

APPENDIX C: TECHNICAL SUPPORTING DOCUMENTS

APPENDIX C-11: CULTURAL HERITAGE EVALUATION REPORT

PART 6/6

Hamilton Light Rail Transit (21 Properties), Hamilton, Ontario – Cultural Heritage Evaluation Report

Hamilton Light Rail Transit (21 Properties), Hamilton, Ontario – Appendix A

Hamilton Light Rail Transit (21 Properties), Hamilton, Ontario – Appendix B

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TAYLOR HAZELL ARCHITECTS

Hamilton Light Rail Transit (21 Properties), Hamilton, ON Cultural Heritage Evaluation Report

FOR METROLINX
MARCH 2017

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FINAL

Hamilton Light Rail Transit (21 Properties) Cultural Heritage Evaluation Report

FOR METROLINX

MARCH 2017 | THA NO. 1708

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Executive Summary

This Cultural Heritage Evaluation Report (CHER) supports the evaluation of the cultural heritage value of 21 properties located in Hamilton, Ontario. The properties are located along a 6.5 km section of King Street and Main Street East between Dundurn Street and Ottawa Street (Figure 1). These properties were identified through the Environment Assessment (EA) for Hamilton Light Rail Transit. The properties are as follows:

- 612 King Street West
- 401 King Street East
- 789 King Street East
- 891 King Street East
- 893 King Street East
- 895 King Street East
- 886-894 King Street East
- 924 King Street East
- 929 King Street East
- 943 King Street East
- 3 Barnesdale Avenue South
- 1203 King Street East
- 1205 King Street East
- 1207 King Street East
- 1211 King Street East
- 1217 King Street East
- 2 Glendale Avenue North
- 1257 King Street East
- 1145-1147 Main Street East
- 1147 1/2 Main Street East
- 1149-1151 Main Street East

This CHER and accompanying Recommendations were prepared by Taylor Hazell Architects (THA). It has been prepared in accordance with the Metrolinx Draft Terms of Reference for Consultants and using the criteria in O. Reg. 9/06 and O. Reg. 10/06 as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

1.0 Introduction

1.1 HISTORICAL SUMMARY

Themes identified through the course of this CHER include the city versus the 'second city', and land speculation and subdivision. These themes mark periods of drastic change in the development of Hamilton as an urban centre defined by the production of steel.

Hamilton was laid out as a town site in c1815, gained town status in 1833 and grew quickly into a city, incorporating in 1846. Residential and commercial development through the 19th-century occurred in close proximity to the city centre near King and John streets. The major physical transformation that the city underwent in the early decades of the 20th century shaped the city that is evident today, with a strong industrial presence to the north at the waterfront and residential dwellings in close proximity to the east of the original city. Hamilton saw a drastic increase in its single family residential dwellings between 1901 and 1921 and its three to four-storey apartment buildings between 1921 and 1931. These developments were primarily constrained to an east-west pattern defined by the waterfront to the north and the Niagara Escarpment to the south. Commercial development followed this same pattern of development and is expressed on both King and Main streets.

1.2 DESCRIPTION OF PROPERTY

This CHER includes 21 properties within the City of Hamilton. The properties are all modest in scale and are a mix of residential and commercial forms. The properties have been grouped into the following types:

- Residential Vernacular – Detached
- Residential Vernacular – Apartment
- Main Street Vernacular
- Late Victorian
- Art Deco/Style Moderne
- Mid-20th Century Modern

Some properties maintain their original function; however a few have been converted from residential to commercial uses and others have been converted from commercial or mixed-use to residential.

1.3 CURRENT CONTEXT

The 21 properties are situated along a 6.5 km section of King Street and Main Street East in the City of Hamilton (Figures 2-6). King Street is a major west-bound thoroughfare carrying four lanes of traffic between Paradise Road and the Delta. Main Street is a major east-bound thoroughfare carrying four lanes of traffic also between Paradise Road and the Delta. King Street takes a curvilinear route through Hamilton crossing Main Street at the Delta. Both streets have a mix of commercial, residential and institutional buildings with many residential properties converted to commercial use. There are also many parking and empty lots along these areas.

2.0 Methodology and Sources

This CHER and accompanying Recommendations were prepared by THA. It has been prepared in accordance with the Metrolinx Draft Terms of Reference for Consultants and using the criteria in O. Reg. 9/06 and O. Reg. 10/06 as required by the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010).

A site visit and photographic documentation was conducted on February 14, 2017 by David Deo (Heritage Specialist), Nigel Molaro (Heritage Specialist) and Kristina Martens (Heritage Specialist) of THA. The report was prepared by David Deo, Nigel Molaro, and Kristina Martens and reviewed by Ellen Kowalchuk (Associate, Heritage Manager) of THA. The site visit was from the public realm only and did not include up-close or interior review.

One CHER has been written to support the evaluation of the 21 properties under review. As such where properties have commonalities they have been grouped for a broader discussion before describing elements specific to each property.

2.1 SECONDARY SOURCES

Sources related to the history of Hamilton and King Street were consulted as part of the research. A complete list of sources is contained in Section 12.0 Bibliography.

2.2 PRIMARY SOURCES

Records at The Lloyd Reeds Map Collection at McMaster University Mills Memorial Library and the local history room at the Hamilton Public Library were consulted. Items viewed included the 1875 Wentworth County Atlas, 19th-century bird's eye view maps, Fire Insurance Plans for 1947 and 1962 and the 1947 City Directory. Primary sources consulted online included Fire Insurance Plans for 1898 and 1911, the 1922 City Directory and aerial photographs for the period between 1919 and 1960. A complete list of sources is contained in Section 12.0 Bibliography.

2.3 CONSULTATIONS

THA submitted a stakeholder consultation plan to Metrolinx on February 17, 2017 and subsequently contacted the City of Hamilton. A detailed description of the consultation is contained in Section 5.0 Community Input.

3.0 Heritage Recognitions

3.1 MUNICIPAL

There are no known municipal heritage recognitions at this time.

3.2 PROVINCIAL

There are no known provincial heritage recognitions at this time.

3.3 FEDERAL

There are no known federal heritage recognitions at this time.

4.0 Adjacent Lands

1149-1151 Main Street East is adjacent to Memorial School at 1175 Main Street East which was listed as a Non-designated Property in 2014 (also known as 1153 Main Street East, Roll 251804028100010 / Pin 172270305).

To confirm any additional existing heritage recognitions for adjacent properties, THA contacted the City of Hamilton as per the stakeholder consultation plan approved by Metrolinx on February 21, 2017. A detailed description of the consultation is contained in Section 5.0 Community Input.

5.0 Community Input

Nigel Molaro (Heritage Specialist) contacted Ms. Chelsey Tyers, Cultural Heritage Planner in Development Planning, Heritage and Design, City of Hamilton, by email on February 21, 2017, per the stakeholder consultation plan submitted to Metrolinx on February 17, 2017 and approved by Metrolinx on February 21, 2017. Ms. Tyers acknowledged the enquiry on February 22, 2017 indicating that a response would be provided during the following week. The anticipated response was not received, and Nigel Molaro sent a follow-up email March 3, 2017, without reply.

Kristina Martens (Heritage Specialist) reached Mr. Tyers by telephone on March 30, 2017, and was advised that the City of Hamilton had provided comments on the subject properties during a previous Cultural Heritage Assessment Report (ASI, 2011), and that no further comments would be provided for the purposes of this CHER. Ms. Tyers provided the comments from 2011 via email on March 30 and March 31, 2017. The comments which relate to the subject properties are included in Appendix A.

6.0 Discussion of Historical or Associative Value

6.1 HISTORICAL THEME/CULTURAL PATTERN

6.1.1 City vs. Second City

The present City of Hamilton is located in the historic Township of Barton, County of Wentworth. The Township of Barton was laid out in 1791. The County of Wentworth was named in 1816 adding to it the Township of Barton. Wentworth eventually consisted of the Townships of Ancaster, Beverly, Binbrook, Flamborough (East and West), Glanford and Saltfleet.¹ Known in the early 19th-century as The Head of the Lake, for its position at the western end of Lake Ontario, the original townsite of Hamilton was laid out by George Hamilton (1788-1836) in the Township of Barton c1815 and the following year was renamed for its founder. Hamilton gained town status in 1833 after overtaking the neighbouring mill towns of Ancaster, Dundas and Oakville as an urban centre. Upon Hamilton's incorporation as a city in 1846 it established five wards, each with two elected councillors. Residential, commercial and industrial activities were located in close proximity to each other in the core of the city near King and John streets. Prevalent industries included iron, grain for export, textile mills and knit-wear plants.

Development of the Great Western Railway (GWR) in the mid- to late-19th century, connecting Niagara to Windsor through Hamilton, meant that Hamilton became an important wholesale distribution centre. The construction of the railway also attracted labourers and boosted Hamilton's economy.² Hamilton grew as a port bringing in light and heavy equipment (Figure 7).³

Hamilton underwent major physical transformation in the period between 1900 and 1913 with phenomenal industrial expansion leading to territorial annexations and attracting industrial and construction workers internationally. New industries focused on iron and steel manufacture and included International Harvester and Oliver Chilled Plow, the expansion of the Steel Company and construction trades. These industries relied on the water transport network of the Great Lakes and Welland Canal and took advantage of the proximity to coal in Pennsylvania and West Virginia and the availability of Lake Superior iron ore. These industries preferred locations along Burlington Bay. In 1912 the Hamilton Harbour Commission sought to transform Hamilton into a major Great Lakes port signaled by a change in name of Burlington Bay to Hamilton Harbour (Figure 8).

The original eastern boundary of the city at Wentworth Street expanded eastward into Barton Township when the area between Wentworth Street and Sherman Avenue was annexed in 1891 and between Sherman and Ottawa streets south of Barton Street in 1909.⁴ The newly formed industrial area along the waterfront was annexed in 1910. At the same time, the city also expanded westward annexing portions of Ancaster Township for its affluent citizens. Development of the city was

¹ "Chronology of Cities, Towns and Townships in Hamilton." <http://www.hpl.ca/articles/chronology-cities-towns-and-townships-hamilton?page=1>. Accessed 16 February 2017.

² Weaver, *Hamilton An Illustrated History*. Toronto, ON: James Lorimer & Company, Publishers and National Museum of Man, National Museum of Canada, 1982, pg. 49.

³ Ibid.

⁴ Weaver, pg. 102.

constrained to this east-west pattern due to its unique topography bounded to the north by Lake Ontario and the south by the Niagara Escarpment. The change occurred so rapidly that in May 1911, a tour was organized for 300 to 400 downtown businessmen to see the east-end manufacturing districts and massive developments, a “second city segregated from the core by distance, economic function and social composition.”⁵

Industry continued to be an important economic driver and while textile mills and knit-wear plants closed in the 1950s and 1960s, Hamilton’s reliance on steel and related industries grew through the second half of the 20th century. Despite the closure of three of the region’s largest employers, Otis Elevator, Firestone and International Harvester, Hamilton continues to play an important role in traditional manufacturing and has not depopulated.

The construction of expressways in the mid- to late-20th century through Hamilton connected the southern portion of the city to the land above the escarpment and industry began locating outside of the city and along highway corridors.

In 1974, a regional level of government created in Wentworth County amalgamated several rural townships into six municipal governments (Ancaster, Dundas, Flamborough (formerly Beverly, East and West Flamborough), Glanbrook (formerly Glanford and Binbrook), Hamilton and Stoney Creek (including Stoney Creek and Saltfleet)) the City of Hamilton became part of the Regional Municipality of Hamilton-Wentworth. In January 2001, the municipalities merged to form a new City of Hamilton.⁶

6.1.2 Land Speculation and Subdivisions

At the time of incorporation as a town in 1833, Hamilton’s population of 900 inhabitants were living in crowded situations with only 100 residential dwellings, six taverns and two boarding houses. The provision of housing was seen as an attractive investment. Early speculators included Sir Allan MacNab and Samuel Mills. MacNab owned a tavern and twelve houses by late 1831 and Mills built and owned between 20 to 40 wood frame rental houses.

As a result of the early-20th century industrial expansion to the east, land speculation and subsequent construction of residential dwellings boomed. In 1911 an impressive 40 surveys (plans of subdivision) were registered averaging 100 lots and 37 surveys in 1913 averaging 200 lots. The lots had narrow-frontage and were laid on a grid street plan. The price of lots increased, doubling or in some places quadrupling 1900 prices.⁷ During the period between 1901 and 1921 the city’s housing stock nearly tripled with the city issuing 1,476 building permits in the peak year, 1912 (ten times the number issued in 1900).⁸

Developers such as the J. Walter Gage Realty Company, the Hamilton Realty Company and W.D. Flatt promoted their subdivisions to employees of the new industries as a place with “easy terms” requiring

⁵ Weaver, pg. 97.

⁶ “Hamilton”. <http://www.thecanadianencyclopedia.ca/en/article/hamilton/>. Accessed 16 February 2017.

⁷ Michael Doucet and John C. Weaver, *Housing the North American City*. Montreal, QC: McGill-Queen’s Press, 1991, pg 97.

⁸ Weaver, pg. 97.

down payments of only five dollars. Some subdivisions were named for the land owners, such as H.B. Wilson's Survey and George E. Mills but many received promotional names like Barnesdale, Connaught Park, Kings Crescent, Crowne Point, Kensington, Rosemount Park, and Kingsvale. The J. Walter Gage Realty Company advertised improvements such as graded streets, sewers and cement sidewalks in his surveys, Barnesdale included (Figure 9).⁹

6.2 LOCAL HISTORY

6.2.1 Residential Development

Residential development in Hamilton is marked by successive waves through the 19th and early-20th century that coincide with industrial growth. Housing stock doubled between 1830 and 1834 and again between 1835 and 1838 when British immigration to Hamilton was high. The typical dwelling in this period was a single-storey frame building with a single fireplace.¹⁰ Further growth that corresponded with the railway boom through the 1840s and 1850s served the increasing population of Hamilton and brought the housing stock to somewhere in the 3,000 range.¹¹

Estate homes were prominently located at the bottom of the escarpment and along the topography referred to as the “hogsback”, a ridge in the west end of the city from Burlington Heights south across York, King and Main streets. To the north and east of this affluent area was the lowland, an area susceptible to flooding from the many streams coming down the escarpment. This area primarily contained frame and rough-cast dwellings rented by poorer citizens.¹²

Through the late-19th century and into the 20th century dwellings increasingly became owner-occupied (25 to 50 per cent between 1871 and 1921). Factors at play included the introduction of instalment payments, the growth of a clerical and managerial middle class, the growth of new industries, and the construction of a street railway system and two inclined railways.¹³ Boarding house areas first concentrated around the industrial annex, especially in the north Sherman Avenue area, with immigrant workers often sharing accommodations with those working opposite shifts.¹⁴

Throughout this period middle-class and elite neighbourhoods continued to develop in the west end of the city, on the mountain and on the face of the escarpment. The years between the world wars brought about a shift in development from the single detached home to apartment living in the east end while the years following the Second World War brought about expansion of the city southward on the mountain with subdivision of rural lands.

⁹ Doucet, pg. 98.

¹⁰ Weaver, pg. 31.

¹¹ Weaver, pg. 59.

¹² Weaver, pg. 60.

¹³ Weaver, pg. 99.

¹⁴ Weaver, pg. 96.

6.2.2 Apartment Development

Apartment living in Hamilton in 1900 was rare with some scattered tenements appearing in the early years of the 20th century during the eastward expansion of the city. The construction of the Herkimer Apartments (86 Herkimer Street, Figure 10) in 1914 marked the beginning of prestigious apartment dwelling for middle-class occupants. The Herkimer included offices, service elevator, refrigerated food lockers and basement laundry area. This early apartment was also the finest of the thirty pre-war buildings of this type.¹⁵ The end of the First World War brought about another wave of apartment construction with 48 structures built in 1923. This boom was likely due to the number of planned projects that had lacked capital during war years, an understanding that provision of moderate-cost housing was needed and a scarcity of land along major arteries which created interest in high-density dwellings. Apartments also offered ease of maintenance for landlords compared to detached residential properties.

Apartment dwelling was generally accepted as respectable living for young couples and widows and the most common occupants were clerical workers and skilled labourers. The practice of naming the buildings lent an air of sophistication. Names like Alexandra, Asquith, Carlton, Elodian, Forest, Noble, St. Deny's, Victoria and Windsor were used. In 1921, only four per cent of Hamiltonians lived in apartments however by 1931 that number increased to 15 per cent. The apartments constructed in the years between 1921 and 1931 were concentrated in the east part of the city along Main Street East due to the easy access to public transit.

6.2.3 King Street and Commercial Development

One of four early aboriginal trails through the area, the alignment of King Street remained unaltered with the establishment of the grid survey in Hamilton in the early 19th century. The street was named for King William IV (1765-1837). King Street provides the dividing line between north and south streets. King Street is divided at James Street into east and west.

The earliest developed portion of King Street was between James Street and John Street. In 1816 George Hamilton and Nathaniel Hughson proposed a joint development of their adjoining properties which met, forming a wedge shaped area. After some failures in the joint proposal, the area ultimately developed into a formal park (Gore Park) with commercial enterprises lining King Street and defining the downtown core of Hamilton. King Street continued developing in an east-west pattern following the residential development. The subject properties are outside of the original downtown core.

In 1918, with the establishment of a provincial highway network in Ontario, King's Highway 8 was formed through Wentworth and Lincoln Counties and subsequently extended in 1920 through Huron, Perth and Waterloo Counties. Through Hamilton, Main Street (to the south of King Street) formed Highway 8.

King Street originally carried vehicular traffic both east and west. In 1957 a one-way street system was introduced to improve traffic flow with King Street carrying eastbound traffic and Main Street converted to westbound traffic between Margaret Street and Kensington Avenue. With the completion

¹⁵ Weaver, pg. 142.

of the 403 interchange in 1960 the one-way system was continued westward to Paradise Road. Both Main and King Streets were then part of the Highway 8 system. The 1990s brought the discontinuation of Highway 8 with sections transferred from provincial to municipal road authorities including the stretch through Hamilton.¹⁶ Currently, along its length King Street has a mix of commercial, residential and institutional buildings.

6.3 PERSON/EVENT/ORGANIZATION

6.3.1 891 King Street East

City Press Inc.

City Press Inc. has been operating as a lithographic printer in Hamilton since 1934. They currently operate at 293 Mary Street, Hamilton, Ontario as a division of JH French & Co., Ltd. (established 1888).¹⁷ The 1947 City Directory lists this company at 891 King Street East and the 1962 Fire Insurance Plan indicates a printer is operating at this location.

6.3.2 924 King Street East

J. Walter Gage (birth and death dates unknown)

J. Walter Gage started in the fruit growing and rural real estate businesses before entering into land speculation during Hamilton's early 20th century boom. As president of the J. Walter Gage Realty Company, he registered fourteen subdivisions in Hamilton between 1904 and 1911, including Barnesdale (which contains 924 King Street East), Kensington (which contains 1145-1147 Main Street East, 1147 ½ Main Street East, 1149-1151 Main Street East) Normanhurst, Fairfield, Eastholme, Crown Point, East Mount and Orlando Heights. Gage's real estate dealings extended to Montreal (Model City Annex Co. Limited) and New York and he had sales offices in Montreal, Rochester and Buffalo.

Many members of the Gage family owned property in the area of J. Walter Gage's subdivisions as indicated in the 1875 Wentworth County Atlas, primarily parts of lots 1 to 7 in concession 1 and 2 of the Township of Barton. The Gage family, headed by James Gage, has a long history in the neighbouring Township of Saltfleet dating back to about 1790. Gage Avenue North in Hamilton is a major north-south road that runs between Industrial Drive to the north and Lawrence Road to the south. Gage Park is a 28.8 hectares (71 acres) city park to the south of Main Street East which is associated with Robert Russell Gage.

Bank of Nova Scotia

Incorporated in 1832, the Bank of Nova Scotia (Scotiabank) is Canada's third largest bank. The bank was founded in Halifax by a group of local citizens who wanted a public bank owned by shareholders since all the banks in Halifax were private which meant they selected their clients. The bank survived rock times during its first fifty years, and in order to grow its business outside of its home province, it merged with the Union Bank of Prince Edward Island in 1883. A few years later, it was the first

¹⁶ "The King's Highway 8", <http://www.thekingshighway.ca/Highway8.htm>, Accessed 1 March 2017.

¹⁷ "About Us." <http://www.citypressprint.com/about.html>, Accessed 1 March 2017.

Canadian bank to open a branch outside of the United States or the United Kingdom when a branch in Kingston, Jamaica was opened in 1889. In 1900, the bank moved its headquarters from Halifax to Toronto. Mergers with other banks continued in the early 1900s and as a result, the number of branches grew from 97 in 1910 to 306 in 1923. After the Second World War, the bank aggressively pursued a strategy to be a national institution by opening more branches and increasing lending to businesses. In 1951 the bank opened its new headquarters building at King and Bay streets in the heart of Toronto's financial district. Designed by Mathers & Haldenby to earlier designs by John Lyle, the building remains today.

The 1911 Fire Insurance Plan shows a Bank of Nova Scotia building at 924 King Street East. The current structure was purpose-built for the Bank of Nova Scotia and replaced the earlier building. The design of the current building is very similar to other Bank of Nova Scotia branch buildings in Toronto designed by the architectural firm of Shore & Moffat. The bank built several new branches and replaced older branches in Ontario in the years following the Second World War. They engaged various architectural firms including John Parkin. Although the buildings share similar modern architectural designs, there does not appear to be standard approach to the design of bank branches across Ontario (Figures 11-13).

6.3.3 929 King Street East

Bowling Alley

929 King Street East is associated with bowling and has six original wood lanes of five pin bowling on its second floor and professional bowling lanes on the first.¹⁸ The 1962 Fire Insurance Plan shows a Bowling Alley in this location. It is undetermined at this time if it has been Martin's Bowling Alley since its establishment or if it has operated under different names. Martin's Bowling Alley describes itself as a "retro-style Hamilton landmark."¹⁹

6.3.4 1145-1147 Main Street East 1147 ½ Main Street East 1149-1151 Main Street East

These properties are associated with J. Walter Gage. See section 6.3.2.

6.3.5 612 King Street West

Sir Allan Napier MacNab (1798-1862)

This property is associated with Sir Allan Napier MacNab, a well-known politician, businessman, land speculator and lawyer in Hamilton. Born at Newark (Niagara-on-the-Lake) in 1798, where he would later see action in the War of 1812, MacNab was raised in York (Toronto). Due to his family's limited business and social connections, MacNab began his professional career in earnest as a lawyer in Hamilton in the 1820s. By the late 1820s his law practice was successful enough to allow him to buy and develop land in the Hamilton area. MacNab purchased land in the west end of Hamilton in 1832

¹⁸ <https://www.facebook.com/MartinsBowling/>, Accessed 1 March 2017.

¹⁹ Ibid.

where he constructed Dundurn Castle. He was elected to the legislative assembly of Upper Canada in 1830 where he was speaker both before and after the union of Upper and Lower Canada. Finally he served as Premier of the Province of Canada from 1854-56. Railways would become foremost among his various commercial interests, and in 1834 MacNab headed the promotion of the London & Gore Railroad Company, becoming the company's first president when it was re-chartered as the Great Western Railway in 1845, serving until 1854 after the line was built in Hamilton. Despite being forced to resign as premier in 1856, he was raised to a knighthood. MacNab's business ventures were controversial and unsuccessful, and he died in 1862 owing many creditors. His expansive mansion in Hamilton, Dundurn Castle, survives today.

MacNab's land holdings in Hamilton were extensive, although the precise extent has not been determined through research undertaken during the course of this report. The 1875 Wentworth County Atlas denotes MacNab as owner of several subdivided blocks extending from King Street West (including 612 King Street West) north to Jones Street and York Street and from Sophia Street west to the "Hogsback" as well as a portion of the land west of James Street between Burlington Bay and Sheaffe Street.

Blue Cross Animal Hospital

This property is associated with the blue cross symbol, which has an historical association with veterinary services.²⁰ The first official Blue Cross Fund was created during the Balkan War (1912-13) by Our Dumb Friends League (ODFL) of the United Kingdom. ODFL was founded in 1897 as a society for the encouragement of kindness to animals. The Blue Cross Fund was reinstituted at the onset of the First World War to ensure the care of horses and dogs assisting in the war efforts. The ODFL was renamed The Blue Cross in 1958.²¹ Veterinary clinics have made use of the blue cross name and symbol to associate themselves with the care of animals. There is no evidence that the Blue Cross Animal Hospital is an official branch of the ODFL or The Blue Cross in Canada.

