

APPENDIX C: TECHNICAL SUPPORTING DOCUMENTS

APPENDIX C-11: CULTURAL HERITAGE EVALUATION REPORT

PART 2/6

Cultural Heritage Evaluation Report, 658-660 King Street East, Hamilton, Ontario

Cultural Heritage Evaluation Report, Recommendations 658-660 King, Street East, Hamilton, Ontario

Cultural Heritage Evaluation Report, 662 King Street East, Hamilton, Ontario

Cultural Heritage Evaluation Report, Recommendations 662 King Street East, Hamilton, Ontario

Cultural Heritage Evaluation Report 949 King Street East, Hamilton, Ontario

Cultural Heritage Evaluation Report Recommendations 949 King Street East, Hamilton, Ontario

Cultural Heritage Evaluation Report, 951-953 King Street East, Hamilton, Ontario

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Cultural Heritage Evaluation Report, 1125-1127 King Street East, Hamilton, Ontario

Cultural Heritage Evaluation Report, Recommendations 1125-1127 King Street East, Hamilton, Ontario

Cultural Heritage Evaluation Report, 1173 King Street East, Hamilton, Ontario

Cultural Heritage Evaluation Report, Recommendations 1173 King Street East, Hamilton, Ontario



Cultural Heritage Evaluation Report 658-660 King Street East, Hamilton, Ontario

**Prepared by AECOM
for Metrolinx**

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1. Executive Summary

AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the property at 658-660 King Street East, in the City of Hamilton, Ontario. This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. As a part of the project, it is anticipated that building impacts may take place on the property at 658-660 King Street East.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft Terms of Reference for Consultants: *Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. Consequently the recommendations as they relate to this CHER and the potential cultural heritage value or interest of the property at 658-660 King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 658-660 King Street East to assess the potential cultural heritage value or interest of the properties. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

The property located at 658-660 King Street East consists of a rectangular lot on the south side of King Street East between Grant Avenue and Wentworth Street. The structure on the property consists of a three-storey apartment building with commercial space on the ground floor. The overall scale and massing of the apartment building appears to be unaltered from its original construction in the 1930s.

Hamilton City Directories indicate that the construction of the building on the subject property was completed sometime between late 1931 and early 1932 as urban development expanded in Hamilton. By 1932, the building was complete and occupants included Wentworth Cleaners for 658 and Super-Service Shoe Rebuilders for 660. Six residential apartments listed under Avon Apartments were also occupied on the second and third floor of the building.

A field review of the privately owned property at 658-660 King Street East was undertaken on January 12, 2017 and February 3, 2017 by Michael Greguol and Emily Game of AECOM. An assessment was not completed on the interior of the structures due to the timing constraints for the TPAP Amendment.

The property located at 658-660 King Street East is an example of early 20th century apartment construction with commercial space on the ground floor, and two stories of apartment space above. Although not the finest example of the style, the building includes subtle Art Deco details, primarily as part of the window surrounds on the second and third storeys. This style of apartment is one of many found in Hamilton and can also be found elsewhere in Ontario municipalities.

2. Introduction

2.1 Historical Summary

2.1.1 Context

The subject property is located within the municipal boundaries of the City of Hamilton, Ontario. Prior to the incorporation of the current municipality, the property was located within the boundaries of Barton Township, in Wentworth County.

2.1.2 Wentworth County

As part of the establishment of Upper Canada, the province was divided into administrative Districts in 1792. As such, Wentworth County was one of several counties that made up the Home District. It was named in honour of Sir John Wentworth, Lieutenant Governor of Nova Scotia from 1792-1808. In 1816, the Home District was divided and reorganized and Wentworth County was included in the Gore District. By 1849, the original district system was abolished and replaced by a county council system and Wentworth County became an independent political entity. Townships that were included in Wentworth County at one time or another included Ancaster, Barton, Beverly, Binbrook, Caistor, Flamborough East and West, Glanford, Onondaga, Saltfleet, and Seneca. Between 1850 and 1854, Wentworth and Halton Counties were joined for government purposes into the United Counties of Wentworth and Halton; however, this change was short-lived. In 1973, Wentworth County was renamed the Regional Municipality of Hamilton-Wentworth and, in 2001, was amalgamated with six constituent municipalities into the City of Hamilton. The City of Hamilton has remained the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

2.1.3 Barton Township

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818.¹ The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The settlement of Barton Township began slowly, with only 102 families living in the township by 1815; most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population grew to 1,434.² Barton Township was later amalgamated into the Regional Municipality of Hamilton-Wentworth, which today is known as the City of Hamilton.

¹ William H Smith. *Smith's Canadian Gazetteer*. Toronto: H. & W. Roswell. 1846.

² D'Arcy Boulton. *Sketch of His Majesty's Province of Upper Canada*. London: C. Rickaby. 1805. pp. 48-49.

2.2 Description of Property

The property located at 658-660 King Street East consists of a rectangular lot on the south side of King Street East between Grant Avenue and Wentworth Street. The structure on the property consists of a three-storey apartment building with commercial space on the ground floor. The overall scale and massing of the apartment building appears to be unaltered from its original construction in the 1930s. The exterior of the ground floor has undergone a series of alterations to what were likely glazed window storefronts. However, the exteriors of the second and third storeys have remained unaltered with the exception of two window replacements. The configuration of the windows, as well as the brick and concrete detailing on the structures has been retained on the street façade of the structure.

On the west façade the rear wing is narrower than the full front, allowing wooden galleries and back stairs to the apartments on the upper floors.

2.3 Current Context

The property is situated on the south side of King Street East, on the eastern outskirts of downtown Hamilton. The apartment building is one of a series of structures located on the south side of King Street that were built in the early 20th century. The property, along with its neighbour at 662 King Street East, were the last of the buildings built on this block, with the exception of the small single storey restaurant located at 652 King Street East. Like many of the properties on the south and north sides of King Street East in this area, this property was designed to have commercial space at street level and apartment/residential space above. The block of King Street East from Wentworth Street West to Ashley Street has a degree of cohesion resulting from the many early brick buildings and the common scale, setback and character. Wentworth Street forms a boundary between the largely late 19th to early 20th century character in the block to the west from an open, parking-lot dominated streetscape to the east.

3. Methodology and Sources

3.1 Study Approach

This CHER was prepared in accordance with Metrolinx's *Interim Cultural Heritage Management Process* (Fall 2013) and the MTCS *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). The CHER was also undertaken according to the guidelines presented in the Metrolinx document, *Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations* (April 2016) and outlined in the following tasks:

- Research and Documentation Gathering – gathered from various sources including existing heritage studies, Metrolinx records, public archives, and published materials;
- Writing – an illustrated report based on gathered background history and site investigation materials, and the application of O.Reg. 9/06 and 10/06; Evaluation, Recommendations, and Statement of Cultural Heritage Value – a summary of the applicable evaluation, and recommendations regarding whether the property meets the criteria for being a provincial heritage property, a provincial heritage property of provincial significance, or neither.

As outlined in the Draft Terms of Reference, the heritage evaluation is separated into two stand-alone components: a CHER and a CHERR. The Cultural Heritage Evaluation Report includes research conducted for the CHER and is intended to address the criteria set out in O.Reg. 9/06 and 10/06. The CHERR includes the results of the applied evaluation, and the recommended outcome of the evaluation.

Michael Greguol, Cultural Heritage Specialist, and Emily Game, Heritage Researcher for AECOM, conducted a site investigation to visually inspect and document the property on January 12th and February 3rd, 2017.). An assessment was not completed on the interior of the structures due to the timing constraints for the TPAP Amendment.

3.2 Secondary Sources

A series of secondary sources were reviewed for the purposes of data collection and analysis as part of the CHER. The relevant guidelines and reference documents cited above served as a framework for undertaking the study. The *Hamilton Light Rail Transit Cultural Heritage Screening Report, City of Hamilton, Ontario* (CHSR) prepared by ASI in December 2016, provided a preliminary review of the rail corridor and the potential heritage properties identified along the corridor. Background information and applicable research was gathered from the report for the purposes of the CHER. In addition, a series of published materials including published histories pertaining to the history of Hamilton were consulted. A complete list of the sources reviewed for the report is contained in Section 15 (Bibliography).

3.3 Primary Sources

Where available, primary source material was consulted to provide a historical context for the evaluation of the potential heritage value of the property. Primary source research was undertaken at the Local

History and Archives Department of the Hamilton Public Library, the Mills Memorial Library at McMaster University, and at the Map and Data Centre at the University of Western Ontario. A review of the following primary sources aided in the evaluation of the structures at 658-660 King Street East:

- *Illustrated Historical Atlas of the County of Wentworth*, 1875;
- Hamilton City Directories, issues 1932-1970;
- Fire Insurance Plans, 1927 (rev. 1933), 1960-1964; and,
- National Topographic Series, 1909-1938.

3.4 Consultations

As part of the identification of recognized and potential cultural heritage resources for the CHSR, ASI undertook consultation with the City of Hamilton, the Ontario Heritage Trust (OHT) and the MTCS. Consultation during the CHSR process took place between August and October, 2016.

As part of this CHER, AECOM undertook property-specific consultation with the same municipal and provincial staff and agencies in order to identify or confirm any existing heritage recognitions or interest in the subject property.

The following individuals and organizations were consulted:

- Thomas Wicks, Heritage Planner, OHT;
- Chelsey Tyers, Cultural Heritage Planner, City of Hamilton;
- Asyia Patel, Assistant Cultural Heritage Planner, City of Hamilton; and,
- Rosi Zirger, Heritage Planner, Ministry of Tourism, Culture, and Sport.

The results of the consultation efforts have been summarized in Section 7 (Community Input).

4. Heritage Recognitions

4.1 Municipal

As a review of applicable municipal heritage recognitions for the property or adjacent properties, AECOM reviewed the City of Hamilton's heritage inventories. The following inventories and registers were reviewed:

- Hamilton's Heritage Volume 1: List of Designated Properties and Heritage Conservation Easements under the *Ontario Heritage Act*, and,
- Hamilton's Heritage Volume 2: Inventory of Buildings of Architectural and/or Historical Interest.

Hamilton's Heritage Volume 1 consists of a listing of properties that have been designated by municipal by-law. The volume includes properties that have been designated under Parts IV or V of the *Ontario Heritage Act*. The volume also identifies properties for which the City of Hamilton holds a Heritage Easement for the property.

Hamilton's Heritage Volume 2 is a compilation of the inventories of heritage structures and places of the six former municipalities that now make up the City of Hamilton. This volume contains approximately 7,000 properties that are of potential heritage interest, or value, but are not formally protected under the *Ontario Heritage Act*. The inventory is publically available; however, it is one that evolves over time and properties are added on a case-by-case basis, determined by staff at the City.

Consultation efforts were undertaken to confirm levels of municipal heritage recognition, if any. The property was identified in the December 2016 CHSR as not being subject to any heritage recognitions. However, consultation with the City of Hamilton in January and February 2017 confirmed that the property is now listed in the City's *Inventory of Building of Architectural and/or Historical Interest*.

4.2 Provincial

As a review of applicable provincial heritage recognitions for the property or adjacent properties AECOM reviewed the OHT's Provincial Plaque Guide, and list of OHT easements. The property at 658-660 King Street East is neither the subject of a provincial plaque nor a provincial easement. In addition, OHT staff was contacted to review the *Ontario Heritage Act* Register to confirm that the property is not included on the register and that an OHT easement does not exist for the property.

Thomas Wicks, Heritage Planner for the OHT confirmed on February 9, 2017 that the property is not subject to an OHT conservation easement or on their register.

4.3 Federal

As a review of applicable federal heritage recognitions for the property or adjacent properties, AECOM reviewed the online searchable database for the Canadian Register of Historic Places as well as the

Directory of Federal Heritage Designations. 658-660 King Street East and the adjacent properties are not subject to any existing federal heritage recognitions.

5. Adjacent Lands

The properties adjacent to 658-660 King Street East are a similar three-storey apartment building to the east, and a single-detached residential property. The adjacent 662 King Street East is an apartment building built in the same massing and scale with slightly different design details to the subject property. The adjacent 656 King Street property is a two-storey residential structure that is set back from the subject property. The residential structure was built in 1910 and was one of the earliest buildings to have been built on this particular block.

Consultation with the City of Hamilton indicated that the adjacent property, 662 King Street East, and 656 King Street are both listed on the City's *Inventory of Building of Architectural and/or Historical Interest*.

6. Archaeology

ASI completed a Stage 1 Archaeological Assessment (AA) as part of the Rapid Transit Initiative and found that the property at 658-660 King Street East did not retain archaeological potential and confirmed that no known archaeological assessments have previously been completed within 50 metres (m) of the property. Consequently, at the time of production of the ASI report, no archaeological sites had been identified within or adjacent to the property; however, the ASI Stage1 AA indicates that there is a small area of land that retains archaeological potential within 50 m of 658-660 King Street East at the northeast corner of the intersection of King Street East and Wentworth Avenue.

The results of the Stage 1 AA determined that a Stage 2 AA must be conducted for all land identified as retaining archaeological potential that will be impacted by the proposed Rapid Transit Initiative. Based on this assessment, ASI made the following recommendations:

- The King Street right-of-way (ROW) does not retain archaeological potential due to previous land disturbance. An additional AA is not required within the ROW and those portions of the study corridor can be cleared of further archaeological concern; and,
- A Stage 2 AA should be conducted on lands determined to have archaeological potential if the proposed project is to impact these lands. This work must be done in accordance with the MTCS' *Standards and Guidelines for Consultant Archaeologists* (Ontario Government 2011) in order to identify any archaeological remains that may be present.

It should be noted that ASI's recommendations for Stage 2 archaeological work references the MCL's 2006 draft *Standards and Guidelines for Consultant Archaeologists* (MCL 2006); however, further Stage 2 archaeological work must now be conducted in accordance with current archaeological standards and guidelines (*Standards and Guidelines for Consultant Archaeologists*, Ontario Government 2011) . For complete details regarding the results of the Stage 1 AA, reference should be made to the *Stage 1 Archaeological Assessment, Rapid Transit Initiative, City of Hamilton, Ontario* (February 2009).

7. Community Input

As part of the consultation process for this report, AECOM undertook consultation with the City of Hamilton, the MTCS, and the OHT. The results of the consultation efforts are identified below in Table 7-1.

Table 7-1: Community Input and Consultation Undertaken for 658-660 King Street East

Contact	Contact Information	Date	Notes
Chelsey Tyers, Heritage Planner City of Hamilton	905-546-2424 ext. 1202 chelsey.tyers@hamilton.ca	February 1, 2017	The City of Hamilton confirmed that 658 King Street East is listed on the City's <i>Inventory of Building of Architectural and/or Historical Interest</i> .
Asiya Patel Assistant Cultural Heritage Planner City of Hamilton	905-546-2424 ext. 7163 asiya.patel@hamilton.ca	February 6, 2017 (Response)	
Thomas Wicks Heritage Planner Ontario Heritage Trust	416-314-5972 thomas.wicks@heritagetrust.on.ca	February 1, 2017 February 9, 2017 (Response)	The OHT confirmed that the property is not subject to an OHT conservation easement or on their register
Rosi Zirger Heritage Planner Ministry of Tourism, Culture, and Sport	416-314-7159 rosi.zirger@ontario.ca	February 1, 2017	Response pending.

8. Discussion of Historical or Associative Value

8.1 Historic Theme/Cultural Pattern

8.1.1 *Transportation*

The earliest roads in Ontario were typically military roads or colonization roads. These roads often followed aboriginal hunting trails or were dictated by the topography of the land which they crossed. The Dundas Road was opened to connect Toronto with the Thames River, in what is now London, Ontario, and the Kingston Road was designed to provide a military link between Toronto and Kingston. The Kingston Road was one of the earliest and still functioning roads in southern Ontario.

Following the Crown surveys in Ontario, concession and side roads were opened on a grid that was dictated by the survey type that was used. The roads were cleared and made passable by the early land owners who built their dwellings adjacent to the concession roads. Despite being cleared, road conditions were often poor until the late 19th and early 20th centuries. The crown surveys, and later surveys of town and city plots were laid out on a grid, which has left a visible imprint on rural and urban street grids today. Much of the pattern of these surveys can be seen in the grids of cities and townships in Ontario. Within Hamilton, this is visible in the parallel city streets and grid layout of the downtown core and outlying areas. King Street was a pre-existing road and has a visible curve in its orientation, swinging north just east of Wellington Street before swinging south again around Barnesdale Avenue. This curvature in the road is visible on historic maps of the township and can be attributed to its history as an indigenous trail that pre-dates European settlement in the Hamilton area. The historic trail has left a visible footprint on the European grid of the City.

Railway transportation, both passenger and freight, greatly improved the transportation network in Ontario beginning in the mid-1800s. The opening of the Grand Trunk Railway (GTR) between Montreal and Toronto in 1856 provided a link between the two cities and provinces that was more easily travelled in comparison to mid-19th century roads. The construction of the route from Montreal to Toronto, and then on to Sarnia by the end of the 1860s resulted in the construction of significant structures such as the Victoria Bridge over the St. Lawrence River, and the St. Clair Tunnel in Sarnia. The GTR was designed to enhance the St. Lawrence-Great Lakes shipping routes in response to the railroads and shipping networks in the United States. As a result it also strengthened the connection and link between the townships, and municipal and provincial economies in Ontario.

Various railway companies were formed in Ontario to create a vast network of rail lines that spread throughout the province by the early 20th century. Nonetheless, most of the companies were eventually merged with or purchased by the Canadian National Railway (CN) or the Canadian Pacific Railway (CP) by 1997.

8.1.1 Hamilton Street Railway

In 1873, the City of Hamilton incorporated the Hamilton Street Railway; the horse-drawn streetcar service began in May 1874 with six operating cars. The line extended along three miles of track from the GTR's passenger station east along Stuart Street South to James Street. The line travelled south to Gore Park and then east along King Street to Wellington Street. Due to popularity of the service, additional cars were added and the track was extended. New track was laid west along King Street to Locke Street and east to Wentworth Street.

The electrification process of the Hamilton Street Railway began in March 1892. A total of 12 miles of track were electrified and 15 horsecars were converted to electric street cars. Operation of the newly-electrified cars began on June 29, 1892.

At the end of the Second World War, Hamilton Street Railway sold the lines to Canada Coach for \$1.4 million. Immediately following the sale, Canada Coach announced plans to replace the street car service with busses. By 1951, the last street car was removed from service and replaced by electric trolley busses.³

The proposed B-Line follows the old streetcar route from King Street near McMaster University to Sherman Avenue; the old streetcar route turned south along Sherman Avenue and then continued east on Main Street to Kenilworth Avenue North.

8.2 Local History

658-660 King Street East is located within the City of Hamilton, Ontario. Historically the structures were located within Lot 11, Concession II, Barton Township in Wentworth County. The subsections below include historic information related to the settlement and growth of these areas.

8.2.1 Settlement History

As part of the establishment of Upper Canada, the province was divided into administrative Districts in 1792. As such, Wentworth County was one of several counties that made up the Home District. It was named in honour of Sir John Wentworth, Lieutenant Governor of Nova Scotia from 1792-1808. In 1816, the Home District was divided and reorganized and Wentworth County was included in the Gore District. By 1849, the original district system was abolished and replaced by a county council system and Wentworth County became an independent political entity. Townships that were included in Wentworth County at one time or another included Ancaster, Barton, Beverly, Binbrook, Caistor, Flamborough East and West, Glanford, Onondaga, Saltfleet, and Seneca. Between 1850 and 1854, Wentworth and Halton Counties were joined for government purposes into the United Counties of Wentworth and Halton; however, this change was short-lived. In 1973, Wentworth County was renamed the Regional Municipality of Hamilton-Wentworth and, in 2001, was amalgamated with six constituent municipalities into the City of Hamilton. The City of Hamilton has remained as the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

³Transit Toronto. <http://transit.toronto.on.ca/streetcar/4751.shtml>, consulted February 9, 2017.

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818. The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The Settlement of Barton Township began slowly, with only 102 families living in the township by 1815. Most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population had grown to 1,434.

8.2.2 Site History

658-660 King Street East was historically located in the southern part of Lot 11, Concession II in Barton Township when the crown survey for the township was undertaken. By 1875, the lot was already subdivided as part of the early urbanization of Hamilton. Individual structures are not shown on the 1875 map; however, it is likely that urban development was beginning to take place within the area at the time.

Historically, the lot on which the subject property is located was bounded by early urban roads including Cannon Street to the north, Main Street to the south, Wentworth Street to the east, and Tisdale Street to the west. 658-660 King Street East is located on the south side of King Street East, which transects the southern part of Lot 11, Concession II (Figure 3).

By the beginning of the 20th century, historic topographic mapping indicates that urban development was well underway surrounding the subject property (Figure 4). Although the subject building had not yet been constructed on the property, neighbouring properties and surrounding blocks are shown as heavily developed. In 1911, the building footprint on the property is absent from the Fire Insurance Plans; however, at this time, the address at 660 King Street East had been assigned to an adjacent building at what is now 656 King Street East. The address numbering along this block of King Street East was changed around 1933 after the construction of the building at 658-660 King Street East.

