 south elevation and 14 on east elevation) | All panels have the same design. |
| Terra cotta half-face headers | East elevation above lintels | Sample - two types, for length of lintels | Headers on south elevation have fire damage. |
| Chimney terra cotta | East elevation | All 12 terra cotta caps on corbels | |
| Terra cotta aprons | South and east elevations- under window sills | Sample: Each type (Victorian rope pattern and tulip pattern- retain at minimum 10 pieces of each) | - |

| Heritage Attribute | Location | Recommended Quantity | Comments |
|--|-----------------|----------------------|--|
| Stained glass in transom with "537" | South elevation | 1 | Retain in interior wood frame. |
| Semi-circular (half-moon) stained glass | West elevation | 1 | Retain in wood frame. |
| Concrete cornerstone clad in terra cotta with "1898" and floral design | South elevation | 1 | Terra cotta cladding concrete. Currently covered in graffiti. Original terra cotta "8" is missing and have been reinstated in concrete. Signs of repair. Currently cracking. |
| Finial | Top of turret | 1 | Appears to be made of wood. |

7.2 Salvage Plan

7.2.1 Responsibility

A qualified heritage professional developed the salvage process in this report and drafted a Salvage Record Form. The Demolition Contractor will be responsible for the removal of all salvageable heritage materials identified in **Table 1**. The Demolition Contractor will also be responsible for ensuring the means and methods of all removals preserve the integrity of the material recommended for salvage and ensure they are marked for removal and temporarily safely stored.

AECOM recommends a Demolition Contractor with relevant, recent experience in salvage removal.

The Applicant will be responsible for the repair and/or restoration of the salvaged heritage material.

7.2.2 Salvage Record Form

The Salvage Record Form will serve as the primary means of identifying the heritage materials that were salvaged by the Demolition Contractor. AECOM has prepared the draft of the Salvage Record Form included in **Appendix C**. It is to be provided by the Applicant to the Demolition Contractor prior to

demolition. The Demolition Contractor will be responsible for filling out and updating the Salvage Record Form to completion.

The Salvage Record Form provides the following information:

- A description of the Subject Property, including its Municipal Address, general location, and PIN;
- Date(s) of demolition;
- A summary checklist of cultural heritage reporting completed;
- A list and photograph of expected heritage materials to salvage, indicating quantity, location, and a description;
- Summary of the survey of condition of each heritage attribute by AECOM;
- Record if the item was salvaged; and
- Notes section to provide rationale if an item could not be salvaged.

During the demolition process, the Demolition Contractor will complete and update the Salvage Record Form as required.

Once the salvage and demolition process is complete, the Salvage Record Form will be submitted by the Demolition Contractor to the City of Hamilton Heritage Planning Staff.

7.2.3 Preconditions Survey of the Heritage Features Recommended for Salvage

Once the pre-populated draft copy of the Salvage Record Form has been provided to the Demolition Contractor, the Demolition Contractor should complete a precondition survey of all the recommended heritage materials within the Salvage Record Form. This precondition survey takes place in advance of the demolition. The results of the precondition survey will be included in the Salvage Record Form.

The precondition survey will:

- Determine if the heritage materials recommended for salvage in the Salvage Record Form are, in the opinion of the Demolition Contractor, 'suitable for salvage', ensuring they are free from rot, corrosion, infestation, or deterioration, fire damage, etc. Provide a brief rationale if a material is not suitable for salvage in the "Notes" section;
- Identify and physically mark the heritage materials that will be salvaged prior to demolition; and
- Determine the proper method(s) for removal in order to minimize damage during removal.

7.2.4 Identifying Heritage Attributes for Salvage Prior to Demolition

During the precondition survey visit, the Demolition Contractor is required to mark these materials *in situ* in a manner that readily identifies them as materials intended for salvage. Clearly marking the heritage materials ensures they won't be accidentally impacted during the demolition process.

Recommended methods include marking with bright coloured masking/flagging tape or adhesive labels

identifying the item as 'for salvage'. Selected marking method should be removable and not cause damage.

7.2.5 Removal Plan and Preparation for Reuse

The Demolition Contractor will develop specific methodologies required for the removal of the heritage materials, which were confirmed as 'suitable for salvage' in the preconditions survey. The Demolition Contractor will also be responsible for all equipment/tools necessary to execute the removal of the heritage materials. The methodologies used for removal shall be suitable to permit removals in a manner that the identified materials will not be irreparably damaged in the process. Note, the removal of the heritage attributes should be completed by a contractor with demonstrated experience in the removal of historic masonry.

Table 2 below includes the list of proposed salvageable heritage attributes with additional information including potential removal methods recommended by AECOM's Conservation Specialist, and some recommendations on the preparation of the material for reuse to consider.

Table 2: Removal Methods and Preparation of Reuse

| Item | Recommended Removal Method | Preparation for Reuse |
|-----------------------|--|---|
| Exterior Brick | <ul style="list-style-type: none"> ▪ The recommended process for salvaging large quantities of brick is to collect intact brick following the demolition of the building with an excavator. ▪ Bricks can also be cut from a wall (either individually or as a group) using a hammer drill and a circular or reciprocating saw with a masonry blade. ▪ Examine brick for a maker's stamp (collect a sample if identified). | <p>The City of Hamilton Masonry Restoration Guidelines should be reviewed for any masonry repair (https://www.hamilton.ca/sites/default/files/2022-09/pedpolicies-masonry-restoration-guidelines.pdf).</p> <p>Salvaged exterior brick should be cleaned of any residual mortar where necessary before reuse.</p> <ul style="list-style-type: none"> ▪ Remove mortar from individual bricks using hand tools (i.e. hammer and a stone chisel or a flat bar). The use of power tools to remove mortar from individual bricks is generally not recommended. ▪ Note that lime-based mortar is much easier to remove than Portland cement. Do not salvage brick with Portland cement. <p>The following cleaning procedures for brick may be considered:</p> <ul style="list-style-type: none"> ▪ Determine if cleaning the masonry is appropriate. ▪ Clean by the gentlest means possible. <ul style="list-style-type: none"> ○ Water and a soft-bristle brush should first be used to clean surface dirt, debris or paint off the brick before any other methods are considered. <p>Cleaning procedures for the organic stained brick:</p> <ul style="list-style-type: none"> ▪ Water and a soft-bristle brush should first be used to clean dirt, debris or surface paint off of the terra cotta panels before any other methods are used. ▪ Organic solvents such as D2, can be used to remove dark stains. These solvents should be diluted before use on the brick and tested on a small, concealed area before being used on the rest of the brick. ▪ The solvent can then be carefully applied to the surface of the brick using a spray and gently brushed before being rinsed off completely. This process can be used a few times, provided that the organic solvent is not causing damage to the brick. |