6.3.6 401 King Street West

Hugh Bowlby Willson (Wilson) (1813-1880)

This property is associated with Hugh Bowlby Willson. Willson was a barrister, author, journalist and businessman. Willson was born in Saltfleet Township, to the east of Hamilton, in 1813. He served as a lieutenant in the 3rd Regiment of Gore militia in the 1837 Rebellion. Willson spent a short time practising law before turning to land speculation in the late 1840s. He laid out a residential area in east Hamilton bounded by Wellington Street, Evans Street, Emerald Street and King Street West (which includes 401 King Street West). Willson's name is associated with a survey of this block indicated on the 1922 Tyrell map. He also laid out villa lots in the village of Ontario (later named Winona) in Saltfleet Township.

²⁰ In Canada, the Blue Cross name is also associated with the Canadian Association of Blue Cross Plans, a not-for-profit health and dental benefit plan. This organization is unrelated to the property at 612 King Street West.

²¹ Carmen Smith, *The Blue Cross at War*, <https://www.bluecross.org.uk/sites/default/files/downloads/109890.pdf>. Accessed 1 March 2017.

Willson was keenly interested in journalism. He contributed articles to the *Hamilton Spectator*, founded the *Independent* (a Toronto weekly), held the position of editor for the *Hamilton Times* and also wrote for several newspapers during his time in London, England and Quebec City. Willson moved to Washington, D.C. around 1865, where he met and married his wife and adopted two children. He died in New York in 1880. Wilson Street is a major east-west street to the north of King Street East between James Street North and Sherman Avenue North.

Harkness Studio

This property is associated with a photography studio owned by Robert G. Harkness. Harkness was a local portrait photographer between c. 1909 and c. 1929 serving Hamilton families and organizations. He appears to have owned studios in several locations throughout his career, operating from 401 King Street West during the 1920s.

- 6.3.7 789 King Street East**
- 886-894 King Street East**
- 893 King Street East**
- 895 King Street East**
- 943 King Street East**
- 1211 King Street East**
- 1217 King Street East**

No person, event or organization associated with these properties has been identified through the course of this CHER.

7.0 Discussion of Design or Physical Value

7.1 RESIDENTIAL VERNACULAR – DETACHED

Vernacular refers to architecture that is based on the needs, traditions, conditions, climate, skills and available materials of a local group of people. It is more ordinary in its design and is influenced, but not defined, by high styles of architecture. Vernacular buildings are normally built by local builders. Detached residential vernacular buildings were a typical form built in Hamilton between 1920 and 1930. These buildings were often two to two-and-a-half storeys with a front or side gable with dormer, bay window and a porch though the form varied (Figure 14-15).

7.1.1 401 King Street East (built c. 1900)

Style/Type/Tradition

The property contains a set of connected structures extending from the King Street East frontage to a rear laneway. The resulting building is made up of at least four individually discernable structures – an original detached Victorian house with two additions to the north (rear) and one to the south (front). At the south end of the property, a one-storey commercial structure dating from after 1962 is set on King Street East. Its north portion meets and obscures the ground floor of the original dwelling's main façade, the second and third storeys remaining unobscured. This house is a substantial, two-and-a-half-storey brick dwelling likely dating from the 1890s. At its rear is a short brick extension that rises two storeys to a flat roof on the west, but is one-storey with a roof hipped east and north on the east side. It is undetermined whether this extension was built with, or following the construction of the original house. It has similar brickwork and window arches to the main structure, and there is no apparent seam in the brickwork where the two elements meet along a single wall plane on the west elevation. Rear extensions of this form would not have been uncommon at the turn of the century. Both structures are present on the 1911 Fire Insurance Plan. This extension connects at the north to a rectangular, one-storey brick structure with an abnormal roof feature. It was constructed after 1911, although its brick types, weathering, and window arching suggests it would probably have been built soon afterward. A small, shed-like structure is attached to the north, clad in plywood with a shallow hipped roof. This structure was constructed after 1962. (See Appendix B: Photographic Inventory, pages 1-5.)

The original dwelling is a two-and-a-half-storey late-Victorian detached structure. It exhibits some Queen Anne forms and motifs, though does not represent a thorough execution or example of the style and its tenets. The main portion has a rectangular plan, with an offset extension at the rear. It has a robust exposed foundation with a raised basement. The foundation and several brick courses form a plinth from which the structure rises two storeys to a front gabled roof that is hipped at the rear. A full height bay on the main façade rises to the cantilevered gable, and a wide but shallower bay on the east side corresponds to a side gable. Smaller shed-roof dormers are found on the north and west sides. The front gable houses a slightly rectangular opening beset with two windows. The side gable is divided in half horizontally, with the top part projecting slightly over the bottom portion and its two windows. The structure has three chimneys, all of which terminate at flared openings articulated by brick corbelling. The visible windows on the main façade's second-storey have substantial stone

lintels and sills, and the remaining windows feature less robust stone sills, with segmental brick arches.

The one-storey addition to the north has a rectangular form, with brick façades resting on an exposed foundation with a raised basement. This foundation rises to a similar height as that of the main structure. There are full height windows at the first floor, and half openings at the basement. All have segmental brick arches. The structure has a flat roof, which is interrupted on the east façade by an asymmetrically angled gable-side, which commences several brick courses above the foundation. This feature does not fully extend to the north or south wall, and bisects the structure of the east façade before rising to a peak several feet above the flat roof. Attached to the north side of this addition is a modest shed structure. It is covered by a half-hipped roof, and appears to be more of a shelter or storage area than a finished space.

The commercial addition at the south end of the property is a simple, one-storey structure with a flat roof. It is comprised of a glazed street-front façade, set between two blank structural walls. A front door is set back several feet from the sidewalk at the east side, and the glazing is angled to mediate this change in depth. A similar commercial addition previously existed immediately east, and a portion of its brick wall remains intact on the east façade.

Function

The original structure is presumed to have been used as a single family home. It appears to retain a residential function, although it is unclear whether or not this is as multiple units.

City directories indicate that a photographer was located at the address between at least 1922 and 1947, and a Fire Insurance Plan suggests that use continued until at least 1962. The materials of the one-storey addition to the rear correspond with the beginning of this timeframe, and the specialized roof feature is likely related to its use as a photography studio and is indicated as glass on the 1962 Fire Insurance Plan. A similar angled form was identified at a photographer's studio in Ottawa, Ontario. Large, angled, glazed windows permit natural light to penetrate into the studio. It is undetermined when this function ceased, as is the present use of this part of the property.

The addition at the south of the property is presumed to have always served commercial purposes. Mapping indicates that it had yet to be built by 1962, though similar houses directly to the east are seen to have concrete block additions of the same plan. Presently the space is vacant, although it served as a Filipino grocery and take-out until recently.

Fabric

The original structure has a randomly-coursed robust masonry foundation supporting red clay brick walls laid in stretcher bond. The roof and front gable are clad with black asphalt shingles. The east gable is faced with wood shingles painted green. These shingles have four different shapes: square, diamond, octagonal, and shingles rounded to permit circular courses. Multiple historic wood finishes are visible at the main façade, including the gable fascia with dentillation, decorative cornicework, soffit boards, and pendants. The main façade also features large rough-faced stone sills and lintels, many of which are monolithic. Window types include wood, aluminum and vinyl. Numerous window openings have been partially or totally blocked up with plywood or comparable materials.

The one-storey rear addition has red clay brick walls laid in common bond. The foundation appears to be covered by a parging, with board-formed casting marks visible. A metal fascia caps the flat roof, and black asphalt shingles cover the peaked roof feature.

The commercial addition at the south has sidewalls constructed of concrete blocks, faced with a veneer strip of red clay raked brick at King Street East. The flat roof is capped by a simple metal fascia. The front glazing appears to be commercial-grade aluminum. There are two box-lit signs, one mounted above the front glazing, and a second mounted perpendicular to the west structural wall.

7.1.2 789 King Street East (built c. 1900)

Style/Type/Tradition

The property contains a two-and-a-half-storey building in a residential form with a two-storey commercial addition and several smaller additions. It has a corner location with its main façade facing King Street East and its secondary façade facing Stirton Street. The main façade of the residential form is obscured by the addition. (See Appendix B: Photographic Inventory, pages 6-9.)

The residential building has a slight L-shaped plan with a small, rectangular rear portion customary for residences of its time. The pitched roof has a front gable and a rear street facing gable. As well as the commercial front the original building has several other additions. The rear portion was originally one-storey and a second-storey was added subsequently. The main gable roof is interrupted by dormer additions.

Despite many modifications, some fine masonry details remain evident including segmental arched window openings in some locations and a highly decorated chimney. The chimney details include: three inset panels with diagonal brick work and two courses of dog-toothed brick between; stepped and turned details where the chimney narrows at the second storey; and a stepped, flared cap.

The commercial addition is on a rectangular plan with a flat roof capped with a metal railing. Its rear is fully engaged with the original residential building well past its original façade. The main façade of the addition is articulated by a double entry flanked by glazed window openings. A steep awning wraps around the main façades on either side and defines the section between the first and second storeys. The second-storey has two square window openings with a course of soldier bricks detailing the lintels. The secondary façade has one large and one smaller window at the first-storey and one window at the second storey. This commercial addition was initially one-storey with the second-storey added at some point after 1962.²²

There is also a detached single car garage abutting the rear property line with a driveway onto Stirton Street.

Function

The two-and-a-half-storey residence appears to have been designed for use as a single family residence. The two-storey addition appears to have been designed for commercial use. Currently the

²² 1962 Fire Insurance Plan.

front has a commercial use while the original residential portion may contain residential apartments as evidenced by the three mail boxes and door bells at the side door and the number 1 at the rear door.

Fabric

The residential portion is clad in brick in a stretcher bond and has been painted a light grey. The roof is covered in asphalt shingles. The window sills are a pale stone. The windows are replacements and the foundation has been parged over.

The commercial addition is stuccoed at the first-storey and clad in brick at the second. The main façade is set at the angle of King Street and as a result the brick cladding toothes at an angle with the secondary façade at the southeast corner.

7.1.3 3 Barnesdale Avenue South (built c. 1920)

Style/Type/Tradition

The property contains a two-storey corner vernacular home, with Arts and Crafts style details and modifications carried out in a mid-20th century modern style. It is rectangular in plan and rises to a side gable roof, punctuated on the front by a shed roof dormer and rising on the rear to a full second-storey above the gable roofline. The house has a raised basement and rests on a partially exposed masonry foundation. Its main façade faces Barnesdale Avenue and has been substantially modified by a porch enclosure consisting of a commercial-style entrance with floor-to-ceiling glazing accessible from a staircase, with one bay since re-clad and containing a small window. The second-storey of the façade includes a triple window set into the dormer. The home's secondary façade addresses King Street East and is articulated by a protruding chimney rising above the roofline, a protruding bay on the ground floor, windows of various sizes, and typical Arts and Crafts style roof brackets supporting the eaves. The property also includes a single-car garage at the rear of the property, of matching width to the house. (See Appendix B: Photographic Inventory, pages 10-13.)

Function

The building appears to have been designed for use as a single family residence. The front porch enclosure appears to have been built to support commercial usage, and the building currently appears to have multiple apartments.

Fabric

The ground floor of the house is primarily clad in raked brick of varying clay tones in a stretcher bond, with a recessed lime-based mortar. The roof is clad in asphalt shingles. The porch enclosure includes a foundation clad in glazed white brick in a stretcher bond, a speckled finish visible under a later painted finish, and a cantilevered staircase with a wrought-iron railing, all typical materials and designs for a mid-20th century modification. The ground floor windows on other façades have stone lintels and sills, and the basement level windows have stone lintels. Eaves are supported by wooden brackets. All visible windows are replacements, and the floor-to-ceiling glazing on the porch enclosure is aluminum frame. The garage is clad in the same brick as the house and its roof also clad in asphalt shingles.

7.1.4 1203 King Street East (built c. 1920)

Style/Type/Tradition

The property contains a two-and-a-half-storey detached bungalow. The house is vernacular in style, and its design is typical of early 20th century speculative housing development in southern Ontario. The narrow building boasts a rectangular plan and simple form rising to a side gable roof, punctuated on the front and back by shed roof dormers. A two-storey brick extension comes off the rear, rising to the height of the roofline. The house has a raised basement, resting on an exposed foundation of decorative cast concrete blocks. The main façade is articulated by a large window and door at the raised ground floor, both with segmental arched openings. The second-storey features a bay window as well as a smaller window, and the dormer houses a simple rectangular opening. There is a porch at the raised ground floor, covered by a shed roof supported by brick piers and wrought iron. (See Appendix B: Photographic Inventory, pages 14-16.)

Function

The building appears to have been designed for use as a single family residence. There are no modifications or indications to suggest the use has changed.

Fabric

Much of the original façade has been obscured by claddings and surface modifications. Angel stone covers the ground floor façade, and vinyl and aluminum cladding are used on the façade, window bays, and dormers above. The sides of the house show walls of red brick, with buff bricks visible at the quoins. The three houses to the northwest appear to have been built to the same design, and materials hidden beneath the cladding can be inferred from them. Namely, they suggest a brick façade of stretcher bond (possibly with a middle header row), and a stone lintel surmounting the smaller second-storey window. The roof is covered with black asphalt shingles, and the gable sides have a green faux shingle covering comprised of horizontally laid sheeting. All windows visible from the street are aluminum replacements.

7.1.5 1205 King Street East (built c. 1920)

Style/Type/Tradition

The property contains a two storey, detached bungalow. The house is vernacular in style, and its design is typical of early 20th century speculative housing development in southern Ontario. The squat building has a form defined by a large, side-gable roof, which makes up the entire second-storey and projects out over a raised front porch. Substantial shed roof dormers punctuate the roof on the front and rear, and the rear of the house features a one-storey extension clad in siding. The house has a raised basement and is set on an exposed foundation. The main façade is articulated by three sash windows set in a large opening, the front doorway, and a smaller window opening. All three are topped by segmental arches. (See Appendix B: Photographic Inventory, pages 17-18.)

Function

The building appears to have been designed for use as a single family residence. There are no modifications or indications to suggest the use has changed.

Fabric

The building contains a high proportion of materials contemporary to its period of construction, as well as certain elements that reflect more recent interventions. Red clay brick comprises much of the house's envelope, laid in stretcher bond with recessed tinted red mortar joints. The raised foundation is composed of decorative cast concrete blocks painted white. The front windows appear to be wooden sash designs, with storm windows fixed to the outside. The porch has a tongue and groove deck floor, and a fascia and roof above that are finished in wood. The porch's posts and rails are decorative wrought-iron, which likely replaced wooden antecedents. The roof is covered in asphalt shingles, and the gables and dormers are clad in cream coloured aluminum siding. The windows set within the front dormer are aluminum replacements.

7.1.6 1207 King Street East (built c. 1920)*Style/Type/Tradition*

The property contains a two-storey bungalow with an angled commercial addition attached at the side. The house is vernacular in style with a design typical of early 20th century speculative housing development in southern Ontario. It has a typically squat bungalow form defined by a large side-gable roof which projects over a raised front porch. The roof makes up the entire second storey, punctuated on the front and rear by substantial shed roof dormers. There is a small, siding-clad addition coming off the rear of the house rising one-storey to a shed roof. The house has a raised basement and is set on an exposed foundation. The main façade is articulated by a large window opening housing three sash windows, the front doorway, and a smaller window opening, all topped by segmental arches.

The commercial addition is a simple, one-storey building coming off the southeast elevation of the bungalow at an angle that addresses the street corner. Its simple rectangular form with a flat roof is enlivened by a sloped parapet that steps up in the middle, and a short fixed awning across the length of the façade. The façade features a slightly recessed central door, flanked by large glazed areas on both sides. (See Appendix B: Photographic Inventory, pages 19-21.)

Function

The bungalow appears to have been designed for use as a single family residence. The addition appears to be purpose built to support commercial uses, and presently serves as a hair salon.

Fabric

The bungalow contains a high proportion of materials contemporary to its period of construction and some relating to more recent interventions. Buff pressed brick comprises much of the house's envelope, laid in stretcher bond with recessed tinted red mortar joints. The raised foundation material is parged and painted white. The front windows appear to be wooden sash designs, with aluminum storm windows fixed to the outside. The porch has a wood plank deck, and wooden railing, posts and

screen. The design and placement of these wooden items suggests they may not be original, although the work is of good quality. The roof is covered in asphalt shingles, and the gables and dormers are clad in cream coloured aluminum siding. The porch soffit and fascia have likewise been clad over. The windows set within the front dormer have metal storms affixed to the front, and the interior units appear to be double hung wood sash.

The commercial addition displays a high proportion of utilitarian materials. The parapet, front and sides of the building are covered by claddings of consumer grade. The windows are non-traditional units, and the awning is likely aluminum.

7.1.7 2 Glendale Avenue (built c. 1920)

Style/Type/Tradition

The property includes a two-and-a-half-storey corner home of a rectangular plan. The building consists of a simple form rising to a front gable roof, which is hipped at the rear and punctuated by a shed roof dormer on the north side. The house has a raised basement and a foundation that is below grade. The main façade faces Glendale Avenue and is articulated on the ground floor by a door and window with segmental arched openings. The second-storey includes a bay window and a smaller window with segmental arched opening, and the gable contains a simple rectangular opening. A chimney rises from the rear hipped roof. The secondary façade is articulated by a door on the ground floor and a small window on the second storey, both with segmental arched openings. The house addresses its corner position through a porch which wraps around the main and secondary façades, covered by a shed roof supported by classically-derived columns and piers, with a corner staircase. (See Appendix B: Photographic Inventory, page 22-23.)

Function

The building appears to have been designed for use as a single family residence. There are no modifications or indications to suggest the use has changed.

Fabric

The house is clad in painted brick in a stretcher bond. The roof and gable side are covered in asphalt shingles. The porch roof is of wood construction, covered in asphalt shingles, supported by four wood columns on brick piers, one of which appears to have been rebuilt with replacement bricks. The porch has lattice skirting, and its metal railings and concrete staircase are replacements. All visible windows are replacements.

7.2 RESIDENTIAL VERNACULAR – APARTMENT

Between 1914 and 1931, Hamilton saw the construction of a vernacular form of apartment building. The buildings were generally three-storey, of brick construction and included truncated balconies, stained glass, gumwood interior trim, gas or electric fireplaces (Figures 16-17).²³

²³ Weaver, pg. 142.

7.2.1 1257 King Street East (Kinclair Apartments, built c. 1930)

Style/Type/Tradition

The property includes a three-storey apartment block of a rectangular plan, one of a pair of similar and neighbouring blocks. The main façade consists of a central bay flanked by recessed balcony bays on the first three stories. The façade rises to a decorative pent roof below a brick parapet meeting a flat roof, and recesses with the balcony bays. The raised basement is articulated by triple windows and has no visible foundation. The central entrance is at grade and consists of a door with a sidelight window and a small bracketed canopy, below a central staircase bay with double windows between the storeys. The balconies are supported by brick piers and each features a door and double window. The east and west façades are articulated by similar arrangements of double and single windows with segmental arched openings. The visible rear façade includes a protruding bay articulated by single windows with segmental arched openings, flanking an external staircase. (See Appendix B: Photographic Inventory, pages 24-27.)

Function

The building appears to have been designed for use as a residence of multiple apartments. There are no modifications or indications to suggest the use has changed.

Fabric

The building is clad in raked, red brick in a stretcher bond and the pent roof clad in asphalt shingles. On the main façade, the windows and balcony doors feature monolithic stone lintels, and the parapet is capped with stone. The ground floor balcony railings are constructed in the same brick and feature stone handrails. The façade features decorative brickwork in the central bay, which includes a name stone, and on both sides of the balcony piers. Most balcony railings are replacements, but two railings suggest an earlier and more ornamental wooden balustrade. The peaked wooden front entrance canopy is supported by wooden brackets. Visible doors and windows are a combination of wood and later replacements, and these include four small wood and stained glass windows on the east and west façades.

7.3 MAIN STREET VERNACULAR

This building type is a combination of main street forms and vernacular building practices. Main street buildings often serve mixed-use functions, and have simple forms with rectangular plans and flat roofs. They are usually intended to be part of a continuous row of structures, having negligible setbacks from the sidewalk. As a result, main street buildings typically have only one publicly visible façade (or two, in the case of corner buildings). As simple forms offering few opportunities for high design, main street buildings were well suited to construction by local builders rather than architects. The structures thus tend to reflect material palettes common at the time. Stylistic elements also reflect contemporary trends, though builders tended to select motifs and elements, rather than employing a full style. The limited exposure of main street buildings means decoration focuses on embellishing façade elements including door and window openings; stone carving and accents; brick detailing; and parapet profiles (Figure 18).

7.3.1 886-894 King Street East (built c. 1930)

Style/Type/Tradition

The property includes a two-storey corner building with a flat roof. It is a main street vernacular building which has no discernable style. Its plan follows the obtuse angle of the intersection of King Street East (north) and Proctor Boulevard (west), and steps to three different depths along its rear façade. The main façade on King Street East is articulated at the ground level by five storefront bays which align with brick pilasters and parapets suggesting dividing walls inside the building. Each bay has a different arrangement of an entrance with windows. The second-storey is articulated by five double windows at equal distances across the bays, each with segmental arched openings. The Proctor Boulevard façade appears to be residential in nature and has a farther setback typical of its residential streetscape. It is articulated by three entrances and five windows of varied dimensions, three of which have segmental arched openings. The second-storey is articulated by five windows of varied dimensions with segmental arched openings, and a protruding chimney with a corbelled base which rises above the roofline. The rear of the building is residential in nature and is articulated by varied door and window openings on both storeys, and two fire escapes serving the second-storey apartments. Most doors and windows have segmental arched openings, and the corners of its stepped façades include brick corbelling at the roofline. Across all of the façades below the roofline and between the storeys there are two horizontal bands which appear to conceal the original condition beneath. (See Appendix B: Photographic Inventory, pages 28-31.)

Function

The building appears to have been designed for mixed commercial and residential use. There are no modifications or indications to suggest the use has changed.

Fabric

The building is clad in a buff brick in a stretcher bond with a mortar of similar coloration. The rear façade includes several fields of brick which have been rebuilt and replaced. All windows have stone sills, and all doors and windows appear to be replacements with the exception of a wooden door at the south corner of the west façade. The two horizontal bands below the roofline and between the storeys are clad in metal which is also used within window openings on the rear façade. The two fire escapes on the rear façade are metal.

7.3.2 891 King Street East (built c. 1925)

Style/Type/Tradition

The property contains a freestanding, two-storey main street vernacular building. It is rectangular in plan (though slightly askew at King Street East), and the simple form rises to a flat parapet roof. The building appears to have been altered at grade; however most original openings and details are present or can be inferred. The main (south) façade is clad in brick, and rises at the corners from a parged faux-plinth. The main wall is set in one brick header from the sidewalls, creating a small square groove at the corners that creates a sense of brick pilasters at grade. Two transomed doors (one transom is infilled) and a picture window are set beneath a reclad cornice at grade. A central bay

window with three openings rises from this cornice at the second floor, which is itself surmounted by a moderate soffit and shallow roof. The parapet above is capped by stone coping, and has accentuated ends and a centrally stepped portion that rises to a curved peak. Two square stones are set diagonally in the brickwork beneath the parapet. Limestone detailing is also visible at the corners between the ground and second storeys beneath the reclad cornice. These might have been a string course, or simply corner details above the doorways. The use of brick with stone detailing, an elaborated parapet, and shallow bay window are typical decorative tendencies for main street vernacular buildings from this period. The sides of the structure employ a simpler brick of the same colour, and have parapets capped by terra cotta coping tiles. The west wall is blank, and the east wall houses four windows, two of which are set within angled window wells cut into the side of the wall. (See Appendix B: Photographic Inventory, pages 32-34.)

Function

Presently the building appears to be used entirely as residential apartments. Given the main street design of the façade, it was likely designed to originally support commercial uses at grade. City directories and fire insurance plans indicated the building supported printing operations from at least the 1940s through 1962.²⁴

Fabric

The building is comprised of large amounts of brick, with raked units laid in stretcher bond on the main façade and plain bricks in common bond on other elevations. The bricks are different sizes, and a keyed quoining pattern at the side returns corresponds to where courses align. Other original materials include the stone accents and coping stones. The west transom window is wood, and may be original. Many aspects of the façade have been clad in cream and brown coloured aluminum, including the original cornice, the bay window skirt, and the east transom window. There is masonry infill beneath the main window at grade. Galvanized flashing is observed above the cornice and bay window, painted a cream colour in both cases.