Hamilton City Directories indicate that the construction of the building on the subject property was completed sometime between late 1931 and early 1932 as urban development expanded in Hamilton. By 1932, the building was complete and occupants included Wentworth Cleaners for 658 and Super-Service Shoe Rebuilders for 660. Six residential apartments listed under Avon Apartments were also occupied on the second and third floor of the building with the first residents including Dentist E.B. Nind, Gertrude Brown, C.K. Williams, Carl Pollock, Frederick Delves, and William Cooper. No further biographical information regarding the occupations or personal histories of these individuals or their families could be determined (Figure 5).

Throughout the 20th century, the property consistently remained under mixed commercial and residential use. Wentworth Cleaners remained at 658 into the 1970s as did Avon Apartments at 660. Avon Apartment was home to a variety of residents between 1932 and 1970, with Dentist E.B. Nind still residing in Unit 1. Although Super-Service Shoe Rebuilders appears to have remained at 660 into the 1960s, Williams Furniture and Stationary is listed in the 1970 Hamilton City Directory.

Most recently, the property at 658-660 King Street East does not appear to be currently used for commercial purposes and it could not be confirmed whether or not the rest of the building is being used for residential purposes. The ground floor of the building appears to have undergone recent alterations to function as a residential space. The apartments above appear to be in continuous use as residential properties.

8.3 Person/Event/Organization

The historic research undertaken for this CHER did not identify any significant people, events, or organizations that are directly related to or associated with the properties, and could contribute to the potential cultural heritage interest or value of the properties.

9. Discussion of Design or Physical Value

9.1 Style/Type/Tradition

The building located at 658-660 King Street East consists of a three-storey brick mixed-use building with two commercial premises on the ground floor, and two stories of apartments in the upper stories of the building. The structure is a typical example of early 20th century urban apartment construction, and reflects some design elements typical of the Art Deco style.

The exterior of the ground floor is the most altered component of the building. On this floor, the façade of the exteriors has been re-clad with a mix of white and brown siding. The form of the old shopfronts still exists under the modern siding, as does the leaded glass transom windows (minus one replaced section) that is continuous across both shops. The large display windows turn into the entrance on an angle, as was traditional design to avoid collisions with pedestrians. In the case of 660, the entrance porch has doors both to the shop and to the Avon Apartments stairway.

The second and third story exteriors are much more intact and retain the majority of the architectural details on the building. The most defining characteristics of the exterior are the two rows of three individual sash windows and the decorative concrete panels and surrounds that form the Art Deco details on the buildings. Four of the six windows appear to be wood sash windows, while the remaining two appear to be modern synthetic replacements. The concrete paneling and surrounds consist of a series of slim rectangular concrete panels that extend from the base of the second storey windows to the base of the concrete lintels on the third storey windows. In between each storey are three larger concrete panels, the middle of which includes the inscription "AVON". Historically, the block was known as the Avon Apartments. Above the third storey windows are stylized Art Deco voussoirs, a structural feature of traditional masonry windows.

9.2 Function

The building located at 658-660 King Street East was designed for both commercial and residential purposes. Throughout the 20th century, the uses remained commercial and residential. Recent exterior alterations to the building suggest that the building is now only used for residential purposes; however, this could not be confirmed.

9.3 Fabric

The structure of 658-660 King Street East is brick with concrete detailing. The majority of the exterior materials consists of the brick façade, and the brick west wall of the structure that is evident from the side of the property. The concrete on the structure is used primarily for decorative purposes. The concrete of the sills on the second storey wraps into the Art Deco details around and above both sets of windows on the second and third floors. There is a thin concrete coping crowning the façade. With the exception of the altered exteriors on the ground floor, the majority of the exterior materials appear to be historic building fabric.

10. Discussion of Contextual Value

10.1 Social Meaning

The property located at 658-660 King Street East is an example of early 20th century apartment construction with commercial space on the ground floor, and two stories of apartment space above. Although not the finest example of the style, the building includes subtle Art Deco details, primarily as part of the window surrounds on the second and third storeys. This style of apartment is one of many found in Hamilton, and can also be found elsewhere in Ontario municipalities.

10.2 Environment

The property located at 658-660 King Street East is one of a series of older buildings located along this portion of King Street in Hamilton. Although built as one of the last on this block, it was built to be of similar design and scale to the adjacent 662 King Street East. Together with its neighbour, the two properties form a substantial portion of the streetscape character on King Street East between Wentworth Street and Grant Avenue.

The blocks of King Street East from Wentworth Street west to Ashley Street have a degree of cohesion resulting from the many early brick buildings and the common scale, setback and character. Wentworth Street forms a boundary between the largely late 19th and early 20th century character in the block to the west from an open, parking-lot dominated streetscape to the east.

10.3 Formal Recognition

The property was identified in the December 2016 CHSR as not being subject to any heritage recognitions. However, consultation with the City of Hamilton in January and February 2017 confirmed that the property is now listed on the City's *Inventory of Building of Architectural and/or Historical Interest*.

11. Data Sheet

Table 11-1: Data Sheet for 658-660 King Street East

FIELD	PROPERTY DATA
Municipal Address	658-660 King Street East
Municipality	Hamilton
Approximate Area (square metres)	200
Rail Corridor	Hamilton LRT B-Line
PIN	171800226
Ownership	Private
Aerial photo showing location and boundaries	
Exterior, street-view photo	

FIELD	PROPERTY DATA
Date of construction of built resources (known or estimated and source)	ca. 1932 (Hamilton City Directories)
Date of significant alterations to built resources (known or estimated and source)	Unknown
Architect/designer/builder	Unknown
Previous owners or occupants	Wentworth Cleaners (1932-1970s); Super-Service Shoe Rebuilders (1932-1960s); Avon Apartments (1932-1970s); Williams Furniture and Stationary (1970s)
Current function	Undetermined. Appears to be primarily residential
Previous function(s)	Mixed use: residential and commercial
Heritage Recognition/Protection (municipal, provincial, federal)	None
Local Heritage Interest	None
Adjacent Lands	No protected heritage properties
Latitude or UTM Northing	43.252011°
Longitude or UTM Easting	-79.849403°

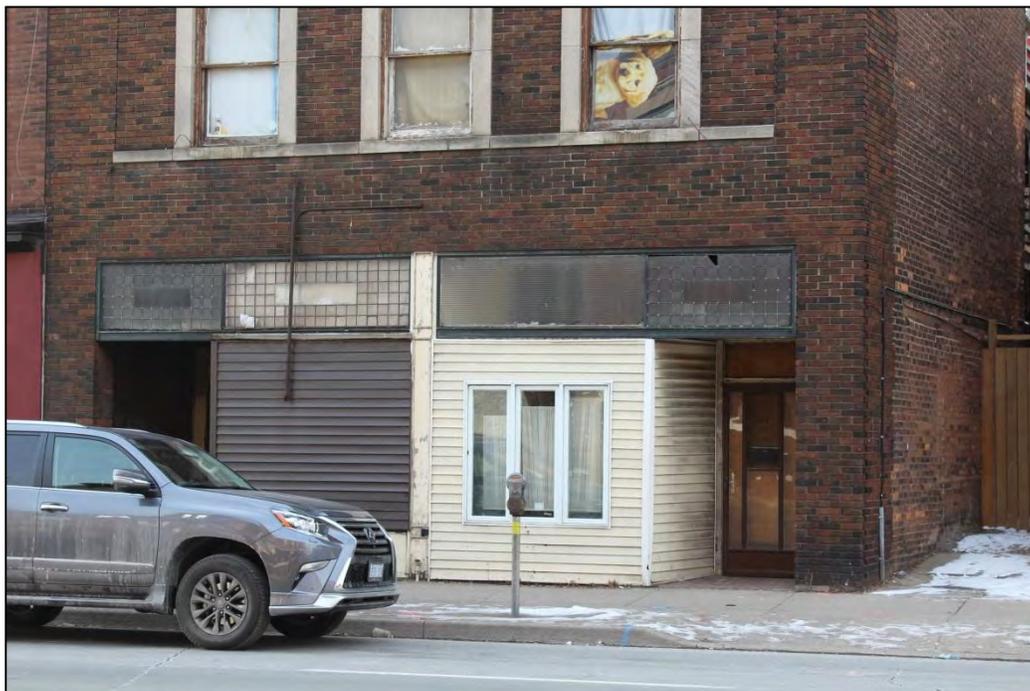
12. Photographs



Photograph 1: View looking south showing 658-660 King Street East



Photograph 2: View looking south across King Street East showing 658-660 King Street East in relation to the neighbouring 662 King Street East



Photograph 3: View showing details on ground floor of 658-660 King Street East



Photograph 4: View showing Art Deco details including concrete panels, surrounds and voussoir designs above windows

13. Figures

All figures pertaining to this CHER can be found on the following pages.

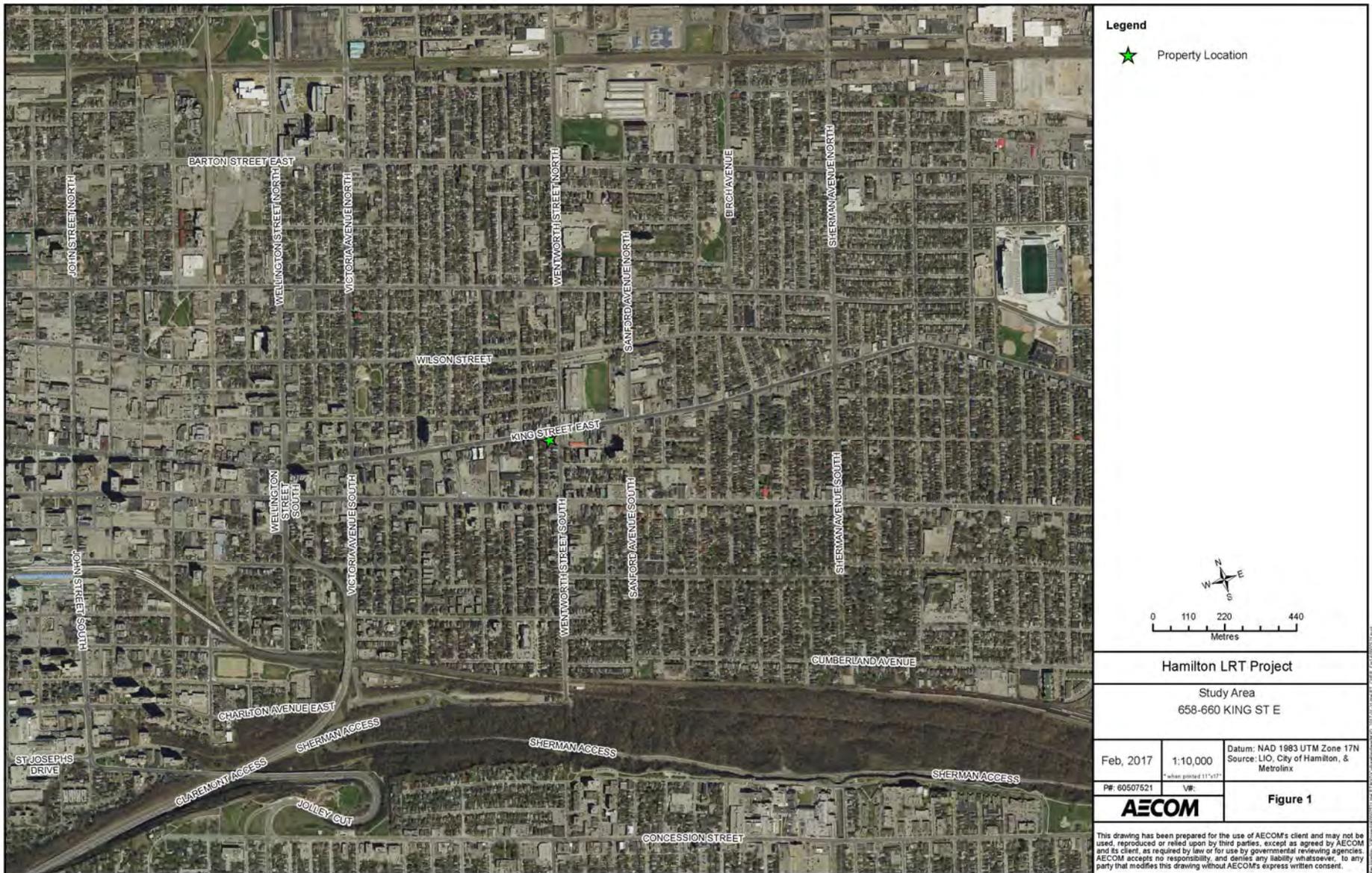


Figure 1: Location of 658-660 King Street East



Figure 2: Aerial Photograph showing the area surrounding 658-660 King Street East

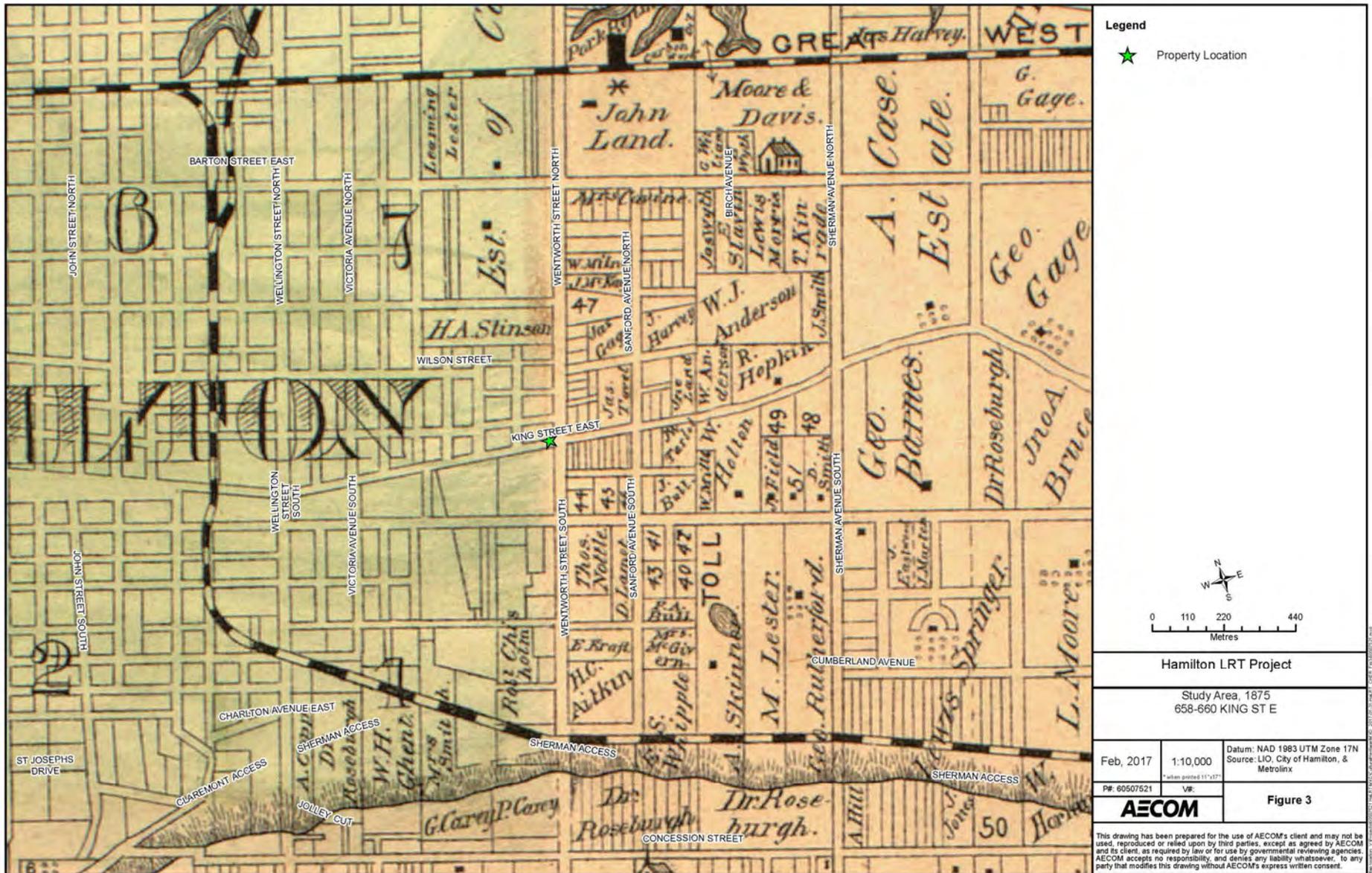


Figure 3: Location of 658-660 King Street East on the 1875 Historic Atlas Map (Page & Smith, 1875)

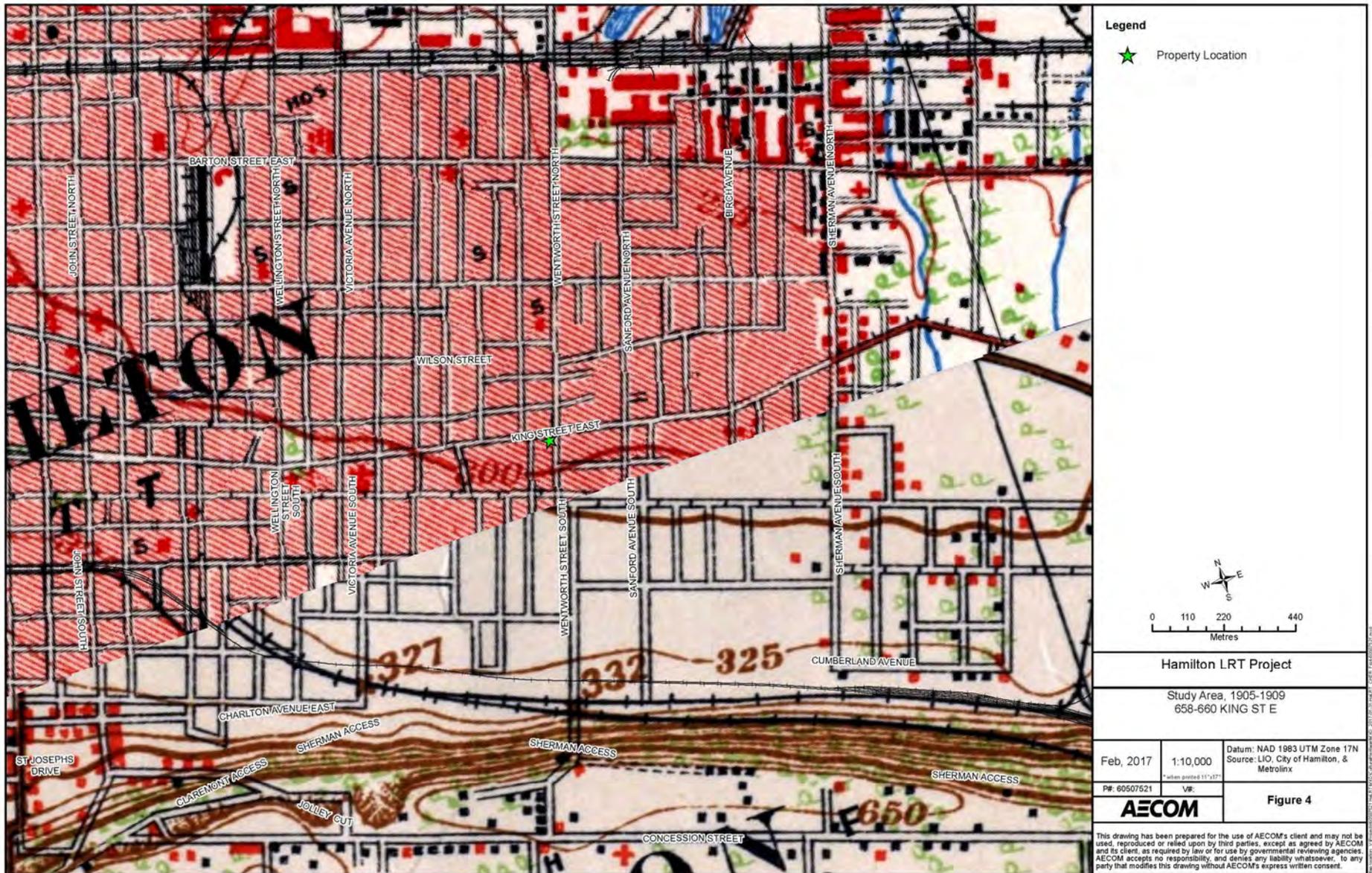


Figure 4: Location of 658-660 King Street East on the 1905-1909 NTS Map



Figure 5: Location of 658-660 King Street East on the 1938 NTS Map

14. Chronology

- 1791 Barton Township was surveyed by Augustus Jones; the first settler arrived in the township.
- 1792 Province of Upper Canada divided into administrative districts.
- 1816 Home District divided and reorganized. As part of the reorganization, Wentworth was reorganized and included within the Gore District.
- 1850 Gore District was divided and Halton and Wentworth Counties were created.
- 1873 Incorporation of the Hamilton Street Railway.
- 1932 Construction of the building at 658-660 King Street East is complete and first occupants include Wentworth Cleaners at 658 and Super-Service Shoe Rebuilders and six residential apartments (Avon Apartments) at 660.
- 1970 658-660 King Street East is still under mixed commercial and residential use by Wentworth Cleaners and Avon Apartments; however, Super-Service Shoe Rebuilders has been replaced by Williams Furniture and Stationary.

