



Recommendation To Designate 104 King Street West, Dundas (former Dundas Post Office)

June 27, 2025

Hamilton Municipal Heritage Committee

104 King Street West, Dundas



1990s – First surveyed by Local Architectural Conservancy Committee

2009 – Post office declared surplus by Canada Post; Staff receive request to designate

2010 – Added to Municipal Heritage Register

2011 – HMHC considered designation, decision was made to defer until adaptive re-use completed; property received Hamilton Municipal Heritage Committee Heritage Property Conservation Award

October 2024 – Staff site visit to property

Recommendation for Designation Under Part IV of the OHA

104 King Street West, Dundas

Ontario Regulation 9/06 Criteria (7 of 9)

- Design / Physical
(Criteria #1, #2)
- Historical / Associative
(Criteria #4, #6)
- Contextual (Criteria #7, #8, #9)



1947, Dundas Museum & Archives

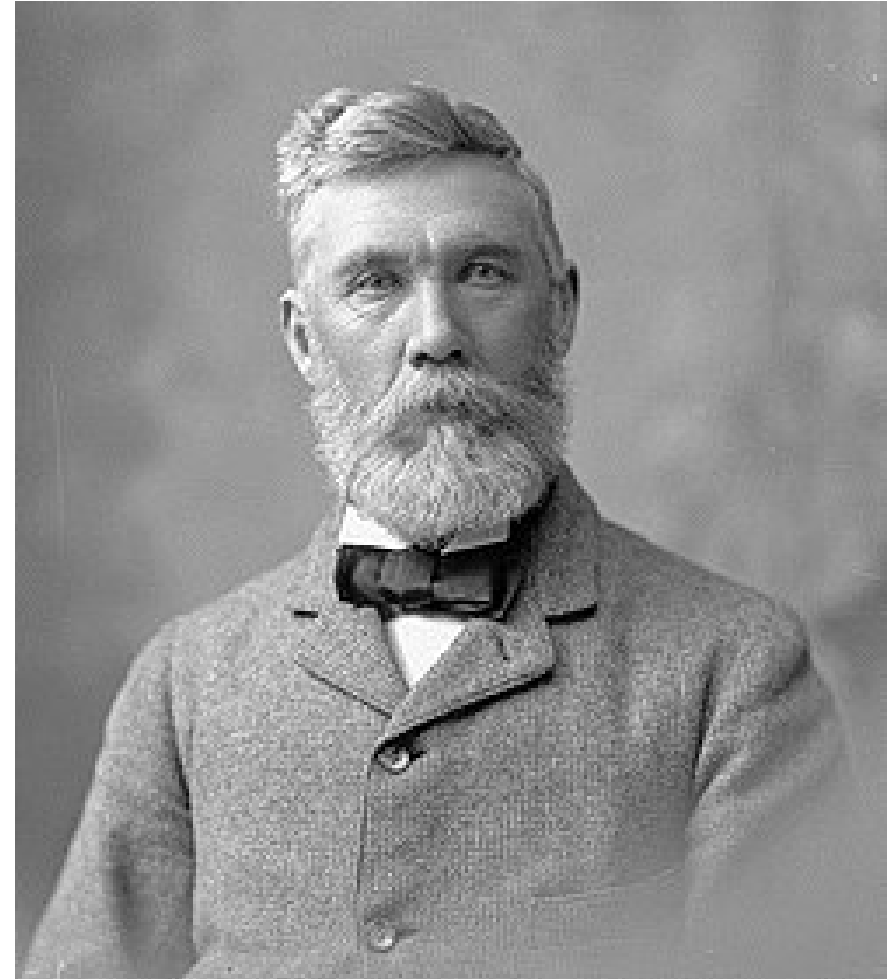
Design / Physical Value

1. The property is a **representative example** of the **Romanesque Revival** style of architecture with **Classical Revival influences**, and **rare example** a post office building with a **central clock tower**.
2. The property displays a **high degree of craftsmanship**.
3. The property is not considered to demonstrate a high degree of technical or scientific achievement.



Historical / Associative Value

4. The property is associated with **federal government infrastructure initiatives**, including **Canada Post**.
5. The property does not yield or have the potential to yield information that contributes to an understanding of a community or
6. The property demonstrates the work of the **Chief Architects Branch of the Department of Public Works**, **David Ewart** (1841-1921), and **Alfred Wavell Peene** (1869-1940).



David Ewart in 1901, Library and Archives Canada

Contextual Value

7. The property helps **define** the historic character of King Street West and downtown Dundas.
8. The property is physically, visually, and historically **linked to its surroundings**.
9. The property is considered to be a **local landmark**.



1922, Dundas Museum & Archives

Statement of Cultural Heritage Value or Interest (Summary)

104 King Street West, Dundas is comprised of a two-and-one-half storey brick and stone structure with a six-storey clock tower and was constructed between 1911 and 1912. It has design value as a **representative example** of the **Romanesque Revival style of architecture** with **Classical Revival influences** and a **rare example** of a post office with a central clock tower. It also displays a **high degree of craftsmanship**.

The property is associated with **early-twentieth century federal government infrastructure initiatives**, the **Chief Architects Branch of the Department of Public Works**, **David Ewart**, and **Alfred Wavell Peene**.

The property is important in **defining** the historic character of King Street West and downtown Dundas and is **physically, visually, and historically linked to its surroundings**. Due to its prominent location and moderate setback, the property is considered to be a **local landmark**.

Description of Heritage Attributes (Summary)

- All elevations and the roofline of the two-and-one-half storey brick and stone building, including its:
 - Mansard roof;
 - Buff brick façades with rusticated cut-stone detailing
 - Arched window and door openings with carved stone keystones;
 - Central portico; and,
 - Six-storey clock-tower.

The key contextual attributes include its:

- Location fronting onto King Street West; and,
- Moderate setbacks from the public right-of-ways on King Street West, McMurray Street and Foundry Street.

The contemporary side and rear additions, accessible ramp on the northeast corner and replacement windows and doors throughout the building are not considered to have heritage value or interest.

Staff Recommendation

That the City Clerk be directed to give **notice of Council's intention to designate 104 King Street West, Dundas**, shown in Appendix "A" attached to Report PED25149, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED25149, subject to the following:

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



QUESTIONS?



THANK YOU