7.3.3 929 King Street East (built c. 1950)

Style/Type/Tradition

The property contains a two-storey specialized commercial building, freestanding on all four sides, with no discernable style. Rectangular in plan, it is angled slightly at its south end where the main façade meets King Street East. The very simple rectangular form rises to a flat roof, which is unarticulated save for a simple sheet metal coping. The main façade is a flat wall clad with brick, with a large offset opening at grade for the entrance, and four narrow windows at the second storey. A green awning is centred on the façade, advertising “Martin’s Bowling”. Above the awning a white sign hangs from a metal armature, advertising the same business. The building transitions to concrete block walls behind the façade, with the west side featuring a more substantial brick return than the east. Ghosting of paint lettering can be seen at the east end of the main façade, with the outline of “...EY’S”

²⁴ 1947 City Directory and 1962 Fire Insurance Plan.

The side walls are entirely concrete block, save for the punctuation of regularly spaced brick buttresses. The buttresses rise one-storey and project almost a brick header proud of the wall. They terminate with three courses of corbelling, creating an elegant transition between buttress and wall at the top of the former. Such masonry buttressing suggests a steel structural system, the clear spans of which would permit the large open spaces required for a bowling alley.

Three types of brick are discernable on the main façade: a red clay brick, presumed to be original, in addition to polychromic bricks, and red bricks of a lighter shade. The latter two appear to have been used for infill. In most cases, the common bond of the original masonry was continued at infill areas. The large areas of polychromatic brick suggest the façade formerly had more large glazed or screened areas. The first infilled section suggests the existing entrance opening might have originally continued to the east of the building. The second section is substantial in width and spans the height of the façade, starting several feet in from the west. It corresponds to the flare in the plan, and perhaps supported glazing for a stairwell. A rectangle of light red brick within this section suggests it originally had a window or opening that has since been infilled. These large openings inferred by the different brick types correspond to emerging modernist trends in architectural style, and would have been compatible with the steel structural system employed. (See Appendix B: Photographic Inventory, pages 35-37.)

Function

The building is presently a functioning bowling alley. Historic images and the specialized form and structure of the building suggest that it has always served this function.

Fabric

The building contains a simple palette of materials, many of which are utilitarian in nature. The main façade and side buttresses rely on brick and the sidewalls are concrete block. Three brick colour types are discernable, and all have a raked finish. Masonry details also punctuate the façade in the form of sills, and blocks set within the brickwork. The entrance appears to be built simply of wood, with consumer grade door and window. East of this is a large section filled entirely by glass block. The second-storey windows appear to be vinyl replacements.

7.3.4 943 King Street East (built c. 1900)

Style/Type/Tradition

The property contains a two-storey mixed-use main street vernacular building. Located at a corner, the building has a parallelogram plan, reflecting the angle at which King Street East crosses the local residential grid. The building has a simple rectangular form, although the western third (a later addition) is one-storey with a false second storey, creating something of an unequal mass. The building has been substantially altered, with new walls and claddings obscuring much of the original details. At both heights, it rises to a flat, parapet roof. The main (south) façade retains what is likely original fabric at the eastern two thirds of the second storey. These details include two large segmental arched window openings, each beset with three windows, as well as decorative brickwork in the form of raised brick motifs with masonry accents at corners. The colour of the brickwork is undetermined, as the entire façade has been painted light grey, with some black band accents. The

parapet is here capped by terra cotta coping tiles. The western third of the south façade's second-storey is a blank brick wall, bringing the elevation of the western portion of the structure (only one storey) to the height of the two-storey portion. This blank wall has different bricks than the original section, and uses masonry coping stones. It is undetermined whether the brickwork at grade is original or not. The units appear similar to the original bricks, unlike the blind wall. The openings lack a coherent relationship to those above however, and the nature of the arches suggest they are a later configuration. The east end of the main façade has large glazed sections to serve the restaurant. Engaged wooden ionic columns have been added at grade, and are not original. They sit beneath a short pent roof with a metal cover. Two box-lit signs adorn this main façade, both attached to metal armatures.

The east façade is also clad in brick, though the units are distinct from those on the front having considerably rounder edges. This may reflect a recladding of the wall, or the fact that it was not a main façade. Window openings on this side are all square, and are entirely surrounded by raised brick surrounds. A vertical seam is visible adjacent to the window frame of the second window north on the second storey. Despite these differences, its appearance is unified with the main elevation by the use of terra cotta coping stones, and a similar black and grey paint scheme. The rear of the building features a covered patio at the second floor, above a first floor that is covered in parking. The west side of the building shows several walls of unpainted brick. The one-storey addition is blind on the west and laid in stretcher bond, and the second-storey of the original structure behind it has a light well, with other windows, and is laid in common bond. Both walls rise to terra cotta capped parapets. (See Appendix B: Photographic Inventory, pages 38-41.)

Function

The building appears to serve mixed-uses, with a restaurant at grade and residential apartments above. It has likely served both uses since its construction.

Fabric

The primary construction material is brick, though at least two types of brick units are observable throughout. Other likely original materials include terra cotta coping tiles, masonry accents, and wooden sash windows on the main façade. Subsequent materials added later include the false wooden columns, and decorative wrought iron grates on the arched windows at grade. The windows on the east façade appear to be replacements, and those on the west façade comprise a mixture.

7.3.5 1211 King Street East (built c. 1955)

Style/Type/Tradition

The property contains a one-storey building with a partial second-storey addition on a triangular block which presents façades on King Street East (south) and Dunsmure Road (north), respectively. It is a main street vernacular building with several modifications and no discernable style. Its near-rectangular plan follows the acute angle of its adjoining building, responding to the alignment of King Street East. The building has a shed roof which slopes down from the adjoining building to the east. The L-shaped addition on top of the building has a flat roof and also adjoins the neighbouring building to the east. The main façade on King Street East is articulated by a storefront which has been

modified for residential use, its commercial windows and entrances partially enclosed to create smaller window openings. The west façade is articulated by one door and contains an enclosed opening which appears to have been a storefront window connected to the space fronting King Street East. The ground level of the Dunsmure Road façade is obscured by a fence and does not appear to have any openings. The east façade is not visible since it adjoins to the neighbouring building. The addition is in plane with the Dunsmure Road façade, where it contains one small window, and set back from the other façades it contains two small windows on the west façade and none on the main façade. (See Appendix B: Photographic Inventory, pages 42-43.)

Function

The building appears to have been designed for mixed commercial and residential use. Modifications to the ground level suggest that it has been converted into single use as residential apartments.

Fabric

The building is clad on the ground level in raked, buff brick in a stretcher bond. The pink mortar appears to be original. Original openings in the main and west façades have been largely enclosed with gypsum board and brown brick in a stack bond. The roof fascia is clad in vertical siding and the second-storey is clad in horizontal siding. All visible doors and windows are replacements.

7.3.6 1217 King Street East (built 1923)

Style/Type/Tradition

The property contains a two-storey corner building on a triangular block which presents its three façades on King Street East (south), Glendale Avenue North (east) and Dunsmure Road (north), respectively. With no discernable style, it is a main street vernacular building although it deviates from more typical examples because it addresses three streets on its small block. The building has a flat roof and a near-rectangular plan which follows the acute angle of the intersection of King Street East and Glendale Avenue North. The three similar façades are articulated on the ground level by commercial storefronts along King Street East and at the two corners fronting Glendale Avenue North. These storefronts have since been modified for residential use, but suggest an original design of large, commercial window openings which flank corner entrances. The ground level is otherwise articulated by three doors on the east façade and two doors on the south façade, three of which have segmental arched openings, and a few irregular single windows. The second-storey is articulated by regular single windows, four on the south and north façades, and seven on the east façade in addition to two doors onto small wooden balconies. There is a decorative horizontal band above the former storefronts, another continuous band above the doors and windows of the second storey, and a cornice at the roofline. There is a date stone beneath the roofline above both corner entrances. The Glendale Avenue North and Dunsmure Road façades have deeper setbacks from the street to accommodate parking and private outdoor space. The west façade is not visible since it adjoins the neighbouring building. (See Appendix B: Photographic Inventory, pages 44-47.)

Function

The building appears to have been designed for mixed commercial and residential use. Modifications to the ground level suggest that it has been converted into use as residential apartments.

Fabric

The building is clad in raked, brown brick in a stretcher bond. The mortar is varied and largely not original. The sills, lintels, keystones, cornice and decorative bands include some visible stone, but most have been either parged over or replaced. Most of the commercial storefronts have been partially enclosed with materials including angel stone and gypsum board and contain smaller window openings. Most doors and windows are replacements, but some wooden sashes are visible on the east and south façades.

7.3.7 1145-1147 Main Street East (built c. 1922)

Style/Type/Tradition

The property contains a two-storey mixed-use main street vernacular building. It is free standing on the south, west and north, and abuts the neighbouring structure to the east. A corner property running the length of the property, its west façade is substantially longer than its Main Street East commercial frontage. The building has a simple form, rising to a flat parapet roof from a rectangular plan. At grade there are several large openings for commercial glazing, as well as residential windows toward the rear. These commercial openings are topped by an uninterrupted band that is quite tall, and has been clad over in brown siding. The present “Delta Bright Spot Restaurant” sign is mounted on top of this cladding. The second-storey features residential window openings of various sizes, above which is a cornice that has been covered with an ochre cladding. A simple parapet rises above, which steps up in certain locations to frame a stone panel. On the south façade this panel bears the name “THE RENFREW”. There are two such parapet frames on the west façade, both of which are blind. Original residential windows and doors are topped by brick segmental arches cut flat below their peaks. All residential window openings feature black aluminum fixed window awnings. A different type of brick is used at grade at the commercial frontage, likely indicating where the structure has been infilled or reconfigured. Additionally, a rectangular opening on the west façade has been clad over by siding. There is a large, free standing sign in front of the restaurant door, with a lamp on top, and numerous lights lining the frame. Once supporting a sign for the business, it is now empty. (See Appendix B: Photographic Inventory, pages 48-51.)

Function

The building is presently mixed-use, with a restaurant at grade and residential apartments on both levels. Its design suggests it has always served mixed-uses, and a 1947 directory indicates that a clothing store was located in the building.

Fabric

The building’s main construction material is red brick, which is accented by stone details in the parapet and window sills. Black fixed awnings covered every residential window on the structure, and are presumed to be aluminum. Contemporary cladding materials cover the west commercial entry, the

second-storey cornice, and the large band above the ground floor that wraps across the south and partially up the west elevations. The parapet is also topped by a contemporary coping material.

7.3.8 1147 ½ Main Street East (built c. 1950)

Style/Type/Tradition

The property contains a one-storey commercial structure fronting Main Street East (south), which is connected to a larger two-storey structure at the rear. Together, they have a rectangular plan, which rises to a flat roof on the commercial portion and shallow gable roof at the rear structure. The commercial portion presents a simple elevation to the street with a wide section of glazing (including the front door) set centrally within a flat, tile-clad façade. The glazed portion is angled in, forming a concave sheltered area in front of the doorway. This space has a terrazzo floor, composed of large yellow panels set within a grid of pink material. Above this glazed section is a projecting red cornice profiled by three raised points. It is unclear whether or not this cornice is original to the current design of the façade, or if it is cladding over an earlier version. The east side of the façade reveals the tiles are set over top of raked bricks. It is thus possible for an earlier cornice to have been part of this brick configuration. The two-storey structure at the rear of property has a side gable house form, although it appears to be constructed of concrete blocks and it is not clear whether or not it serves (or has ever served) a residential function. It contains several large aluminum windows at the second storey, and two double doors on the north elevation. (See Appendix B: Photographic Inventory, pages 52-53.)

Function

The commercial structure facing Main Street East presently serves as a martial arts and fitness studio. The function of the two-storey portion at the rear is undetermined. A 1962 fire insurance plan indicates that the building was used as an office.

Fabric

The commercial structure is faced with grey tiles, which are cladding over the original brick façade. Visible portions of brick suggest that these units had a raked finish. There is a terrazzo floor in front of the doorway. The rear structure appears to use materials that are utilitarian in nature, including aluminum windows, concrete blocks, metal doors, and aluminum siding.

7.3.9 1149-1151 Main Street East (Dunham Building, built 1922)

Style/Type/Tradition

The property contains a two storey, mixed-use main street vernacular building. It has a rectangular plan, and rises to a flat, parapet roof. It is attached to a neighbouring building at the west, while the south, east and north façades are all exposed. The building employs vernacular motifs and tendencies typical of late 1910s and early 1920s design.

The second-storey is original, defined by four equally spaced windows, each topped by brick segmental arches cut flat below their peaks. Above is decorative brickwork of square and rectangular panels, articulated by raised brick borders infilled with brick dressed back to a rough-face. The central panel contains a date-stone bearing the year 1922. The façade is topped by a stepped

parapet with flat slabs of masonry coping. The ground floor of the main façade has been reconfigured and clad with materials that clash with the original structure. The east half of the ground floor is covered by brown, vertical aluminum siding on a base of angel stone, and features a non-descript door, and window opening. The west half is clad in flat, granite slabs with wide white mortar joints. Four equally spaced round-arched windows are slightly recessed within, one of which serves as the doorway.

The east (side) façade features a second-storey with eight windows, narrower but similarly arched to those on the front. There are two rectangular windows are grade, which have no arches and appear to be more recent openings. The parapet steps gradually toward the rear of the building, capped by metal coping.

The north (rear) façade has been much modified. An uninsulated shed-roof extension is supported by plain lumber supports at the second storey, clad in white siding. The west half has a parged extension beneath this, whereas on the east this space is open, save for a doorway vestibule, likely leading to a basement. Here the original brickwork remains visible in places, with a transom, and rectangular window being infilled. (See Appendix B: Photographic Inventory, pages 54-56.)

Function

The nature of the façade suggests the building was originally designed as a mixed-use main street building with ground floor retail and residential above. It still serves these functions, however the eastern ground floor unit appears to have been converted to residential use.

Fabric

The building contains a high proportion of materials consistent with its date of construction, in addition to newer materials dating from more recent interventions. The original building fabric includes a combination of pressed brick with stone details as parapet caps, date stone, and window sills. The brick is laid in stretcher bond, and pointed with an ochre-tinted mortar. The openings on the south and east façades appear to retain their wooden sash windows, while all others are more contemporary replacements. The new claddings on the south façade include flat granite, metal siding and angel stone. The extensions at the rear are highly utilitarian in nature, and appear to employ rough, reused or consumer grade construction materials.

7.4 LATE VICTORIAN

Urban architecture in southern Ontario underwent a significant shift in the mid-19th century, away from traditionally British Georgian forms toward a quickly growing body of revival styles. The Romantic Movement idealized places far away both in place and time, and these intellectual currents manifested in architects and clients seeking new vocabularies of form and ornament for buildings.²⁵ The Gothic and Classical Revivals were the first major new styles, both relating important social and ideological ideas. Designers continued to add to the repertoire however, with styles such as Romanesque, Italianate and Queen Anne using different historic precedents as a basis for new designs (Figure 19).

²⁵ Eric Arthur, *Toronto: No Mean City*, pp. 64.

This created an eclecticism whereby cities were composed of different buildings of different styles. By the late 19th century however, this eclecticism had advanced to a point where architects and designers utilized disparate architectural elements and motifs within the same buildings. Such buildings might for example utilize Italianate roof brackets with Gothic windows, or polychromatic masonry with classical trim. While it was still possible to create beautiful and impressive structures, the resulting compositions are often characterized by an underlying lack of coherency of style.

7.4.1 893 King Street East (built c. 1900)

Style/Type/Tradition

The property contains a two-and-a-half-storey residential structure attached to a single-storey commercial addition which obscures part of main residential façade when viewed from the street. (See Appendix B: Photographic Inventory, pages 57-59.)

The residence is an eclectic composition incorporating Italianate, Gothic Revival and classical details. It consists of a near-rectangular main portion which is the full height of the building, and a small, rectangular single-storey rear portion customary for residences of its time. The main portion has a hip roof punctuated by large pediment-like dormers at symmetrical locations on the west and east façades and at alternating bays on the main and rear façades. A tower with a steep pyramid roof rises above the roofline near the southwest corner. The rear portion has a hip roof punctuated by a small dormer window on the west façade. The residence has a raised basement with an exposed foundation.

The visible main façade has two planes with a tower set between them. The outermost has a triple window within a segmental arched opening at the second storey, below the dormer which contains a lunette window. The adjacent tower wall has a single window with a segmental arched opening on the second storey. The tower contains a pair of small windows with round arched openings mirrored on the west façade. The innermost plane is articulated by a single window at the ground level. The visible west façade has single windows within segmental arched openings on the basement, ground and second storeys, a small dormer window on the second storey, and a semi-circular window in the dormer. The dormers of the west and east façades are supported by second-storey pilasters with corbelling at their base. The otherwise visible east façade includes the same dormer window and also includes a chimney and fire escape. The visible rear façade is articulated by two segmental arched openings which have been enclosed. The pattern of brick discoloration suggests a previous enclosure on this façade. The dormer is bisected by a chimney, creating two half-lunettes.

Below all the rooflines is a decorative cove which rises from two stepped brick courses. Across the main, west and east façades there is a narrow band of contrasting brick which aligns with the sills of the second-storey and tower windows. The basement walls are slightly raised and meet the upper part of the wall with a decorative sloping brick course. On the main façade, the visible windows of the ground and second-storey windows, as well as the dormer window, are ornamented with key stones.

The commercial addition is on a rectangular plan with a flat roof. Its main façade is articulated by a recessed, flared entrance in the centre flanked by glazing across most of the façade. The west and east façades do not have any openings.

Function

The two-and-a-half-storey residence appears to have been designed for use as a single family residence. The single-storey addition appears to have been designed for commercial use, and its current commercial function suggests that this function includes the residential structure.

Fabric

The residential structure is clad in red brick in a stretcher bond, with a buff brick used in the decorative bands. The roof is covered in asphalt shingles and the decorative coves below the roofline are wooden. The building's foundation and window sills are a pale stone, as are the key stones, which contain a carved motif. The windows are not highly visible but the condition of some visible wood windows suggests they are original. There are fixed metal awnings fastened to the second-storey windows of the main and west façades.

The commercial addition is clad on the main façade in raked, red brick in a stretcher bond. The brick is toothed into the concrete block of the west and east façades.

7.4.2 895 King Street East (built c. 1890)

Style/Type/Tradition

The property contains a one-and-a-half-storey building in a residential form with a single-storey commercial addition which obscures the main and east residential façades when viewed from the street. (See Appendix B: Photographic Inventory, pages 60-64.)

The residential structure is of a late Victorian style which is not discernable in detail from the street. It is on a rectangular plan with a hip roof punctuated by two dormers at symmetrical locations on the main façade and at alternating bays on the west and east façades. There is a small addition projecting from the centre of the rear side of the roof. Brick chimneys rise from the roofline at the rear and east façades.

The visible main façade is articulated by two projecting bays which rise to dormer windows and flank a central entrance. The dormers contain arched windows set within intricate arched openings. These openings are constructed of more than 30 courses of tapered bricks outlined by a decorative raised course supported by corbelling at the springline of the arch. The dormer rooflines are embellished by simple bargeboard detailed with dentillation. The smaller dormers on the west and east façades appear to contain double windows with the same bargeboard. The visible west façade is articulated by two single windows with segmental arched openings. The visible east façade is articulated by a single window. The visible rear façade contains one window opening and one door opening. The protruding addition from the roof has glazing on all sides, is supported by posts, and connects to a covered staircase accessible from the west side of the building.

The form of the residential structure with its one-and-a-half-storey height, hip roof and dormers with round arched opening is not typical of the form and style of residential buildings constructed in the late 19th century. Numerous styles were being applied to residential buildings in this period and each employed a particular form. The styles include Gothic Revival, Italian Villa, Italianate, Second Empire and Queen Anne. The Italian Villa and Queen Anne are both defined by asymmetrical composition of

forms. Gothic Revival and Italianate styles are generally symmetrical however unlike 895 King Street East, employed the use of steeply pitched or very low pitched roofs. The rounded arch used in the dormers is a marker of the Romanesque Revival style though this style was most often applied to civic and commercial architecture. Where utilized in residential buildings, the buildings were massive in scale and their shape was reminiscent of the Queen Anne style with multi-shaped roofs. A comparative example, though on a much grander scale and on an institutional building, is the Legislative Building, Queen's Park, Toronto, which is in the Romanesque Revival style. This building employs rounded arches and presents a symmetrical main façade. Further investigation on-site is required to make a definitive determination of the form and style employed at 895 King Street East.

The commercial addition has a flat roof and is on an L-shaped plan which attaches to the residential structure on its east façade and nearly abuts the main façade. Its main façade is articulated two identical storefronts, each of which has a recessed, flared entrance in the centre flanked by glazing across most of the width of the façade. The condition above the entrances includes a transom window, suggesting the façade has been modified. The west and east façades do not appear to have any openings.

Function

The one-and-a-half-storey residential structure appears to have been designed for use as a single family residence. The single-storey addition appears to have been designed for commercial use with two occupants. The 1962 Fire Insurance Plan indicates that a store occupied the west unit and a restaurant occupied the east unit. Today only the west unit appears to serve a commercial function.

Fabric

The residential structure is clad in red brick in a stretcher bond. The roof is covered in asphalt shingles. The bargeboard, visible windows and rear addition are wooden.

The commercial addition is clad on the main façade in raked, brown brick in a stretcher bond with one header course running above the glazing. The brick is toothed into the concrete block of the west and east façades. The floor of the recessed entrances is terrazzo of two mixtures which includes a border. There is a band of angel stone below the storefront glazing which further suggests modification of the façade. The storefront and transom window frames are aluminum, and the door frames are wood.

7.5 ART DECO/STYLE MODERNE

The Art Deco style was one of several transition styles between traditional and modern design. Its influence was extensive. It was commonly used as a commercial and institutional style between 1925 and 1955. The style is characterized by a general sense of mass with a vertical emphasis; a simplified façade treatment combined with bold vertical elements; the use of cut stone and render; accented by brick, stained-glass and decorative metals; a sculptural aesthetic, characterized by smooth surfaces and bas-relief sculpture; a decorative regimen of stylized interpretations of traditional motifs and forms.

Inspired by new technology, Style Moderne was another transitional style preceding modern design. Its streamlined aesthetic uses smooth forms creating a horizontal emphasis. It was commonly used for

institutional buildings between 1925 and 1955. The style is characterized by smooth, flat façades with shallow openings that convey a sense of volume rather than mass; a low form, with a clear horizontal articulation; metal sash windows; a decorative program of smooth, extruded profiles and stylized interpretations of classical motifs carved in bas-relief (Figures 20 and 21).

7.5.1 612 King Street West (built c. 1935)

Style/Type/Tradition

The property contains two buildings, a residential dwelling (c. 1850) and a veterinary clinic. The residential dwelling is at the rear (north) end of the property and will not be addressed as part of this CHER. The following description applies to the veterinary clinic which is set at the street.

The veterinary clinic is a single-storey building which is rectangular in plan with a flat roof. The rear portion has a slight inset to the plan. The main portion to the front has a short parapet. The building exhibits characteristics that are utilized in Style Moderne architecture. These characteristics include smooth surfaces, stylized and simplified classical features expressed in the semi-circular entrance stairs and awning; the triple coved detailing at the door surround, and the very modest bell cast detailing at the roof line. The building also features scalloped detailing above the windows at the main façade and the southerly two windows of the east and west sides of the building and along the underside of the awning. Casement windows and sills have been inset within a recessed frame that extends from the foundation line up to the scallop detail. Above each of the windows is a recessed cross symbol. This building lacks the full expression of the styles which would have a strong vertical or horizontal emphasis and sweeping curves contributing to a streamlined aesthetic. (See Appendix B: Photographic Inventory, pages 65-67.)

Function

The building is presently a functioning veterinary clinic. A 1947 City Directory indicates the Blue Cross Hospital was in operation at that time. The current Blue Cross Animal Hospital website indicated they have been in business for over 70 years.²⁶

Fabric

The building has a smooth stucco finish and poured concrete detailing including the entrance stairs. Stepped cracks in the finish suggest the building may be constructed of concrete block. The casement windows are metal with metal hinges and handles and are set within a wood frame. The concrete sills and recessed crosses are highlighted by blue paint which stands out against the white painted surfaces. All elements appear original to the building. An addition is currently being construction to the rear.