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METROLINX

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Cultural Heritage Evaluation Report Recommendations 658-660 King Street East, Hamilton, Ontario

**Prepared by AECOM
for Metrolinx**

March 6, 2017

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Revision History

Revision #	Date	Revised By:	Revision Description
0	02/15/2017	C. Latimer	Draft to Metrolinx
1	03/06/2017	M. Greguol	Revised and finalized based on Metrolinx Heritage Committee comments

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1. Executive Summary

AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the property at 658-660 King Street East, in the City of Hamilton, Ontario. This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. As a part of the project, it is anticipated that building impacts may take place on the property at 658-660 King Street East.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft Terms of Reference for Consultants: *Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. Consequently, the recommendations as they relate to this CHER and the potential cultural heritage value or interest of the property at 658-660 King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 658-660 King Street East to assess the potential cultural heritage value or interest of the properties. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

The property located at 658-660 King Street East consists of a rectangular shaped lot on the south side of King Street East between Grant Avenue and Wentworth Street. The structure on the property consists of a three-storey apartment building with commercial space on the ground floor. The overall scale and massing of the apartment building appears to be relatively unaltered from its original construction in the 1930s.

Hamilton City Directories indicate that the construction of the building on the subject property was completed sometime between late 1931 and early 1932 as urban development expanded in Hamilton. By 1932, the building was complete and occupants included Wentworth Cleaners for 658 and Super-Service Shoe Rebuilders for 660. Six residential apartments under Avon Apartments were also occupied on the second and third floor of the building.

A field review of the privately owned property at 658-660 King Street East was undertaken on January 12, 2017 and February 3, 2017 by Michael Greguol and Emily Game of AECOM. An assessment was not completed on the interior of the structures due to the timing constraints for the TPAP Amendment. The property located at 658-660 King Street East is an example of early 20th century apartment construction with commercial space on the ground floor, and two stories of apartment space above. Although not the finest example of the style, the building includes subtle Art Deco details, primarily as part of the window surrounds on the second and third storeys. This style of apartment is one of many found in Hamilton and can also be found elsewhere in Ontario municipalities.

The application of O.Reg 9/06 and O.Reg. 10/06 concluded that 658-660 King Street East met none of the nine O.Reg. 9/06 criteria. Neither did it meet the criteria outlined in O.Reg. 10/06. Therefore, this CHERR recommends that the property at 658-660 King Street East is not considered a Provincial Heritage Property (PHP).

2. Ontario Regulation 9/06 Evaluation

Ontario Regulation 9/06, *Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) provides criteria to apply to a potential heritage property to evaluate its heritage value. If a privately-owned property meets one or more of the following criteria it may be designated by a municipality under Section 29 of the *Ontario Heritage Act*. For the purposes of this CHER, O. Reg. 9/06 considers the evaluation of the property as part of the community context. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that a property may be considered a Provincial Heritage Property (PHP) if it meets one or more of the criteria under O. Reg. 9/06. The application of the criteria for 658-660 King Street East is included in Table 2-1 below.

Table 2-1: O.Reg. 9/06 Evaluation for 658-660 King Street East

Criterion	Response (Yes/No)	Rationale
1) The property has design or physical value because it:		
i) Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	No	The property is a typical example of mid-20th century multi-storey urban apartment construction. Although it does include some details related to the Art Deco style, it not a rare, unique, representative, or early example of a style, type, expression, material or construction method.
ii) Displays a high degree of craftsmanship or artistic merit; or	No	The property is of common design and does not display a high degree of craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The property is a common commercial/residential structure and does not display a high degree of technical or scientific achievement.
2) The property has historic or associative value because it:		
i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	No theme, event, belief, person, activity, organization or institution that is significant to a community was found to be directly associated with this property.

Criterion	Response (Yes/No)	Rationale
ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or	No	The property does not have potential to yield information that contributes to an understanding of a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	A specific architect, designer, or builder could not be determined for this property. As such no significant historic or associative value could be determined based on this criterion.
3) The property has <i>contextual value</i> because it:		
i) Is important in defining, maintaining, or supporting the character of an area;	No	The property at 668-660 King Street East is a positive contributing component of the streetscape character, shown in its era, scale, materials and function along this portion of King Street East. Nonetheless, the streetscape on the south side of King Street East in this location is not consistent and the ground floor of the subject property in particular is not intact, and does not contribute to the streetscape character. Finer examples of the streetscape can be seen on the north side of the street.
ii) Is physically, functionally, visually, or historically linked to its surroundings; or	No	The building is one of a series of commercial and residential buildings located along this portion of King Street East. Although it has been a part of the streetscape since 1932, it does not appear to be physically, functionally, visually, or historical linked to its surroundings.
iii) Is a landmark.	No	The property at 658-660 King Street East is not considered a landmark.

3. Ontario Regulation 10/06 Evaluation

Ontario Regulation 10/06, *Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance* (O. Reg. 10/06), provides criteria against which to assess a property to determine if the property holds provincial heritage significance. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that Ministries and prescribed public bodies shall apply the criteria in O. Reg. 10/06 to determine whether a property is of provincial significance. Therefore, for the purpose of this CHER O. Reg 10/06 considers the evaluation of the property as a part of the provincial context. If the property meets the criteria, it may be considered a Provincial Heritage Property of Provincial Significance (PHPPS). The application of the criteria for 658-660 King Street East is in Table 3-1, below.

Table 3-1: O.Reg. 10/06 Evaluation for 658-660 King Street East

Criterion	Response (Yes/No)	Rationale
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	658-660 King Street East does not represent a theme or pattern in Ontario's history. Commercial and residential structures similar to this are found elsewhere in Hamilton and throughout towns and cities in Ontario.
2. The property yields, or had the potential to yield, information that contributes to an understanding of Ontario's history.	No	658-660 King Street East does not yield, and is not anticipated to yield information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare, or unique aspect of Ontario's cultural heritage.	No	658-660 King Street East does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage. The form and massing of the structures are commonly found in Ontario.
4. The property is of aesthetic, visual, or contextual importance to the province.	No	658-660 King Street East property is not of aesthetic, visual, or contextual importance to the province. Although it contributes to the streetscape character of this portion of Hamilton, it is not of visual, aesthetic, or contextual importance to the province.
5. The property demonstrates a high degree of excellence or	No	Although the design details are representative of a particular style

Criterion	Response (Yes/No)	Rationale
creative, technical, or scientific achievement at a provincial level in a given period.		they do not represent a particularly high degree of technical or scientific achievement.
6. The property 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.	No	658-660 King Street East 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. The property 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	658-660 King Street East does not have strong or special associations 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 an unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	658-660 King Street East is not located in an unorganized territory.

4. Recommended Outcome of Evaluation

The application of O.Reg 9/06 and O.Reg. 10/06 concluded that 658-660 King Street East did not meet any of the nine O.Reg. 9/06 or O.Reg. 10/06 criteria. Therefore, this CHERR recommends that the property at 658-660 King Street East is not considered a Provincial Heritage Property (PHP).

As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes has not been prepared for this property.



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Cultural Heritage Evaluation Report 662 King Street East, Hamilton, Ontario

**Prepared by AECOM
for Metrolinx**

March 6, 2017

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Revision History

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0	02/16/2017	C. Latimer	Draft to Metrolinx
1	03/06/2017	M. Greguol	Revised and finalized based on Metrolinx Heritage Committee comments

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1. Executive Summary

AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the property at 662 King Street East, in the City of Hamilton, Ontario. This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. Much of this route follows former street railway lines built by the Hamilton Street Railway Company after 1873 (removed 1951). As a part of the project, it is anticipated that building impacts may take place on the property at 662 King Street East.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the *Environmental Assessment Act*. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft Terms of Reference for Consultants: *Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. Consequently the recommendations as they relate to this CHER and the potential cultural heritage value or interest of the property at 662 King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 662 King Street East to assess the potential cultural heritage value or interest of the property. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

By the beginning of the 20th century, historic topographic mapping indicates that urban development was well underway surrounding the subject property. Hamilton City Directories indicate that the building at 662 King Street E was constructed by 1910 with the first resident listed as George E. Wright. By 1911, the building housed a shoe repair shop and a barber shop with apartments on the second and third floors. No residents for the apartments are listed in the directory. In 1920, East End Shoe Repair is located on the main floor and F.A. Fraser is listed as a resident. The 1930 directory indicates that the Sanitary Barber Shop and Super Service Shoe Rebuilders were operating out of the main floor, while one apartment above is occupied by G.W. Olliver and the other remains vacant.

By 1940, there are no longer any commercial businesses listed in the city directory. At this time, the building is listed as having one vacant apartment and five residents: Alex French, William Johnson, Joseph Auld, Wilburt Walker, and James Harding. It is unclear as to whether or not any commercial businesses were present during this time. A decade later, commercial businesses returned to the

building and included R.C. Inkster, Jeweler, and G. Harkins, Barber. S.G. Matthews and William Wallace are listed as residents. In 1961, jeweler R.C. Inkster was still operating out of the building and was also listed as a resident along with F.L. Lang. Carm and Vilma's Coffee Shop replaced the space where the barber shop once operated. The building at 662 King Street East appears to have remained under mixed use through to the 1970s, housing various residents and businesses.

Most recently, the property at 662 King Street East retains storefront doors. However, the property does not appear to be currently used for commercial purposes, but instead appears to be converted to residential use.

A field review of the privately owned property at 662 King Street East was undertaken on February 3, 2017 by Emily Game of AECOM. An assessment was not completed on the interior of the structures due to the timing constraints for the TPAP Amendment.

2. Introduction

2.1 Historical Summary

2.1.1 Context

The subject property is located within the municipal boundaries of the City of Hamilton, Ontario. Prior to the incorporation of the current municipality, the property was located within the boundaries of Barton Township, in Wentworth County.

2.1.2 Wentworth County

As part of the establishment of Upper Canada, the province was divided into administrative Districts in 1792. As such, Wentworth County was one of several counties that made up the Home District. It was named in honour of Sir John Wentworth, Lieutenant Governor of Nova Scotia from 1792-1808. In 1816, the Home District was divided and reorganized and Wentworth County was included in the Gore District. By 1849, the original district system was abolished and replaced by a county council system and Wentworth County became an independent political entity. Townships that were included in Wentworth County at one time or another included Ancaster, Barton, Beverly, Binbrook, Caistor, Flamborough East and West, Glanford, Onondaga, Saltfleet, and Seneca. Between 1850 and 1854, Wentworth and Halton Counties were joined for government purposes into the United Counties of Wentworth and Halton; however, this change was short-lived. In 1973, Wentworth County was renamed the Regional Municipality of Hamilton-Wentworth and, in 2001, was amalgamated with six constituent municipalities into the City of Hamilton. The City of Hamilton has remained the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

2.1.3 Barton Township

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818.¹ The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The settlement of Barton Township began slowly, with only 102 families living in the township by 1815; most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population grew to 1,434.² Barton Township was later amalgamated into the Regional Municipality of Hamilton-Wentworth, which today is known as the City of Hamilton.

¹ William H. Smith. *Smith's Canadian Gazetteer*. Toronto: H. & W. Roswell. 1846.

² D'Arcy Boulton. *Sketch of His Majesty's Province of Upper Canada*. London: C. Rickaby. 1805. pp. 48-49.

2.2 Description of Property

The property located at 662 King Street East consists of a quadrangular lot on the south side of King Street East, between Grant Avenue and Wentworth Street (Figure 2). The structure on the property consists of a three-storey apartment building with commercial space on the ground floor. The overall scale and massing of the building appears to be relatively unaltered from its original construction in 1910. The exterior on the ground floor has undergone alterations in the early 21st century which resulted in the removal of a series of plate glass windows that extends along the front of the façade. The windows and storefronts were removed for a series of large glass doors and windows surrounded by solid walls with a red exterior stucco finish. However, the exterior on the second and third storeys has remained relatively unaltered with the exception of window replacements. The configuration of the windows, the brick detailing, and classical design details, along a projecting cornice are all still retained on the façade of the building.

2.3 Current Context

The property is situated on the south side of King Street East, on the eastern outskirts of downtown Hamilton. The apartment building is one of a series of structures located on the south side of King Street that were built in the early 20th century. Although similar in form to its neighbour at 658-660 King Street East, 662 King Street East was built in 1910 and predates the immediately adjacent properties. The bank building at 668 King Street East was built in 1921, while the other three-storey apartment building at 658-660 King Street was not built until 1932. Similar to the other properties on the south and north sides of King Street East in this area, 662 King Street East was designed to have commercial space at street level and apartment/residential space above.

3. Methodology and Sources

3.1 Study Approach

This CHER was prepared in accordance with Metrolinx's Interim Cultural Heritage Management Process (Fall 2013) and the MTCS *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). The CHER was also undertaken according to the guidelines presented in the Metrolinx document, *Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations* (April 2016) and outlined in the following tasks:

- Research and Documentation Gathering – gathered from various sources including existing heritage studies, Metrolinx records, public archives, and published materials;
- Writing – an illustrated report based on gathered background history and site investigation materials, and the application of O.Reg. 9/06 and 10/06; Evaluation, Recommendations, and Statement of Cultural Heritage Value – a summary of the applicable evaluation, and recommendations regarding whether the property meets the criteria for being a provincial heritage property, a provincial heritage property of provincial significance, or neither.

As outlined in the Draft Terms of Reference, the heritage evaluation is separated into two stand-alone components: a CHER and a CHERR. The Cultural Heritage Evaluation Report includes research conducted for the CHER and is intended to address the criteria set out in O.Reg. 9/06 and 10/06. The CHERR includes the results of the applied evaluation, and the recommended outcome of the evaluation.

Emily Game, Heritage Researcher for AECOM, conducted a site investigation to visually inspect and document the property on February 3, 2017.

3.2 Secondary Sources

A series of secondary sources were reviewed for the purposes of data collection and analysis as part of the CHER. The relevant guidelines and reference documents cited above served as a framework for undertaking the study. The *Hamilton Light Rail Transit Cultural Heritage Screening Report, City of Hamilton, Ontario* (CHSR) prepared by ASI in December 2016, provided a preliminary review of the rail corridor and the potential heritage properties identified along the corridor. Background information and applicable research was gathered from the report for the purposes of the CHER. In addition, a series of published materials including published histories pertaining to the history of Hamilton were consulted. A complete list of the sources reviewed for the report is contained in Section 15 (Bibliography).

3.3 Primary Sources

Where available, primary source material was consulted to provide a historical context for the evaluation of the potential heritage value of the property. Primary source research was undertaken at the Local History and Archives Department of the Hamilton Public Library, the Mills Memorial Library at McMaster University, and at the Map and Data Centre at the University of Western Ontario. A review of the following primary sources aided in the evaluation of the structures at 662 King Street East:

- Illustrated Historical Atlas of the County of Wentworth, 1875;
- Hamilton City Directories, issues 1910-1970;
- Fire Insurance Plans, 1911, 1927 (rev. 1933), 1960-1964; and,
- National Topographic Series, 1909-1938.

3.4 Consultations

As part of the identification of recognized and potential cultural heritage resources for the CHSR, ASI undertook consultation with the City of Hamilton, the Ontario Heritage Trust (OHT) and the MTCS. Consultation during the CHSR process took place between August and October, 2016.

As part of this CHER, AECOM undertook property-specific consultation with the same municipal and provincial staff and agencies in order to identify or confirm any existing heritage recognitions or interest in the subject properties.

The following individuals and organizations were consulted:

- Thomas Wicks, Heritage Planner, OHT;
- Chelsey Tyers, Cultural Heritage Planner, City of Hamilton;
- Asyia Patel, Assistant Cultural Heritage Planner, City of Hamilton; and,
- Rosi Zirger, Heritage Planner, MTCS.

The results of the consultation efforts have been summarized in Section 7 (Community Input).

4. Heritage Recognitions

4.1 Municipal

As a review of applicable municipal heritage recognitions for the property or adjacent properties, AECOM reviewed the City of Hamilton's heritage inventories. The following inventories and registers were reviewed:

- *Hamilton's Heritage Volume 1: List of Designated Properties and Heritage Conservation Easements under the Ontario Heritage Act*, and,
- *Hamilton's Heritage Volume 2: Inventory of Buildings of Architectural and/or Historical Interest*.

Hamilton's Heritage Volume 1 consists of a listing of properties that have been designated by municipal by-law. The volume includes properties that have been designated under Parts IV or V of the *Ontario Heritage Act*. The volume also identifies properties for which the City of Hamilton holds a Heritage Easement for the property. *Hamilton's Heritage Volume 2* is a compilation of the inventories of heritage structures and places of the six former municipalities that now make up the City of Hamilton. This volume contains approximately 7,000 properties that are of potential heritage interest, or value, but are not formally protected under the *Ontario Heritage Act*. The Inventory is publically available; however, it is one that evolves over time and properties are added on a case-by-case basis, determined by staff at the City. Consultation efforts were undertaken to confirm levels of municipal heritage recognition, if any. The property was identified in the December 2016 CHSR as not being subject to any heritage recognitions. However, consultation with the City of Hamilton in January and February 2017 confirmed that the property is now listed in the City's *Inventory of Building of Architectural and/or Historical Interest*.

4.2 Provincial

As a review of applicable provincial heritage recognitions for the property or adjacent properties, AECOM reviewed the OHT's Provincial Plaque Guide, and list of OHT easements. The property at 662 King Street East is neither the subject of a provincial plaque nor a provincial easement. In addition, OHT staff was contacted to review the *Ontario Heritage Act* Register to confirm that the property is not included on the register and that an OHT easement does not exist for the property.

A response from Thomas Wicks, Heritage Planner for OHT confirmed that the property is not subject to an OHT conservation easement or on their register.

4.3 Federal

As a review of applicable federal heritage recognitions for the property or adjacent properties, AECOM reviewed the online searchable database for the Canadian Register of Historic Places as well as the Directory of Federal Heritage Designations. 662 King Street East and the adjacent properties are not subject to any existing federal heritage recognitions.

5. Adjacent Lands

The properties adjacent to 662 King Street East consist of a similar three-storey apartment building to the west, and the former Toronto-Dominion Bank building at 668 King Street East. The adjacent 658-660 King Street East is an apartment building built in the same massing and scale with slightly different design details from the subject property. Built in 1932, this adjacent property came much later and was likely built in a similar scale and massing in order to be consistent with 662 King Street East. To the east, structure on the property at 668 King Street East is the former bank building that was purpose-built for the Dominion Bank in the 1920s.

Consultation with the City of Hamilton indicated that the adjacent properties at 668 King Street East and 658-660 King Street East are both listed on the City's *Inventory of Building of Architectural and/or Historical Interest*.

6. Archaeology

ASI completed a Stage 1 Archaeological Assessment (AA) as part of the Rapid Transit Initiative and found that the property at 662 King Street East did not retain archaeological potential and confirmed that no known archaeological assessments have previously been completed within 50 metres (m) of the property. Consequently, at the time of production of the ASI report, no archaeological sites had been identified within or adjacent to the property; however, the ASI Stage1 AA indicates that there is a small area of land that retains archaeological potential within 50 m of 662 King Street East at the northeast corner of the intersection of King Street East and Wentworth Avenue.

The results of the Stage 1 AA determined that a Stage 2 AA must be conducted for all land identified as retaining archaeological potential that will be impacted by the proposed Rapid Transit Initiative. Based on this assessment, ASI made the following recommendations:

- The King Street right-of-way (ROW) does not retain archaeological potential due to previous land disturbance. An additional AA is not required within the ROW and those portions of the study corridor can be cleared of further archaeological concern; and,
- A Stage 2 AA should be conducted on lands determined to have archaeological potential if the proposed project is to impact these lands. This work must be done in accordance with the MTCS' *Standards and Guidelines for Consultant Archaeologists* (Ontario Government 2011) in order to identify any archaeological remains that may be present.

It should be noted that ASI's recommendations for Stage 2 archaeological work references the MCL's 2006 draft *Standards and Guidelines for Consultant Archaeologists* (MCL 2006); however, further Stage 2 archaeological work must now be conducted in accordance with current archaeological standards and guidelines (*Standards and Guidelines for Consultant Archaeologists*, Ontario Government 2011) . For complete details regarding the results of the Stage 1 AA, reference should be made to the *Stage 1 Archaeological Assessment, Rapid Transit Initiative, City of Hamilton, Ontario* (February 2009).

7. Community Input

As part of the consultation process for this report, AECOM undertook consultation with the City of Hamilton, the MTCS, and the OHT. The results of the consultation efforts are identified below in Table 7-1.