| Item | Recommended Removal Method | Preparation for Reuse |
|---|--|--|
| <p>Exterior Terra Cotta panels and pieces</p> | <p>Prior to removal, the stabilization of structural components for the terra cotta panels/pieces (i.e. crack and patch fills or repairs) should be completed, where necessary, before removal is to take place to prevent further damage.</p> <p>The decorative terra cotta panels/pieces should be treated as a significant heritage material and be removed with hand tools during the soft-stripping process.</p> <ul style="list-style-type: none"> ▪ Decorative elements should be covered and braced using materials such as bubble wrap to prevent accidental damage during removal. ▪ If Portland cement is present, extra care should be taken, as damage to the panels can occur during removal. In this case, a masonry blade saw can be used to cut as close to the panel as possible and removed using hand tools. ▪ For the terra cotta panels, ensure that each is removed and stored with its panel set and respective border. Ensure that proper labelling is in place during the demolition process. | <p>The City of Hamilton Masonry Restoration Guidelines should be followed for any masonry repair (https://www.hamilton.ca/sites/default/files/2022-09/pedpolicies-masonry-restoration-guidelines.pdf).</p> <p>Following the removal of the terra cotta panels/pieces, cleaning of organic stains (i.e., carbon) may be required for reuse. Note, no graffiti was identified on the terra cotta panels, band courses, aprons, projecting headers, or chimney caps.</p> <p>Cleaning procedures for the organic stained terra cotta pieces:</p> <ul style="list-style-type: none"> ▪ Water and a soft-bristle brush should first be used to clean surface dirt, debris or surface paint off the terra cotta panels before any other methods are used. ▪ Masonry cleaning products such as D2, can be used to remove organic stains. These solvents should be diluted (40/60 ratio of solvent to water) before application. Prior to cleaning, the solution should first be tested on a concealed area to ensure that the cleaner has not caused damage to the piece, before being applied to the rest of the surface. ▪ The solvent can then be carefully applied to the surface using a spray, and gently scrubbed before being rinsed with water. This process may need to be repeated a few times, provided that the cleaning solution is not causing damage to the brick. |
| <p>Exterior Concrete - Terra Cotta Clad Concrete Cornerstone</p> | <p>It is recommended prior to removal, that the cornerstone be cleaned and be structural stable for removal (i.e., crack repairs)</p> <p>Cleaning procedures to remove graffiti-damaged cornerstone clad in terra cotta:</p> <ul style="list-style-type: none"> • Water and a soft-bristle natural or synthetic brush should first be used to clean surface dirt, debris or paint off the terra cotta pieces before any other | <p>The City of Hamilton Masonry Restoration Guidelines should be followed for any masonry repair (https://www.hamilton.ca/sites/default/files/2022-09/pedpolicies-masonry-restoration-guidelines.pdf).</p> <p>Following the removal of the cornerstone, consider replacement of the '8' on the date stone as well as the repairs of the lower portion of the cornerstone prior to reuse. This can be done through dutchman repairs completed by an experienced mason and overseen by a masonry conservator.</p> <ul style="list-style-type: none"> ▪ The use of epoxy is discouraged as it could be detrimental to the original material should future repairs be required. |

| Item | Recommended Removal Method | Preparation for Reuse |
|------|---|-----------------------|
| | <p>methods are used. The use of metallic brushes is not recommended.</p> <ul style="list-style-type: none"> • It is then recommended that a poultice be applied. <ul style="list-style-type: none"> ○ The poultice can include a combination of a diluted, acid-based solvent solution mixed with a medium such as whiting compound, chalk, or clay (Weaver, 1995). ○ Do not directly apply the solvent or compound to the surface, as it may cause discoloring or damage to the stone. ○ Prior to application of the poultice, it should first be tested on a concealed area, to ensure that the poultice has not caused damage to the piece, before being applied on the rest of the surface. ○ Ensure that proper safety procedures listed on the material's Material Safety Data Sheet are being followed when handling the poultice. • After the poultice has been applied, cover the area with a plastic sheet or tarp and allow to dry. This prevents premature evaporation of the solvent in the poultice. Monitor the area closely for changes in discoloration in the surrounding area. • After the poultice has dried completely, gently scrape off using a cloth, and wood or plastic tools. Do not use metal tools as there is a risk of damaging the stone surface. Once fully wiped off, gently rinse the surface with water. • Once rinsed off, allow the cornerstone to fully dry before assessing it to determine if further cleaning is required. The cleaning process may need to be repeated several times before the stain is completely removed, depending on the severity. | |

| Item | Recommended Removal Method | Preparation for Reuse |
|------|---|-----------------------|
| | <p>Following cleaning procedures, crack repairs can begin. These should be done to properly stabilize the cornerstone prior to its removal. Crack repair procedures are as follows:</p> <ul style="list-style-type: none"> ▪ Two grout mixtures should be prepared: one for the terra cotta, and one for the concrete. The ratio of the mixture should be determined by an experienced masonry conservator with prior experience. These will be mixed with water before use. <ul style="list-style-type: none"> ○ The terra cotta grout mixture should include Natural Hydraulic Lime (NHL 5), terra cotta dust, and casein. ○ The concrete mixture should include Natural Hydraulic Lime (NHL 5), and pigments to match the color of the areas. ▪ Prior to the grout injection, the terra cotta or concrete should be dampened with a sponge or spray bottle. ▪ A grout mixture is then injected into the crack using a syringe and needle or other fine tools (clay modelling tools work well for this process). This process should be done slowly and be allowed to settle into the cracks before adding more. Be careful to not press the syringe too quickly or forcefully as doing so could cause the mixture to pool onto the surface. ▪ Cover the date stone with a plastic tarp or cover and a damp sponge. If possible, label the date of work on the cover. ▪ Allow the grout mixture to dry fully. ▪ Monitor the repairs closely and add more grout mixture where needed, repeating the process above. Depending on the depth and size of the | |