7.6 MID-20th CENTURY MODERN

Mid-20th century modernism is a broad movement that utilized conscious design principles to take advantage of materials and forms. The architectural style was widely used for design-conscious

²⁶ "Our Hospital", <http://www.bluecrossah.ca/about-us/welcome-to-our-clinic/>, Accessed 3 March 2017.

structures, residential, religious, institutional and commercial in nature and was often the style of choice for important, flagship structures. It is characterized by a great variety of geometric forms, always creating a strong sense of volume; situating solid structural walls and glazed curtain walls on different planes; the use of a variety of materials, both traditional and modern; an adventurous use of shapes and forms for structural and decorative purposes; and, a strong decorative emphasis based on noble, clean materials, and clear, geometric forms and patterns. The style predominated between 1945 and 1970, and within Canada was reflected across an unprecedented wave of post-war construction. The range of mid-20th century modern style can be understood to include more transitional examples towards the start of this period, carrying elements of earlier modern styles, evolving towards a full expression of the style at the end of this period (Figures 11-13).

7.3.1 924 King Street East (built c. 1952)

Style/Type/Tradition

The property contains a single-storey corner building of a double height with a flat roof and near-rectangular plan that follows the obtuse angle of the intersection of King Street East (north) and Sherman Avenue South (west). The building's substantial proportion of glazing, simple ornamentation, regular window arrangement and use of traditional materials support its categorization as a modest example of early mid-20th century commercial and institutional architecture. It can be understood as a transitional style which is recognizably modern but maintains characteristics of earlier styles in its arrangement of discrete vertical windows and the use of cladding to appear as structural masonry (Figures 11 and 12). This building pre-dates the full expression of mid-20th century modern style evident in comparative examples constructed later in the decade (Figure 13). The two façades fronting on these streets contain glazed vertical bays of equal size which rise from near grade to nearly the height of the building. The façade on King Street East consists of five glazed bays with a recessed centre bay containing a double entrance. The façade on Sherman Avenue South consists of seven bays, with six glazed bays flanking a centre bay which supports a stylized shield from the Bank of Nova Scotia's coat of arms and a depository opening. The masonry cladding includes overlapping units at the corners, a continuous band above the window bays; window surrounds which are raised from the façade, and a raised lower course which slopes at the corners and in the centre bay of the Sherman Avenue façade. The south and east façades are utilitarian in their design and include only a rear service door located on the south façade, which has a stone lintel. (See Appendix B: Photographic Inventory, pages 68-70.)

Function

The building appears to be a purpose-built bank building for a single tenant. Although it is no longer occupied by a bank, it continues to function as single-tenant commercial property.

Fabric

The building's King Street East and Sherman Avenue South façades are entirely clad in a pale stone which appears to be Queenston limestone from the Niagara Escarpment. The individual stone units are large in area, and have slight variations in finish and condition such as in the smoother ornamental carving on the Sherman Avenue façade and the stone band across the top of the windows. This stone band continues across the south and east façades, which are primarily clad in buff brick in a common

bond, with a cementitious base aligning with the base of the windows on the street-facing façades. All windows are replacements, and archival photographs from 1963 reveal that the present windows do not reflect the historic configuration. The original fenestration was divided into four equally spaced rows by three columns, with the middle column significantly wider than those flanking it. The two outside windows of each top row appear to have been operable in a top-hung fashion. Presently the windows have a single horizontal division, halfway through each opening. This original fenestration is in keeping with comparative examples from the period. The same archival photographs also reveal that the original signage for the bank was in the form of individual lettering fastened to the lintel courses of the main and secondary façades. The signage of the current commercial tenant consists of two applied bands fastened in proximate locations on the two façades. The metal bank depository box on the Sherman Avenue façade is a replacement. Several mechanical and electrical services are fastened or inserted into the south façade.

8.0 Discussion of Contextual Value

8.1 SOCIAL MEANING

To confirm any social meaning, THA contacted Ms. Chelsey Tyers, Cultural Heritage Planner in Development Planning, Heritage and Design, City of Hamilton as per the stakeholder consultation plan. A detailed description of the consultation is contained in Section 5.0 Community Input.

8.2 ENVIRONMENT

8.2.1 612 King Street West

This property is located in Hamilton's Strathcona neighbourhood on King Street West between Dundurn Street North and Strathcona Avenue North. The surrounding areas are mainly residential neighbourhoods with single family residences and apartment buildings. The property is located in close proximity to Victoria Park to the east and the interchange of Ontario Highway 8 and Highway 403 to the west.

The property fronts onto King Street West with commercial plazas immediately to either side. These plazas are setback from the street with deep driveways and parking lots. This setback is in contrast to the subject property which has a main street type relationship set near to the street. New Street extends southward from King Street West aligning with the driveway for the subject property. Across the street there is a five-storey apartment building, a single-storey commercial property and early 20th century residential buildings.

8.2.2 401 King Street East

This property is located in Hamilton's Lansdale neighbourhood on King Street East between West Avenue North and Victoria Avenue North. The property is located approximately 1 kilometre from the Hamilton GO Centre to the west and near to Hamilton's downtown core.

The property is situated within a predominantly commercial section of King Street East, adjacent to and across from low-rise commercial, residential and mixed-use properties. First Place, a high-rise tower, occupies the block to the southwest and Wellington Park is to the west. 401 King Street East contains a large detached residence the original setback of which has been infilled with a simple, single-storey commercial addition.

8.2.3 789 King Street East

789 King Street East is located in Hamilton's Gibson neighbourhood on King Street East at the corner of Stirton Street. The properties are located between approximately 0.5 to 2 kilometres to the Hamilton GO Centre to the west and to the Tim Hortons Field stadium to the east, respectively.

The properties are situated within a predominantly commercial section of King Street East, adjacent to and across from low-rise commercial, residential and mixed-use properties. 789 King Street East

contains a large detached residence the original setback of which has been infilled with a two-storey commercial addition.

8.2.4 891 King Street East 893 King Street East 895 King Street East 886-894 King Street East

891, 893 and 895 King Street East are neighbouring properties also located in Hamilton's Gibson neighbourhood on King Street East between Gibson Avenue and Sherman Avenue North. 886-894 King Street East is situated nearly across from 891, 893 and 895 King Street East. The properties are situated within a predominantly commercial section of King Street East, adjacent to and across from low-rise commercial, residential and mixed-use properties.

891, 893 and 895 King Street East face the terminus of St. Clair Avenue, a residential street to the south, as it intersects with King Street East. The properties neighbour a two-storey residential block to the west, a single-storey commercial property to the east, and are otherwise adjacent to residential dwellings. 891 King Street East stands especially apart from its immediate neighbouring properties which are of different heights and have both farther and modified setbacks. The corner property of 886-894 King Street East has a secondary frontage onto Proctor Boulevard, a wide residential street with a treed median. Proctor Boulevard terminates at this intersection with King Street East.

893 and 895 King Street East contain large detached residences the original setbacks of which have been infilled with simple, single-storey commercial additions. They share a general contextual relationship with similarly modified properties along King Street East, as well as with some of the larger and more elaborate historic residences that punctuate the landscape of housing developments of similar residences. Their identical setbacks are their only direct contextual relationship.

8.2.5 924 King Street East 929 King Street East 943 King Street East

These nearby properties are located in Hamilton's Stipley neighbourhood on King Street East between Sherman Avenue South and Garfield Avenue. The surrounding areas are residential neighbourhoods with single family residences predominating. The properties are located in approximately 500 metres to the Tim Hortons Field stadium to the east.

The properties are situated within a predominantly commercial section of King Street East, adjacent to and across from low-rise commercial, residential and mixed-use properties. The properties are otherwise adjacent to residential dwellings. 943 King Street East occupies a corner location, and presents a side elevation to Garfield Avenue North. A car lot sits directly west, and single family residences are found to the north. West of the car lot is 929 King Street East, which neighbours a restaurant with deep setback to its west. 924 King Street East occupies a corner location, and presents a side elevation to Sherman Avenue South.

The properties share a general contextual relationship with other mixed use properties in this section of King Street East, typical of their main street setting. There are considerable variations amongst neighbouring buildings in setback and frontage however, which ultimately prevents the solid and coherent street wall of typical main street fabric. 943 and 929 King Street East each present main street façades with negligible setbacks, but are abutted by buildings with substantial setbacks, or properties without structures.

8.2.6 3 Barnesdale Avenue South

The property is located in Hamilton's Stipley neighbourhood on the corner of Barnesdale Avenue South between King Street East and Vineland Avenue. Barnesdale Avenue runs on axis from Main Street to north of Barton Street. The surrounding areas are residential neighbourhoods with single family residences predominating. The subject property is located in close proximity to Tim Hortons Field stadium to the northeast.

The property is a corner property fronting onto Barnesdale Avenue South with a secondary frontage onto King Street East. It is situated next to a commercial section of King Street East, with low-rise, commercial and mixed-use properties across both of its respective fronting streets. The subject property is otherwise adjacent to residential dwellings.

The property shares a contextual relationship with others that developed to a similar manner with Arts and Crafts detailing, including its rear neighbouring house with similar massing, height and rooflines. The design of its mid-20th century renovation has a contextual relationship with the King East Medical Medical Building across King Street East, which also exhibits features typical of mid-century styles.

8.2.7 1203 King Street East 1205 King Street East 1207 King Street East

These properties are located in Hamilton's Crown Point West neighbourhood on King Street East between East Bend Avenue North and Dunsmure Road. The surrounding areas are residential neighbourhoods with single family residences predominating. A single track rail line passes to the northwest, and the 28-hectare Gage Park is located approximately 200 metres south.

The properties front onto King Street East, opposite Little Albert Park, a small triangular block that is one of the acute corners created by the diagonal arrangement of King Street against the city's regular grid. There are residential dwellings adjacent to the subject properties on both sides and to the rear, with the exception of the corner property of 1207 King Street which includes a commercial addition fronting onto Dunsmure Road.

1203 King Street East shares a contextual relationship with the three houses to the northwest, which appear to have been originally developed to the same design. Though all four have undergone modifications, similarities in massing, height and rooflines remain legible between the four structures. 1205 and 1207 King Street East also appear to have been originally developed to the same design, with similarities in massing, height and rooflines.

8.2.8 1211 King Street East 1217 King Street East

These two adjoining properties are located in Hamilton's Crown Point West neighbourhood on King Street East between Dunsmure Road and Glendale Avenue North. The surrounding areas are residential neighbourhoods with single family residences predominating. A single track rail line passes to the northwest, and the 28-hectare Gage Park is located approximately 200 metres south.

The properties are sited on a small triangular block which is one of the acute corners created by the diagonal arrangement of King Street against the city's regular grid. Across King Street East, the properties face a low-rise commercial property set back from the streetscape and a detached residential dwelling which faces onto Glendale Avenue South. Opposite the two corners of the properties which front onto King Street East are low-rise, mixed-use properties. The properties are otherwise across from residential dwellings on Dunsmure Road and Glendale Avenue North.

Because of its siting on a triangular block, presenting three façades onto three streets, 1217 King Street East is prominent from many vantage points in the surrounding streets. Neither property has specific contextual relationships with other individual properties.

8.2.9 2 Glendale Avenue North 1257 King Street East

These two properties are located in Hamilton's Crown Point West neighbourhood on King Street East and Glendale Avenue North, respectively, between Dunsmure Road, King Street East and Belview Avenue. The surrounding areas are residential neighbourhoods with single family residences predominating. The properties are of equal distance of approximately 175 metres to a single track rail line to the northwest and to the 28-hectare Gage Park to the south.

The properties front onto King Street East and Glendale Avenue North respectively, with the former occupying the corner property. A low-rise commercial property lies between the subject properties on King Street East, and across their respective streets each property faces a low-rise, mixed-use structure, one of which has been converted to residential use only. The subject properties are otherwise adjacent to residential dwellings.

1257 King Street East shares a contextual relationship with an apartment block to the southeast which is similar in design, massing, height, rooflines and ornamentation. 2 Glendale Avenue North appears to have been originally developed in a comparable design as the five other houses on its block, with similarities in massing, height, rooflines and fenestration.

8.2.10 1145-1147 Main Street East 1147 ½ Main Street East 1149-1151 Main Street East

These nearby properties are located in Hamilton's Crown Point West neighbourhood, near "The Delta", where King Street East and Main Street East cross each other. The surrounding areas are residential neighbourhoods, and Gage Park lies several hundred metres to the west.


The three properties are on the southwest corner of a block shared with single family residences, and Memorial City Elementary School, a listed heritage property. The buildings comprise the eastern terminus of a commercial section of Main Street East that ends at the school property. It recommences several hundred feet east after some disparate blocks. The three buildings abut each other forming a solid, albeit short, streetwall. As a result, they share a contextual relationship with the commercial structures to the west.

The properties all back onto a rear laneway that turns north and continues to Dunsmure Road. 1145-1147 Main Street East occupies a corner location, and presents a substantial side elevation onto Balmoral Avenue North. 1149-1151 Main Street East is the easternmost structure of set, and its side elevation faces directly onto an open, treed lawn on the school property.

8.3 FORMAL RECOGNITION

There has been no formal recognition of these properties at the municipal, provincial or federal levels.

9.0 Data Sheets


	
FIELD	PROPERTY DATA
Property Name	Blue Cross Animal Hospital
Municipal Address	612 King Street West
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1935 (Based on 1934 Aerial Photo and 1947 City Directory); note: house at rear of property dates to c. 1840 (Based on 1851 Smith Map)
Date of significant alterations to built resources	Currently undergoing an addition at the rear (north) of the building.
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	Blue Cross Hospital (1947 City Directory)
Current function	Veterinary Clinic (THA based on visual)
Previous function(s)	Veterinary Clinic (1947 City Directory)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	The dwelling (built c. 1850) at the rear (north) of the property is potentially a significant cultural heritage resource but was not studied as part of this CHER.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



<u>FIELD</u>	<u>PROPERTY DATA</u>
Property Name	Undetermined at this time.
Municipal Address	401 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1900 (Based on visual and 1911 Fire Insurance Plan)
Date of significant alterations to built resources	Front addition c. 1965 (Based on 1962 Fire Insurance Plan and visual); Rear addition c. 1915 (Based on 1911 Fire Insurance Plan and 1934 Aerial Photo)
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	R.G. Harkness, photographer (1922 City Directory); Harkness, R.G.; Harkness Studio; McNair, C.B.; Stone, J. Orville (1947 City Directory)
Current function	Mixed-use (Commercial and Residential) (THA based on visual)
Previous function(s)	Residential (1911 Fire Insurance Plan); Mixed-use (Commercial and Residential) (1922 and 1947 City Directories)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



<u>FIELD</u>	<u>PROPERTY DATA</u>
Property Name	Undetermined at this time.
Municipal Address	789 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1900 (Based on visual and 1911 Fire Insurance Plan)
Date of significant alterations to built resources	Front single-storey addition c. 1940 (Based on 1911 Fire Insurance Plan and 1950 Aerial Photo); second-storey added to front c. 1965 (Based on 1962 Fire Insurance Plan and visual)
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	Dennis Kelly (1922 City Directory); Ralph's Barber and Beauty Shop (1947 City Directory)
Current function	Mixed-use (Commercial and Multi-unit Residential) (THA based on visual)
Previous function(s)	Single Family Residential; Mixed-use (Commercial and Residential) (1922 and 1947 City Directories)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.

	
FIELD	PROPERTY DATA
Property Name	Undetermined at this time.
Municipal Address	891 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1925 (Based on 1922 City Directory and 1934 Aerial Photo)
Date of significant alterations to built resources	None
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	City Press (1947 City Directory)
Current function	Residential (THA based on visual)
Previous function(s)	Commercial (Printers) and Residential (THA based on visual and 1947 City Directory)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



FIELD	PROPERTY DATA
Property Name	Undetermined at this time.
Municipal Address	893 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1900 (Based on visual and 1911 Fire Insurance Plan)
Date of significant alterations to built resources	Front single-storey addition c. 1945 (Based on 1934 and 1950 Aerial Photos)
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	Undetermined at this time.
Current function	Commercial (THA based on visual)
Previous function(s)	Single Family Residential (1911 Fire Insurance Plan)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



<u>FIELD</u>	<u>PROPERTY DATA</u>
Property Name	Undetermined at this time.
Municipal Address	895 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1890 (Based on visual and 1911 Fire Insurance Plan)
Date of significant alterations to built resources	Front single-storey addition c. 1940 (Based on 1934 and 1950 Aerial Photo)
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	Undetermined at this time.
Current function	Mixed-use (Commercial and Residential) (THA based on visual)
Previous function(s)	Residential (1911 Fire Insurance Plan); Store and Restaurant (1962 Fire Insurance Plan)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



<u>FIELD</u>	<u>PROPERTY DATA</u>
Property Name	Undetermined at this time.
Municipal Address	886-894 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1930 (Based on 1922 City Directory and 1934 Aerial Photo)
Date of significant alterations to built resources	None
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	886 Kincaid, N. Mrs.; 888 Sutton, L. Mrs.; 888 ½ Worrall, Bruce; 888 ½ Brooks, S L; 890 Taylor's Sport Serv; 892 McMurray, W.B., brbr; r892 McMurray, W.B.; 892 ½ Muirhead, Thos. 892 ½ Rumph, L.W.; 892 ½ McMurray, Jas. [no listing for 894] (1947 City Directory)
Current function	Mixed-use (Commercial and Residential) (THA based on visual)
Previous function(s)	Mixed use (Commercial and Multi-unit Residential) (1947 City Directory)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.




FIELD	PROPERTY DATA
Property Name	Hakim Optical (Bank of Nova Scotia)
Municipal Address	924 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1952 (Based on 1950 and 1954 Aerial Photos and The Hamilton Spectator, July 12, 2016)
Date of significant alterations to built resources	Fenestration (date undetermined at this time; archival photographs)
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	Bank of Nova Scotia (1911 Fire Insurance Plan, 1922 City Directory and 1947 City Directory)
Current function	Commercial (Hakim Optical) (THA based on visual)
Previous function(s)	Bank of Nova Scotia (1911 Fire Insurance Plan, 1922 and 1947 City Directories)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.




FIELD	PROPERTY DATA
Property Name	Martin's Bowling
Municipal Address	929 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1950 (Based on 1947 City Directory and 1950 Aerial Photo)
Date of significant alterations to built resources	Modifications to brick on façade. (THA based on visual)
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	Bowling Alley (1962 Fire Insurance Plan)
Current function	Commercial (Bowling Alley) (THA based on visual)
Previous function(s)	Commercial (Bowling Alley (1962 Fire Insurance Plan))
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



FIELD	PROPERTY DATA
Property Name	Undetermined at this time.
Municipal Address	943 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1900 (Based on 1911 Fire Insurance Plan)
Date of significant alterations to built resources	Addition to west between c. 1940 (Based on 1934 Aerial Photo and 1947 City Directory); East wall and ground floor altered, date unknown at this time.
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	939 Elec. Supplies, 941 [no listing], 943 Gro & Pror (1911 Fire Insurance Plan); W J Penaligon, grocer [note: W J Penaligon is listed at 941 King St W. presumably he is residing next door to his business] (1922 City Directory); Kingsway Market (1947 City Directory);
Current function	Mixed-use (Commercial and Residential) (THA based on visual)
Previous function(s)	Mixed-use (Commercial and Residential) (1922 and 1947 City Directories)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.

	
<u>FIELD</u>	<u>PROPERTY DATA</u>
Property Name	n/a
Municipal Address	3 Barnesdale Avenue South
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1920 (Based on 1911 Fire Insurance Plan and 1922 City Directory)
Date of significant alterations to built resources	c. 1965 (THA based on visual)
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	M. H. Furlong (1922 City Directory); Mrs. L.M. Furlong (1947 City Directory)
Current function	Multi-unit Residential (THA based on visual)
Previous function(s)	Single Family Residential (1922 and 1947 City Directories)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.


	
FIELD	PROPERTY DATA
Property Name	n/a
Municipal Address	1203 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1920 (Based on 1922 City Directory)
Date of significant alterations to built resources	None
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	G. McClintock (1922 City Directory); E[...] Glover (1947 City Directory)
Current function	Single Family Residential (THA based on visual)
Previous function(s)	Single Family Residential (1922 and 1947 City Directories)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.




<u>FIELD</u>	<u>PROPERTY DATA</u>
Property Name	n/a
Municipal Address	1205 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1920 (Based on 1922 City Directory)
Date of significant alterations to built resources	Property has undergone minor alterations; date of alterations undetermined at this time.
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	Alex Gordon (1922 City Directory); [...] (1947 City Directory)
Current function	Single Family Residential (THA based on visual)
Previous function(s)	Single Family Residential (1922 City Directory)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



<u>FIELD</u>	<u>PROPERTY DATA</u>
Property Name	n/a
Municipal Address	1207 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1920 (Based on 1922 City Directory)
Date of significant alterations to built resources	Property has had one-storey addition constructed c. 1945.
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	L.S. O'Dell (1922 City Directory); [...] brbr (1947 City Directory)
Current function	Residential and Commercial (THA based on visual)
Previous function(s)	Residential and Commercial (1922 and 1947 City Directories)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.

	
FIELD	PROPERTY DATA
Property Name	Undetermined at this time.
Municipal Address	1211 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1955 (Based on 1950 Aerial Photo and 1962 Fire Insurance Plan)
Date of significant alterations to built resources	Infill of openings and second-storey addition, date undetermined at this time.
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	Atlas Auto Supply (1962 Fire Insurance Plan)
Current function	Residential (THA based on visual)
Previous function(s)	Commercial (1962 Fire Insurance Plan)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.


	
FIELD	PROPERTY DATA
Property Name	Undetermined at this time.
Municipal Address	1217 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	1923 (Date stone)
Date of significant alterations to built resources	None
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	Pollard, H. grocer (1947 City Directory); Atlas Auto Supply (1962 Fire Insurance Plan)
Current function	Residential (THA based on visual)
Previous function(s)	Mixed-use (Commercial and Residential) (THA based on visual, 1947 City Directory and 1962 Fire Insurance Plan)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



<u>FIELD</u>	<u>PROPERTY DATA</u>
Property Name	n/a
Municipal Address	2 Glendale Avenue North
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1920 (Based on 1922 City Directory)
Date of significant alterations to built resources	Property has undergone minor alterations; date of alterations undetermined at this time.
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	Mrs E Alford (1922 City Directory); W.C. Jones (1947 City Directory)
Current function	Single Family Residential (THA based on visual)
Previous function(s)	Single Family Residential (1922 and 1947 City Directories)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.




<u>FIELD</u>	<u>PROPERTY DATA</u>
Property Name	Kinclair Apartments
Municipal Address	1257 King Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1930 (Based on 1922 City Directory and 1934 Aerial Photo)
Date of significant alterations to built resources	Property has undergone minor alterations; date of alterations undetermined at this time.
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	1. Swaithes, Thos.; 2. Mills, G.L.; 3. Young, A.; 4. Green, John; 5. Parkinson, F.; 6. Baker, H.E.; 7. Moore, Charlene; 8. Nieman, Saml (1947 City Directory)
Current function	Multi-unit Residential (THA based on visual)
Previous function(s)	Multi-unit Residential (1947 City Directory)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.

	
FIELD	PROPERTY DATA
Property Name	The Renfrew
Municipal Address	1145-1147 Main Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1922 (Based on 1922 City Directory and 1934 Aerial Photo)
Date of significant alterations to built resources	Façade infill (date undetermined at this time)
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	1145 Marshall, A.H., jr. clothing; 1145 ½ Marshall, A.H. (1947 City Directory) 1145 store; 1145 ½ store (1962 Fire Insurance Plan)
Current function	Mixed-use (Commercial and Residential) (THA based on visual)
Previous function(s)	Mixed-use (Commercial and Residential) (1962 Fire Insurance Plan)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.



FIELD	PROPERTY DATA
Property Name	Undetermined at this time.
Municipal Address	1147 ½ Main Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	c. 1950 (Based on 1947 City Directory and 1950 Aerial Photo)
Date of significant alterations to built resources	It appears that some modifications may have happened on the property based on the differences between the structure at the rear and that at the front of the property (date undetermined at this time)
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	Undetermined at this time.
Current function	Commercial (martial arts and fitness) (THA based on visual)
Previous function(s)	Commercial (office (1962 Fire Insurance Plan))
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	No adjacent lands of heritage interest determined at this time.
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.

	
FIELD	PROPERTY DATA
Property Name	Dunham Building
Municipal Address	1149-1151 Main Street East
Municipality	City of Hamilton
Approximate Area (square metre)	Undetermined at this time.
Metrolinx/GO Transit Rail Corridor	n/a
PIN	Undetermined at this time.
Ownership [Metrolinx, other government, or private, and any lease]	Private
Date of construction of built resources	1922 (Date stone)
Date of significant alterations to built resources	Alterations to ground floor, date undetermined at this time.
Architect/designer/builder	Undetermined at this time.
Previous owner(s) or occupants	1149 Charters, K. Mrs.; 1149 Kennedy, J H; 1149 Delta Coffee Shop; 1149 Farquhar, J. Mrs.; 1149 Whitaker, Edwd; 1151 Sindrey, A, barber; 1151 Ofield, M, dressmaker (1947 City Directory); 1149 Store; 1149 ½ [no listing]; 1151 Office (1962 Fire Insurance Plan)
Current function	Mixed-use (Commercial and Residential) (THA based on visual)
Previous function(s)	Mixed-use (Commercial and Multi-unit Residential) (1962 Fire Insurance Plan)
Heritage Recognition/Protection	None at this time.
Local Heritage Interest	Undetermined at this time.
Adjacent lands	Adjacent to Memorial School, 1175 Main Street East (listed on the Heritage Register 2014)
Datum type or GPS	Undetermined at this time.
Latitude or UTM Northing	Undetermined at this time.
Latitude or UTM Easting	Undetermined at this time.