Table 7-1: Community Input and Consultation Undertaken for 662 King Street East

Contact	Contact Information	Date	Notes
Chelsey Tyers, Heritage Planner City of Hamilton	905-546-2424 ext. 1202 chelsey.tyers@hamilton.ca	February 1, 2017 February 6, 2017 (Response)	The City of Hamilton confirmed that 662 King Street East is listed on the City's <i>Inventory of Buildings of Architectural and/or Historical Interest</i> .
Asiya Patel Assistant Cultural Heritage Planner City of Hamilton	905-546-2424 ext. 7163 asiya.patel@hamilton.ca		
Thomas Wicks Heritage Planner Ontario Heritage Trust	416-314-5972 thomas.wicks@heritagetrust.on.ca	February 1, 2017 February 9, 2017 (Response)	OHT does not hold a conservation easement for the property at 662 King Street East.
Rosi Zirger Heritage Planner Ministry of Tourism, Culture, and Sport	416-314-7159 rosi.zirger@ontario.ca	February 1, 2017	No response.

8. Discussion of Historical or Associative Value

8.1 Historic Theme/Cultural Pattern

8.1.1 *Transportation*

The earliest roads in Ontario were typically military roads or colonization roads. These roads often followed aboriginal hunting trails or were dictated by the topography of the land which they crossed. The Dundas Road was opened to connect Toronto with the Thames River, in what is now London, Ontario, and the Kingston Road was designed to provide a military link between Toronto and Kingston. The Kingston Road was one of the earliest and still functioning roads in southern Ontario.

Following the Crown surveys in Ontario, concession and side roads were opened on a grid that was dictated by the survey type that was used. The roads were cleared and made passable by the early land owners who built their dwellings adjacent to the concession roads. Despite being cleared, road conditions were often poor until the late 19th and early 20th centuries. The crown surveys, and later surveys of town and city plots were laid out on a grid, which has left a visible imprint on rural and urban street grids today. Much of the pattern of these surveys can be seen in the grids of cities and townships in Ontario. Within Hamilton, this is visible in the parallel city streets and grid layout of the downtown core and outlying areas. As a pre-existing road, King Street has a visible curve in its orientation, swinging north just east of Wellington Street before swinging south again around Barnesdale Avenue. This curvature in the road is visible on historic maps of the township and can be attributed to its history as an indigenous trail that pre-dates European settlement in the Hamilton area. The historic trail has left a visible footprint on the European grid of the City.

Railway transportation, both passenger and freight, greatly improved the transportation network in Ontario beginning in the mid-1800s. The opening of the Grand Trunk Railway (GTR) between Montreal and Toronto in 1856 provided a link between the two cities and provinces that was more easily travelled in comparison to mid-19th century roads. The construction of the route from Montreal to Toronto, and then on to Sarnia by the end of the 1860s resulted in the construction of significant structures such as the Victoria Bridge over the St. Lawrence River, and the St. Clair Tunnel in Sarnia. The GTR was designed to enhance the St. Lawrence-Great Lakes shipping routes in response to the railroads and shipping networks in the United States. As a result, it also strengthened the connection and link between the townships, and municipal and provincial economies in Ontario.

Various railway companies were formed in Ontario to create a vast network of rail lines that spread throughout the province by the early 20th century. Nonetheless, most of the companies were eventually merged with or purchased by the Canadian National Railway (CN) or the Canadian Pacific Railway (CP).

8.1.2 Hamilton Street Railway

In 1873, the City of Hamilton incorporated the Hamilton Street Railway; the horse-drawn streetcar service began in May 1874 with six operating cars. The line extended along three miles of track from the GTR's passenger station east along Stuart Street South to James Street. The line travelled south to Gore Park and then east along King Street to Wellington Street. Due to popularity of the service, additional cars were added and the track was extended. New track was laid west along King Street to Locke Street and east to Wentworth Street.

The electrification process of the Hamilton Street Railway began in March 1892. A total of 12 miles of track were electrified and 15 horsecars were converted to electric street cars. Operation of the newly-electrified cars began on June 29, 1892.

At the end of the Second World War, Hamilton Street Railway sold the lines to Canada Coach for \$1.4 million. Immediately following the sale, Canada Coach announced plans to replace the street car service with busses. By 1951, the last street car was removed from service and replaced by electric trolley busses.³

The proposed B-Line follows the old streetcar route from King Street near McMaster University to Sherman Avenue; where the old street car route then turned south along Sherman Avenue and then continued east on Main Street to Kenilworth Avenue North.

The present-day Hamilton transit company operates under the name of Hamilton Street Railway Company.

8.2 Local History

662 King Street East is located within the City of Hamilton, Ontario. Historically the structures were located within Lot 11, Concession II, Barton Township in Wentworth County. The subsections below include historic information related to the settlement and growth of these areas.

8.2.1 Settlement History

As part of the establishment of Upper Canada, the province was divided into administrative Districts in 1792. As such, Wentworth County was one of several counties that made up the Home District. It was named in honour of Sir John Wentworth, Lieutenant Governor of Nova Scotia from 1792-1808. In 1816, the Home District was divided and reorganized and Wentworth County was included in the Gore District. By 1849, the original district system was abolished and replaced by a county council system and Wentworth County became an independent political entity. Townships that were included in Wentworth County at one time or another included Ancaster, Barton, Beverly, Binbrook, Caistor, Flamborough East and West, Glanford, Onondaga, Saltfleet, and Seneca. Between 1850 and 1854, Wentworth and Halton Counties were joined for government purposes into the United Counties of Wentworth and Halton; however, this change was short-lived. In 1973, Wentworth County was renamed the Regional Municipality of Hamilton-Wentworth and, in 2001, was amalgamated with six constituent municipalities into the City of Hamilton. The City of Hamilton has remained as the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

³Transit Toronto. <http://transit.toronto.on.ca/streetcar/4751.shtml>, consulted February 9, 2017.

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818. The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The Settlement of Barton Township began slowly, with only 102 families living in the township by 1815. Most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population had grown to 1,434.

8.2.2 Site History

662 King Street East was historically located in the southern part of Lot 11, Concession II in Barton Township when the crown survey for the township was undertaken. By 1875, the lot was already subdivided as part of the early urbanization of Hamilton. Individual structures are not shown on the 1875 map; however, it is likely that urban development was beginning to take place within the area at the time.

Historically, the lot on which the subject property is currently located was bounded by early urban roads including Cannon Street to the north, Main Street to the south, Wentworth Street to the east, and Tisdale Street to the west (Figure 3).

By the beginning of the 20th century, historic topographic mapping indicates that urban development was well underway surrounding the subject property (Figure 4). Hamilton City Directories indicate that the building at 662 King Street E was constructed by 1910 with the first resident listed as George E. Wright. By 1911, the building housed a shoe repair shop and a barber shop with apartments on the second and third floors. No residents for the apartments are listed in the directory. In 1920, East End Shoe Repair is located on the main floor and F.A. Fraser is listed as a resident. The 1930 directory indicates that the Sanitary Barber Shop and Super Service Shoe Rebuilders were operating out of the main floor, while one apartment over top was occupied by G.W. Olliver and the other remained vacant.

By 1940, there are no longer any commercial businesses listed in the city directory. At this time, the building is listed as having one vacant apartment and five residents: Alex French, William Johnson, Joseph Auld, Wilburt Walker, and James Harding. It is unclear as to whether or not any commercial businesses were present during this time. A decade later, commercial businesses return to the building and included R.C. Inkster, Jeweler, and G. Harkins, Barber. S.G. Matthews and William Wallace are listed as residents. In 1961, jeweler R.C. Inkster was still operating out of the building and was also listed as a resident along with F.L. Lang. Carm and Vilma's Coffee Shop replaced the space where the barber shop once operated. The building at 662 King Street East appears to have remained under mixed use through to the 1970s, housing various residents and businesses.

Most recently, the property at 662 King Street East retains storefront doors. However, the property does not appear to be currently used for commercial purposes, but instead appears to be converted to residential use.

8.3 Person/Event/Organization

The historic research undertaken for this CHER did not identify any significant people, events, or organizations that are directly related to or associated with the property, and could contribute to the potential cultural heritage interest or value of the property.

9. Discussion of Design or Physical Value

9.1 Style/Type/Tradition

The apartment building at 662 King Street East consists of a three storey structural brick building with a two-bay façade. The early 20th century mixed-use vernacular building draws on details from the classical tradition. The windows on the upper storeys are accentuated by vertical brick “columns” and horizontal architrave with stylized square concrete capitals. A frieze extends across the top of the façade that features triglyphs and metopes an element of the Doric Order, and above the frieze is a metal cornice. The single window that retains its original glazing has a three-light group, each with a fixed pane in the upper third and a traditional sash window below that remain functional. The original wooden frames are obscured behind modern aluminum storm windows.

9.2 Function

The building on the property was designed and built as combined commercial and residential premises in 1910, and it continues to be used for those purposes. This is a common form of housing with business below that is a ubiquitous feature of 19th and early 20th century urban areas.

9.3 Fabric

According to mid-20th century Fire Insurance Maps, the building at 662 King Street East was constructed of structural brick, much of which is visible on the second floor of the building today, despite extensive modifications to the exterior of the ground floor.

The ground floor is much altered and does not consist of many of the original building fabric materials. The exterior on the ground floor of the building has been remodeled and clad in modern red stucco as a veneer. The original plate glass window has been removed and replaced with double doors. The unbalanced appearance of the first floor façade is likely related to the odd lot line that lies diagonally across the footprint of 662 King East (Table 11-1). It is unclear what impact this has had on the evolution of the structure.

The original brick masonry has survived on the second and third storey of the building. The second and third floors each have two large window openings; the concrete sills are contemporary with the construction of the building. The structure has a flat roof in keeping with the adjacent 652-654 King Street East. Only one of the four windows retains its original glazing, which is obscured behind the modern aluminum storm window.

10. Discussion of Contextual Value

10.1 Social Meaning

The structure at 662 King Street East is one of many low-rise apartment buildings with commercial space on the ground floor that were constructed in cities across Ontario. Built in the early 20th century, the property represents a common type of residential building within the City of Hamilton. The main floor façade has been much altered but the second and third floors of the building retain many of its original architectural features and as a result, the building has contextual value.

10.2 Environment

The house located at 662 King Street East is one of a series of older buildings located along this portion of King Street East in Hamilton. To the east is a commercial bank building that was constructed c. 1920 and to the west is a series of buildings ranging in dates from 1910 to the 1920s. In addition, the north side of the street is populated with a variety of buildings of differing ages and architectural styles and forms. In this context, the property is a positive contributing element in the character of the neighbourhood.

10.3 Formal Recognition

The property was identified in the December 2016 CHSR as not being subject to any heritage recognitions. However, consultation with the City of Hamilton in January and February 2017 confirmed that the property is now listed on the City's *Inventory of Building of Architectural and/or Historical Interest*.

11. Data Sheet

Table 11-1: Data Sheet for 662 King Street East

FIELD	PROPERTY DATA
Municipal Address	656 King Street East
Municipality	Hamilton
Approximate Area (square metres)	240
Rail Corridor	Hamilton LRT B-Line
PIN	171800227
Ownership	Private
Aerial photo showing location and boundaries	

FIELD	PROPERTY DATA
Exterior, street-view photo	
Date of construction of built resources (known or estimated and source)	ca. 1910
Date of significant alterations to built resources (known or estimated and source)	Unknown
Architect/designer/builder	Unknown
Previous owners or occupants	Various commercial and residential tenants throughout 20 th century (See Section 8)
Current function	Residential
Previous function(s)	Mixed use: residential and commercial
Heritage Recognition/Protection (municipal, provincial, federal)	Listed on the City's <i>Inventory of Building of Architectural and/or Historical Interest</i> .
Local Heritage Interest	Listed on the City's <i>Inventory of Building of Architectural and/or Historical Interest</i> .
Adjacent Lands	666 King Street East and 652-654 King Street East are listed on the City's <i>Inventory of Building of Architectural and/or Historical Interest</i> .
Latitude or UTM Northing	43.251995°
Longitude or UTM Easting	-79.849310°

12. Photographs



Photograph 1: View looking south showing streetscape of King Street East with 662 King Street East second from the left (AECOM, 2017)



Photograph 2: Main floor of 662 King Street East (AECOM, 2017)



Photograph 3: Second floor of 662 King Street East (AECOM, 2017)

13. Figures

All figures pertaining to this CHER can be found on the following pages.

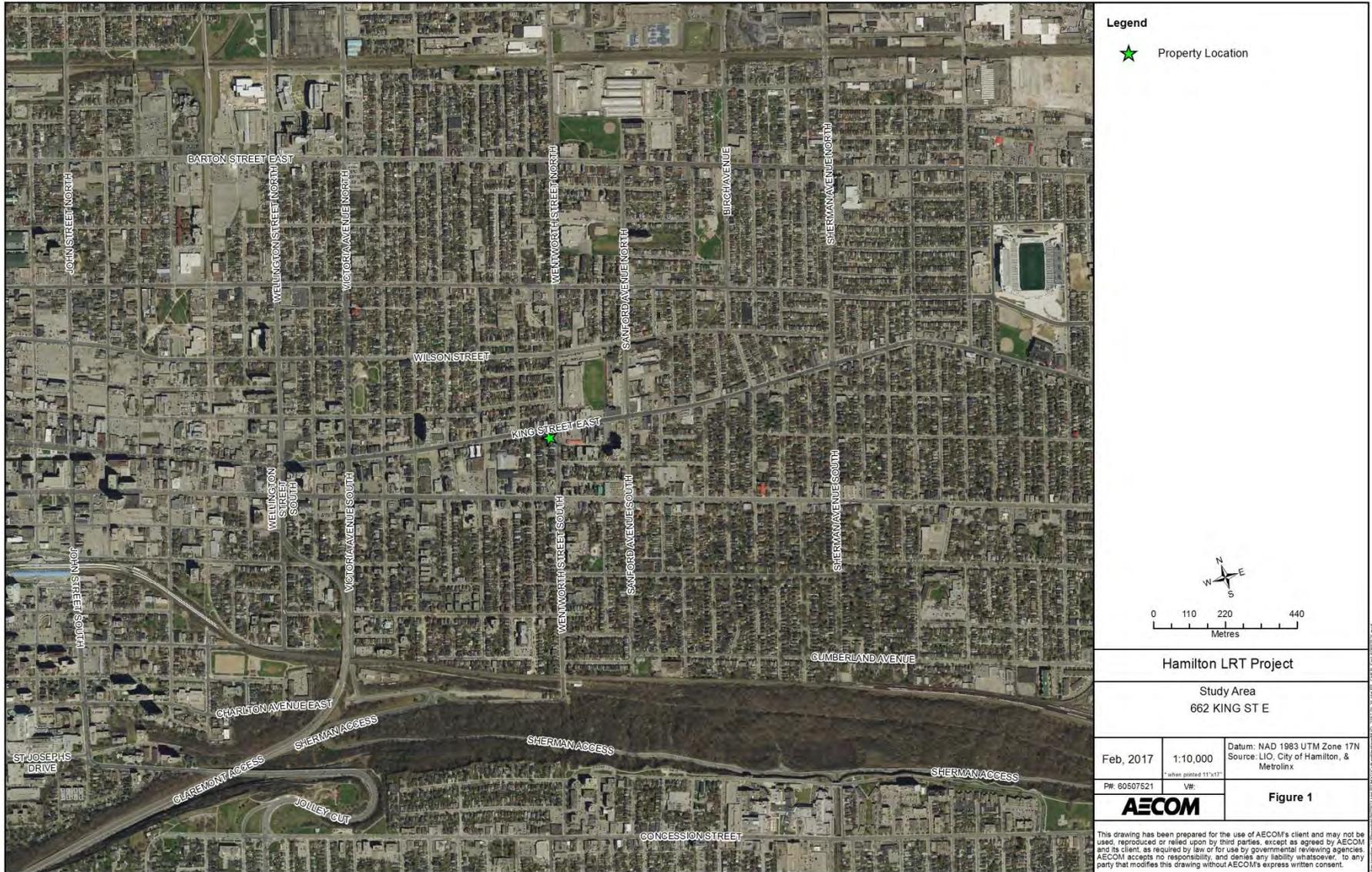


Figure 1: Location of 662 King Street East



Figure 2: Aerial Photograph showing the area surrounding 662 King Street East

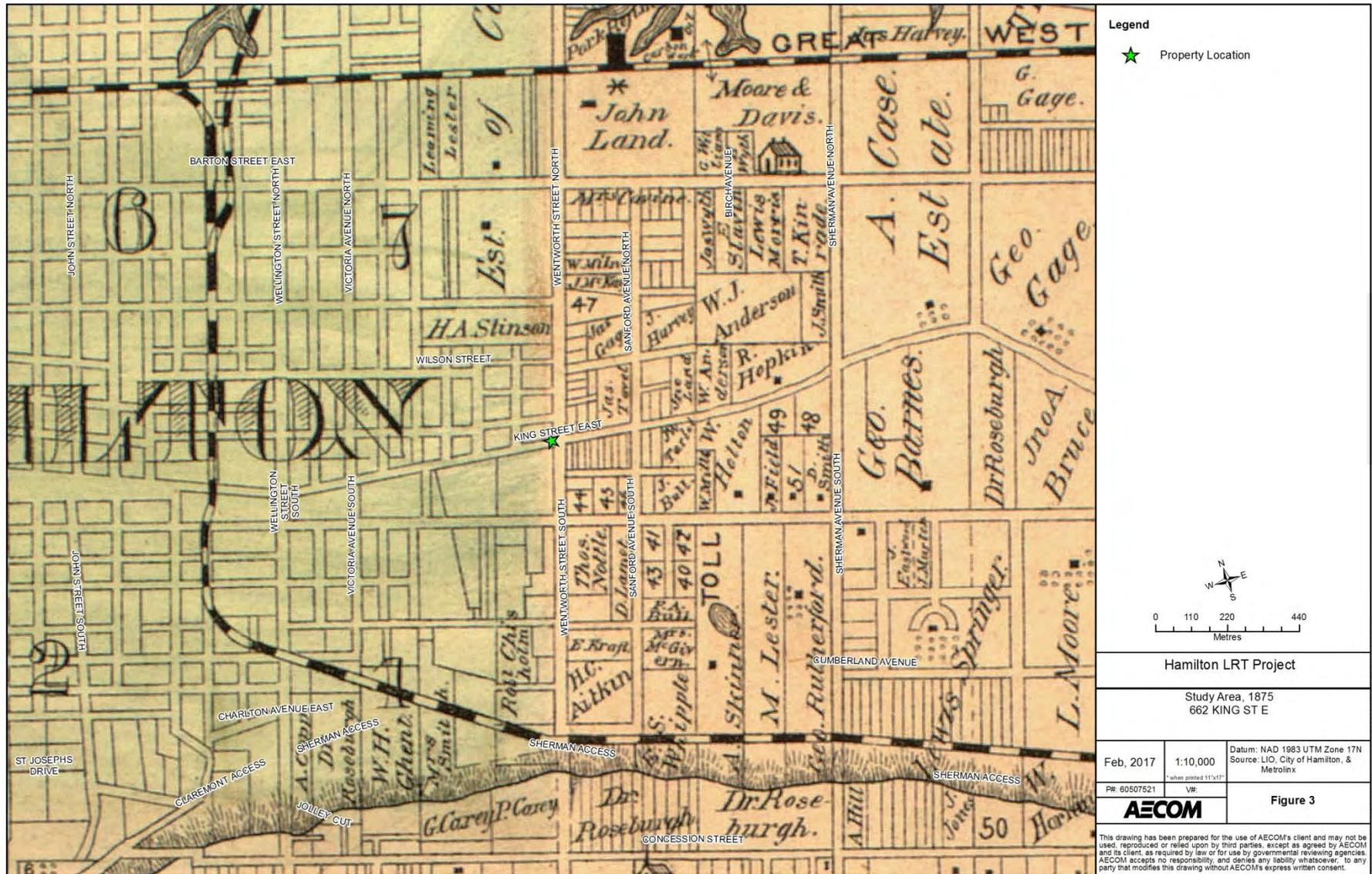


Figure 3: Location of 662 King Street East on the 1875 Historical Atlas Map (Page & Smith, 1875)