| Item | Recommended Removal Method | Preparation for Reuse |
|---|--|---|
| | <p>crack, this process may need to be repeated multiple times.</p> <ul style="list-style-type: none"> ▪ Allow for the grout mixture to fully dry before full removal. Ensure that a masonry conservator has evaluated and approved the quality of the repair before removal. | |
| <p>Exterior Concrete Lintels & Sills</p> | <ul style="list-style-type: none"> ▪ Concrete lintels and sills can be removed using hand tools (window pry bars, hammers and chisels) and power tools (grinder with masonry blade, hammer drills). ▪ Power tools should be used to cut out the mortar joints before using the hammer drills and hand tools to carefully remove stonework. <p>Power tools such as a hammer drill should only be used if the heritage professional has determined their condition to be stable enough that their use will not cause further damage.</p> | <p>Following removal, cleaning procedures outlined in 'Exterior Terra cotta panels and pieces' regarding organic staining can take place as needed.</p> |
| <p>Stained Glass Windows</p> | <ul style="list-style-type: none"> ▪ Generally, the stained glass window should be removed in its wooden frame, if possible. <ul style="list-style-type: none"> ○ Use a box cutter, pocket knife, or chisel to carefully remove any sealant, caulking, or paint that is covering the window to its casing. ○ Then, using a pry bar, gently remove the exterior and interior trim or casing that may be covering the window stops. Remove any hardware, such as nails, using the edge of a pry bar or with pliers if available. ○ Remove the window jambs using the same process detailed above. | <p>Other things of note:</p> <ul style="list-style-type: none"> ▪ Do not use tape to secure painted glass panels, as there is a risk of damage to the painted surface. ▪ Painter's tape can be used to temporarily secure cracked, unpainted panels, but should be removed as soon as possible, as it can leave residue on glass and lead came that can be difficult to remove if left on for long periods of time. ▪ Always store windows vertically and never horizontally. (This also applies when moving a window). Place the window in a secured storage box labelled "Fragile" when not working or being stored. ▪ Never leave a window or tools out on a work surface near the window unless you are actively working on it. |

| Item | Recommended Removal Method | Preparation for Reuse |
|------|--|-----------------------|
| | <ul style="list-style-type: none">○ Gently remove the window in one piece by gently pressing it in one direction. This can be done by pushing onto the wood frame. Do not press onto the glass or lead directly. Ensure that at least one other person is behind the window and is ready to retrieve the panel should it fall. | |

7.2.6 Considerations Prior to Demolition

7.2.6.1 Site Preparation for Salvage and Storage

To prepare the building located within the Subject Property for salvage and demolition work, the Demolition Contractor shall follow standard procedures to prepare the property for demolition. To allow for efficiency in the salvage process, a location should be established on-site for the preparation and processing of removed heritage materials, including, if required, facilities for removing mortar from brick, places for packaging and temporary on-site storage of salvaged material. The salvage area should be clearly identified on-site and identified as a “no-go zone” during demolition.

All heritage materials should be stored in a way that will not cause damage to the item. Wherever possible, the movement of material should be minimized, as it is preferable to handle or transport material as few times as possible.

In general, materials should be stored in a dry location, off the ground, covered and not exposed to the elements. It is recommended a storage container is moved on-site to provide the space for the preparation and storage of heritage material in the interim prior to its reuse.

7.2.7 Demolition Process and Storage Plan

7.2.7.1 Demolition Process

The Demolition Contractor is responsible for determining the demolition process which may be guided by the recommended removal techniques in this DSR. The following provides an example of how the demolition and salvage process should unfold.

The salvage process can be broken up into two components: the soft-strip phase and hard-strip demolition phase. The typical demolition/salvage process follows a “last on, first off” process, roughly following the reverse of the process in which the building was originally constructed.

Following the preconditions survey, the soft-stripping phase, which is the first phase of the salvage and demolition process, should begin. Soft-stripping refers to the removal of non-structural elements from the property. This phase occurs prior to demolition of the structure taking place. On the Subject Property, soft-stripping would include the terra cotta panels/pieces and stained glass windows.

The hard-strip demolition phase refers to the removal of structural elements from the property and is undertaken immediately prior to, and/or during demolition of the structure. Salvageable heritage materials on the Subject Property from the hard-strip demolition phase would include exterior brick and concrete.

7.2.8 Damaged Materials

Although every effort should be undertaken to ensure that salvaged heritage materials are not damaged during the removals process, it is expected and understood that some materials may not be able to be removed without causing irreparable damage or may have become damaged prior to the removals process. As noted in **Section 6** and in **Appendix A**, the building has suffered fire damage with spalling and mortar separation on the exterior bricks due to heat and water damage. It is expected that bricks, and potentially other heritage materials will be damaged.

In this situation, a description of the damage that has occurred, or rationale for why the material cannot be removed without causing further damage should be recorded in the 'Notes' section of the Salvage Record Form as appropriate. A description of required repair, if applicable, shall be noted in the Salvage Record Form. Materials determined to be damaged beyond repair should be earmarked for disposal.

There is the potential for hazardous materials to be present. Buildings constructed prior to the late 1970s are likely to contain hazardous materials such as Lead-Based Paint (LBP) and asbestos-based materials. If a specific heritage material is determined by a Designated Substance and Hazardous Material Survey (DSHMS) to contain a known hazardous material, appropriate abatement procedures shall be undertaken prior to its removal from the property, or it may be deemed unsuitable for salvage and the Salvage Record Form should be updated accordingly. The Demolition Contractor may review a DSHMS and determine some material is not suitable for salvage. If recommended material for salvage is deemed hazardous, then the Demolition Contractor will update the Salvage Record Form accordingly. Materials should only be salvaged if it is determined by the Demolition Contractor to be suitable for re-use.

8. Commemoration Options

The applicant has agreed to utilize the salvaged heritage attributes from 537 King Street East in the new development occurring at 537-563 King Street East. Therefore, this DSR includes commemoration options that can be incorporated into the new development. It is the responsibility of the property owner to determine the desired commemoration option and implement the commemoration option on the Subject Property. The applicant should consult with the City of Hamilton Heritage Planning Staff on the preferred commemoration option(s). The commemoration options are samples of possible commemorative features using the salvageable heritage materials.

8.1 Lobby Display Wall

Suitable salvaged heritage attributes can evoke memory and conserve the story of a place. The salvaged brick from the exterior of the building can be used to create an artifact feature wall within the public lobby of the new structure (e.g. **Image 3** and **Image 4**). The feature wall should include a replication of the decorative exterior chimney on the east elevation of the building, including the appearance of the chimney window. A decorative chimney pierced by a window is very characteristic of the Queen Anne (American Stick) style (Blumenson, 1990:105). Use photographic documentation in this DSR to create a new chimney feature in the lobby wall. The replication should be compatible in design with the Queen Anne style.