10.0 Figures

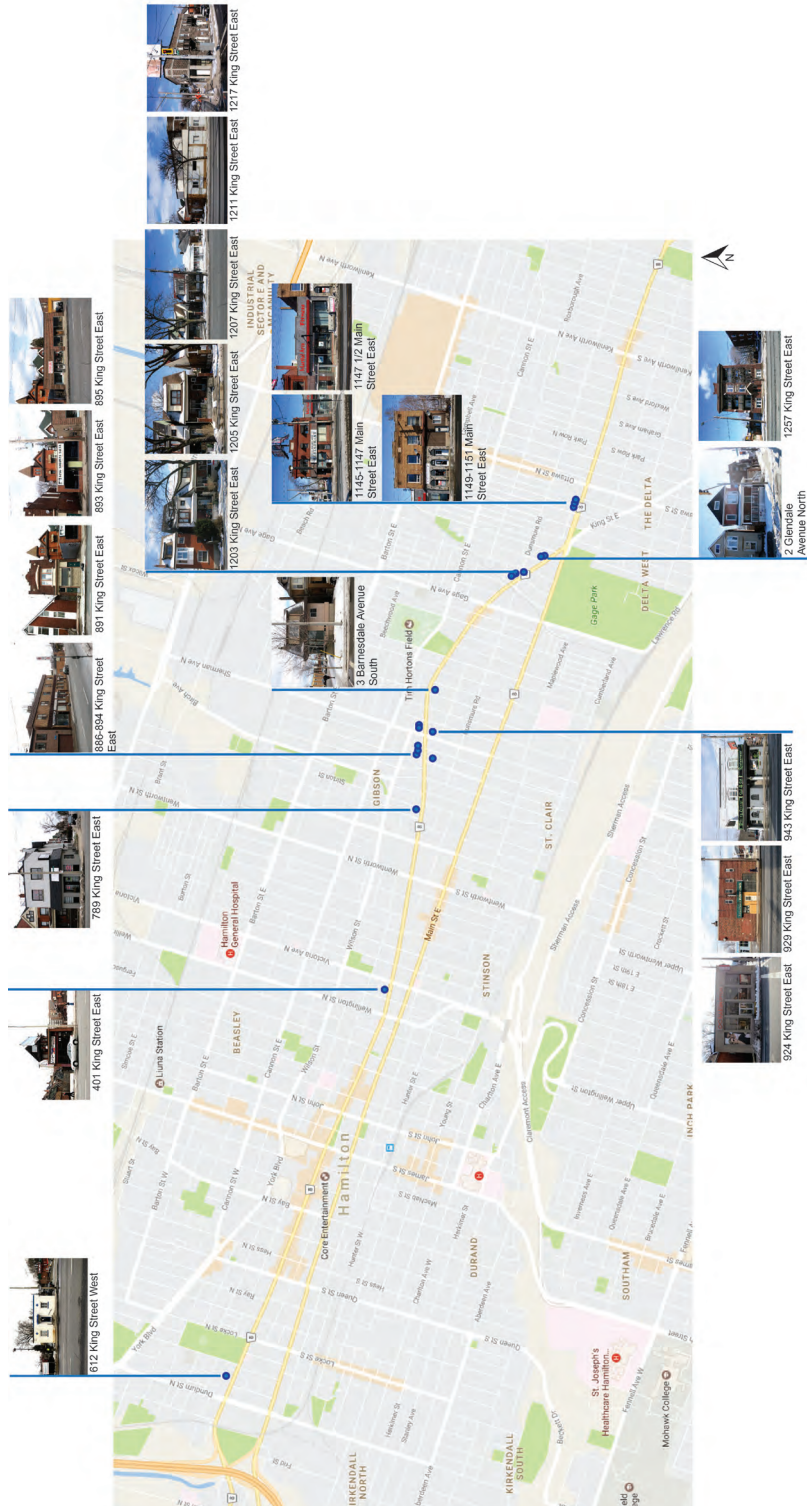


Fig. 1 The 21 properties which are addressed in this CHER (Google, 2017 and THA, 2017)

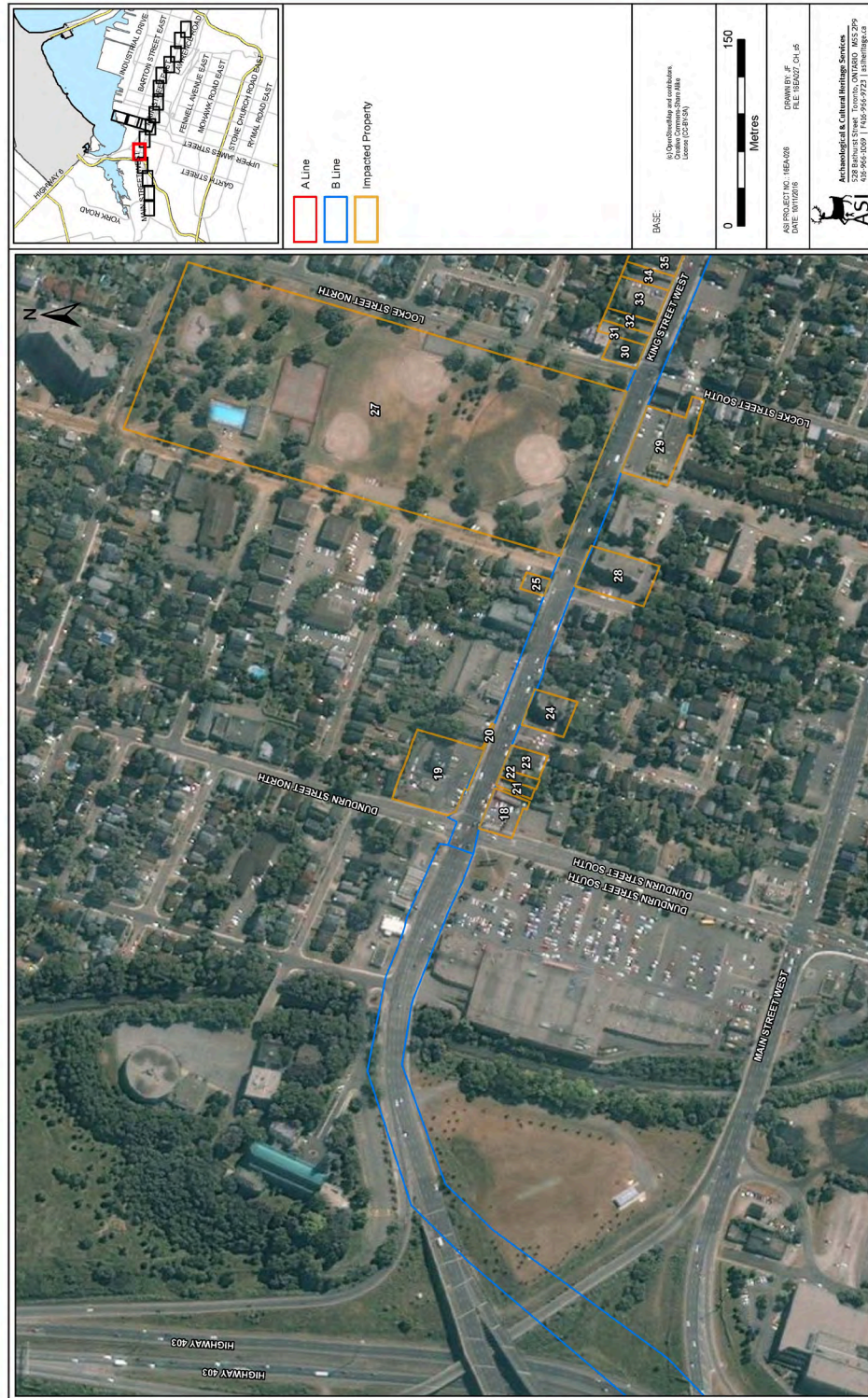
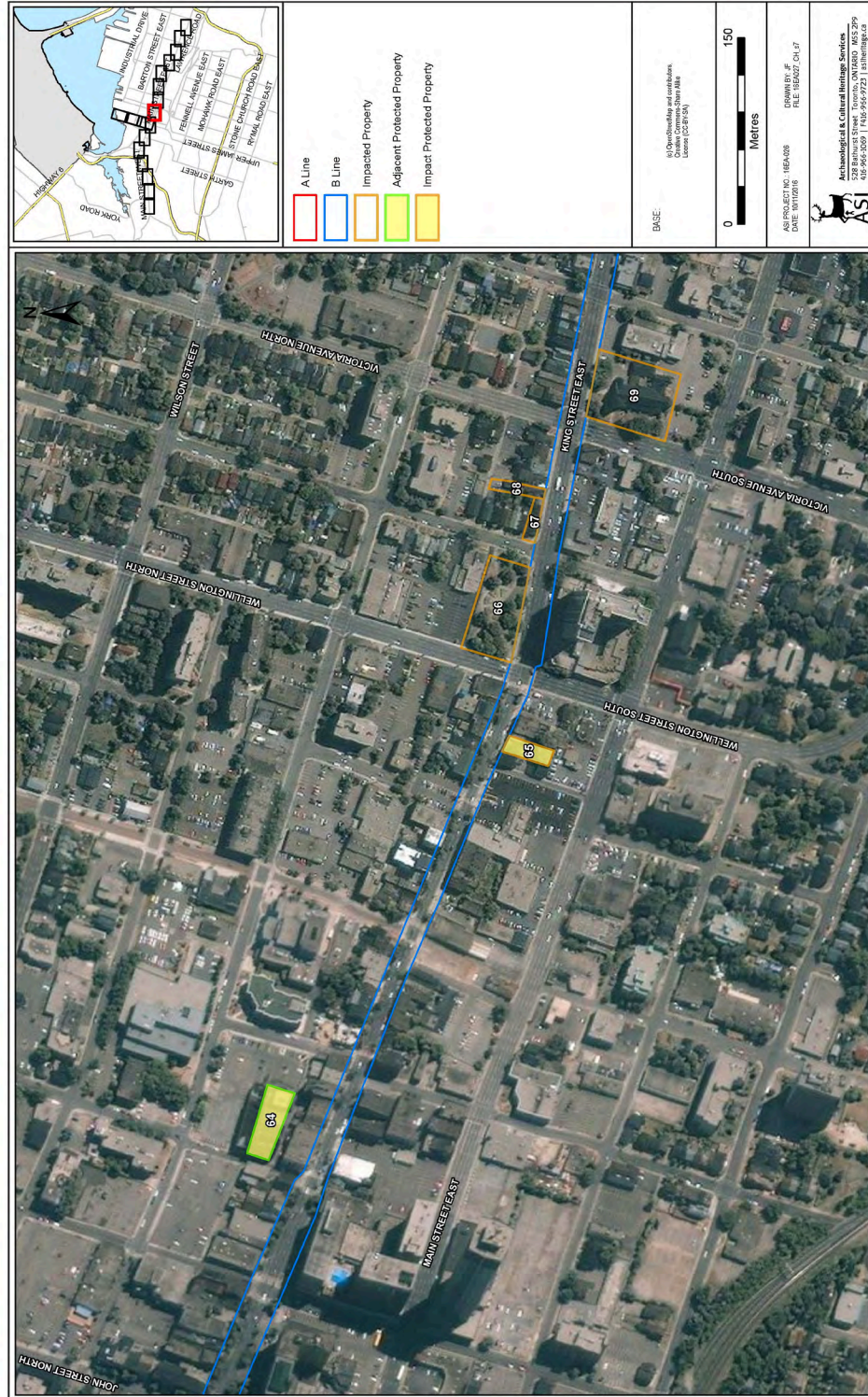


Fig. 2 612 King Street West indicated as 20 (ASI, 2016)



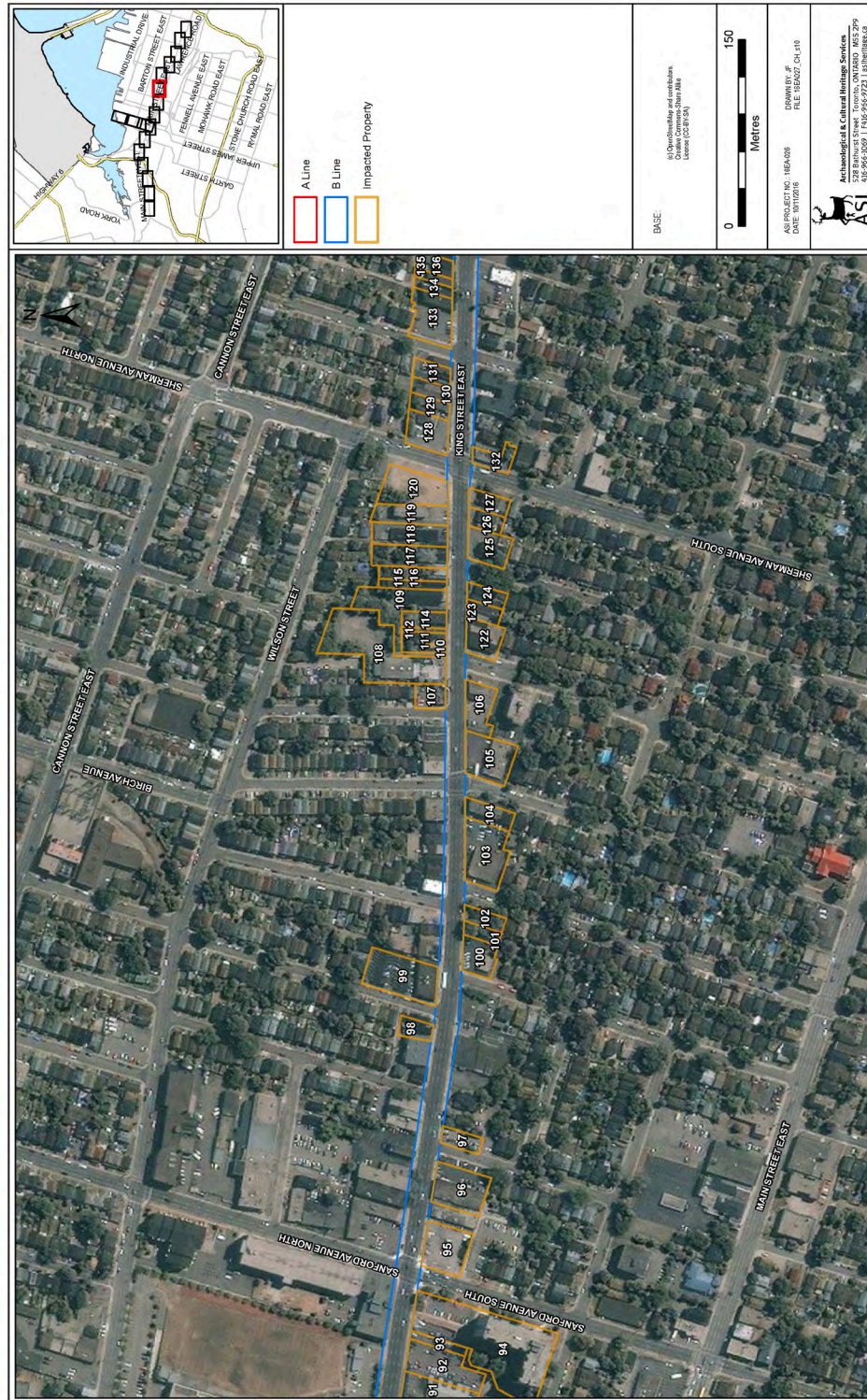


Fig. 4 789 King Street East indicated as 98, 886-894 King Street East indicated as 122, 891 King Street East indicated as 115, 893 King Street East indicated as 116, 895 King Street East indicated as 117, 924 King Street East indicated as 132, 929 King Street East indicated as 129, 943 King Street East indicated as 131 (ASI, 2016)

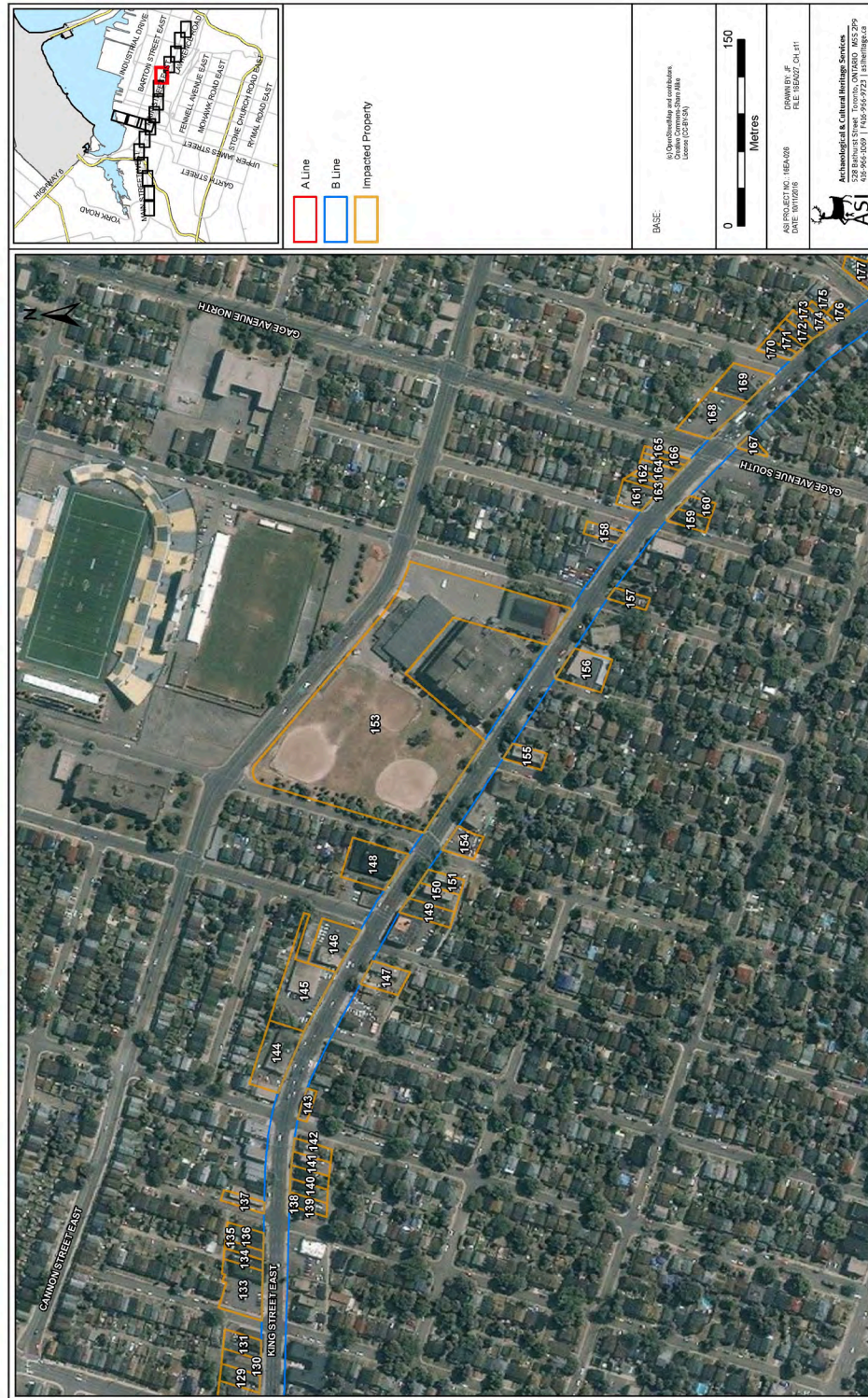


Fig. 5 3 Barnesdale Avenue South indicated as 143 (ASI, 2016)

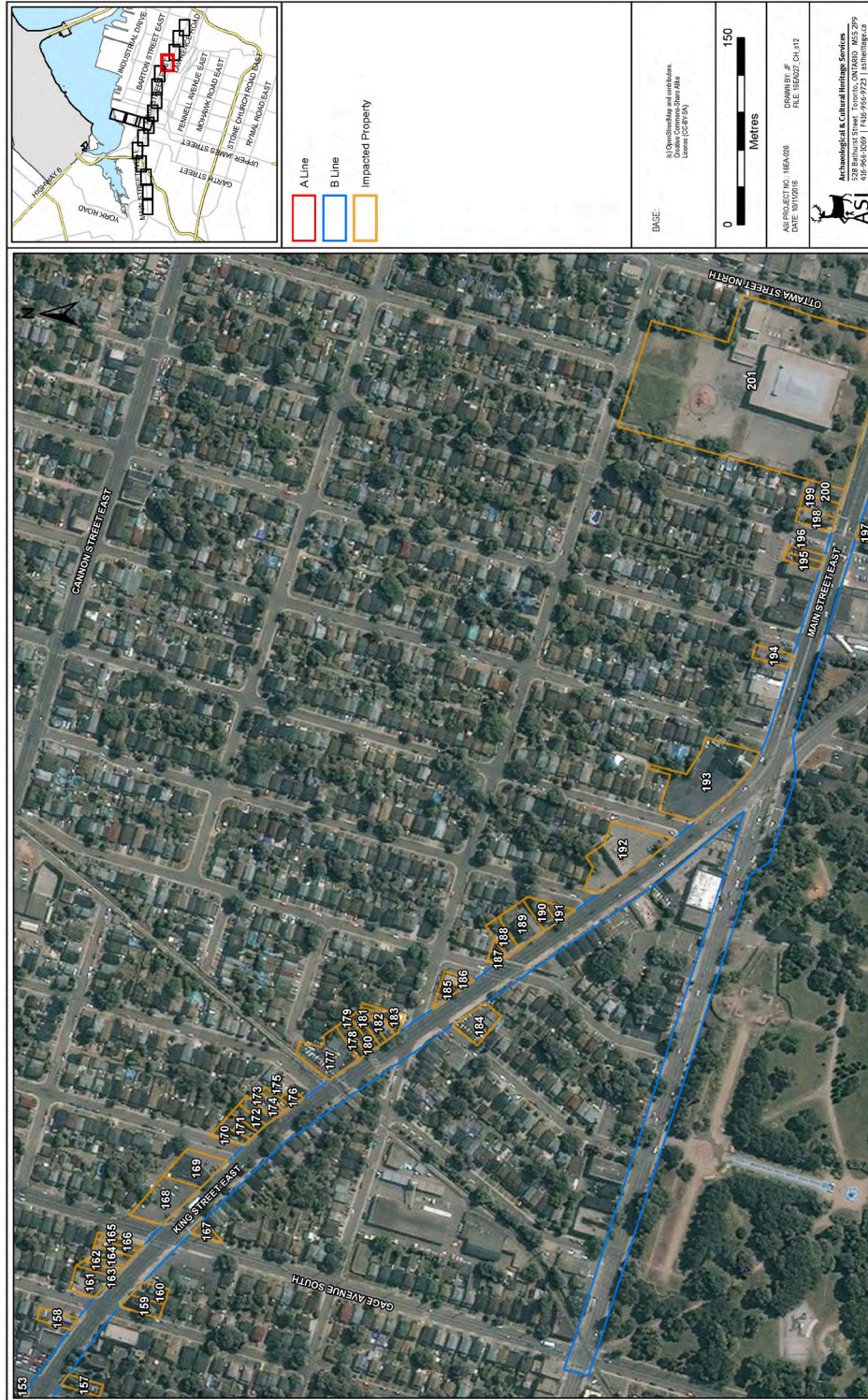


Fig. 6 1203 King Street East indicated as 181, 1205 King Street East indicated as 182, 1207 King Street East indicated as 183, 2 Glendale Avenue North indicated as 187, 1257 King Street East indicated as 189, 1145-1147 Main Street East indicated as 198, 1147 1/2 Main Street East indicated as 199, 1149-1151 Main Street East indicated as 200 (ASI, 2016)



Fig. 7 1875 Map of the Township of Barton in the County of Wentworth. The area shaded in green represents the extent of the City of Hamilton. Arrows indicate the general area of the six properties, A: 612 King Street West, B: 401 King Street East, C: 789 King Street East, D: 886-894, 891, 893 and 895 Street East, E: 924, 929 and 943 King Street East, F: 3 Barnesdale Avenue North, G: 1203, 1205, 1207, 1211 and 1217 King Street East, H: 2 Glendale Avenue North, 1257 King Street East, I: 1145-1147, 1147½ and 1149-1151 Main Street East (Illustrated historical atlas of the county of Wentworth, Ont. Wentworth County (Ontario Map Ref#10) Toronto: Page & Smith, 1875.)