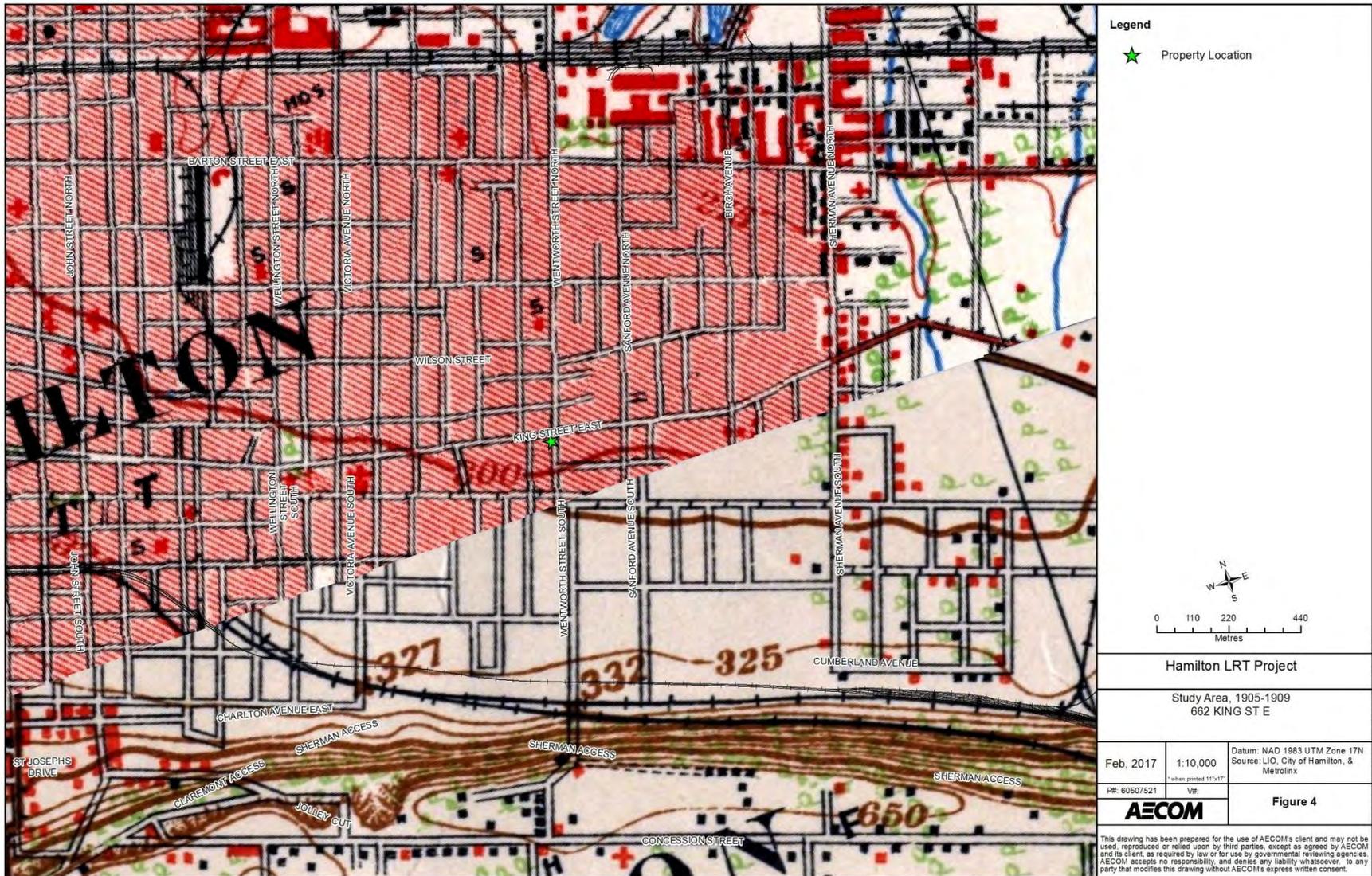


Figure 4: Location of 662 King Street East on the 1909 NTS Map



Figure 5: Location of 662 King Street East on the 1938 NTS Map

14. Chronology

- 1791 Barton Township was surveyed by Augustus Jones; the first settler arrived in the township.
- 1792 Province of Upper Canada divided into administrative districts.
- 1816 Home District divided and reorganized. As part of the reorganization, Wentworth was reorganized and included within the Gore District.
- 1850 Gore District was divided and Halton and Wentworth Counties were created.
- 1873 The Hamilton Street Railway was incorporated.
- 1892 Twelve miles of the Hamilton Street Railway was electrified and cars were updated.
- 1910 Construction of the building at 662 King Street East is complete. George E. Wright is identified as the first resident.
- 1911 A shoe repair and barber shop are illustrated on the main floor with apartments over top in the City's 1911 Fire Insurance Plan.
- 1920 The East End Shoe Repair is located on the main floor and F.A. Fraser is listed as a resident.
- 1930 The Sanitary Barber Shop and Super Service Shoe Rebuilders were operating out of the main floor. One apartment is vacant while the other is listed to G.W. Olliver.
- 1940 Building is listed to five residents with one vacancy: Alex French, William Johnson, Joseph Auld, Wilburt Walker, and James Harding.
- c. 1945 The Hamilton Street Railway was sold to Canada Coach.
- 1950 Commercial businesses include a jeweler and a barber. S.G. Matthews and William Wallace are listed as residents.
- 1951 Streetcars were removed from service and replaced with electric bus trolleys.
- 1961 Carm and Vilma's Coffee Shop and a jeweler occupy the main floor and F.L. Lang is listed as a resident.

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Cultural Heritage Evaluation Report Recommendations 662 King Street East, Hamilton, Ontario

**Prepared by AECOM
for Metrolinx**

March 6, 2017

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Revision History

Revision #	Date	Revised By:	Revision Description
0	02/16/2017	C. Latimer	Draft to Metrolinx
1	03/06/2017	M. Greguol	Revised and finalized based on Metrolinx Heritage Committee comments

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The attached Report (the "Report") has been prepared by AECOM Canada Ltd. ("AECOM") for the benefit of the Client ("Client") in accordance with the agreement between AECOM and Client, including the scope of work detailed therein (the "Agreement").

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1. Executive Summary

AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the property at 662 King Street East, in the City of Hamilton, Ontario. This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. As a part of the project, it is anticipated that building impacts may take place on the property at 662 King Street East.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft Terms of Reference for Consultants: *Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. As such the recommendations as they relate to this CHER and the potential cultural heritage value or interest of the property at 662 King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 662 King Street East to assess the potential cultural heritage value or interest of the property. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

By the beginning of the 20th century, historic topographic mapping indicates that urban development was well underway surrounding the subject property. Hamilton City Directories indicate that the building at 662 King Street E was constructed by 1910 with the first resident listed as George E. Wright. By 1911, the building housed a shoe repair shop and a barber shop with apartments on the second and third floors. No residents for the apartments are listed in the directory. In 1920, East End Shoe Repair is located on the main floor and F.A. Fraser is listed as a resident. The 1930 directory indicates that the Sanitary Barber Shop and Super Service Shoe Rebuilders were operating out of the main floor, while one apartment over top was occupied by G.W. Olliver and the other remained vacant.

By 1940, there are no longer any commercial businesses listed in the city directory. At this time, the building is listed as having one vacant apartment and five residents: Alex French, William Johnson, Joseph Auld, Wilburt Walker, and James Harding. It is unclear as to whether or not any commercial businesses were present during this time. A decade later, commercial businesses return to the building and included R.C. Inkster, Jeweler, and G. Harkins, Barber. S.G. Matthews and William Wallace are listed as residents. In 1961, jeweler R.C. Inkster was still operating out of the building and was also

listed as a resident along with F.L. Lang. Carm and Vilma's Coffee Shop replaced the space where the barber shop once operated. The building at 662 King Street East appears to have remained under mixed use through to the 1970s, housing various residents and businesses.

Most recently, the property at 662 King Street East retains storefront doors. However, the property does not appear to be currently used for commercial purposes, but instead appears to be converted to residential use.

A field review of the privately owned property at 662 King Street East was undertaken on February 3, 2017 by Emily Game of AECOM. An assessment was not completed on the interior of the structures due to the timing constraints for the TPAP Amendment.

The application of O.Reg 9/06 and O.Reg. 10/06 concluded that 662 King Street East did not meet any of the nine O.Reg. 9/06 or O.Reg. 10/06 criteria. Therefore, this CHERR recommends that the property at 662 King Street East is not considered a Provincial Heritage Property (PHP).

As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes has not been prepared for this property.

2. Ontario Regulation 9/06 Evaluation

Ontario Regulation 9/06, *Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) provides criteria to apply to a potential heritage property to evaluate its heritage value. If a privately-owned property meets one or more of the following criteria it may be designated by a municipality under Section 29 of the *Ontario Heritage Act*. For the purposes of this CHER, O. Reg. 9/06 considers the evaluation of the property as part of the community context. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that a property may be considered a Provincial Heritage Property (PHP) if it meets one or more of the criteria under O. Reg. 9/06. The application of the criteria for 662 King Street East is included in Table 2-1 below.

Table 2-1: O.Reg. 9/06 Evaluation for 662 King Street East

Criterion	Response (Yes/No)	Rationale
1) The property has design or physical value because it:		
i) Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	No	The structure located on the property at 662 King Street East is a common example of an early/mid-20th century 3-storey building with commercial space on the ground floor and residential space above. This form is commonly found throughout Hamilton.
ii) Displays a high degree of craftsmanship or artistic merit; or	No	The property is of common design and does not display a high degree of craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The property is a common commercial/residential structure and does not display a high degree of technical or scientific achievement.
2) The property has historic or associative value because it:		
i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	The historic research undertaken for this CHER did not identify any significant people, events, or organizations that are directly related to or associated with the property, and could contribute to the potential cultural heritage

Criterion	Response (Yes/No)	Rationale
		interest or value of the property.
ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or	No	The property does not have potential to yield information that contributes to an understanding of a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	A specific architect or builder for the property could not be determined.
3) The property has <i>contextual value</i> because it:		
i) Is important in defining, maintaining, or supporting the character of an area;	No	The property at 662 King Street East is a positive contributing component of the streetscape character, shown in its era, scale, materials and function along this portion of King Street East. Nonetheless, the streetscape on the south side of King Street East in this location is not consistent and the ground floor of the subject property in particular is not intact, and does not contribute to the streetscape character. Finer examples of the streetscape can be seen on the north side of the street.
ii) Is physically, functionally, visually, or historically linked to its surroundings; or	No	The building is one of a series of early 20th century buildings located along this portion of King Street East. Although it has been a part of the streetscape since 1910, it does not appear to be physically, functionally, visually, or historical linked to its surroundings.
iii) Is a landmark.	No	The property at 662 King Street East is not considered a landmark.

3. Ontario Regulation 10/06 Evaluation

Ontario Regulation 10/06, *Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance* (O. Reg. 10/06), provides criteria against which to assess a property to determine if the property holds provincial heritage significance. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that Ministries and prescribed public bodies shall apply the criteria in O. Reg. 10/06 to determine whether a property is of provincial significance. Therefore, for the purpose of this CHER O. Reg 10/06 considers the evaluation of the property as a part of the provincial context. If the property meets the criteria, it may be considered a Provincial Heritage Property of Provincial Significance (PHPPS). The application of the criteria for 662 King Street East is in Table 3-1, below.

Table 3-1: O.Reg. 10/06 Evaluation for 662 King Street East

Criterion	Response (Yes/No)	Rationale
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	662 King Street East does not represent a theme or pattern in Ontario's history. Commercial and residential structures similar to this are found throughout towns and cities in Ontario.
2. The property yields, or had the potential to yield, information that contributes to an understanding of Ontario's history.	No	662 King Street East does not yield, and is not anticipated to yield information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare, or unique aspect of Ontario's cultural heritage.	No	662 King Street East does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage. The form and massing of the structures are commonly found in Ontario.
4. The property is of aesthetic, visual, or contextual importance to the province.	No	662 King Street East property is not of aesthetic, visual, or contextual importance to the province.
5. The property demonstrates a high degree of excellence or creative, technical, or scientific achievement at a provincial level in a given period.	No	662 King Street East does not demonstrate a high degree of excellence or creative, technical, or scientific achievement at a provincial level.

Criterion	Response (Yes/No)	Rationale
6. The property 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.	No	662 King Street East 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. The property 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	662 King Street East does not have strong or special associations 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 an unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	662 King Street East is not located in an unorganized territory.

4. Recommended Outcome of Evaluation

The application of O.Reg 9/06 and O.Reg. 10/06 concluded that 662 King Street East did not meet any of the nine O.Reg. 9/06 or O.Reg. 10/06 criteria. Therefore, this CHERR recommends that the property at 662 King Street East is not considered a Provincial Heritage Property (PHP).

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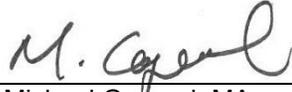
Cultural Heritage Evaluation Report 949 King Street East, Hamilton, Ontario

**Prepared by AECOM
for Metrolinx**

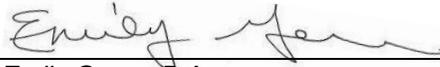
March 13, 2017

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Revision History

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0	02/17/2017	C. Latimer	Draft to Metrolinx
1	03/13/2017	M. Greguol	Revised and finalized based on comments from Metrolinx Heritage Committee

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1. Executive Summary

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The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the *Environmental Assessment Act*. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft Terms of Reference for Consultants: *Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. Consequently, the recommendations as they relate to this CHER and the potential cultural heritage value or interest of the property at 949 King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 949 King Street East to assess the potential cultural heritage value or interest of the property. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

At the beginning of the 20th century, historic topographic mapping shows minimal development east of Sherman Avenue South where the subject property is presently located (Figure 4). Significant urban expansion eastward beyond Sherman Avenue South (Figure 5) is not present in historic topographic mapping until 1938. .

Hamilton City Directories indicate that the building at 949 King Street East was constructed by 1928. The building footprint appears as part of a 1933 revision that was made to the 1927 Fire Insurance Plan. The 1928 City directory indicates that 949 King Street East was a multi-use building for both commercial and residential purposes. A plumber, P.R. Moore, is listed at 949 King Street East and "Brock Apartments" are listed at 949½ King Street East. The Brock Apartments featured four apartments, all of which were occupied by private tenants in 1928.

In the late-1930s, Moore Plumbing and the four occupied Brock Apartments are still present in the building along with a new business, Cash and Carry Cleaners. The Brock Apartments continued to be occupied by various private tenants throughout the 20th century; however, it is not until 1950, that Moore

Plumbing and Cash and Carry Cleaners have been replaced by Baby Beef Market. This business was subsequently replaced by John Fullarton's barber shop in the 1960s and was still in operation in 1970.

Most recently, the property at 949 King Street East appears to be strictly in use for residential purposes. The ground floor of the building appears to have undergone recent alterations to convert the commercial space to a residential space. The apartments on the second and third floor appear to be in continuous use as residential units.

A field review of the property at 949 King Street East was undertaken on February 3rd, 2017 by Emily Game of AECOM. An assessment was not completed on the interior of the structures due to the timing constraints for the TPAP Amendment.

2. Introduction

2.1 Historical Summary

2.1.1 Context

The subject property is located within the municipal boundaries of the City of Hamilton, Ontario. Prior to the incorporation of the current municipality, the property was located within the boundaries of Barton Township, in Wentworth County.

2.1.2 Wentworth County

As part of the establishment of Upper Canada, the province was divided into administrative Districts in 1792. As such, Wentworth County was one of several counties that made up the Home District. It was named in honour of Sir John Wentworth, Lieutenant Governor of Nova Scotia from 1792-1808. In 1816, the Home District was divided and reorganized and Wentworth County was included in the Gore District. By 1849, the original district system was abolished and replaced by a county council system and Wentworth County became an independent political entity. Townships that were included in Wentworth County at one time or another included Ancaster, Barton, Beverly, Binbrook, Caistor, Flamborough East and West, Glanford, Onondaga, Saltfleet, and Seneca. Between 1850 and 1854, Wentworth and Halton Counties were joined for government purposes into the United Counties of Wentworth and Halton. In 1973, Wentworth County was renamed the Regional Municipality of Hamilton-Wentworth and, in 2001, was amalgamated with six constituent municipalities into the City of Hamilton. The City of Hamilton has remained as the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

2.1.3 Barton Township

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818¹. The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The settlement of Barton Township began slowly, with only 102 families living in the township by 1815; most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population grew to 1,434². Barton Township was later amalgamated into the Regional Municipality of Hamilton-Wentworth, which today is known as the City of Hamilton.

¹ William H Smith, . *Smith's Canadian Gazetteer. Toronto: H. & W. Roswell. 1846.*

² D'Arcy Boulton, . *Sketch of His Majesty's Province of Upper Canada. London: C. Rickaby. 1805. pp. 48-49.*

2.2 Description of Property

The property located at 949 King Street East consists of a rectangular shaped lot on the north side of King Street East, between Garfield Avenue North and Fairhold Road North (Figure 2). The structure on the property consists of a 3-storey apartment building with commercial space on the ground floor. In recent years the former commercial space on the ground floor has been converted to a residential space. The overall scale and massing of the building appears to be relatively unaltered from its original construction c. 1928. The exterior on the ground floor has undergone alterations in the early-21st century; wood paneling has been added to the lower section of the façade and a stucco veneer has been applied. The exterior on the second and third storeys has remained relatively unaltered with the exception of window replacements. The configuration of the windows and the brick detailing are retained on the second and third storeys of the building.

2.3 Current Context

The property is situated on the north side of King Street East between Garfield Avenue North and Fairholt Road North. The property is one of a series of three combined commercial and residential properties that occupy the eastern half of this block. The adjacent properties on the north and south side of King Street East are made up of a variety of residential and commercial uses, while the streets north of the subject property, including Garfield Avenue North and Fairholt Road North consist of predominantly single-detached homes that appear to have been developed in the early and mid-20th century. The property has been a part of the expanding urban environment of Hamilton since the early-20th century.

3. Methodology and Sources

3.1 Study Approach

This CHER was prepared in accordance with Metrolinx's *Interim Cultural Heritage Management Process* (Fall 2013) and the MTCS *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). The CHER was also undertaken according to the guidelines presented in the Metrolinx document, *Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations* (April 2016) and outlined in the following tasks:

- Research and Documentation Gathering – gathered from various sources including existing heritage studies, Metrolinx records, public archives, and published materials;
- Writing – an illustrated report based on gathered background history and site investigation materials, and the application of O.Reg. 9/06 and 10/06; Evaluation, Recommendations, and Statement of Cultural Heritage Value – a summary of the applicable evaluation, and recommendations regarding whether the property meets the criteria for being a provincial heritage property, a provincial heritage property of provincial significance, or neither.

As outlined in the Draft Terms of Reference, the heritage evaluation is separated into two stand-alone components: a CHER and a CHERR. The Cultural Heritage Evaluation Report includes research conducted for the CHER and is intended to address the criteria set out in O.Reg. 9/06 and 10/06. The CHERR includes the results of the applied evaluation, and the recommended outcome of the evaluation.

Emily Game, Heritage Researcher for AECOM, conducted a site investigation to visually inspect and document the property on February 3rd, 2017. An assessment was not completed on the interior of the structures due to the timing constraints for the TPAP Amendment.

3.2 Secondary Sources

A series of secondary sources were reviewed for the purposes of data collection and analysis as part of the CHER. The relevant guidelines and reference documents cited above served as a framework for undertaking the study. The *Hamilton Light Rail Transit Cultural Heritage Screening Report, City of Hamilton, Ontario* (CHSR) prepared by ASI in December 2016, provided a preliminary review of the rail corridor and the potential heritage properties identified along the corridor. Background information and applicable research was gathered from the report for the purposes of the CHER. In addition, a series of published materials including published histories pertaining to the history of Hamilton were consulted. A complete list of the sources reviewed for the report is contained in Section 15 (Bibliography).

3.3 Primary Sources

Where available, primary source material was consulted to provide a historical context for the evaluation of the potential heritage value of the property. Primary source research was undertaken at the Local History and Archives Department of the Hamilton Public Library, the Mills Memorial Library at McMaster University, and at the Map and Data Centre at the University of Western Ontario. A review of the following primary sources aided in the evaluation of the structures at 949 King Street East:

- *Illustrated Historical Atlas of the County of Wentworth, 1875;*
- Hamilton City Directories, issues 1928-1970;
- Fire Insurance Plans, 1911-1964; and,
- National Topographic Series, 1909-1909, 1938.

3.4 Consultations

As part of the identification of recognized and potential cultural heritage resources for the CHSR, ASI undertook consultation with the City of Hamilton, the Ontario Heritage Trust (OHT) and the MTCS. Consultation during the CHSR process took place between August and October, 2016.

As part of this CHER, AECOM undertook property-specific consultation with the same municipal and provincial staff and agencies in order to identify or confirm any existing heritage recognitions or interest in this subject property.

The following individuals and organizations were consulted:

- Thomas Wicks, Heritage Planner, OHT;
- Chelsey Tyers, Cultural Heritage Planner, City of Hamilton;
- Asyia Patel, Assistant Cultural Heritage Planner, City of Hamilton; and,
- Rosi Zirger, Heritage Planner, MTCS.

The results of the consultation efforts have been summarized in Section 7 (Community Input).