A salvaged rusticated concrete lintel and sill can be used to recreate the window opening in the chimney. Above the lintel, salvaged terra cotta brick headers should be installed. Below the sills, a terra cotta apron should be installed. The corbelling of the chimney will be replicated and should include the salvaged terra cotta caps. An electric fireplace could be installed either within or below the window opening in the replicated chimney to create a dynamic feature in the lobby wall.

The terra cotta panels of the four various patterns should be incorporated into the lobby wall, recreating the exterior wall of the building. The lobby wall should include two terra cotta band courses using the salvaged panels with a projecting motif of grape leaves with decorative grapes. The cornerstone can also be included into the wall.

Lastly, the stained glass windows could also be incorporated into the wall with lighting to illuminate the window from behind. Around the windows, other salvaged heritage attributes may be used to frame the windows.

Image 3: Example of lobby wall using reclaimed buff brick, West Perth Municipal Office



Image 4: Example of an artifact display wall, Ireland



8.2 Public Open Space

8.2.1 Brick Seat Wall

A seat wall can be located within the Subject Property if there is an outdoor amenity space (e.g., **Image 5**). This commemoration option would see that the seat wall is designed to incorporate salvaged material. Salvage terra cotta could be incorporated into a concrete seat wall. Salvaged brick could clad the seat wall. The brick should be applied with an appropriate protective coating to protect the brick features from deterioration and vandalism.

Image 5: Example of seat wall made from concrete, London, Ontario



8.2.2 Commemorative Cairn

Commemorative cairns are markers or monuments made of piled stones or bricks solidified by the use of concrete. A commemorative cairn could be a centerpiece in an outdoor amenity space. Cairns are more of a landmark feature but can be combined with a plaque or storyboard to provide an interpretation of the cairn. Cairns vary in size, shape, material and construction method (see **Image 6**). The cairn can be constructed or clad in salvaged heritage material, such as the brick from the Subject Property, which provides an opportunity to construct a tangible memorial from the remnants of a structure. The terra cotta date stone and decorative panels can be incorporated into the sides of the cairn to create a commemorative and decorative public display.

Image 6: Example brick cairn with date stone, City of Brampton, Ontario



8.3 Storyboards

As mentioned above, storyboards or interpretative signage, can be used in an indoor or outdoor space, alongside or within a commemorative feature. Storyboards provide opportunity to explore more in depth discussions and allow for pictures to be presented to further help explain the significance of the property's features in commemoration. Storyboards are varied in styles and size and are better suited for commemorating features where public engagement is desired. The variety in design of storyboards can provide more options than plaques as they can feature images and text. They can be standalone features, or part of other commemorative options including walls, cairns, or seats. Historical maps such as Fire Insurance Plans can be used to create the background for storyboards.

Image 7: Examples of storyboards



Low-profile storyboard, City of Mississauga, Ontario Upright storyboard in outdoor exhibit, City of Paris, France

8.4 Metal Plaques

This commemoration option is to incorporate a metal plaque in the new development. The plaque will memorialize and remember building located at 537 King Street East. The plaque should contain, at minimum, the address of the building and its date of construction (e.g., 537 King Street East, Built 1898). The plaque may also contain an etched outline of the building which would commemorative the design value of the Queen Anne style. The plaque may be incorporated into the lobby wall if the cornerstone was not salvageable.

Image 8: Examples of a commemorative plaques



9. Recommendations

The following recommendations have been made based on the investigation of the existing building at 537 King Street East:

1. As recommended in the Terms of Reference for Documentation and Salvage Reports, this report should be submitted to the Cultural Heritage Planning Staff at the City of Hamilton for review, and upon approval, the final version shall be distributed by the applicant to the Heritage and Urban Design Section, and the Hamilton Public Library, Special Collections;
2. The recommended salvage of heritage attributes of the building including the existing terra cotta detailing, stained glass windows, terra cotta brick, rusticated concrete lintels and sills should be salvaged as outlined in **Section 7.1** of this DSR prior to demolition of the existing building; and
3. Opportunities for the long-term conservation and interpretation of the salvaged material on-site in the new development proposed in **Section 8** of this report should be explored.

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Appendix A

Review of Existing Structure 537 King Street East, Hamilton, Ontario (Sigmund Soudack & Associates Inc., 2024)



1220 Sheppard Ave. E.
Suite 402
Toronto, ON M2K 2S5
CONSULTING STRUCTURAL ENGINEERS
Giving Shape to Your Designs

May 29, 2024

Project No.: 2024-125

Lionheart Developments
468 Melanie Crescent
Ancaster, Ontario
L9G 4B8

Attention: Mr. Benjamin Julius

Re: *Review of Existing Structure*
537 King Street East, Hamilton, Ontario

We are writing in regard to the present condition of the existing structure at this site. In this regard a site visit was performed by Mr. Ed Brencis, P. Eng. with Sigmund Soudack & Associates Inc., on May 6, 2024.

The building is a three level structure with a one level basement level (refer to photograph numbered 1). The original structure is the front part of the building. A rear addition has previously been constructed (refer to photograph numbered 2). We understand that this building has been vacant for several years and the existing mechanical and electrical systems have been removed by scrap metal collectors, rendering the interior space as uninhabitable (no heat, electricity or plumbing). Recently a fire occurred on the main floor of this structure.

Based on our site review, we understand that the structure was built using the following components:

- Cast in place concrete floor slab on grade.
- Concrete stone (original) and block (addition) foundation walls. Interior basement support consisted of steel beams on steel/wood posts.
- The structural frame is interior wood stud walls and some steel posts/wood beams with two courses of brick forming the exterior masonry walls.
- Wood joist floors with saw lumber.
- The roof is wood joists and wood plank decking supporting the roofing materials.

The following summarizes the damages/deterioration observed during this visit:

- The main floor walls were damaged/removed due to the fire (refer to photograph numbered 3).
- The joists forming the second floor had been severely damaged due to the fire and had lost their structural integrity (refer to photographs numbered 4 to 6).
- Piles of abandoned belongings on the second and third floors (refer to photographs numbered 7 and 8).
- Partial collapse of the third-floor ceiling due to water ingress (refer to photograph numbered 9).
- Vertical cracks and separation of masonry occurred on the front and east faces of the building, likely due to expansion from the heat of the fire (refer to photographs numbered 10 and 11).
- Deterioration of unit masonry due to cycles of freezing and thawing (refer to photographs numbered 12 and 13).

The deterioration now present would require the following works to be completed:

1. Installation of shoring for all levels of wood floors and the roof structure due to the deterioration in the masonry walls.