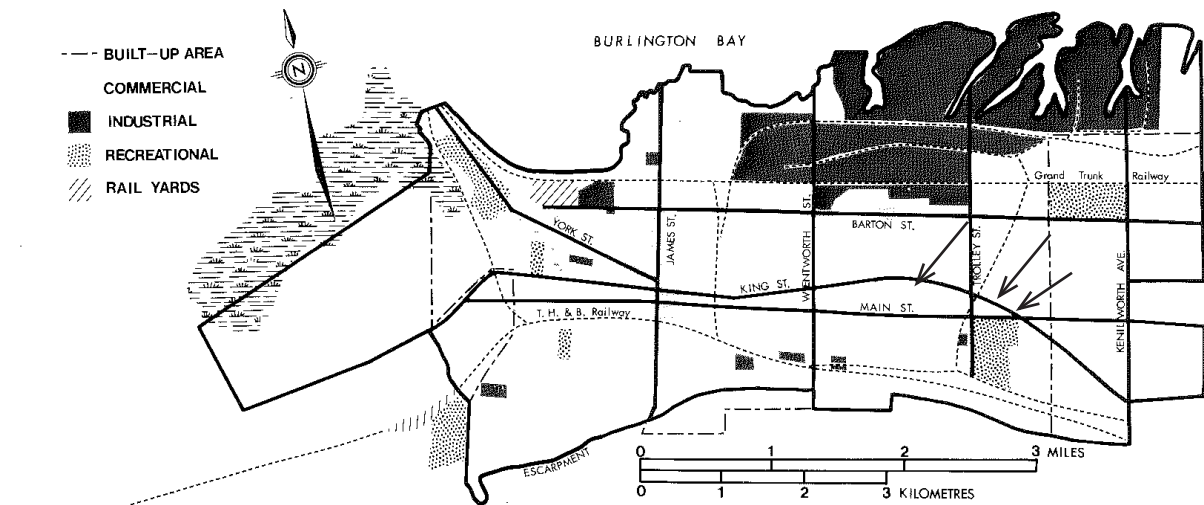


Fig. 8 Map showing the extent of the new industrial area that developed between 1900 and 1913 (Weaver, pg. 97). The approximate locations of the six properties (in three clusters) is indicated with arrows.



Fig. 9 1922 map showing the surveys in the east end of Hamilton between Sherman Avenue and Ottawa Street (Tyrrell's Atlas of the City of Hamilton Canada (1924). Hamilton: J.W. Tyrrell & Co., Civil Engineers & Surveyors, 1924.)



Fig. 10 Herkimer Apartments, the construction of which marked the beginning of prestigious apartment dwelling for middle-class occupants (www.urbantoronto.ca).



Fig. 11 The Bank of Nova Scotia, Dupont and Spadina branch constructed 1953, Shore & Moffat architects, represents a transitional style (Panda Associates fonds, University of Calgary).



Fig. 12 The Bank of Nova Scotia, Jane and Wilson branch constructed 1953, Shore & Moffat architects, represents a transitional style (Panda Associates fonds, University of Calgary).



Fig. 13 The Bank of Nova Scotia, Bloor and Spadina branch constructed 1957, represents a full expression of mid-20th century modern style (Panda Associates fonds, University of Calgary).



Fig. 14 Typical detached residential vernacular building in the City of Hamilton between 1920 and 1930. This property is located on Balsam Avenue (Weaver, pg. 147).



Fig. 15 Typical detached residential vernacular building (Blumenson, pg. 181).



Fig. 16 Vernacular form of apartment building on Bold Street (Flar Photography via www.forum.skyscraper.com)



Fig. 17 Vernacular form of apartment building on St. Clair Street (Flar Photography via www.forum.skyscraper.com)



Fig. 18 Typical Main Street Vernacular building (City of Toronto Archives, Series 372, Subseries 58, Item 2205)



Fig. 19 The 1896 addition to the Toronto Normal School augmented the strict Roman classicism of the original structure with gothic elements and details. This mixture of styles was typical of the later Victorian period. (Toronto Reference Library: B 5-89a)



Fig. 20 The gate at the National Steel Car facility (date unknown; extant) is exemplary of the massing, forms and decorative elements that define Art Deco / Style Moderne architecture (THA 2015).



Fig. 21 Despite its modest size, the Hambly House (built 1939; extant, altered) in Hamilton's Westdale neighbourhood demonstrates the smooth surfaces, casement fenestration, and clear horizontal emphasis of Style Moderne (Paradigm Shift Customs, accessed at: http://www.paradigmshiftcustoms.com/uploads/2/8/7/5/2875041/9872755_orig.jpg).

11.0 Chronology

Date	Event
1791	Township of Barton laid out.
1815	Town site laid out by George Hamilton.
1816	County of Wentworth established.
1816	George Hamilton's townsite named Hamilton.
1833	Hamilton gains status as a town.
1846	Hamilton incorporated as a city.
1891	Area between Wentworth Street and Sherman Avenue annexed.
1900-1913	Building boom to the east of Hamilton.
1909	Area between Sherman Avenue and Ottawa Street annexed.
1910	Industrial area along Burlington Bay annexed.
1912	Peak year of building with 1,476 building permits issued.
1914	The first of purpose-built low-rise apartment buildings are constructed.
1923	Wave of apartment building construction.
1974	Regional level of government created in Wentworth County.
2001	Municipalities merged forming a new City of Hamilton.

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Hamilton 1934, Flight Line A4808, Photo 50

Hamilton 1934, Flight Line A4808, Photo 54

Hamilton 1934, Flight Line A4808, Photo 55

Hamilton 1943, Flight Line 747, Photo 11

Hamilton 1943, Flight Line 747, Photo 13

Hamilton 1943, Flight Line 747, Photo 31

Hamilton 1950, Flight Line A12511, Photo 130

Hamilton 1950, Flight Line A12511, Photo 133

Hamilton 1950, Flight Line A12511, Photo 135

Hamilton 1950, Flight Line A12511, Photo 136

Hamilton 1954, Flight Line 4311, Photo 160

Hamilton 1954, Flight Line 4311, Photo 161

Hamilton 1954, Flight Line 4312, Photo 141

Hamilton 1964, Flight Line J2620, Photo 123

Hamilton 1964, Flight Line J2620, Photo 126

Hamilton 1966, Flight Line 664-HAM-DUN, Photo 13

Hamilton 1966, Flight Line 664-HAM-DUN, Photo 15

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Appendix A: Comments from the City of Hamilton, March 31, 2017

Comments from the City of Hamilton, March 31, 2017

The following comments were received from the City of Hamilton on March 31, 2017. They are comments from the 2011 Cultural Heritage Assessment Report by ASI. The comments which follow are limited to the subject properties of this CHER.

#	Address	Status	(1) Architecture	(2) Historical Value	(3) Contextual Value
16	789 KING ST E (Map ID 98)	Inventory	No. There is a Victorian era dwelling behind the two-storey addition facing onto King Street East, but it has been significantly altered.	This property is not known to have historical associative value.	Yes. This property is part of a Cultural Heritage Landscape identified in a 2011 ASI report, it works to contribute to the character of the area in that it contributes to the two-storey consistent streetwall.
19	891 KING ST E (Map ID 115)	Inventory	Yes. This property is a unique interpretation of an Edwardian styled building, with commercial space on the main floor and residences above, in Hamilton's downtown area. It does have potential for significant design value.	This property is not known to have historical associative value.	Yes. This property is part of a Cultural Heritage Landscape identified in a 2011 ASI report, it works to contribute to the character of the area and therefore has potential for significant contextual value.
20	893 KING ST E (Map ID 116)	Inventory	Yes. There is an Italiante villa style dwelling between a one-storey addition on the front facade. While the one-storey addition doesn't display design value, the Italianate dwelling may.	This property is not known to have historical associative value.	No. This property is part of a Cultural Heritage Landscape identified during a 2012 study, but the one-storey addition doesn't appear to contribute to the streetscape.
21	895-899 KING ST E (Map ID 117)	Inventory	No. This property includes a nineteenth century brick residence and has been significantly altered by the addition of a modern commercial structure. Unlike its neighbour 893 King Street East, most the original dwelling has been obscured by the addition. As such, this property has low potential for significant design value.	This property is not known to have historical associative value.	No. This property is part of a Cultural Heritage Landscape identified during a 2012 study, but the one-storey addition doesn't appear to contribute to the streetscape.

#	Address	Status	(1) Architecture	(2) Historical Value	(3) Contextual Value
22	3 PROCTOR BLVD (886 King Street East) (Map ID 122)	Inventory	No. This property doesn't have any distinguishig design features. It does not have potential for significant design value.	This property is not known to have historical associative value.	Yes. This property is part of a Cultural Heritage Landscape identified in a 2011 ASI report it works to contribute to two-storey height and consisten streetwall.
24	929 KING ST E (Map ID 129)	Inventory	Yes. This is a simply designed building from the mid-twentieth century. It may have the potential for design value.	This property is not known to have historical associative value.	Yes. This property is part of a Cultural Heritage Landscape identified in a 2011 ASI report, it works to contribute to the character of the area in that it contributes to the two-storey consistent streetwall.
25	937-943 KING ST E (Map ID 131)	Inventory	Yes. This property is an intact example of an early two storey multi-use building, with commercial space on the main floor and residences above, in Hamilton. It has potential for significant design value.	This property is not known to have historical associative value.	Yes. This property is part of a Cultural Heritage Landscape identified in a 2011 ASI report, it is important in supporting the character of the area.
26	924 KING ST E (Map ID 132)	Inventory	No. This property is a typical example of a twentieth century urban cinder block commercial building. It does not have potential for significant design value.	This property is not known to have historical associative value.	No. This property is part of a Cultural Heritage Landscape identified in a 2011 ASI report, it works to contribute to the consistent streetwall, but otherwise doesn't appear to add value to the streetscape.
31	3 BARNESD ALE AVE S (Map ID 143)	Inventory	No. This property is a typical example of an early house that has been heavily altered, common in Hamilton. It does not have potential for significant design value.	This property is not known to have historical associative value.	No. Given how significantly this dwelling has been altered, it does not contribute to the value of the streetscape.
49	1207 KING ST E (Map ID 183)	Inventory	Yes. This property is a represeentative example of craftsman sytle. It does have potential for significant design value.	This property is not known to have historical associative value.	Yes. This property is part of a Cultural Heritage Landscape identifieda 2011 ASI report,, it works to contribute to the character of the area and therefore has potential for significant contextual value.

#	Address	Status	(1) Architecture	(2) Historical Value	(3) Contextual Value
50	1211-1215 KING ST E (Map ID 185) Screening	Inventory	Maybe. The two-storey portion facing Glendale Avenue has some Edwardian features. It may have potential for significant design value.	This property is not known to have historical associative value.	Maybe This property is located within a previously identified Cultural Heritage Landscape in a 2011 ASI Report, there have been unsympathetic alterations along King Street East, but it does contribute to the streetscape along Glendale Avenue as it displays a consistent architectural era.
51	1217 KING ST E (Map ID 186)	Inventory	No. This property is a typical example of a twentieth century commercial building. It does not have potential for significant design value.	This property is not known to have historical associative value.	Yes. This property is located within a previously identified Cultural Heritage Landscape in a 2011 ASI Report. It has potential for significant contextual value.
55	612 King Street West	Inventory	Yes. The pet hospital may have design value, and the dwelling in behind appears to be an early construction in the regency style.	Yes. The property may retain historical value for its association with the pet hospital. *Requires further investigation.	No.
56	401 King Street East	Inventory	Maybe. The dwelling appears to reflect a late 19th or early 20th century dwelling that is typical in Hamilton.	This property is not known to have historical associative value.	No
57	1203 King Street East	Inventory	No. Appears to be altered.	This property is not known to have historical associative value.	Yes. The property is located within a previously identified Cultural Heritage Landscape (2011 ASI Report) and it does contribute to the low rise residential character of the area.
58	1205 King Street East	Inventory	Yes. This appears to be a representative example of an Arts and Craft style bungalow.	This property is not known to have historical associative value.	Yes. The property is located within a previously identified Cultural Heritage Landscape (2011 ASI Report) and it does contribute to the low rise residential character of the area.
	1257 King Street East	Inventory	Maybe. The property retains an early to mid 20th century apartment building. It appears to have Edwardian style influences.	This property is not known to have historical associative value.	Yes. The property is located within a previously identified Cultural Heritage Landscape (2011 ASI Report) and it does contribute to the character of the area.

#	Address	Status	(1) Architecture	(2) Historical Value	(3) Contextual Value
	1145 - 1147 Main Street East	Inventory	Yes. The property retains a two-storey early 20th century dwelling with Edwardian style influences.	This property is not known to have historical associative value.	Yes. The property is located within a previously identified Cultural Heritage Landscape (2011 ASI Report) and it does contribute to the character of the area.
	1147 1/2 Main Street East	Inventory	No.	This property is not known to have historical associative value.	No. This property is located within a previously identified Cultural Heritage Landscape (2011 ASI Report), but it does not appear to contribute to the character of the area.
	1149 - 1151 Main Street East	Inventory	Yes. This property is a two-storey early twentieth century mixed use building with Edwardian influences	This property is not known to have historical associative value.	Yes. The property is located within a previously identified Cultural Heritage Landscape (2011 ASI Report) and it does contribute to the character of the area.
	2 Glendale Avenue North	Inventory	No. The property displays a vernacular style of architecture, but it not a representative example.	This property is not known to have historical associative value.	Yes. The property is located within a previously identified Cultural Heritage Landscape (2011 ASI Report), and while it does not appear to contribute to the character along Main Street, it does to the character along Glendale Avenue.

Appendix B: Photographic Inventory



401 King St. E. - 01



401 King St. E. - 02



401 King St. E. - 03



401 King St. E. - 04



401 King St. E. - 05



401 King St. E. - 06



401 King St. E. - 07



401 King St. E. - 08



401 King St. E. - 09



401 King St. E. - 10



401 King St. E. - 11



401 King St. E. - 12



401 King St. E. - 13



401 King St. E. - 14



401 King St. E. - 15



401 King St. E. - 16



401 King St. E. - 17



401 King St. E. - 18



401 King St. E. - 19



401 King St. E. - 20



401 King St. E. - 21



401 King St. E. - 22



401 King St. E. - 23



401 King St. E. - 24



401 King St. E. - 25



401 King St. E. - 26



789 King St. E. - 01



789 King St. E. - 02



789 King St. E. - 03



789 King St. E. - 04



789 King St. E. - 05



789 King St. E. - 06



789 King St. E. - 07



789 King St. E. - 08



789 King St. E. - 09



789 King St. E. - 10



789 King St. E. - 11



789 King St. E. - 12



789 King St. E. - 13



789 King St. E. - 14



789 King St. E. - 15



789 King St. E. - 16



789 King St. E. - 17



789 King St. E. - 18



789 King St. E. - 19



789 King St. E. - 20



789 King St. E. - 21



789 King St. E. - 22



789 King St. E. - 23



3 Barnesdale Ave. S. - 01



3 Barnesdale Ave. S. - 02



3 Barnesdale Ave. S. - 03



3 Barnesdale Ave. S. - 04



3 Barnesdale Ave. S. - 05



3 Barnesdale Ave. S. - Detail - 01



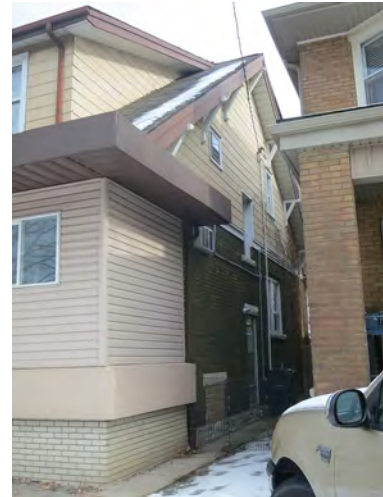
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3 Barnesdale Ave. S. - Detail - 03



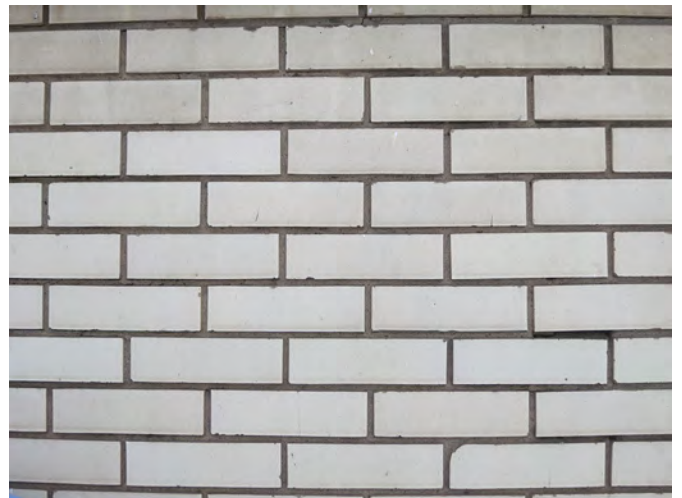
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3 Barnesdale Ave. S. - Detail - 05