4. Heritage Recognitions

4.1 Municipal

As a review of applicable municipal heritage recognitions for the property or adjacent properties, AECOM reviewed the City of Hamilton's heritage inventories. The following inventories and registers were reviewed:

- *Hamilton's Heritage Volume 1: List of Designated Properties and Heritage Conservation Easements under the Ontario Heritage Act; and,*
- *Hamilton's Heritage Volume 2: Inventory of Buildings of Architectural and/or Historical Interest.*

Hamilton's Heritage Volume 1 consists of a listing of properties that have been designated by municipal by-law. The volume includes properties that have been designated under Parts IV or V of the *Ontario Heritage Act*. In addition, the volume also identifies properties for which the City of Hamilton holds a Heritage Easement for the property. Hamilton's Heritage Volume 2 is a compilation of the inventories of heritage structures and places of the six former municipalities that now make up the City of Hamilton. This volume contains approximately 7,000 properties that are of potential heritage interest, or value, but that are not formally protected under the *Ontario Heritage Act*. The Inventory is publically available, however, it is one that evolves over time and properties are added on a case-by-case basis, determined by staff at the City.

Consultation efforts were undertaken to confirm levels of municipal heritage recognition, if any. The property was identified in the December 2016 CHSR as not being subject to any heritage recognitions. However, consultation with the City of Hamilton in January and February 2017 confirmed that the property is now listed on the City's *Inventory of Building of Architectural and/or Historical Interest*.

4.2 Provincial

As a review of applicable provincial heritage recognitions for the property or adjacent properties AECOM reviewed the OHT's Provincial Plaque Guide, and list of OHT easements. The property at 949 King Street East is neither the subject of a provincial plaque nor a provincial easement. In addition, OHT staff was contacted to review the Ontario Heritage Act Register to confirm that the property is not included on the register and that an OHT easement does not exist for the property.

A response from Thomas Wicks, Heritage Planner for the OHT confirmed that the Trust does not hold a conservation easement for the property at 949 King Street East.

4.3 Federal

As a review of applicable federal heritage recognitions for the property or adjacent properties, AECOM reviewed the online searchable database for the Canadian Register of Historic Places as well as the Directory of Federal Heritage Designations. 949 King Street East and the adjacent properties are not subject to any existing federal heritage recognitions.

5. Adjacent Lands

The properties adjacent to 949 King Street East consist mainly of a mix of commercial and residential buildings. Immediately adjacent to the east is 951-953 King Street East, a two-storey commercial and residential property which is similar in mass and scale to the subject property. Immediately to the west is a two-storey commercial building. Residential properties make up the neighbouring area to the north and south of the subject property.

Consultation with the City of Hamilton indicated that the adjacent property at 951-953 King Street East is listed on the City's *Inventory of Buildings of Architectural and/or Historical Interest*.

6. Archaeology

ASI completed a Stage 1 Archaeological Assessment (AA) as part of the Rapid Transit Initiative and found that the property at 949 King Street East did not retain archaeological potential and confirmed that no known archaeological assessments have previously been completed within 50 metres (m) of the property. As such, at the time of production of the ASI report, no archaeological sites had been identified within or adjacent to the property. Additionally, the ASI Stage1 AA indicates that there is no land that retains archaeological potential within 50 m of 949 King Street East.

The results of the Stage 1 AA determined that a Stage 2 AA must be conducted for all land identified as retaining archaeological potential that will be impacted by the proposed Rapid Transit Initiative. Based on this assessment, ASI made the following recommendations:

- The King Street right-of-way (ROW) does not retain archaeological potential due to previous land disturbance. An additional AA is not required within the ROW and those portions of the study corridor can be cleared of further archaeological concern; and,
- A Stage 2 AA should be conducted on lands determined to have archaeological potential if the proposed project is to impact these lands. This work must be done in accordance with the MTCS' *Standards and Guidelines for Consultant Archaeologists* (Ontario Government 2011) in order to identify any archaeological remains that may be present.

It should be noted that ASI's recommendations for Stage 2 archaeological work references the MCL's 2006 draft *Standards and Guidelines for Consultant Archaeologists* (MCL 2006); however, further Stage 2 archaeological work must now be conducted in accordance with current archaeological standards and guidelines (*Standards and Guidelines for Consultant Archaeologists*, Ontario Government 2011). For complete details regarding the results of the Stage 1 AA, reference should be made to the *Stage 1 Archaeological Assessment, Rapid Transit Initiative, City of Hamilton, Ontario* (February 2009).

7. Community Input

As part of the consultation process for this report, AECOM undertook consultation with the City of Hamilton, the MTCS, and the OHT. The results of the consultation efforts are identified below in Table 7-1.

Table 7-1: Community Input and Consultation Undertaken for 949 King Street East

Contact	Contact Information	Date	Notes
Chelsey Tyers, Heritage Planner City of Hamilton	905-546-2424 ext. 1202 chelsey.tyers@hamilton.ca	February 1, 2017 February 6, 2017 (Response)	The City of Hamilton confirmed that 949 King Street East is listed on the City's <i>Inventory of Buildings of Architectural and/or Historical Interest</i> .
Asiya Patel Assistant Cultural Heritage Planner City of Hamilton	905-546-2424 ext. 7163 asiya.patel@hamilton.ca		
Thomas Wicks Heritage Planner Ontario Heritage Trust	416-314-5972 thomas.wicks@heritagetrust.on.ca	February 1, 2017 February 9, 2017 (Response)	The OHT confirmed that the property is not subject to an OHT conservation easement nor is it on their register.
Rosi Zirger Heritage Planner Ministry of Tourism, Culture, and Sport	416-314-7159 rosi.zirger@ontario.ca	February 1, 2017	No response.

8. Discussion of Historical or Associative Value

8.1 Historic Theme/Cultural Pattern

8.1.1 *Transportation*

The earliest roads in Ontario were typically military roads or colonization roads. These roads often followed aboriginal hunting trails or were dictated by the topography of the land which they crossed. The Dundas Road was opened to connect Toronto with the Thames River, in what is now London, Ontario, and the Kingston Road was designed to provide a military link between Toronto and Kingston. The Kingston Road was one of the earliest and still functioning roads in southern Ontario.

Following the Crown surveys in Ontario, concession and side roads were opened on a grid that was dictated by the survey type that was used. The roads were cleared and made passable by the early land owners who built their dwellings adjacent to the concession roads. Despite being cleared, road conditions were often poor until the late-19th and early-20th centuries. The crown surveys, and later surveys of town and city plots were laid out on a grid, which has left a visible imprint on rural and urban street grids today. Much of the pattern of these surveys can be seen in the grids of cities and townships in Ontario. Within Hamilton, this is visible in the parallel city streets and grid layout of the downtown core and outlying areas. As a pre-existing road, King Street has a visible curve in its orientation, swinging north just east of Wellington Street before swinging south again around Barnesdale Avenue. This curvature in the road is visible on historic maps of the township and can be attributed to its history as an indigenous trail that pre-dates European settlement in the Hamilton area. The historic trail has left a visible footprint on the 19th century grid of the City.

Railway transportation, both passenger and freight, greatly improved the transportation network in Ontario beginning in the mid-1800s. The opening of the Grand Trunk Railway (GTR) between Montreal and Toronto in 1856 provided a link between the two cities and provinces that was more easily travelled in comparison to mid-19th century roads. The construction of the route from Montreal to Toronto, and then on to Sarnia by the end of the 1860s resulted in the construction of significant structures such as the Victoria Bridge over the St. Lawrence River, and the St. Clair Tunnel in Sarnia. The GTR was designed to enhance the St. Lawrence-Great Lakes shipping routes in response to the railroads and shipping networks in the United States. As a result it also strengthened the connection and link between the townships, and municipal and provincial economies in Ontario.

Various railway companies were formed in Ontario to create a vast network of rail lines that spread throughout the province by the early-20th century. Nonetheless, most of the companies were eventually merged with or purchased by the Canadian National Railway (CN) or the Canadian Pacific Railway (CP).

8.1.2 *Hamilton Street Railway*

In 1873, the City of Hamilton incorporated the Hamilton Street Railway; the horse-drawn streetcar service began in May 1874 with six operating cars. The line extended along three miles of track from the GTR's

passenger station east along Stuart Street South to James Street. The line travelled south to Gore Park and then east along King Street to Wellington Street. Due to popularity of the service, additional cars were added and the track was extended. New track was laid west along King Street to Locke Street and east to Wentworth Street.

The electrification process of the Hamilton Street Railway began in March 1892. A total of 12 miles of track were electrified and 15 horsecars were converted to electric street cars. Operation of the newly-electrified cars began on June 29, 1892.

At the end of the Second World War, Hamilton Street Railway sold the lines to Canada Coach for \$1.4 million. Immediately following the sale, Canada Coach announced plans to replace the street car service with busses. By 1951, the last street car was removed from service and replaced by electric trolley busses³.

The proposed B-Line follows the old streetcar route from King Street near McMaster University to Sherman Avenue; the old streetcar route then turned south along Sherman Avenue and then continued east on Main Street to Kenilworth Avenue North. The B-Line will reconnect with the old street car route at the Delta, and follow Main Street East to the Queenston Road traffic circle.

The present-day Hamilton transit company operates under the name of Hamilton Street Railway Company.

8.2 Local History

949 King Street East is located within the City of Hamilton, Ontario. Historically the structures were located within Lot 8, Concession II, Barton Township in Wentworth County. The subsections below include historic information related to the settlement and growth of these areas.

8.2.1 Settlement History

As part of the establishment of Upper Canada, the province was divided into administrative Districts in 1792. As such, Wentworth County was one of several counties that made up the Home District. It was named in honour of Sir John Wentworth, Lieutenant Governor of Nova Scotia from 1792-1808. In 1816, the Home District was divided and reorganized and Wentworth County was included in the Gore District. By 1849, the original district system was abolished and replaced by a county council system and Wentworth County became an independent political entity. Townships that were included in Wentworth County at one time or another included Ancaster, Barton, Beverly, Binbrook, Caistor, Flamborough East and West, Glanford, Onondaga, Saltfleet, and Seneca. Between 1850 and 1854, Wentworth and Halton Counties were joined for government purposes into the United Counties of Wentworth and Halton; however, this change was short-lived. In 1973, Wentworth County was renamed the Regional Municipality of Hamilton-Wentworth and, in 2001, was amalgamated with six constituent municipalities into the City of Hamilton. The City of Hamilton has remained as the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey

³Transit Toronto. <http://transit.toronto.on.ca/streetcar/4751.shtml>, consulted February 9, 2017.

system used by the colonial government between 1783 and 1818. The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The Settlement of Barton Township began slowly, with only 102 families living in the township by 1815. Most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population had grown to 1,434.

8.2.2 Site History

949 King Street East was historically located in the southern part of Lot 8, Concession II in Barton Township when the crown survey for the township was undertaken. In 1875, the lot was bisected by King Street East with the north half listed to the A. Case Estate and the south to George Barnes. At this time, significant urban development had not yet reached this part of Barton Township and Lot 8, Concession II appears to be under agriculture. A farmstead is illustrated on the north portion of the lot fronted along King Street East on the A. Case Estate land. A structure is also noted on the south portion of the lot owned by George Barnes and is fronted along Main Street East (Figure 3).

By the beginning of the 20th century, historic topographic mapping indicates that although urban development in Hamilton was expanding eastward, development was still minimal east of Sherman Avenue South where the subject property is now located (Figure 4). It is not until 1938, that historic topographic mapping shows this area of Hamilton as having undergone significant urban expansion eastward, well beyond Sherman Avenue South (Figure 5).

Hamilton City Directories indicate that the building at 949 King Street East was constructed by 1928 and the building footprint appears as part of a 1933 revision that was made to the 1927 Fire Insurance Plan. The 1928 directory indicates that this was a multi-use building used for both commercial and residential purposes. A plumber, P.R. Moore, is listed at 949 King Street East and "Brock Apartments" are listed at 949½ King Street East. The Brock Apartments featured four apartments, all of which were occupied by private tenants in 1928.

In the late-1930s, Moore Plumbing and the four occupied Brock Apartments were still present in the building along with a new business called Cash and Carry Cleaners. The Brock Apartments continued to be occupied by various private tenants throughout the 20th century; however, by 1950, Moore Plumbing and Cash and Carry Cleaners were replaced by Baby Beef Market. This business was subsequently replaced by John Fullarton's barber shop in the 1960s, which was still in operation in 1970.

Most recently, the property at 949 King Street East appears to be strictly residential in function. The ground floor of the building appears to have undergone recent alterations to convert the former commercial space to residential. The apartments above appear to be in continuous use as residential properties.

8.3 Person/Event/Organization

The historical research undertaken for this CHER did not identify any significant people, events, or organizations that are directly related to or associated with the property, and could contribute to the potential cultural heritage interest or value of the property.

9. Discussion of Design or Physical Value

9.1 Style/Type/Tradition

The building located at 949 King Street East consists of the east half of a three-storey residential structure that forms part of a residential and commercial block on the north side of King Street East between Garfield Avenue North and Fairholt Road North (Photograph 1).

The ground floor of the building consists of two entranceways with a window in the centre of the building. The residential entrance in the eastern bay of the building is distinguished from the commercial entrance with a transom and sidelights surrounding the door. The residential entrance is further defined with red brick quoins with black brick accents on either side of the door. The brick quoins on each corner of the building continue up to the parapet and are topped with concrete coping stones (Photograph 3).

The second and third storeys of the building each have two bays; the windows in the western bay are considerably larger than those in the eastern bay. The upper storey windows are accentuated by black brick with white concrete details. Below each window in the eastern bay is a fielded panel that mimics the design of the second and third storey windows (Photograph 4).

The property forms a component of the larger continuous row of buildings on this portion of the north side of King Street East. It does not represent a specific style, type, or tradition of architectural style or design. Rather, the building is an example of a vernacular commercial/residential architectural type that was utilized throughout the 19th and 20th centuries. The materials, detailing and finishes that survive were in common use during the 1920s and 1930s. This form of urban design can be found throughout small towns as well as large cities across Ontario.

9.2 Function

The building on the property was designed and built as combined commercial and residential premises c. 1928. The ground floor of the building appears to have undergone recent alterations to function as a residential space while the apartments above appear to be in continuous use as residential properties. This is a common form of housing with business on the ground floor that is a ubiquitous feature of 19th and early-20th century urban areas.

9.3 Fabric

According to mid-20th century Fire Insurance Maps, the building at 949 King Street East was constructed of concrete block, much of which is visible on the sides of the second and third floors of the building today. The south façade is veneered with brick that is extant above the extensive modifications to the exterior of the ground floor.

The ground floor is much altered and most of the original building fabric materials have been covered or removed. The exterior on the ground floor of the building has been covered in wood panelling as well as stucco veneer.

The original brick masonry has survived on the second and third storey of the building. The second and third floors each have two window openings which are surrounded by a brown brick; the concrete sills are contemporary with the construction of the building. The structure has a flat roof in keeping with the adjacent 951-953 King Street East and is characterized by the parapet wall in the centre of the building. Rectangular contrasting brick detailing is located below the raised parapet with a rectangular-shaped concrete block, inscribed with "BROCK BLD'G" (Photograph 4). The windows on the second and third floors have been replaced with modern sash.

10. Discussion of Contextual Value

10.1 Social Meaning

The structure at 949 King Street East is one of many low-rise apartment buildings with commercial ground floors that were constructed in cities across Ontario. Built in the early-20th century, the property represents a common type of residential building within the City of Hamilton. The main floor façade has been much altered but the second and third floors of the building retain many of their original architectural features.

10.2 Environment

The property is situated on the north side of King Street East between Garfield Avenue North and Fairholt Road North. The property is one of a series of three combined commercial and residential properties that occupy the eastern half of this block. The adjacent properties on the north and south side of King Street East are made up of a variety of residential and commercial uses, while the streets north of the subject property, including Garfield Avenue North and Fairholt Road North, consist of predominantly single-detached homes that appear to have been developed in the early and mid-20th century. The property has been a part of the expanding urban environment of Hamilton since the early-20th century.

10.3 Formal Recognition

The property was identified in the December 2016 CHSR as not being subject to any heritage recognitions. However, consultation with the City of Hamilton in January and February 2017 confirmed that the property is now listed on the City's *Inventory of Buildings of Architectural and/or Historical Interest*.

11. Data Sheet

Table 11-1: Data Sheet for 949 King Street East

FIELD	PROPERTY DATA
Municipal Address	949 King Street East
Municipality	Hamilton
Approximate Area (square metres)	283
Rail Corridor	Hamilton LRT B-Line
PIN	172130229
Ownership	Private
Aerial photo showing location and boundaries	
Exterior, street-view photo	

FIELD	PROPERTY DATA
Date of construction of built resources (known or estimated and source)	ca. 1928 (Hamilton City Directories)
Date of significant alterations to built resources (known or estimated and source)	Unknown
Architect/designer/builder	Unknown
Previous owners or occupants	Moore Plumbing (1928-1940s), Cash and Carry Cleaners (1936-1940s), Baby Beef Market (1950s), John Fullarton Barber Shop (1960s-), Various residential tenants (1928-)
Current function	Residential
Previous function(s)	Mixed use: residential and commercial
Heritage Recognition/Protection (municipal, provincial, federal)	Listed on the City's <i>Inventory of Buildings of Architectural and/or Historical Interest</i> .
Local Heritage Interest	Listed on the City's <i>Inventory of Buildings of Architectural and/or Historical Interest</i> .
Adjacent Lands	951-953 King Street East is listed on the City's <i>Inventory of Buildings of Architectural and/or Historical Interest</i> .
Latitude or UTM Northing	43.251369°
Longitude or UTM Easting	-79.836600°

12. Photographs



Photograph 1: 949 King Street East in relation to 951-953 King Street East (AECOM, 2017)



Photograph 2: View to north of 949 King Street East – the Brock Building (AECOM, 2017)



Photograph 3: Main floor façade of 949 King Street East (AECOM, 2017)



Photograph 4: Second and third storeys of 949 King Street East (AECOM, 2017)

13. Figures

All figures pertaining to this CHER can be found on the following pages.