Project No. 2024-129
537 King Street East, Hamilton

Building Condition Review

2. Installation of diagonal bracing and vertical steel elements to halt the separation of the south and east walls from the building.
3. Installation of shoring to support the second and third floor structures at the location of the fire (structurally unsound joists and wood beam supporting elements).

The concern is that the structure is presently unsound and any movement/vibration that would occur during any one of the above required remedial items may cause the collapse of the structure during the work.

Considering the items in greater detail:

1. The installation of shoring requires workers to access all levels. This type of installation is normally done bottom up. However, installing shoring to support the main floor may lift the floor joists enough to lose the friction that is holding the walls in place and the walls could collapse while the workers are in the building. This also applies to the second and third floors.
2. Vertical steel elements would be required on the exterior faces of the wall. This would require the drilling of holes and through bolting to secure the vertical steel elements. There is a potential that the wall would collapse during this operation. With no through bolting then diagonal frames would be required on the interior, which cannot be installed without shoring the floors (item 1).
3. This shoring requires workers to access the basement. However, installing shoring to support the beams may lift the beams and/or floor joists enough to lose the friction that is holding the walls in place and the walls could collapse while the workers are in the building.

The issue is that each of the items above are required to be completed to support the structure but any attempts to complete one item without the others being done would be unsafe.

In addition, it is highly likely that mold is present within the building (due to the abandoned belongings, collapsed section of ceiling due to water, and the absence of heating allowing condensation to develop). Therefore, any interior work would require mold remediation prior to carrying out structural repairs, which is not safe to complete without the structural repairs.

We are of the opinion that it is unsafe to complete the required temporary support work or mold remediation work. Therefore, we recommend that the structure be demolished as a matter of urgency before further deterioration occurs and the structure collapses in an uncontrolled matter.

The demolition work should be carried out by means of equipment that can lift building components from the top down to ensure no workers are present in the zone of the exterior walls should portions collapse.

Should you have any questions, or require any additional information, please contact the undersigned.

Yours truly,

SIGMUND SOUDACK & ASSOCIATES INC.



Ed Brencis, P.Eng.

EB:ms

New-24\Lionheart Dev.\2024-129\Review Letter May 29, 2024 537 King St E Hamilton



PHOTO NUMBER: 1 Front (south) face of building

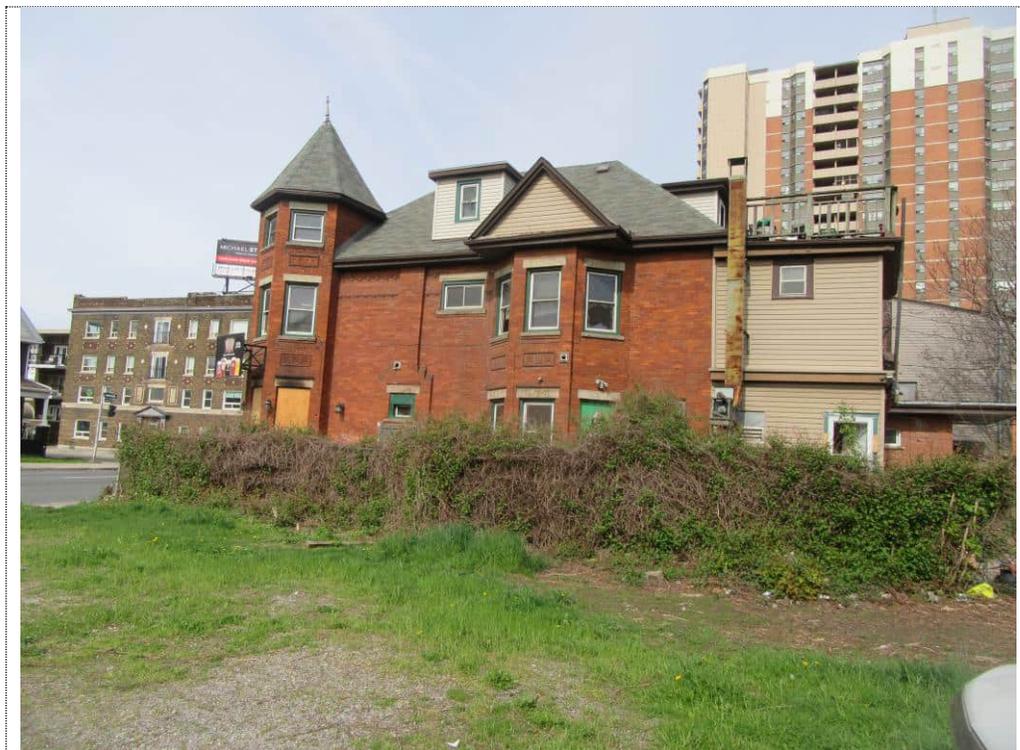


PHOTO NUMBER: 2 Side (east) face of building
Note: Rear extension



PHOTO NUMBER: 3 Interior of main floor of building
Note: Area of absent/burnt interior walls, exposed masonry.



PHOTO NUMBER: 4 Interior of main floor of building (underside of second floor).
Note: Area of absent/burnt interior walls, exposed masonry, burnt floor joists.



PHOTO NUMBER: 5 Interior of main floor of building (underside of second floor).
Note: Area of burnt floor joists, burnt framing walls.



PHOTO NUMBER: 6 Interior of main floor of building (underside of second floor).
Note: Area of burnt floor joists, burnt framing walls.



PHOTO NUMBER: 7 Typical conditions of second floor

Note: Abandoned belongings, moisture stains on walls



PHOTO NUMBER: 8 Typical conditions of second floor

Note: Abandoned belongings, moisture stains on walls



PHOTO NUMBER: 9 Ceiling of third floor

Note: Area of collapsed ceiling



PHOTO NUMBER 10: Exterior of east face of building

Note: Separation of masonry at corner



PHOTO NUMBER 11: Exterior of southeast corner of building

Note: Separation of masonry at corner



PHOTO NUMBER 12: Exterior of west face of building

Note: Areas of deteriorated masonry



PHOTO NUMBER 13: Exterior of west face of building

Note: Areas of deteriorated masonry



Appendix B

**Draft Statement of Significance (AECOM,
2022)**

Draft Statement of Significant – 537 King Street East (AECOM, 2022. Cultural Heritage Impact Assessment: 537-563 King Street East)

The property at 537 King Street East was determined to meet the criteria of Ontario Regulation 9/06 and the City Framework, and is therefore Eligible for designation under Park IV of the *Ontario Heritage Act*, for its design and contextual value

Description of Property

The property located at 537 King Street East consists of a two-and-a-half storey Queen Anne Revival style mixed-use building located on the north side of King Street East between Tisdale Street North and Steven Street. The property is located at the east end of Hamilton within the Landsdale established historical neighbourhood and is included in the King Street East streetscape, a cultural heritage landscape.