3 Barnesdale Ave. S. - Detail - 06



3 Barnesdale Ave. S. - Detail - 07



3 Barnesdale Ave. S. - Detail - 08



3 Barnesdale Ave. S. - Detail - 09



3 Barnesdale Ave. S. - Detail - 10



3 Barnesdale Ave. S. - Context - 01



3 Barnesdale Ave. S. - Context - 02



3 Barnesdale Ave. S. - Context - 03



3 Barnesdale Ave. S. - Context - 04



3 Barnesdale Ave. S. - Context - 05



3 Barnesdale Ave. S. - Context - 06



1203 King St. E. - 01



1203 King St. E. - 02



1203 King St. E. - 03



1203 King St. E. - 04



1203 King St. E. - Detail - 01



1203 King St. E. - Detail - 02



1203 King St. E. - Detail - 03



1203 King St. E. - Detail - 04



1203 King St. E. - Context - 01



1203 King St. E. - Context - 02



1203 King St. E. - Context - 03



1203 King St. E. - Context - 04



1203 King St. E. - Context - 05



1203 King St. E. - Context - 06



1205 King St. E. - 01



1205 King St. E. - 02



1205 King St. E. - 03



1205 King St. E. - Detail - 01



1205 King St. E. - Detail - 02



1205 King St. E. - Detail - 03



1205 King St. E. - Detail - 04



1205 King St. E. - Detail - 05



1205 King St. E. - Context - 01



1205 King St. E. - Context - 02



1205 King St. E. - Context - 03



1207 King St. E. - 01



1207 King St. E. - 02



1207 King St. E. - 03



1207 King St. E. - 04



1207 King St. E. - Detail - 01



1207 King St. E. - Detail - 02



1207 King St. E. - Detail - 03



1207 King St. E. - Detail - 04



1207 King St. E. - Detail - 05



1207 King St. E. - Detail - 06



1207 King St. E. - Detail - 07



1207 King St. E. - Detail - 08



1207 King St. E. - Detail - 09



1207 King St. E. - Context - 01



1207 King St. E. - Context - 02



1207 King St. E. - Context - 03



1207 King St. E. - Context - 04



2 Glendale Ave. N. - 01



2 Glendale Ave. N. - 02



2 Glendale Ave. N. - 03



2 Glendale Ave. N. - 04



2 Glendale Ave. N. - Context - 01



2 Glendale Ave. N. - Context - 02



2 Glendale Ave. N. - Context - 03



1257 King St. E. - 01



1257 King St. E. - 02



1257 King St. E. - 03



1257 King St. E. - 04



1257 King St. E. - 05



1257 King St. E. - 06



1257 King St. E. - Detail - 01



1257 King St. E. - Detail - 02



1257 King St. E. - Detail - 03



1257 King St. E. - Detail - 04



1257 King St. E. - Detail - 05



1257 King St. E. - Detail - 06



1257 King St. E. - Detail - 07



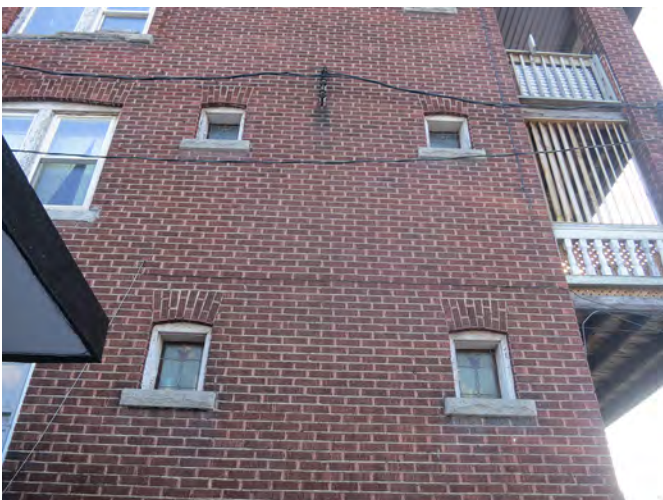
1257 King St. E. - Detail - 08



1257 King St. E. - Detail - 09



1257 King St. E. - Detail - 10



1257 King St. E. - Detail - 11



1257 King St. E. - Detail - 12



1257 King St. E. - Detail - 13



1257 King St. E. - Detail - 14



1257 King St. E. - Detail - 15



1257 King St. E. - Context - 01



1257 King St. E. - Context - 02



1257 King St. E. - Context - 03



886-894 King St. E. - 01



886-894 King St. E. - 02



886-894 King St. E. - 03



886-894 King St. E. - 04



886-894 King St. E. - 05



886-894 King St. E. - 06



886-894 King St. E. - 07



886-894 King St. E. - 08



886-894 King St. E. - 09



886-894 King St. E. - 10



886-894 King St. E. - Detail - 01



886-894 King St. E. - Detail - 02



886-894 King St. E. - Detail - 03



886-894 King St. E. - Detail - 04



886-894 King St. E. - Detail - 05



886-894 King St. E. - Detail - 06



886-894 King St. E. - Detail - 07



886-894 King St. E. - Context - 01



886-894 King St. E. - Context - 02



891 King St. E. - 01



891 King St. E. - 02



891 King St. E. - 03



891 King St. E. - Detail - 01



891 King St. E. - Detail - 02



891 King St. E. - Detail - 03



891 King St. E. - Detail - 04



891 King St. E. - Detail - 05



891 King St. E. - Detail - 06



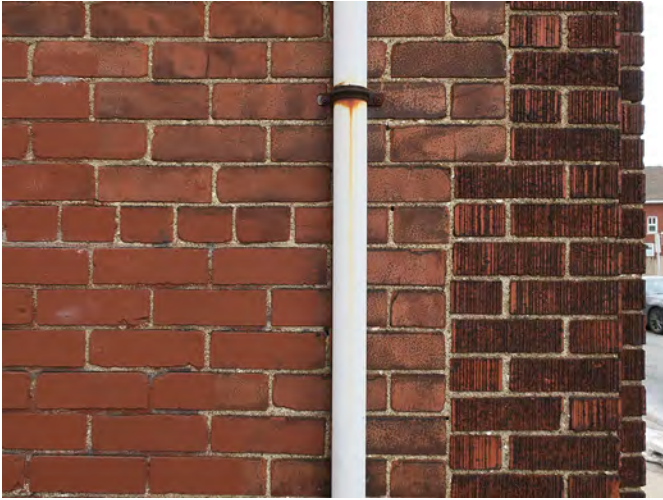
891 King St. E. - Detail - 07



891 King St. E. - Detail - 08



891 King St. E. - Detail - 09



891 King St. E. - Detail - 10



929 King St. E. - 01



929 King St. E. - 02



929 King St. E. - 03



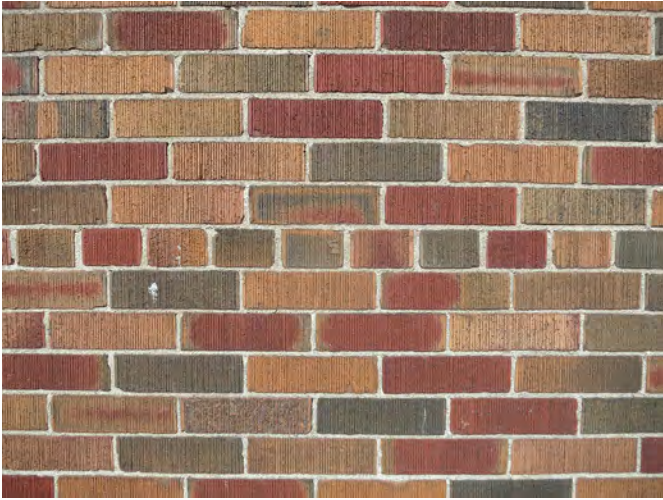
929 King St. E. - 04



929 King St. E. - 05



929 King St. E. - Detail - 01



929 King St. E. - Detail - 02



929 King St. E. - Detail - 03



929 King St. E. - Detail - 04



929 King St. E. - Detail - 05



929 King St. E. - Detail - 06



929 King St. E. - Context - 01



929 King St. E. - Context - 02



929 King St. E. - Context - 03



943 King St. E. - 01



943 King St. E. - 02



943 King St. E. - 03



943 King St. E. - 04



943 King St. E. - 05



943 King St. E. - 06



943 King St. E. - 07



943 King St. E. - 08



943 King St. E. - Detail - 01



943 King St. E. - Detail - 02



943 King St. E. - Detail - 03



943 King St. E. - Detail - 04



943 King St. E. - Detail - 05



943 King St. E. - Detail - 06



943 King St. E. - Detail - 07



943 King St. E. - Detail - 08



943 King St. E. - Detail - 09



943 King St. E. - Detail - 10



943 King St. E. - Detail - 11



943 King St. E. - Detail - 12



943 King St. E. - Context - 01



943 King St. E. - Context - 02



943 King St. E. - Context - 03



943 King St. E. - Context - 04



1211 King St. E. - 01



1211 King St. E. - 02



1211 King St. E. - 03



1211 King St. E. - 04



1211 King St. E. - 05



1211 King St. E. - 06



1211 King St. E. - Detail -01



1211 King St. E. - Detail -02



1211 King St. E. - Detail -03



1211 King St. E. - Context -01



1211 King St. E. - Context -02



1211 King St. E. - Context -03



1217 King St. E. - 01



1217 King St. E. - 02



1217 King St. E. - 03



1217 King St. E. - 04



1217 King St. E. - 05



1217 King St. E. - 06



1217 King St. E. - 07



1217 King St. E. - 08



1217 King St. E. - Detail - 07



1217 King St. E. - Detail - 08



1217 King St. E. - Detail - 09



1217 King St. E. - Detail - 10



1217 King St. E. - Detail - 11



1217 King St. E. - Detail - 12



1217 King St. E. - Detail - 13



1217 King St. E. - Detail - 14



1217 King St. E. - Context - 01



1217 King St. E. - Context - 02



1217 King St. E. - Context - 03



1217 King St. E. - Context - 04



1217 King St. E. - Context - 05



1217 King St. E. - Context - 06



1145-1147 Main St. E. - 01



1145-1147 Main St. E. - 02



1145-1147 Main St. E. - 03



1145-1147 Main St. E. - 04



1145-1147 Main St. E. - 05



1145-1147 Main St. E. - 06



1145-1147 Main St. E. - 07



1145-1147 Main St. E. - 08



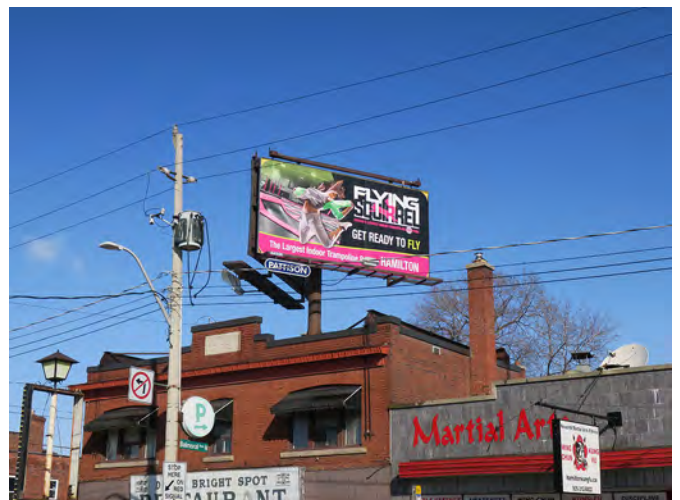
1145-1147 Main St. E. - 09



1145-1147 Main St. E. - Detail - 01



1145-1147 Main St. E. - Detail - 02



1145-1147 Main St. E. - Detail - 03



1145-1147 Main St. E. - Detail - 04



1145-1147 Main St. E. - Detail - 05



1145-1147 Main St. E. - Detail - 06



1145-1147 Main St. E. - Detail - 07



1145-1147 Main St. E. - Detail - 08



1145-1147 Main St. E. - Detail - 09



1145-1147 Main St. E. - Context - 01



1145-1147 Main St. E. - Context - 02



1147.5 Main St. E. - 01



1147.5 Main St. E. - 02



1147.5 Main St. E. - 03



1147.5 Main St. E. - 04



1147.5 Main St. E. - 05



1147.5 Main St. E. - 06



1147.5 Main St. E. - Detail - 01



1147.5 Main St. E. - Detail - 02



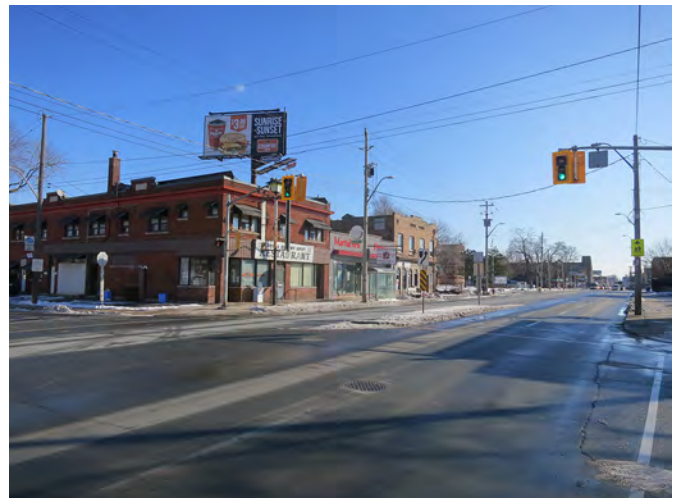
1147.5 Main St. E. - Context - 01



1147.5 Main St. E. - Context - 02



1147.5 Main St. E. - Context - 03



1147.5 Main St. E. - Context - 04



1147.5 Main St. E. - 01



1147.5 Main St. E. - 02



1147.5 Main St. E. - 03



1147.5 Main St. E. - 04



1147.5 Main St. E. - 05



1147.5 Main St. E. - 06



1147.5 Main St. E. - Detail - 01



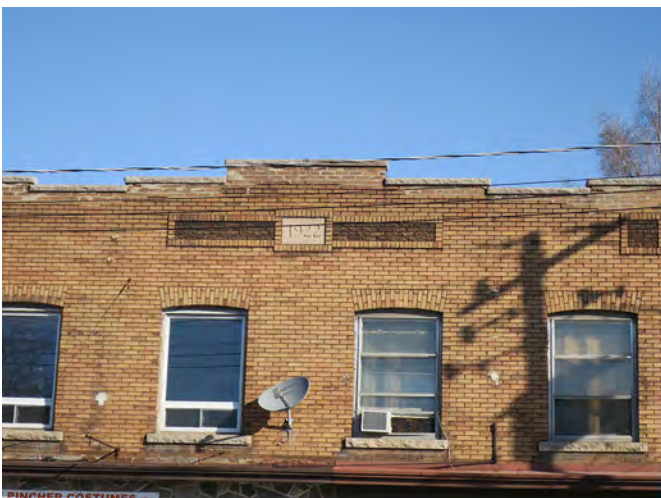
1147.5 Main St. E. - Detail - 02



1147.5 Main St. E. - Detail - 03



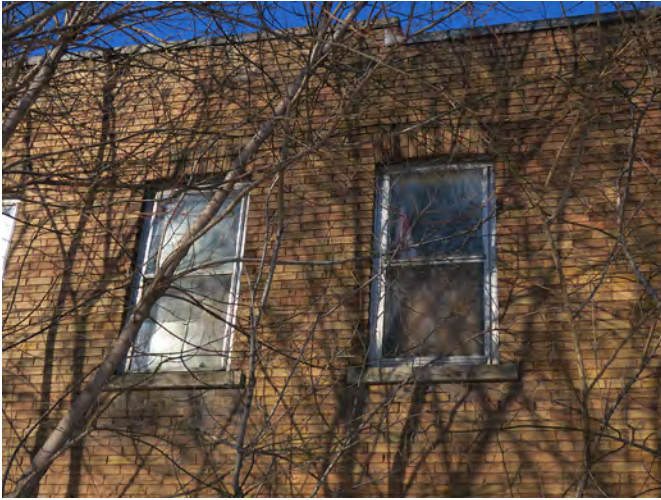
1147.5 Main St. E. - Detail - 04



1147.5 Main St. E. - Detail - 05



1147.5 Main St. E. - Detail - 06



1147.5 Main St. E. - Detail - 07



1147.5 Main St. E. - Detail - 08



1147.5 Main St. E. - Context - 01



1147.5 Main St. E. - Context - 02



1147.5 Main St. E. - Context - 03



1147.5 Main St. E. - Context - 04



893 King St. E. - 01



893 King St. E. - 02



893 King St. E. - 03



893 King St. E. - 04



893 King St. E. - 05



893 King St. E. - 06



893 King St. E. - 07



893 King St. E. - 08



893 King St. E. - 09



893 King St. E. - 10



893 King St. E. - 11



893 King St. E. - 12



893 King St. E. - 13



893 King St. E. - 14



893 King St. E. - 15



893 King St. E. - 16



895 King St. E. - 01



895 King St. E. - 02



895 King St. E. - 03



895 King St. E. - 04



895 King St. E. - 05



895 King St. E. - 06



895 King St. E. - 07



895 King St. E. - 08



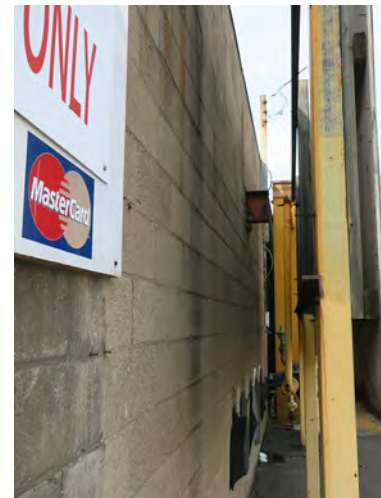
895 King St. E. - 09



895 King St. E. - 10



895 King St. E. - 11



895 King St. E. - 12



895 King St. E. - 13



895 King St. E. - 14



895 King St. E. - 15



895 King St. E. - 16



895 King St. E. - 17



895 King St. E. - 18



895 King St. E. - 19



895 King St. E. - 20



895 King St. E. - 21



895 King St. E. - 22



895 King St. E. - 23



895 King St. E. - 24



895 King St. E. - 25



895 King St. E. - 26



895 King St. E. - 27



612 King St. W. - 01



612 King St. W. - 02



612 King St. W. - 03



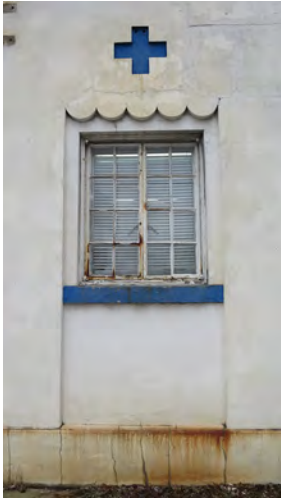
612 King St. W. - 04



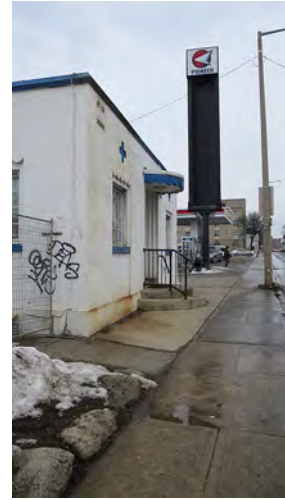
612 King St. W. - 05



612 King St. W. - 06



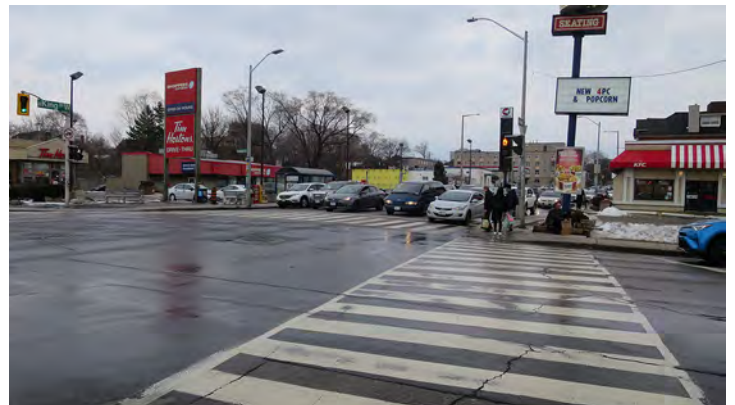
612 King St. W. - Detail - 01



612 King St. W. - Detail - 02



612 King St. W. - Detail - 03



612 King St. W. - Context - 01



612 King St. W. - Context - 02



612 King St. W. - Context - 03



612 King St. W. - Context - 04



924 King St. E. - 01



924 King St. E. - 02



924 King St. E. - 03



924 King St. E. - 04



924 King St. E. - 05



924 King St. E. - 06



924 King St. E. - 07



924 King St. E. - Detail - 01



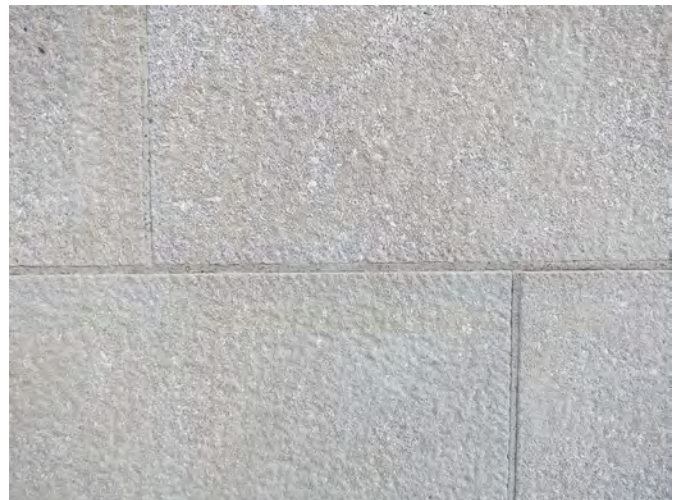
924 King St. E. - Detail - 02



924 King St. E. - Detail - 03



924 King St. E. - Detail - 04



924 King St. E. - Detail - 05



924 King St. E. - Detail - 06



924 King St. E. - Detail - 07



924 King St. E. - Context - 01



924 King St. E. - Context - 02



924 King St. E. - Context - 03



924 King St. E. - Context - 04



**TAYLOR HAZELL
ARCHITECTS**

**Hamilton Light Rail Transit –
2 Glendale Avenue North, Hamilton, ON
Cultural Heritage Evaluation Report
Recommendations**

**FOR METROLINX
MARCH 2017**

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FINAL

1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 2 Glendale Avenue North, Hamilton, ON

EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 2 Glendale Avenue North in Hamilton, Ontario. The recommendations were prepared for Metrolinx in February 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
1. The property has design or physical value because:		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular and commonplace building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
2. The property has historical value or associative value because:		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	TBD	Archaeological assessments were not undertaken as part of this CHER.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular and commonplace building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because:		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property's commonplace building is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
The property has cultural heritage value or interest of provincial significance because:		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	TBD	Archaeological assessments were not undertaken as part of this CHER.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property's commonplace building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular and commonplace building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. it has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	NO	The property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property.



**TAYLOR HAZELL
ARCHITECTS**

**Hamilton Light Rail Transit –
3 Barnesdale Avenue South, Hamilton, ON
Cultural Heritage Evaluation Report
Recommendations**

**FOR METROLINX
MARCH 2017**

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FINAL

1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 3 Barnesdale Avenue South, Hamilton, ON

EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 3 Barnesdale Avenue South in Hamilton, Ontario. The recommendations were prepared for Metrolinx in February 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
1. The property has design or physical value because:		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are commonplace and therefore are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular and commonplace building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
2. The property has historical value or associative value because:		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	TBD	Archaeological assessments were not undertaken as part of this CHER.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular and commonplace building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because:		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property's commonplace building is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
The property has cultural heritage value or interest of provincial significance because:		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	TBD	Archaeological assessments were not undertaken as part of this CHER.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property's commonplace building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular and commonplace building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. it has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	NO	The property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property.



**TAYLOR HAZELL
ARCHITECTS**

**Hamilton Light Rail Transit –
401 King Street East, Hamilton, ON
Cultural Heritage Evaluation Report
Recommendations**

**FOR METROLINX
MARCH 2017**

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FINAL

1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 401 King Street East, Hamilton, ON

EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 401 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
1. The property has design or physical value because:		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's structures are vernacular in nature, and do not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's structures were constructed using methods and materials that were commonplace, and do not constitute a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
2. The property has historical value or associative value because:		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	TBD	Archaeological assessments were not undertaken as part of this CHER.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	There were no associations identified tying the property to a significant architect, artist, builder, designer or theorist.
3. The property has contextual value because:		
i. it is important in defining, maintaining or supporting the character of an area	NO	Following the demolition of a series of similar buildings to the east, the property no longer substantially contributes to the character of the area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
The property has cultural heritage value or interest of provincial significance because:		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	TBD	Archaeological assessments were not undertaken as part of this CHER.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property's commonplace building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular and commonplace building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. it has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	NO	The property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property.



**TAYLOR HAZELL
ARCHITECTS**

**Hamilton Light Rail Transit –
612 King Street West, Hamilton, ON
Cultural Heritage Evaluation Report
Recommendations**

**FOR METROLINX
MARCH 2017**

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FINAL

1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 612 King Street West, Hamilton, ON

EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 612 King Street West in Hamilton, Ontario. The property contains two buildings, a residential dwelling (c. 1850) and a veterinary clinic (Blue Cross Animal Hospital). The residential dwelling is at the rear (north) end of the property and has not been evaluated as part of this CHER. The following recommendations apply to the veterinary clinic which is set at the street.

Draft recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects and subsequently reviewed by the Metrolinx Heritage Committee. The following recommended responses were put forward by the Metrolinx Heritage Committee to align with their report on the property and to support the Statement of Cultural Heritage Value. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
1. The property has design or physical value because:		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	YES	The Blue Cross Animal Hospital building at 612 King Street West is a representative example of the Art Moderne style utilized in a commercial form.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The building contains interesting profiles and decorative relief elements, however it is not considered to demonstrate high degrees of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The simple building does not demonstrate any particular technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
2. The property has historical value or associative value because:		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	YES	The Blue Cross Animal Hospital at 612 King Street West has a long-standing direct association with a belief that animals should receive a level of care similar to that of humans. While the building's design incorporates the blue cross symbol that is associated with veterinary services, there is no evidence to suggest it had a direct relationship to blue cross organizations.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	TBD	Archaeological assessments were not undertaken as part of this CHER.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	This CHER has been unable to attribute the design of the building to an designer, artist or theorist.
3. The property has contextual value because:		
i. it is important in defining, maintaining or supporting the character of an area	NO	The building is located on a section of King Street West that lacks a cohesive or notable character.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The building is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The building is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
The property has cultural heritage value or interest of provincial significance because:		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The building does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	TBD	Archaeological assessments were not undertaken as part of this CHER.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The building is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The building does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. it has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	NO	The building does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The building is not located in unorganized territory.

1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The building meets design and historical / associative criteria set out in O. Reg. 9/06, but is not owned by Metrolinx.
Provincial Heritage Property of Provincial Significance	NO	The building does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The building is not Listed or Designated by a municipality.
Conditional Heritage Property	YES	The building meets design and historical / associative criteria set out in O. Reg. 9/06, and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The building does not appear to be adjacent to a Protected Heritage Property. However, the c.1850 dwelling in the north of the property is potentially a significant cultural heritage resource. Recommend notifying the City of Hamilton in the event of undertaking works that will affect the property.

1.3 STATEMENT OF CULTURAL HERITAGE VALUE (DRAFT)

Statement of Cultural Heritage Value (DRAFT)
<p>Description of Provincial Heritage Property</p> <p>The Blue Cross Animal Hospital building built c. 1935 is located at 612 King Street West in the City of Hamilton, Ontario. It is located in the west end of Hamilton near to the intersection of King Street West and Dundurn Street North. The building is set at the south end of the property directly at the street. The property also includes a residential dwelling (c. 1850) at the rear (north) end of the property. The residential dwelling has not been evaluated for cultural heritage value at this time.</p> <p>The building has served a veterinary clinic function in this location since its construction.</p> <p>Cultural Heritage Value or Interest</p>

The Blue Cross Animal Hospital building is of cultural heritage value or interest because:

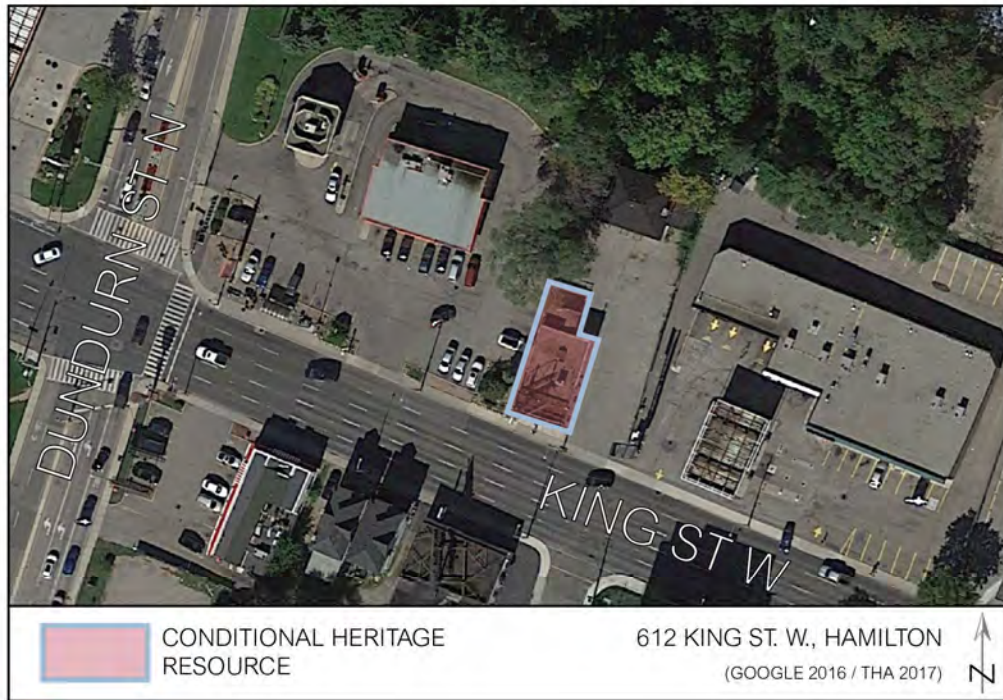
It is a representative example of vernacular building aspiring to Art Moderne style in a commercial form. Art Moderne style is characterized by smooth, flat façades with shallow openings that convey a sense of volume rather than mass; a low form, with a clear horizontal articulation; metal sash windows; and a decorative program of smooth, extruded profiles with stylized interpretations of classical motifs carved in bas-relief. While the building employs many of the markers of Art Moderne, it lacks the full expression of the style in a strong horizontal emphasis and sweeping curves contributing to a streamlined aesthetic.

The Blue Cross Animal Hospital has a long-standing direct association with a belief that animals should receive a level of care similar to that of humans. It is indirectly associated with The Blue Cross of the United Kingdom which was founded in 1897 as the Our Dumb Friend League to promote the encouragement of kindness to animals. Veterinary clinics have made use of the blue cross name and symbol to associate themselves with the care of animals.

Heritage Attributes

Key attributes of the Blue Cross Animal Hospital are:

- The scalloped detailing above the windows at the main façade and the southerly two windows of the east and west sides of the building and along the underside of the awning.
- The triple-coved mouldings flanking the front door.
- Simple, scalloped cornice at the top of the walls.
- The casement windows and sills have been inset within a recessed frame that extends from the foundation line up to the scallop detail.
- The smooth, white treatment of the exterior walls.
- The recessed and blue painted cross symbol above each of the windows.
- The di-chromatic paint scheme.