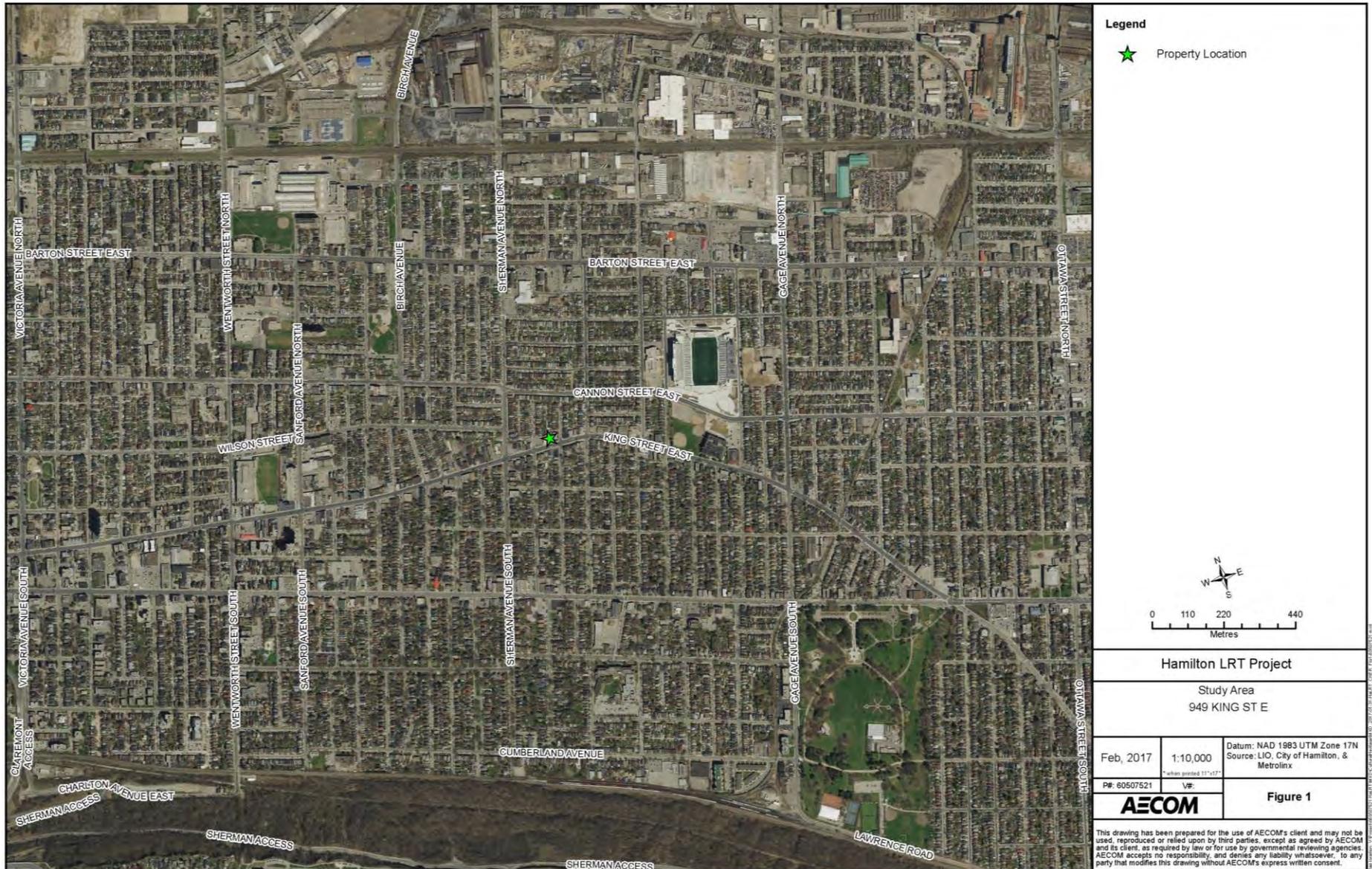


Figure 1: Location of 949 King Street East

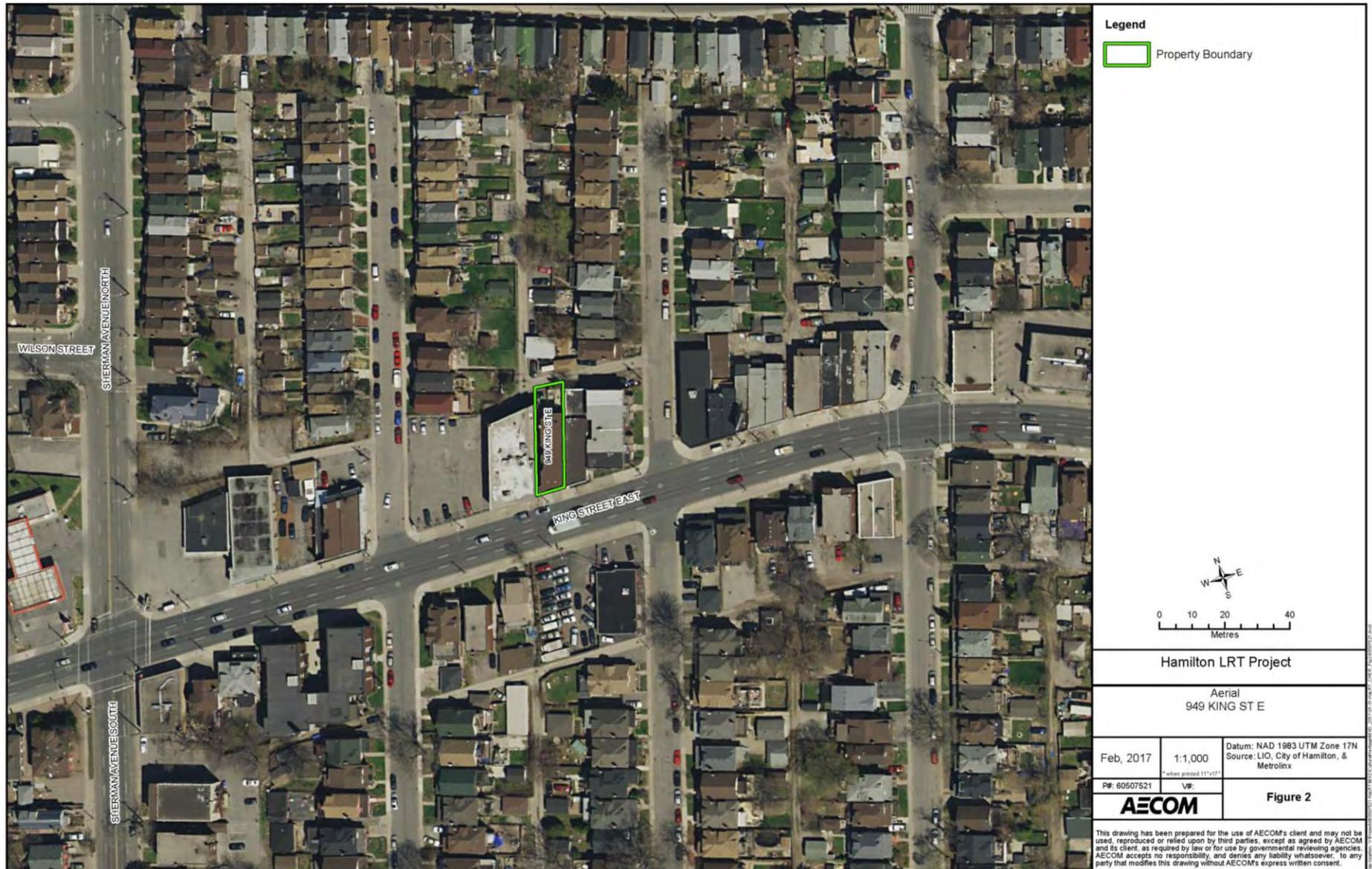


Figure 2: Aerial Photograph showing the area surrounding 949 King Street East



Figure 3: Location of 949 King Street East on the 1875 Historical Atlas Map (Page & Smith, 1875)

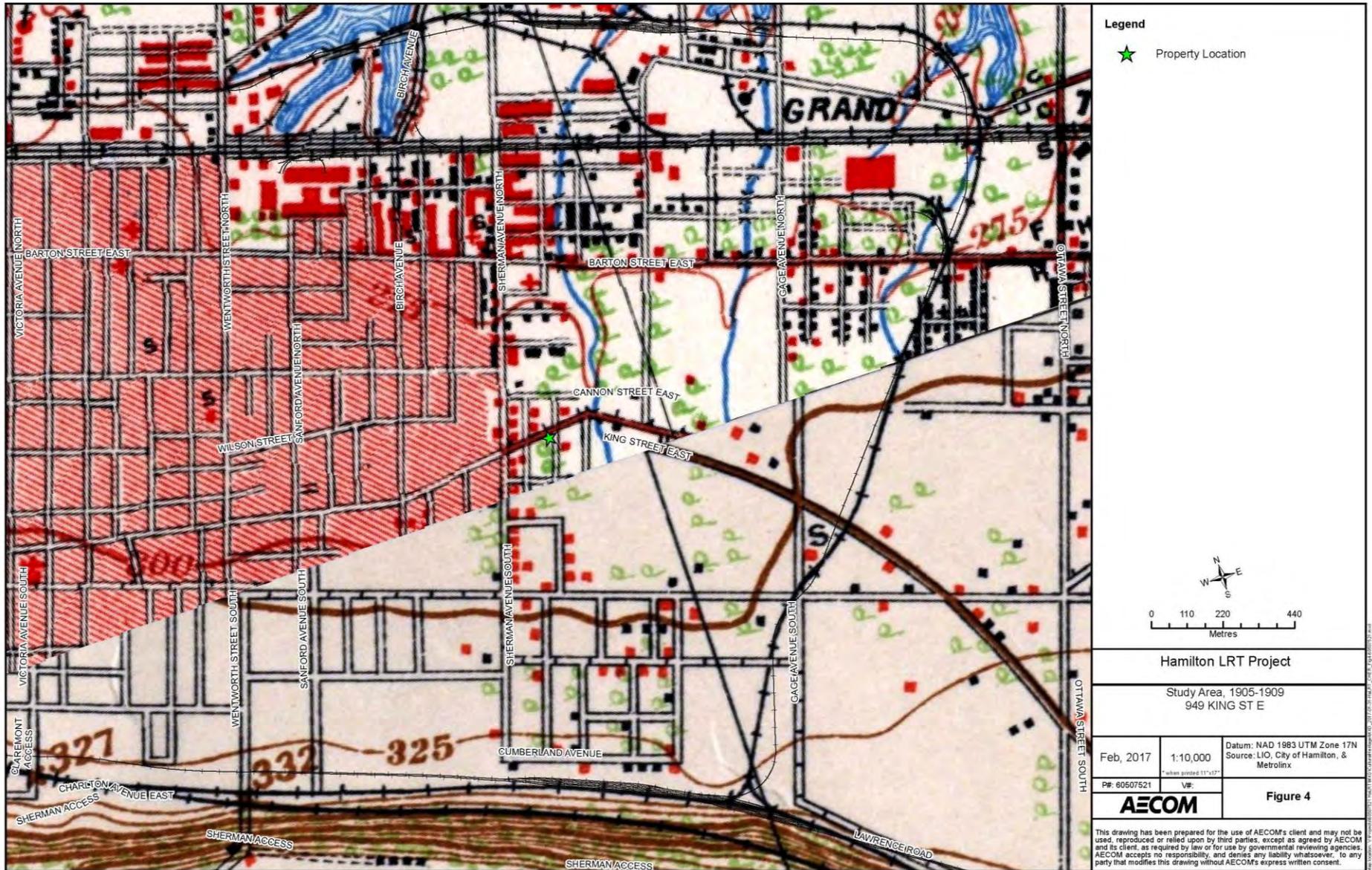


Figure 4: Location of 949 King Street East on the 1905-1909 NTS Map

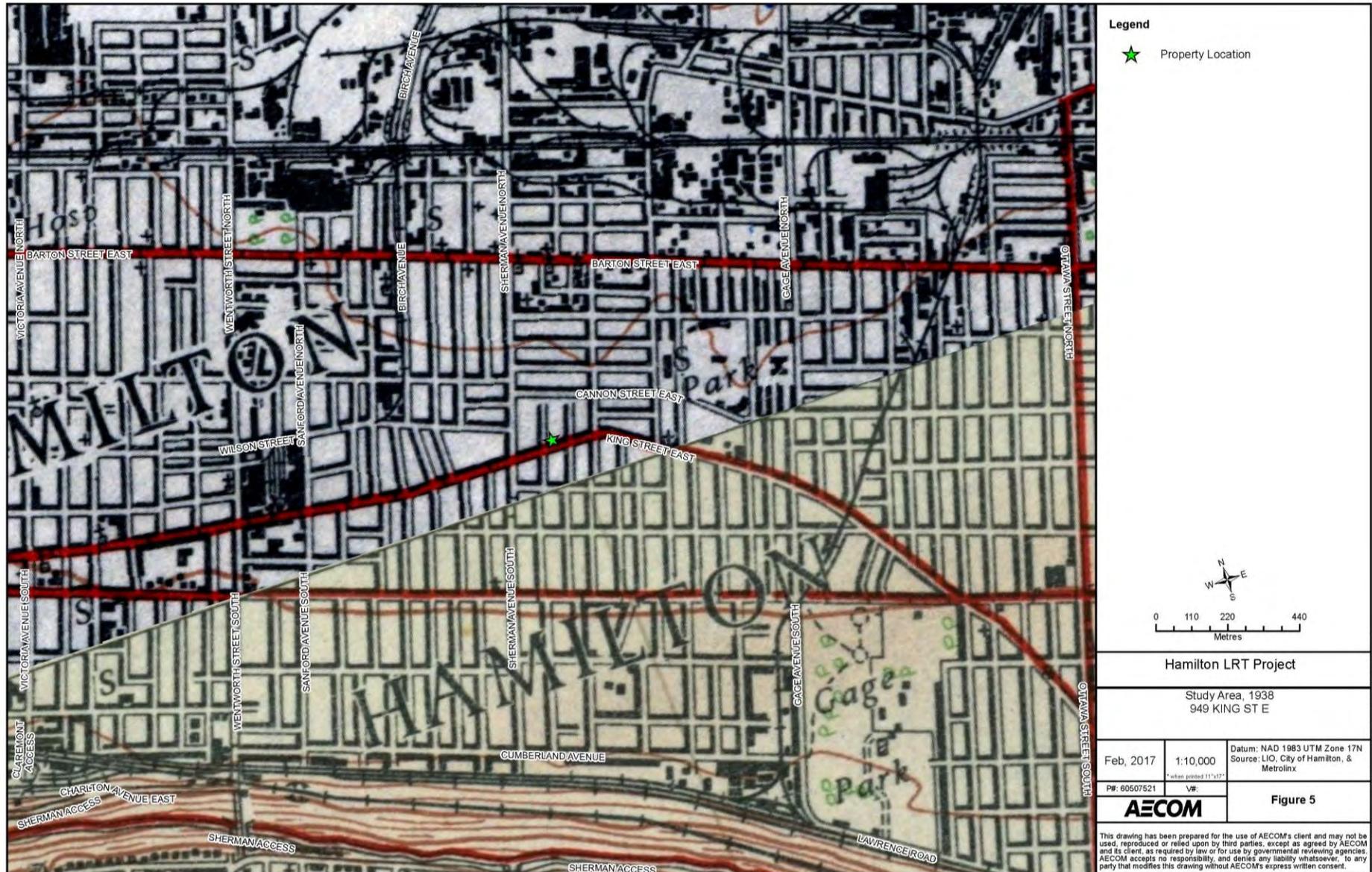


Figure 5: Location of 949 King Street East on the 1938 NTS Map

14. Chronology

- 1791 Barton Township was surveyed by Augustus Jones; the first settler arrived in the township.
- 1792 Province of Upper Canada divided into administrative districts.
- 1816 Home District divided and reorganized. As part of the reorganization, Wentworth was reorganized and included within the Gore District.
- 1850 Gore District was divided and Halton and Wentworth Counties were created.
- 1873 The Hamilton Street Railway was incorporated.
- 1875 The subject property remains undeveloped and under agriculture. A farmstead is illustrated on the north side of King Street East.
- 1892 Twelve miles of the Hamilton Street Railway were electrified and streetcars were updated.
- 1928 The building at 949 King Street East has been constructed and houses four residential tenants at the Brock Apartments as well as P.R. Moore's plumbing business.
- 1936 Cash and Carry Cleaners and Moore Plumbing operate out of 949 King Street East in addition to the residential apartments.
- c. 1945 The Hamilton Street Railway was sold to Canada Coach.
- 1950 Brock Apartments are still in use. Baby Beef Market replaces Cash and Carry Cleaners and Moore Plumbing.
- 1951 Streetcars were removed from service and replaced with electric trolley buses.
- 1961 The commercial portion of the property is in use as John Fullarton's barber shop. Apartment tenants are still present.

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Une agence du gouvernement de l'Ontario

Cultural Heritage Evaluation Report Recommendations 949 King Street East, Hamilton, Ontario

**Prepared by AECOM
for Metrolinx**

March 13, 2017

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Revision History

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0	02/17/2017	C. Latimer	Draft to Metrolinx
1	03/13/2017	M. Greguol	Revised and finalized based on comments from Metrolinx Heritage Committee

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Except (1) as agreed to in writing by AECOM and Client; (2) as required by-law; or (3) to the extent used by governmental reviewing agencies for the purpose of obtaining permits or approvals, the Report and the Information may be used and relied upon only by Client.

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1. Executive Summary

AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the property at 949 King Street East, in the City of Hamilton, Ontario. This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. As a part of the project, it is anticipated that building impacts may take place on the property at 949 King Street East.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft Terms of Reference for Consultants: *Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. Consequently the recommendations as they relate to this CHER and the potential cultural heritage value or interest of the property at 949 King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 949 King Street East to assess the potential cultural heritage value or interest of the properties. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

At the beginning of the 20th century, historic topographic mapping shows minimal development east of Sherman Avenue South where the subject property is located. Significant urban expansion eastward beyond Sherman Avenue South (Figure 5) is not present in historic topographic mapping until 1938.

Hamilton City Directories indicate that the building at 949 King Street East was constructed by 1928. The building footprint appears as part of a 1933 revision that was made to the 1927 Fire Insurance Plan. The 1928 City directory indicates that 949 King Street East was a multi-use building for both commercial and residential purposes. A plumber, P.R. Moore, is listed at 949 King Street East and "Brock Apartments" are listed at 949 ½ King Street East. The Brock Apartments featured four apartments, all of which were occupied by private tenants in 1928.

In the late-1930s, Moore Plumbing and the four occupied Brock Apartments are still present in the building along with a new business, Cash and Carry Cleaners. The Brock Apartments continued to be occupied by various private tenants throughout the 20th century; however, it was not until 1950, that Moore Plumbing and Cash and Carry Cleaners have been replaced by Baby Beef Market. This business

was subsequently replaced by John Fullarton's barber shop in the 1960s, and was still in operation in 1970.

Most recently, the property at 949 King Street East appears to be strictly in use for residential purposes. The ground floor of the building appears to have undergone recent alterations to convert the commercial space to a residential space. The apartments on the second and third floor appear to be in continuous use as residential units.

A field review of the property at 949 King Street East was undertaken on February 3rd, 2017 by Emily Game of AECOM. An assessment was not completed on the interior of the structures due to the timing constraints for the TPAP Amendment.

The application of O.Reg 9/06 and O.Reg. 10/06 concluded that 949 King Street East does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the nine criteria. Therefore, this CHERR recommends that the property at 949 King Street East is not considered a Provincial Heritage Property (PHP). As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes have not been prepared for this property.

2. Ontario Regulation 9/06 Evaluation

Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest (O. Reg. 9/06) provides criteria to apply to a potential heritage property to evaluate its heritage value. If a privately-owned property meets one or more of the following criteria it may be designated by a municipality under Section 29 of the *Ontario Heritage Act*. For the purposes of this CHER, O. Reg. 9/06 considers the evaluation of the property as part of the community context. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that a property may be considered a Provincial Heritage Property (PHP) if it meets one or more of the criteria under O. Reg. 9/06. The application of the criteria for 949 King Street East is included in Table 2-1 below.

Table 2-1: O.Reg. 9/06 Evaluation for 949 King Street East

Criterion	Response (Yes/No)	Rationale
1) The property has design or physical value because it:		
i) Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	No	The structure located on the property at 949 King Street East is a common example of an early/mid-20th century 3-storey commercial building with a residential space above. This form is commonly found throughout Hamilton.
ii) Displays a high degree of craftsmanship or artistic merit; or	No	The property is of common design and does not display a high degree of craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The property is a common commercial/residential structure and does not display a high degree of technical or scientific achievement.
2) The property has historic or associative value because it:		
i) 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 potential to yield information that contributes to an understanding of a community or culture.

Criterion	Response (Yes/No)	Rationale
ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or	No	The property does not have potential to yield information that contributes to an understanding of a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	A specific architect or builder for the property could not be determined for 949 King Street East.
3) The property has <i>contextual value</i> because it:		
i) Is important in defining, maintaining, or supporting the character of an area;	No	The property at 949 King Street East forms a component of the larger commercial/residential block on the north side of King Street East. However, it is not important in defining, maintaining, or supporting the character of an area.
ii) Is physically, functionally, visually, or historically linked to its surroundings; or	No	The property at 949 King Street East forms a component of the larger commercial/residential block on the north side of King Street East. However, it is not physically, functionally, visually, or historically linked to its surroundings.
iii) Is a landmark.	No	The property at 949 King Street East is not considered a landmark.

3. Ontario Regulation 10/06 Evaluation

Ontario Regulation 10/06, Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance (O. Reg. 10/06), provides criteria against which to assess a property to determine if the property holds provincial heritage significance. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that Ministries and prescribed public bodies shall apply the criteria in O. Reg. 10/06 to determine whether a property is of provincial significance. Therefore, for the purpose of this CHER O. Reg 10/06 considers the evaluation of the property as a part of the provincial context. If the property meets the criteria, it may be considered a Provincial Heritage Property of Provincial Significance (PHPPS). The application of the criteria for 949 King Street East is in Table 3-1, below.

Table 3-1: O.Reg. 10/06 Evaluation for 949 King Street East

Criterion	Response (Yes/No)	Rationale
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	949 King Street East does not represent a theme or pattern in Ontario's history. Commercial and residential structures similar to this are found throughout towns and cities in Ontario.
2. The property yields, or had the potential to yield, information that contributes to an understanding of Ontario's history.	No	949 King Street East does not yield, and is not anticipated to yield information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare, or unique aspect of Ontario's cultural heritage.	No	949 King Street East does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage. The form and massing of the structures are commonly found in Ontario.
4. The property is of aesthetic, visual, or contextual importance to the province.	No	949 King Street East property is not of aesthetic, visual, or contextual importance to the province.
5. The property demonstrates a high degree of excellence or creative, technical, or scientific achievement at a provincial level in a given period.	No	949 King Street East does not demonstrate a high degree of excellence or creative, technical, or scientific achievement at a provincial level.

Criterion	Response (Yes/No)	Rationale
6. The property 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.	No	949 King Street East 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. The property 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	949 King Street East does not have strong or special associations 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 an unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	949 King Street East is not located in an unorganized territory.

4. Recommended Outcome of Evaluation

The application of O.Reg 9/06 and O.Reg. 10/06 concluded that 949 King Street East does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the nine criteria. Therefore, this CHERR recommends that the property at 949 King Street East is not considered a Provincial Heritage Property (PHP). As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes have not been prepared for this property.



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Cultural Heritage Evaluation Report 951-953 King Street East, Hamilton, Ontario

**Prepared by AECOM
for Metrolinx**

March 24, 2017

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The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the *Environmental Assessment Act*. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft Terms of Reference for Consultants: *Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. Consequently the recommendations as they relate to this CHER and the potential cultural heritage value or interest of the property at 951-953 King Street East is contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 951-953 King Street East to assess the potential cultural heritage value or interest of the properties. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

At the beginning of the 20th century, historic topographic mapping shows minimal development east of Sherman Avenue South where the subject property is located (Figure 4). Significant urban expansion eastward, beyond Sherman Avenue South (Figure 5) is not present in historic topographic mapping until 1938.

Hamilton City Directories indicate that the building at 951-953 King Street East was constructed by 1924. The building footprint appears in the 1927 Fire Insurance Plan as part of a revision made in 1933. Although the building would have been present on the original 1927 Fire Insurance Plan, a revision was made in order to add the adjacent building at 949 King Street East, which was constructed in 1928.