Cultural Heritage Value

The building located within 537 King Street East has design value as a representative example of a two-and-a-half storey red brick Queen Anne Revival style building. It is also a rare example of a late-19th century Queen Anne style residence in this section of King Street East between Westworth and Tisdale streets and within the Landsdale historical neighbourhood.

537 King Street East was originally constructed as a private residence in 1898 by builder Thomas Lovejoy and was converted for commercial and residential use beginning in 1910. Between 2002 and 2021, the ground floor of the house was used as the Rebel's Rock Irish Pub.

The building at 537 King Street East features a hipped roof with three dormers and a front gable with a window. It exhibits many design elements associated with the Queen Anne style, including a two-and-a-half storey seven-sided corner tower with a conical turret with a steeply-pitched roof and decorative metal finial at the top of the turret. The south (front) façade of the house faces King Street East and is asymmetrical in design. The second storey of the front façade has an oriel style window beneath a gable, and an offset front entranceway. The front entrance contains a transom light with a stained glass insert bearing the address number of "537". The south and east elevations feature decorative brick and terra-cotta detailing including rosette details above some windows, decorative banding below the eaves, and a cornerstone dating the house to 1898. The east includes a two-storey bay window beneath a gable. Most exterior windows on the brick portions of the house feature rusticated stone lintels and sills.

Contextually, the property contributes to the streetscape of the King Street East cultural heritage landscape.

Heritage Attributes

Exterior heritage attributes, all elevations:

- Form, scale and massing of the 1898 two-and-a-half storey Queen Anne Revival style building
- Red brick construction
- Rusticated stone foundation
- Rectangular shaped windows and fenestration

- Unpainted rusticated lintels and sills with decorative brick above the lintels and below the sills
- Terra-cotta decorative panels and banding, including rosettes
- Hipped roof with flat roofed dormers

Exterior heritage attributes, south elevation:

- Stained glass transom light with "537" detail visible from the interior and exterior
- Two-and-a-half storey seven-sided tower with conical turret with decorative metal finial at the top of the turret
- Front gable with window
- Oriel window
- Moulded stone clad in terra-cotta with "1898" and floral design

Exterior heritage attributes, east elevation:

- Two-storey Bay window with plain gable
- Chimney breast below the eaves with a window, including its rusticated stone lintel and decorative brick header

Exterior heritage attributes, west elevation:

- Ground floor rounded-arched window (half circle) with brick voussoirs and stone lintel



Appendix C

Draft Salvage Record Form

Salvage Record Form

537 King Street East, Hamilton LRT

| | | | | | | |
|--------------------------------------|--|---|--|---|---------------------|------------------------|
| Municipal Address: | 537 King Street East | Cultural Heritage Reporting Completed? | Report Name | Yes or No | Completed By | Date |
| Date of Preconditions Survey: | October 10, 2024 | | Cultural Heritage Impact Assessment (HIA) | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | AECOM | October 10, 2022 |
| | 171790149 | | | | | |
| Survey Recorder: | Tara Jenkins | | Documentation and Salvage Report (DSR) | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | AECOM | Draft October 21, 2024 |
| Date(s) of Demolition: | TBD | | | | | |
| General Property Location: | North side King St. E., beside Tisdale St. N. and Steven St. | | | | | |

| Feature | Expected Quantity to Salvage, Location and Description | Condition (Poor, Fair, Good) | Photographs | Suitable for Salvage (Yes/No) | Results of Removal (Salvaged /Not Salvaged) |
|--|--|------------------------------|---|-------------------------------|---|
| Red Brick | <p>Quantity: Sample to cover a lobby feature wall (estimate 2 pallets with approximately 400 bricks), including a sample of brick with maker's marks if present</p> <p>Location: West elevation</p> <p>Description: Terra cotta brick</p> | Fair |  | | |
| Rusticated concrete lintels and sills | <p>Quantity: 2 lintels and 2 sills</p> <p>Location: Upper tower south elevation or east elevation (with no fire damage)</p> <p>Description: Rusticated concrete lintels and sills located above and below windows.</p> | Good |  | | |

Salvage Record Form

537 King Street East, Hamilton LRT

| Feature | Expected Quantity to Salvage, Location and Description | Condition (Poor, Fair, Good) | Photographs | Suitable for Salvage (Yes/No) | Results of Removal (Salvaged /Not Salvaged) |
|----------------------------------|--|------------------------------|-------------|-------------------------------|---|
| <p>Terra cotta panels</p> | <p>Quantity: All four types of panels and three types of borders</p> <p>Location: On tower and east elevation bay</p> <p>Description:</p> <ul style="list-style-type: none"> - Three panels with Victorian quatrefoils and leaves in squares with scrolled border - Four panels with lily-like flowers in circles with pyramid border - Four panels with flowers in squares and pyramid border - Three panels with Victorian quatrefoils and leaves in squares with Victorian rope border - Three panels, two of which with Victorian quatrefoils and leaves, and one (the central panel) with a pyramid design with Victorian rope border | <p>Good</p> | | | |