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Metrolinx Interim Heritage Committee – Statement of Cultural Heritage Value

Property Name: 612 King Street West, Hamilton (Hamilton LRT)

Description of property:

The Blue Cross Animal Hospital building built c. 1935 is located at 612 King Street West in the City of Hamilton, Ontario. It is located in the west end of Hamilton near to the intersection of King Street West and Dundurn Street North. The building is set at the south end of the property directly at the street. The property also includes a residential dwelling (c. 1850) at the rear (north) end of the property. The residential dwelling has not been evaluated for cultural heritage value at this time.

The building has served a veterinary clinic function in this location since its construction.

It is recommended that Metrolinx/GO Transit proceed with identifying 612 King Street West as a Conditional Metrolinx Heritage Property.

Cultural Heritage Value:

The Blue Cross Animal Hospital building is of cultural heritage value or interest because:

It is a representative example of vernacular building aspiring to Art Moderne style in a commercial form. Art Moderne style is characterized by smooth, flat façades with shallow openings that convey a sense of volume rather than mass; a low form, with a clear horizontal articulation; metal sash windows; and a decorative program of smooth, extruded profiles with stylized interpretations of classical motifs carved in bas-relief. While the building employs many of the markers of Art Moderne, it lacks the full expression of the style in a strong horizontal emphasis and sweeping curves contributing to a streamlined aesthetic.

The Blue Cross Animal Hospital has a long-standing direct association with a belief that animals should receive a level of care similar to that of humans. It is indirectly associated with The Blue Cross of the United Kingdom which was founded in 1897 as the Our Dumb Friend League to promote the encouragement of kindness to animals. Veterinary clinics have made use of the blue cross name and symbol to associate themselves with the care of animals.

Heritage Attributes:

Key elements that define the subject property's heritage character include:

1. The scalloped detailing above the windows at the main façade and the southerly two windows of the east and west sides of the building and along the underside of the awning.
2. The triple-coved mouldings flanking the front door.
3. Simple, scalloped cornice at the top of the walls.
4. The casement windows and sills have been inset within a recessed frame that extends from the foundation line up to the scallop detail.

5. The smooth, white treatment of the exterior walls.
6. The recessed and blue painted cross symbol above each of the windows.
7. The di-chromatic paint scheme.

Metrolinx Heritage Property Location:



Figure showing the location of 612 King Street West, Hamilton.



**TAYLOR HAZELL
ARCHITECTS**

**Hamilton Light Rail Transit –
789 King Street East, Hamilton, ON
Cultural Heritage Evaluation Report
Recommendations**

**FOR METROLINX
MARCH 2017**

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FINAL

1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 789 King Street East, Hamilton, ON

EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 789 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
1. The property has design or physical value because:		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	Although the property displays craftsmanship in the architectural details of its residential structure, it is not of a high degree, nor does the building display a high degree of artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
2. The property has historical value or associative value because:		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	TBD	Archaeological assessments were not undertaken as part of this CHER.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because:		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
The property has cultural heritage value or interest of provincial significance because:		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	TBD	Archaeological assessments were not undertaken as part of this CHER.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property's commonplace building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular and commonplace building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. it has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	NO	The property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property.



**TAYLOR HAZELL
ARCHITECTS**

**Hamilton Light Rail Transit –
886-894 King Street East, Hamilton, ON
Cultural Heritage Evaluation Report
Recommendations**

**FOR METROLINX
MARCH 2017**

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FINAL

1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 886-894 King Street East, Hamilton, ON

EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 886-894 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
1. The property has design or physical value because:		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
2. The property has historical value or associative value because:		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	TBD	Archaeological assessments were not undertaken as part of this CHER.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular and utilitarian building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because:		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property's commonplace building is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
The property has cultural heritage value or interest of provincial significance because:		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	TBD	Archaeological assessments were not undertaken as part of this CHER.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property's utilitarian building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. it has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	NO	The property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property.



**TAYLOR HAZELL
ARCHITECTS**

**Hamilton Light Rail Transit –
891 King Street East, Hamilton, ON
Cultural Heritage Evaluation Report
Recommendations**

**FOR METROLINX
MARCH 2017**

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FINAL

1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 891 King Street East, Hamilton, ON

EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 891 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
1. The property has design or physical value because:		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
2. The property has historical value or associative value because:		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	TBD	Archaeological assessments were not undertaken as part of this CHER.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because:		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
The property has cultural heritage value or interest of provincial significance because:		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	TBD	Archaeological assessments were not undertaken as part of this CHER.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. it has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	NO	The property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property.



**TAYLOR HAZELL
ARCHITECTS**

**Hamilton Light Rail Transit –
893 King Street East, Hamilton, ON
Cultural Heritage Evaluation Report
Recommendations**

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MARCH 2017**

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FINAL

1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 893 King Street East, Hamilton, ON

EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 893 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
1. The property has design or physical value because:		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	Although the property's residential structure contains Italianate, Gothic Revival and classical details, it is not a rare, unique, representative or early example of a style, type, expression, material or construction method.
ii. it displays a high degree of craftsmanship or artistic merit	NO	Although the property displays craftsmanship in the architectural details of its residential structure, it is not of a high degree, nor does the building display a high degree of artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
2. The property has historical value or associative value because:		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	TBD	Archaeological assessments were not undertaken as part of this CHER.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because:		
i. it is important in defining, maintaining or supporting the character of an area	NO	Although once part of a series of large homes with similar setbacks, the residential structure on the property has lost its contextual value because of the modifications and demolitions of these residences. The property is therefore not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
The property has cultural heritage value or interest of provincial significance because:		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	TBD	Archaeological assessments were not undertaken as part of this CHER.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. it has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	NO	The property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property.



TAYLOR HAZELL ARCHITECTS

Hamilton Light Rail Transit – 895 King Street East, Hamilton, ON Cultural Heritage Evaluation Report Recommendations

**FOR METROLINX
MARCH 2017**

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FINAL

1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 895 King Street East, Hamilton, ON

EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 895 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
1. The property has design or physical value because:		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	UNDETERMINED AT THIS TIME	The portions of the structure visible in the review from the public realm suggest that this property's residential structure may be a rare architectural form for its time. The features of this form observed include the one-and-a-half storey height of the building with hip roof and two dormers at symmetrical locations on the main façade with intricately detailed arched opening. Though a commercial addition has been constructed in front of the residential structure, the two structures are only connected at the east side of the residential structure, leaving the main (south) façade intact. Due to the limitations of the review, and the knowledge that its main façade is intact behind the commercial addition, this response cannot be determined definitively at this time and the recommended outcome is conditional upon an on-site inspection.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
ii. it displays a high degree of craftsmanship or artistic merit	NO	Although the property displays craftsmanship in the visible architectural details of both of its structures, it is not of a high degree, nor does the building display a high degree of artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property does not demonstrate a high degree of technical or scientific achievement.
2. The property has historical value or associative value because:		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	TBD	Archaeological assessments were not undertaken as part of this CHER.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because:		
i. it is important in defining, maintaining or supporting the character of an area	NO	Although once part of a series of large homes with similar setbacks, the residential structure on the property has lost its contextual value because of the modifications and demolitions of these residences. The property is therefore not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
The property has cultural heritage value or interest of provincial significance because:		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	TBD	Archaeological assessments were not undertaken as part of this CHER.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. it has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	NO	The property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. the property is located in unorganized territory and the Minister	NO	The property is not located in

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
determines that there is a provincial interest in the protection of the property.		unorganized territory.

1.2 RECOMMENDED OUTCOME OF EVALUATION

If upon closer inspection this property is determined to have cultural heritage value without the aforementioned conditions, a Statement of Cultural Heritage Value will be prepared.

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	UNDETERMINED AT THIS TIME	The property may meet the criteria set out in O. Reg. 9/06 and is not owned by Metrolinx. The review was limited to the public realm. The observed features of the residential structure suggest the property may meet criteria 1.i. in O. Reg. 9/06. An onsite investigation of the property is required to make a determination.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property.



**TAYLOR HAZELL
ARCHITECTS**

**Hamilton Light Rail Transit –
924 King Street East, Hamilton, ON
Cultural Heritage Evaluation Report
Recommendations**

**FOR METROLINX
MARCH 2017**

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FINAL

1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 924 King Street East, Hamilton, ON

EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 924 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
1. The property has design or physical value because:		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	Although the property's building contains elements of early mid-20 th century modern style, it is not a rare, unique, representative or early example of a style, type, expression, material or construction method.
ii. it displays a high degree of craftsmanship or artistic merit	NO	Although the property's building displays craftsmanship in its stone-clad façades, it is not of a high degree, nor does the building display a high degree of artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
2. The property has historical value or associative value because:		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	Although the property is associated with the Bank of Nova Scotia, which also operated in a previous building on this property, it no longer functions as a bank. The longevity of bank locations and the renewal of bank architecture is also commonplace. The property therefore does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	TBD	Archaeological assessments were not undertaken as part of this CHER.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	Although it was likely designed by an architect, the property's modest building was part of a wave of post-war construction and changing architectural styles in Canada. It therefore does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because:		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
The property has cultural heritage value or interest of provincial significance because:		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	Although the property's building was part of a wave of post-war construction and changing architectural styles, it is a modest example which does not meet the threshold of provincial significance.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	TBD	Archaeological assessments were not undertaken as part of this CHER.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. it has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	NO	The property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property.



**TAYLOR HAZELL
ARCHITECTS**

**Hamilton Light Rail Transit –
929 King Street East, Hamilton, ON
Cultural Heritage Evaluation Report
Recommendations**

**FOR METROLINX
MARCH 2017**

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FINAL

1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 929 King Street East, Hamilton, ON

EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 929 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
1. The property has design or physical value because:		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular and substantially modified building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
2. The property has historical value or associative value because:		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	Although the property has been associated with the activity of bowling for most, if not all of its lifespan, the association does not meet the threshold significance to a community, nor does the property have direct associations with a theme, event, believe, person, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	TBD	Archaeological assessments were not undertaken as part of this CHER.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular and substantially modified building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because:		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
The property has cultural heritage value or interest of provincial significance because:		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	TBD	Archaeological assessments were not undertaken as part of this CHER.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. it has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	NO	The property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property.



**TAYLOR HAZELL
ARCHITECTS**

**Hamilton Light Rail Transit –
943 King Street East, Hamilton, ON
Cultural Heritage Evaluation Report
Recommendations**

**FOR METROLINX
MARCH 2017**

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FINAL

1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 943 King Street East, Hamilton, ON

EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 943 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
1. The property has design or physical value because:		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular and substantially modified building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
2. The property has historical value or associative value because:		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	TBD	Archaeological assessments were not undertaken as part of this CHER.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular and substantially modified building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because:		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
The property has cultural heritage value or interest of provincial significance because:		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	TBD	Archaeological assessments were not undertaken as part of this CHER.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. it has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	NO	The property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property.



**TAYLOR HAZELL
ARCHITECTS**

**Hamilton Light Rail Transit –
1145-1147 Main Street East, Hamilton, ON
Cultural Heritage Evaluation Report
Recommendations**

**FOR METROLINX
MARCH 2017**

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FINAL

1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 1145-1147 Main Street East, Hamilton, ON

EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 1145-1147 Main Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
1. The property has design or physical value because:		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
2. The property has historical value or associative value because:		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	TBD	Archaeological assessments were not undertaken as part of this CHER.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because:		
i. it is important in defining, maintaining or supporting the character of an area	NO	Although it shares a contextual relationship with other similar buildings on Main Street West, the property is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
The property has cultural heritage value or interest of provincial significance because:		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	TBD	Archaeological assessments were not undertaken as part of this CHER.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. it has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	NO	The property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property.



**TAYLOR HAZELL
ARCHITECTS**

**Hamilton Light Rail Transit –
1147-1/2 Main Street East, Hamilton, ON
Cultural Heritage Evaluation Report
Recommendations**

**FOR METROLINX
MARCH 2017**

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FINAL

1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 1147 ½ Main Street East, Hamilton, ON

EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 1147 ½ Main Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
1. The property has design or physical value because:		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
2. The property has historical value or associative value because:		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	TBD	Archaeological assessments were not undertaken as part of this CHER.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because:		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
The property has cultural heritage value or interest of provincial significance because:		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	TBD	Archaeological assessments were not undertaken as part of this CHER.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. it has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	NO	The property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property.



**TAYLOR HAZELL
ARCHITECTS**

**Hamilton Light Rail Transit –
1149-1151 Main Street East, Hamilton, ON
Cultural Heritage Evaluation Report
Recommendations**

**FOR METROLINX
MARCH 2017**

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FINAL

1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 1149-1151 Main Street East, Hamilton, ON

EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 1149-1151 Main Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
1. The property has design or physical value because:		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
2. The property has historical value or associative value because:		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	TBD	Archaeological assessments were not undertaken as part of this CHER.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because:		
i. it is important in defining, maintaining or supporting the character of an area	NO	Although it shares a contextual relationship with other similar buildings on Main Street West, the property is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
The property has cultural heritage value or interest of provincial significance because:		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	TBD	Archaeological assessments were not undertaken as part of this CHER.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. it has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	NO	The property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property.



**TAYLOR HAZELL
ARCHITECTS**

**Hamilton Light Rail Transit –
1203 King Street East, Hamilton, ON
Cultural Heritage Evaluation Report
Recommendations**

**FOR METROLINX
MARCH 2017**

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FINAL

1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 1203 King Street East, Hamilton, ON

EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 1203 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in February 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
1. The property has design or physical value because:		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular and commonplace building does not demonstrate a high degree of technical or scientific achievement.
2. The property has historical value or associative value because:		

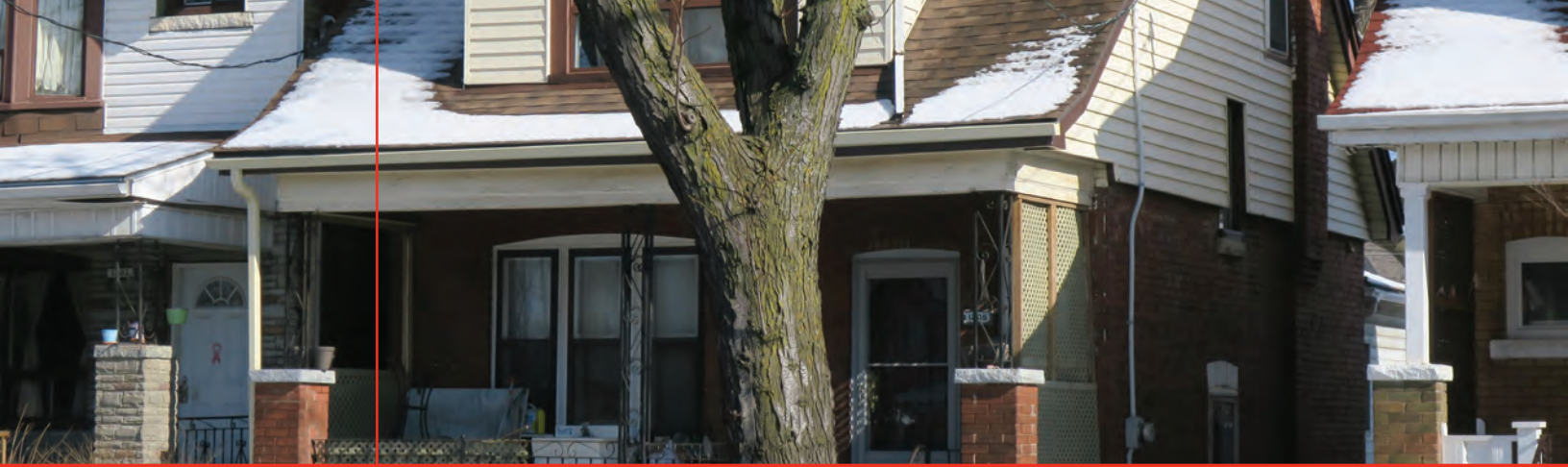
O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	TBD	Archaeological assessments were not undertaken as part of this CHER.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular and commonplace building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because:		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property's commonplace building is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
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O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
The property has cultural heritage value or interest of provincial significance because:		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	TBD	Archaeological assessments were not undertaken as part of this CHER.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property's commonplace building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular and commonplace building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. it has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	NO	The property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property.



**TAYLOR HAZELL
ARCHITECTS**

**Hamilton Light Rail Transit –
1205 King Street East, Hamilton, ON
Cultural Heritage Evaluation Report
Recommendations**

**FOR METROLINX
MARCH 2017**

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FINAL

1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 1205 King Street East, Hamilton, ON

EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 1205 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in February 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
1. The property has design or physical value because:		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular and commonplace building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
2. The property has historical value or associative value because:		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	TBD	Archaeological assessments were not undertaken as part of this CHER.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular and commonplace building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because:		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property's commonplace building is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
The property has cultural heritage value or interest of provincial significance because:		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	TBD	Archaeological assessments were not undertaken as part of this CHER.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property's commonplace building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular and commonplace building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. it has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	NO	The property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property.



**TAYLOR HAZELL
ARCHITECTS**

**Hamilton Light Rail Transit –
1207 King Street East, Hamilton, ON
Cultural Heritage Evaluation Report
Recommendations**

**FOR METROLINX
MARCH 2017**

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FINAL

1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 1207 King Street East, Hamilton, ON

EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 1207 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in February 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
1. The property has design or physical value because:		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular and commonplace building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
2. The property has historical value or associative value because:		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	TBD	Archaeological assessments were not undertaken as part of this CHER.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular and commonplace building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because:		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property's commonplace building is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
The property has cultural heritage value or interest of provincial significance because:		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	TBD	Archaeological assessments were not undertaken as part of this CHER.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property's commonplace building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular and commonplace building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. it has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	NO	The property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property.



**TAYLOR HAZELL
ARCHITECTS**

**Hamilton Light Rail Transit –
1211 King Street East, Hamilton, ON
Cultural Heritage Evaluation Report
Recommendations**

**FOR METROLINX
MARCH 2017**

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FINAL

1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 1211 King Street East, Hamilton, ON

EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 1211 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
1. The property has design or physical value because:		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular and utilitarian building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
2. The property has historical value or associative value because:		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	TBD	Archaeological assessments were not undertaken as part of this CHER.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular and utilitarian building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because:		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property's commonplace building is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
The property has cultural heritage value or interest of provincial significance because:		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	TBD	Archaeological assessments were not undertaken as part of this CHER.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property's utilitarian building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular and utilitarian building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. it has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	NO	The property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property.



**TAYLOR HAZELL
ARCHITECTS**

**Hamilton Light Rail Transit –
1217 King Street East, Hamilton, ON
Cultural Heritage Evaluation Report
Recommendations**

**FOR METROLINX
MARCH 2017**

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1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 1217 King Street East, Hamilton, ON

EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 1217 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in March 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

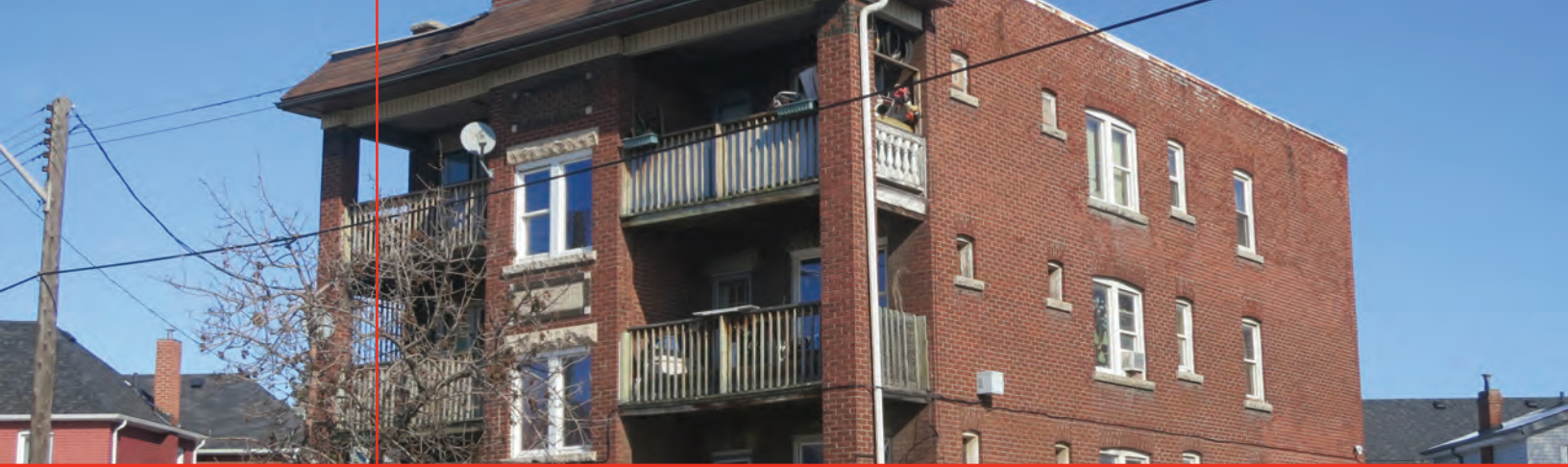
O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
1. The property has design or physical value because:		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
2. The property has historical value or associative value because:		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	TBD	Archaeological assessments were not undertaken as part of this CHER.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular and utilitarian building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because:		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property's commonplace building is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	Although the property is visually and functionally linked to its surroundings, it does not meet the threshold of contextual value.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
The property has cultural heritage value or interest of provincial significance because:		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	TBD	Archaeological assessments were not undertaken as part of this CHER.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property's utilitarian building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. it has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	NO	The property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property.



**TAYLOR HAZELL
ARCHITECTS**

**Hamilton Light Rail Transit –
1257 King Street East, Hamilton, ON
Cultural Heritage Evaluation Report
Recommendations**

**FOR METROLINX
MARCH 2017**

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FINAL

1.0 Cultural Heritage Evaluation – Hamilton Light Rail Transit, 1257 King Street East, Hamilton, ON

EXECUTIVE SUMMARY

This document provides recommendations for the cultural heritage evaluation of 1257 King Street East in Hamilton, Ontario. The recommendations were prepared for Metrolinx in February 2017 by Taylor Hazell Architects. The methodology, research and findings to support these recommendations are set out in the accompanying Hamilton Light Rail Transit Cultural Heritage Evaluation Report, 21 Properties (CHER). This document evaluates the property against criteria set out in O. Reg. 9/06 and O. Reg. 10/06, as required by the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010).

1.1 RECOMMENDED RESPONSES TO O. REG. 9/06 AND O. REG. 10/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
1. The property has design or physical value because:		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The vernacular style, type, expression, material and construction method of the property's building are not rare, unique, representative or early examples.
ii. it displays a high degree of craftsmanship or artistic merit	NO	The property's vernacular building does not display a high degree of craftsmanship or artistic merit.
iii. it demonstrates a high degree of technical or scientific achievement	NO	The property's vernacular and commonplace building does not demonstrate a high degree of technical or scientific achievement.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
2. The property has historical value or associative value because:		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	TBD	Archaeological assessments were not undertaken as part of this CHER.
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property's vernacular and commonplace building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because:		
i. it is important in defining, maintaining or supporting the character of an area	NO	The property's commonplace building is not important in defining, maintaining or supporting the character of an area.
ii. it is physically, functionally, visually or historically linked to its surroundings	NO	The property is not physically, functionally, visually or historically linked to its surroundings.
iii. it is a landmark	NO	The property is not a landmark.

O. REG. 10/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
The property has cultural heritage value or interest of provincial significance because:		
1. it represents or demonstrates a theme or pattern in Ontario's history.	NO	The property does not demonstrate a theme or pattern in Ontario's history.
2. it yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	TBD	Archaeological assessments were not undertaken as part of this CHER.
3. it demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	NO	The property's commonplace building does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. it is of aesthetic, visual or contextual importance to the province.	NO	The property is not of aesthetic, visual or contextual importance to the province.
5. it demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	NO	The property's vernacular and commonplace building does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. it has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	NO	The property does not have a strong or special association with the entire province or with a community that is found in more than one part of the province.
7. it has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	NO	The property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. the property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	NO	The property is not located in unorganized territory.

1.2 RECOMMENDED OUTCOME OF EVALUATION

RECOMMENDED OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
Provincial Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06.
Provincial Heritage Property of Provincial Significance	NO	The property does not meet the criteria set out in O. Reg. 10/06.
Listed or Designated by a municipality	NO	The property is not Listed or Designated by a municipality.
Conditional Heritage Property	NO	The property does not meet the criteria set out in O. Reg. 9/06 or 10/06 and is not owned by Metrolinx.
Adjacent Land to a Protected Heritage Property	NO	The property does not appear to be adjacent to a Protected Heritage Property.