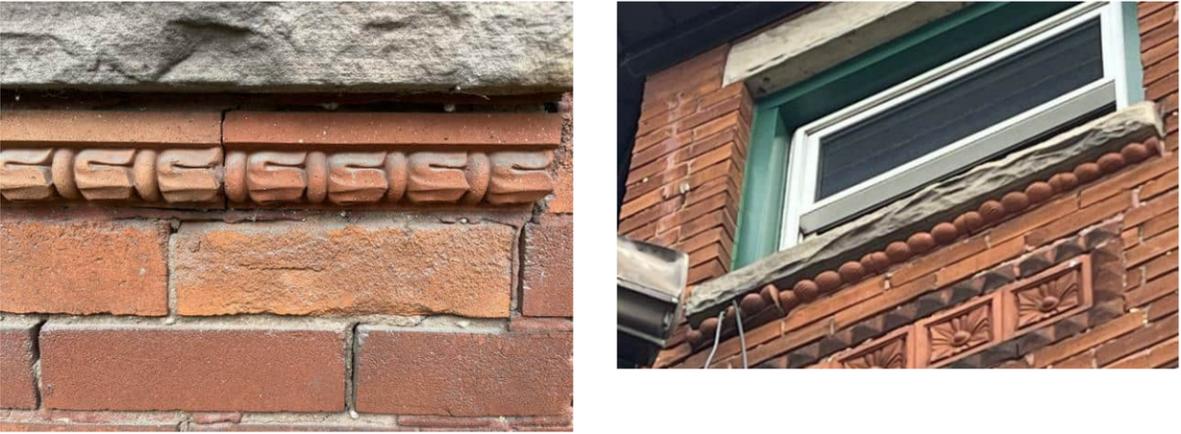
Salvage Record Form

537 King Street East, Hamilton LRT

| Feature | Expected Quantity to Salvage, Location and Description | Condition (Poor, Fair, Good) | Photographs | | Suitable for Salvage (Yes/No) | Results of Removal (Salvaged /Not Salvaged) |
|--------------------------------------|--|------------------------------|---|--|-------------------------------|---|
| Terra cotta band courses | <p>Quantity: Full panels only, 12 full panels on the south elevation and 14 on the east elevation</p> <p>Location: South elevation and east elevation</p> <p>Description: Projecting terra cotta with a leaves and fruit motif, believed to exhibit grape leaves and decorative grapes.</p> | <p>Good</p> |  | | | |
| Terra cotta half-face headers | <p>Quantity: Sample of each header type for the length of the lintels approximately 17 pieces of each type</p> <p>Location: East elevation</p> <p>Description: Terra cotta – small narrow pieces make up the header.</p> | <p>Good</p> |  | | | |
| Chimney terra cotta caps | <p>Quantity: All 12</p> <p>Location: East elevation, on chimney breast</p> <p>Description: Terra cotta caps on the chimney corbelling</p> | <p>Good</p> |  | | | |

Salvage Record Form

537 King Street East, Hamilton LRT

| Feature | Expected Quantity to Salvage, Location and Description | Condition (Poor, Fair, Good) | Photographs | Suitable for Salvage (Yes/No) | Results of Removal (Salvaged /Not Salvaged) |
|---|---|---|---|-------------------------------|---|
| Terra cotta aprons | <p>Quantity: Sample (10 panels of each type)</p> <p>Location: Below each window sill</p> <p>Description: Tulip pattern and Victorian rope pattern, made of terra cotta. Windows have about 5 panels per apron.</p> | <p>Good</p> |  | | |
| Semi-circular stained glass window | <p>Quantity: 1</p> <p>Location: West elevation</p> <p>Description: Stained glass in wood frame</p> | <p>Glass- Good Wood frame- Fair</p> |  | | |
| Concrete cornerstone clad in terra cotta with "1898" and floral design | <p>Quantity: 1</p> <p>Location: South elevation</p> <p>Description: Concrete with terra cotta cladding</p> | <p>Poor</p> |  | | |

Salvage Record Form

537 King Street East, Hamilton LRT

| Feature | Expected Quantity to Salvage, Location and Description | Condition (Poor, Fair, Good) | Photographs | Suitable for Salvage (Yes/No) | Results of Removal (Salvaged /Not Salvaged) |
|---|---|------------------------------|--|-------------------------------|---|
| <p>Finial</p> | <p>Quantity: 1</p> <p>Location: Top of turret</p> <p>Description: Appears to be wood.</p> | <p>Fair</p> |  | | |
| <p>Stained glass in transom with "537"</p> | <p>Quantity: 1</p> <p>Location: South elevation</p> <p>Description: In main entrance transom. Appears to be a wood interior frame within the recessed aluminum surround.</p> | <p>Good</p> |  | | |

Notes (including non-salvaged items)



Appendix D

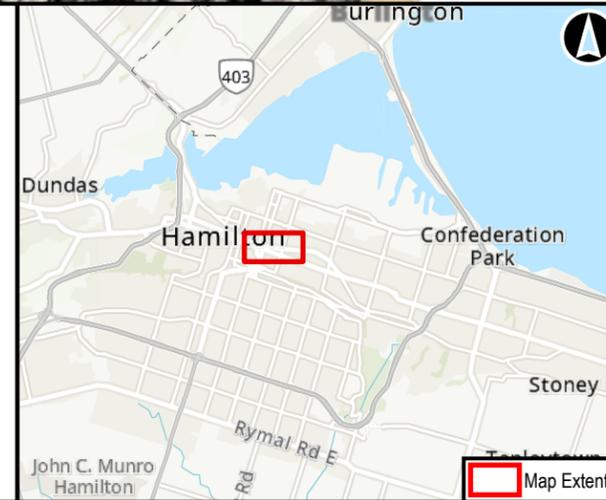
Mapping





Legend

 Subject Property



**Cultural Heritage Evaluation Report:
537 King Street East, Hamilton, Ontario**

Subject Property on
1850 Smith Map

0 100 200 300
m
WGS 1984 UTM Zone 17N

Data Sources:

AECOM

| | | |
|------------|---------|------------------|
| Oct, 2024 | 1:5,000 | Figure: 3 |
| P:60702050 | Rev:00 | |

Map Extents

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Date Saved: 10/22/2024 2:33 PM User: michael.w.collins



Source: Surtees, Robert, 1859, Map of the County of Wentworth, Canada West. Hamilton: Hardy Gregory Lithographer & Engraver

Legend

 Subject Property



**Cultural Heritage Evaluation Report:
537 King Street East, Hamilton, Ontario**

Subject Property on the
1859 Surtees Map



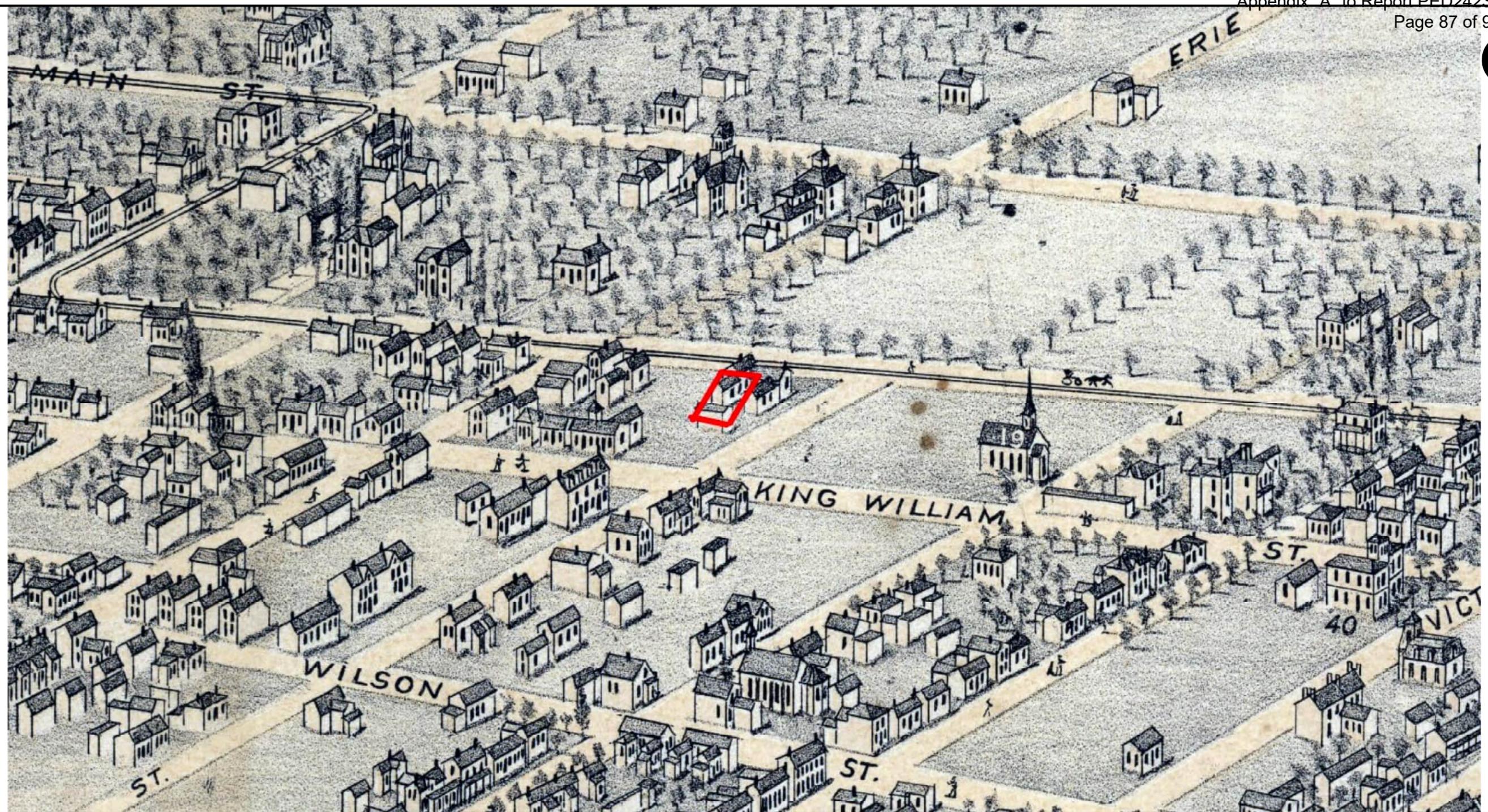
NAD 1983 UTM Zone 17N

Data Sources:



Oct, 2024 1:12,500
P: 60660668 Rev:00

Figure: 4



Legend

 Subject Property



**Cultural Heritage Evaluation Report:
537 King Street East, Hamilton, Ontario**

Subject Property on
1876 Birds Eye View

Data Sources:



Oct, 2024

P: 60660668

Rev:00

Figure: 6

 Map Extents



Legend

 Subject Property



**Cultural Heritage Evaluation Report:
537 King Street East, Hamilton, Ontario**

Subject Property on
1893 Birds Eye View

Data Sources:

AECOM

Oct, 2024

P: 60660668

Rev:00

Figure: 7



Source: Charles E Goad, 1911. Hamilton Fire Insurance Plan Extension. Sheet 213. Hamilton. Accessed at Archives and Special Collections at McMaster University, Hamilton

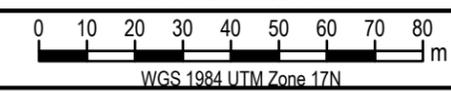
Legend

 Subject Property



**Cultural Heritage Evaluation Report:
537 King Street East, Hamilton, Ontario**

**Subject Property on 1911
Fire Insurance Plan**



Data Sources:



Oct, 2024
P:60702050

1:1,500
Rev:00

Figure: 8

Project Location: D:\Projects\606060606060-CAD_CIS\10214231 (GIS-Graphic)\10214231-ENV\Design\01_Report\CH\606060606060-537 King St E.aprx Layout: 606060606060-CH-537 King St E.aprx 10/11/24
Date Saved: 10/22/2024 2:03 PM User: michael.w.cole



Source: McMaster University, 1964. Accessed Online at McMaster University: <https://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A80946>

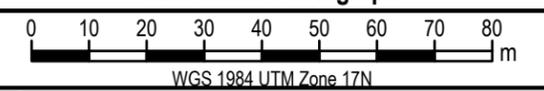
Legend

 Subject Property



**Cultural Heritage Evaluation Report:
537 King Street East, Hamilton, Ontario**

**Subject Property on
1964 Aerial Photograph**



Data Sources:



Oct, 2024
P:60702050

1:1,250
Rev:00

Figure: 10

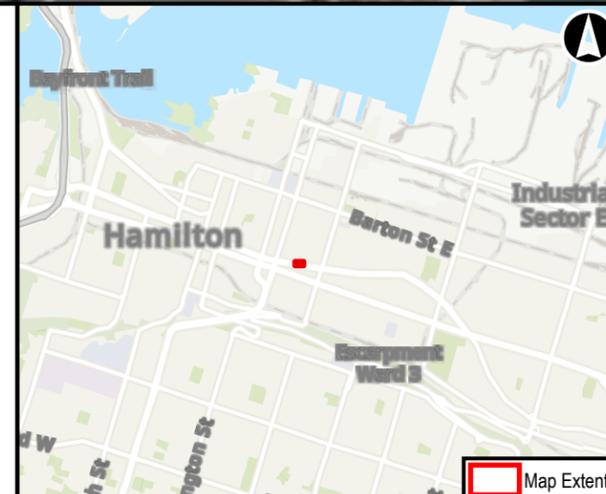
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Source: City of Hamilton, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS, NRCAN, Parks Canada

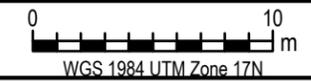
Legend

-  PhotoLocations
-  Subject Property



**Cultural Heritage Evaluation Report:
537 King Street East, Hamilton, Ontario**

**Location and Direction of Photographs
on an Aerial Photograph**



Data Sources:



| | |
|-------------|--------|
| Oct, 2024 | 1:300 |
| P: 60660668 | Rev:00 |

Figure: 11

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