The first occupants of 951-953 King Street East in 1925 included Davidson Bros., a commercial business at 951 King Street East a residential tenant, Mrs. A McLaren, at 951½ King Street East, and Edwin Mordue's tobacco shop at 953 King Street East and residential tenant George Nash at 953½ King Street East. One year later, Davidson Bros. was listed as a vacant store and the tobacco shop became a fish dealer run by J. Sheppard.

By the 1930s, there are two new residential tenants, and one commercial business, A&P Tea Company grocery store, that appears to use both ground floor units. The A&P Tea Company opened in 1936 and by 1940, one unit became vacant and the second unit was listed as M.A. Szabo's garage. The second floor of the building was under use for residential purposes. A decade later, the building continued as mixed residential and commercial, with the Gay Grill and Triangle Cleaners occupying the commercial portion of the building.

Throughout the 1960s and the 1970s, the residential portion of the building continued to be occupied by various tenants; however, commercial businesses continued to change hands with the Fair-King Laundromat replacing the Gay Grill, and Eddy Signs replacing Triangle Cleaners in 1961. By 1970, B&B Variety occupied what was the Fair-King Laundromat and Eddy Signs is listed as a vacant space.

Most recently, the property at 951-953 King Street East appears vacant. The ground floor of the building has undergone recent alterations to cover the storefront windows and central doorways, and the upper apartment windows have been boarded. It could not be confirmed whether any part of the building is still in use for residential purposes.

A field review of the privately owned property at 951-953 King Street East was undertaken on February 3, 2017 by Emily Game of AECOM. An assessment was not completed on the interior of the structures due to the timing constraints for the TPAP Amendment.

2. Introduction

2.1 Historical Summary

2.1.1 Context

The subject property is located within the municipal boundaries of the City of Hamilton, Ontario. Prior to the incorporation of the current municipality, the property was located within the boundaries of Barton Township, in Wentworth County.

2.1.2 Wentworth County

As part of the establishment of Upper Canada, the province was divided into administrative Districts in 1792. As such, Wentworth County was one of several counties that made up the Home District. It was named in honour of Sir John Wentworth, Lieutenant Governor of Nova Scotia from 1792-1808. In 1816, the Home District was divided and reorganized and Wentworth County was included in the Gore District. By 1849, the original district system was abolished and replaced by a county council system and Wentworth County became an independent political entity. Townships that were included in Wentworth County at one time or another included Ancaster, Barton, Beverly, Binbrook, Caistor, Flamborough East and West, Glanford, Onondaga, Saltfleet, and Seneca. Between 1850 and 1854, Wentworth and Halton Counties were joined for government purposes into the United Counties of Wentworth and Halton. In 1973, Wentworth County was renamed the Regional Municipality of Hamilton-Wentworth and, in 2001, was amalgamated with six constituent municipalities into the City of Hamilton. The City of Hamilton has remained as the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

2.1.3 Barton Township

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818.¹ The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The settlement of Barton Township began slowly, with only 102 families living in the township by 1815; most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population grew to 1,434.² Barton Township was later amalgamated into the Regional Municipality of Hamilton-Wentworth, which today is known as the City of Hamilton.

¹ William H Smith. *Smith's Canadian Gazetteer*. Toronto: H. & W. Roswell. 1846.

² D'Arcy Boulton,. *Sketch of His Majesty's Province of Upper Canada*. London: C. Rickaby. 1805. pp. 48-49.

2.2 Description of Property

The property located at 951-953 King Street East consists of a rectangular shaped lot on the north side of King Street East, between Garfield Avenue North and Fairholt Road North (Figure 2). The structure on the property consists of a 2-storey apartment building, with commercial space on the ground floor. The overall scale and massing of the building appears to be relatively unaltered from its original construction c. 1924. The exterior of the ground floor has undergone alterations in the early 21st century, metal paneling has been added to the exterior and the window and door openings have been painted white. The exterior on the second storey has remained relatively unaltered; the original configuration of the windows and the brick detailing have been retained.

2.3 Current Context

The property is situated on the north side of King Street East between Garfield Avenue North and Fairholt Road North. The property is one of a series of three combined commercial and residential properties that occupy the eastern half of this block. The adjacent properties on the north and south side of King Street East are made up of a variety of residential and commercial uses, while the streets north of the subject property – including Garfield Avenue North and Fairholt Road North consist of predominantly single-detached homes that appear to have been developed in the early and mid-20th century. The property has been a part of the expanding urban environment of Hamilton since the early 20th century.

3. Methodology and Sources

3.1 Study Approach

This CHER was prepared in accordance with Metrolinx's *Interim Cultural Heritage Management Process* (Fall 2013) and the MTCS *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). The CHER was also undertaken according to the guidelines presented in the Metrolinx document, *Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations* (April 2016) and outlined in the following tasks:

- Research and Documentation Gathering – gathered from various sources including existing heritage studies, Metrolinx records, public archives, and published materials;
- Writing – an illustrated report based on gathered background history and site investigation materials, and the application of O.Reg. 9/06 and 10/06; Evaluation, Recommendations, and Statement of Cultural Heritage Value – a summary of the applicable evaluation, and recommendations regarding whether the property meets the criteria for being a provincial heritage property, a provincial heritage property of provincial significance, or neither.

As outlined in the Draft Terms of Reference, the heritage evaluation is separated into two stand-alone components: a CHER and a CHERR. The Cultural Heritage Evaluation Report includes research conducted for the CHER and is intended to address the criteria set out in O.Reg. 9/06 and 10/06. The CHERR includes the results of the applied evaluation, and the recommended outcome of the evaluation.

Emily Game, Heritage Researcher for AECOM, conducted a site investigation to visually inspect and document the property on February 3, 2017. An assessment was not completed on the interior of the structures due to the timing constraints for the TPAP Amendment.

3.2 Secondary Sources

A series of secondary sources were reviewed for the purposes of data collection and analysis as part of the CHER. The relevant guidelines and reference documents cited above served as a framework for undertaking the study. The *Hamilton Light Rail Transit Cultural Heritage Screening Report, City of Hamilton, Ontario* (CHSR) prepared by ASI in December 2016, provided a preliminary review of the rail corridor and the potential heritage properties identified along the corridor. Background information and applicable research was gathered from the report for the purposes of the CHER. In addition, a series of published materials including published histories pertaining to the history of Hamilton were consulted. A complete list of the sources reviewed for the report is contained in Section 15 (Bibliography).

3.3 Primary Sources

Where available, primary source material was consulted to provide a historical context for the evaluation of the potential heritage value of the property. Primary source research was undertaken at the Local History and Archives Department of the Hamilton Public Library, the Mills Memorial Library at McMaster

University, and at the Map and Data Centre at the University of Western Ontario. A review of the following primary sources aided in the evaluation of the structure at 951-953 King Street East:

- Illustrated Historical Atlas of the County of Wentworth, 1875;
- Hamilton City Directories, issues 1920-1970;
- Fire Insurance Plans, 1927 (rev. 1933) - 1964; and,
- National Topographic Series, 1905-1938.

3.4 Consultations

As part of the identification of recognized and potential cultural heritage resources for the CHSR, ASI undertook consultation with the City of Hamilton, the Ontario Heritage Trust (OHT) and the MTCS. Consultation during the CHSR process took place between August and October, 2016.

As part of this CHER, AECOM undertook property-specific consultation with the same municipal and provincial staff and agencies in order to identify or confirm any existing heritage recognitions or interest in this subject property.

The following individuals and organizations were consulted:

- Thomas Wicks, Heritage Planner, OHT;
- Chelsey Tyers, Cultural Heritage Planner, City of Hamilton;
- Asyia Patel, Assistant Cultural Heritage Planner, City of Hamilton; and,
- Rosi Zirger, Heritage Planner, MTCS.

The results of the consultation efforts have been summarized in Section 7 (Community Input).

4. Heritage Recognitions

4.1 Municipal

As a review of applicable municipal heritage recognitions for the property or adjacent properties, AECOM reviewed the City of Hamilton's heritage inventories. The following inventories and registers were reviewed:

- *Hamilton's Heritage Volume 1: List of Designated Properties and Heritage Conservation Easements under the Ontario Heritage Act; and,*
- *Hamilton's Heritage Volume 2: Inventory of Buildings of Architectural and/or Historical Interest.*

Hamilton's Heritage Volume 1 consists of a listing of properties that have been designated by municipal by-law. The volume includes properties that have been designated under Parts IV or V of the *Ontario Heritage Act*. In addition, the volume identifies properties for which the City of Hamilton holds a Heritage Easement for the property. Hamilton's Heritage Volume 2 is a compilation of the inventories of heritage structures and places of the six former municipalities that now make up the City of Hamilton. This volume contains approximately 7,000 properties that are of potential heritage interest, or value, but that are not formally protected under the *Ontario Heritage Act*. The Inventory is publically available; however, it is one that evolves over time and properties are added on a case-by-case basis, determined by staff at the City.

Consultation efforts were undertaken to confirm levels of municipal heritage recognition, if any. The property was identified in the December 2016 CHSR as not being subject to any heritage recognitions. However, consultation with the City of Hamilton in January and February 2017 confirmed that the property is now listed on the City's *Inventory of Building of Architectural and/or Historical Interest*.

4.2 Provincial

As a review of applicable provincial heritage recognitions for the property or adjacent properties AECOM reviewed the OHT's Provincial Plaque Guide, and list of OHT easements. The property at 951-953 King Street East is neither the subject of a provincial plaque nor a provincial easement. In addition, OHT staff was contacted to review the *Ontario Heritage Act* Register to confirm that the property is not included on the register and that an OHT easement does not exist for the property.

A response from Thomas Wicks, Heritage Planner for the OHT confirmed that the Trust does not hold a conservation easement for the property at 951-953 King Street East.

Rosi Zirger, Heritage Planner for the MTCS also confirmed on March 10, 2017 that the property is not included on the MTCS list of provincial heritage properties and the MTCS is not aware of any previous evaluations related to the property.

4.3 Federal

As a review of applicable federal heritage recognitions for the property or adjacent properties, AECOM reviewed the online searchable database for the Canadian Register of Historic Places as well as the Directory of Federal Heritage Designations. 951-953 King Street East and the adjacent properties are not subject to any existing federal heritage recognitions.

5. Adjacent Lands

The properties adjacent to 951-953 King Street East consist mainly of a mix of commercial and residential purposes. To the west is 949 King Street East, a 3 storey residential property which is similar in mass and scale to the subject property. Immediately to the east is a 3 storey residential building. Residential properties make up the neighbouring area to the north and south of the subject property.

Consultation with the City of Hamilton indicated that the adjacent property at 949 King Street East is listed on the City's *Inventory of Buildings of Architectural and/or Historical Interest*.

6. Archaeology

ASI completed a Stage 1 Archaeological Assessment (AA) as part of the Rapid Transit Initiative and found that the property at 951-953 King Street East did not retain archaeological potential and confirmed that no known archaeological assessments have previously been completed within 50 metres (m) of the property. Consequently, at the time of production of the ASI report, no archaeological sites had been identified within or adjacent to the property. Additionally, the ASI Stage1 AA indicates that there is no land that retains archaeological potential within 50 m of 951-953 King Street East.

The results of the Stage 1 AA determined that a Stage 2 AA must be conducted for all land identified as retaining archaeological potential that will be impacted by the proposed Rapid Transit Initiative. Based on this assessment, ASI made the following recommendations:

- The King Street right-of-way (ROW) does not retain archaeological potential due to previous land disturbance. An additional AA is not required within the ROW and those portions of the study corridor can be cleared of further archaeological concern; and,
- A Stage 2 AA should be conducted on lands determined to have archaeological potential if the proposed project is to impact these lands. This work must be done in accordance with the MTCS' *Standards and Guidelines for Consultant Archaeologists* (Ontario Government 2011) in order to identify any archaeological remains that may be present.

It should be noted that ASI's recommendations for Stage 2 archaeological work references the MCL's 2006 draft *Standards and Guidelines for Consultant Archaeologists* (MCL 2006); however, further Stage 2 AA work must now be conducted in accordance with current archaeological standards and guidelines (*Standards and Guidelines for Consultant Archaeologists*, Ontario Government 2011) . For complete details regarding the results of the Stage 1 AA, reference should be made to the *Stage 1 Archaeological Assessment, Rapid Transit Initiative, City of Hamilton, Ontario* (February 2009).

7. Community Input

As part of the consultation process for this report, AECOM undertook consultation with the City of Hamilton, the MTCS, and the OHT. The results of the consultation efforts are identified below in Table 7-1.

Table 7-1: Community Input and Consultation Undertaken for 951-953 King Street East

Contact	Contact Information	Date	Notes
Chelsey Tyers, Heritage Planner City of Hamilton	905-546-2424 ext. 1202 chelsey.tyers@hamilton.ca	February 1, 2017 February 6, 2017 (Response)	The City of Hamilton confirmed that 951-953 King Street East is listed on the City's <i>Inventory of Buildings of Architectural and/or Historical Interest</i> .
Asiya Patel Assistant Cultural Heritage Planner City of Hamilton	905-546-2424 ext. 7163 asiya.patel@hamilton.ca		
Thomas Wicks Heritage Planner Ontario Heritage Trust	416-314-5972 thomas.wicks@heritagetrust.on.ca	February 1, 2017 February 9, 2017 (Response)	The OHT confirmed that the property is not subject to an OHT conservation easement nor is it on their register.
Rosi Zirger Heritage Planner Ministry of Tourism, Culture, and Sport	416-314-7159 rosi.zirger@ontario.ca	February 1, 2017 March 10, 2017 (Response)	The MTCS confirmed on March 10, 2017 that the property is not included on the MTCS list of provincial heritage properties and the MTCS is not aware of any previous evaluations related to the property.

8. Discussion of Historical or Associative Value

8.1 Historic Theme/Cultural Pattern

8.1.1 *Transportation*

The earliest roads in Ontario were typically military roads or colonization roads. These roads often followed aboriginal hunting trails or were dictated by the topography of the land which they crossed. The Dundas Road was opened to connect Toronto with the Thames River, in what is now London, Ontario, and the Kingston Road was designed to provide a military link between Toronto and Kingston. The Kingston Road was one of the earliest and still functioning roads in southern Ontario.

Following the Crown surveys in Ontario, concession and side roads were opened on a grid that was dictated by the survey type that was used. The roads were cleared and made passable by the early land owners who built their dwellings adjacent to the concession roads. Despite being cleared, road conditions were often poor until the late 19th and early 20th centuries. The crown surveys, and later surveys of town and city plots were laid out on a grid, which has left a visible imprint on rural and urban street grids today. Much of the pattern of these surveys can be seen in the grids of cities and townships in Ontario. Within Hamilton, this is visible in the parallel city streets and grid layout of the downtown core and outlying areas. As a pre-existing road, King Street has a visible curve in its orientation, swinging north just east of Wellington Street before swinging south again around Barnesdale Avenue. This curvature in the road is visible on historic maps of the township and can be attributed to its history as an indigenous trail that pre-dates European settlement in the Hamilton area. The historic trail has left a visible footprint on the 19th century grid of the City.

Railway transportation, both passenger and freight, greatly improved the transportation network in Ontario beginning in the mid-1800s. The opening of the Grand Trunk Railway (GTR) between Montreal and Toronto in 1856 provided a link between the two cities and provinces that was more easily travelled in comparison to mid-19th century roads. The construction of the route from Montreal to Toronto, and then on to Sarnia by the end of the 1860s resulted in the construction of significant structures such as the Victoria Bridge over the St. Lawrence River, and the St. Clair Tunnel in Sarnia. The GTR was designed to enhance the St. Lawrence-Great Lakes shipping routes in response to the railroads and shipping networks in the United States. As a result it also strengthened the connection and link between the townships, and municipal and provincial economies in Ontario.

Various railway companies were formed in Ontario to create a vast network of rail lines that spread throughout the province by the early 20th century. Nonetheless, most of the companies were eventually merged with or purchased by the Canadian National Railway (CN) or the Canadian Pacific Railway (CP).

8.1.2 Hamilton Street Railway

In 1873, the City of Hamilton incorporated the Hamilton Street Railway; the horse-drawn streetcar service began in May 1874 with six operating cars. The line extended along three miles of track from the GTR's passenger station east along Stuart Street South to James Street. The line travelled south to Gore Park and then east along King Street to Wellington Street. Due to popularity of the service, additional cars were added and the track was extended. New track was laid west along King Street to Locke Street and east to Wentworth Street.

The electrification process of the Hamilton Street Railway began in March 1892. A total of 12 miles of track were electrified and 15 horsecars were converted to electric street cars. Operation of the newly-electrified cars began on June 29, 1892.

At the end of the Second World War, Hamilton Street Railway sold the lines to Canada Coach for \$1.4 million. Immediately following the sale, Canada Coach announced plans to replace the street car service with busses. By 1951, the last street car was removed from service and replaced by electric trolley busses.³

The proposed B-Line follows the old streetcar route from King Street near McMaster University to Sherman Avenue. There the old streetcar route turned south along Sherman Avenue and then continued east on Main Street to Kenilworth Avenue North. The B-Line will continue past Sherman Avenue along King Street to the Delta, where it will re-connect with the old streetcar route.

The present-day Hamilton transit company operates under the name of Hamilton Street Railway Company.

8.2 Local History

951-953 King Street East is located within the City of Hamilton, Ontario. Historically the structures were located within Lot 8, Concession II, Barton Township in Wentworth County. The subsections below include historic information related to the settlement and growth of these areas.

8.2.1 Settlement History

As part of the establishment of Upper Canada, the province was divided into administrative Districts in 1792. As such, Wentworth County was one of several counties that made up the Home District. It was named in honour of Sir John Wentworth, Lieutenant Governor of Nova Scotia from 1792-1808. In 1816, the Home District was divided and reorganized and Wentworth County was included in the Gore District. By 1849, the original district system was abolished and replaced by a county council system and Wentworth County became an independent political entity. Townships that were included in Wentworth County at one time or another included Ancaster, Barton, Beverly, Binbrook, Caistor, Flamborough East and West, Glanford, Onondaga, Saltfleet, and Seneca. Between 1850 and 1854, Wentworth and Halton Counties were joined for government purposes into the United Counties of Wentworth and Halton; however, this change was short-lived. In 1973, Wentworth County was renamed the Regional Municipality of Hamilton-Wentworth and, in 2001, was amalgamated with six constituent municipalities

³Transit Toronto. <http://transit.toronto.on.ca/streetcar/4751.shtml>, consulted February 9, 2017.

into the City of Hamilton. The City of Hamilton has remained as the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818. The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The Settlement of Barton Township began slowly, with only 102 families living in the township by 1815. Most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population had grown to 1,434.

8.2.2 Site History

951-953 King Street East was historically located in the southern part of Lot 8, Concession II in Barton Township when the crown survey for the township was undertaken. In 1875, the lot was bisected by King Street East with the north half listed to the A. Case Estate and the south to George Barnes. At this time, significant urban development had not yet reached this part of Barton Township and Lot 8, Concession II appears to be under agriculture. A farmstead is illustrated on the north portion of the lot fronted along King Street East on the A. Case Estate land. A structure is also noted on the south portion of the lot owned by George Barnes and fronted on Main Street East (Figure 3).

By the beginning of the 20th century, historic topographic mapping indicates that minimal development east of Sherman Avenue South where the subject property is located (Figure 4). Significant urban expansion eastward, beyond Sherman Avenue South is not present in historic topographic mapping until 1938 (Figure 5).

Hamilton City Directories indicate that the building at 951-953 King Street East was constructed by 1924. The building footprint appears in the 1927 Fire Insurance Plan as part of a 1933 revision. Although the building would have been present on the original 1927 Fire Insurance Plan, a revision was made to add the adjacent building at 949 King Street East, which was constructed in 1928.

The first occupants of 951-953 King Street East in 1925 included Davidson Bros., a commercial business at 951 King Street East a residential tenant, Mrs. A McLaren, at 951½ King Street East, Edwin Mordue's tobacco shop at 953 King Street East and residential tenant George Nash at 953½ King Street East. One year later, Davidson Bros. was listed as a vacant store and the tobacco shop became a fish dealer run by J. Sheppard.

By the 1930s, there are two new residential tenants and one commercial business named the A&P Tea Company grocery store that appears to take up the entire ground floor. The A&P Tea Company opened in 1936, and by 1940, one ground floor unit was listed as vacant and the other ground floor unit was listed as M.A. Szabo's garage. The second floor of the building was still under use for residential purposes. A decade later, the building continued as mixed residential and commercial with the Gay Grill and Triangle Cleaners occupying the commercial portion of the building.

Throughout the 1960s and the 1970s, the residential portion of the building continued to be occupied by various tenants, commercial businesses also came and went, with the Fair-King Laundromat replacing the Gay Grill and Eddy Signs replacing Triangle Cleaners in 1961. By 1970, B&B Variety occupied what was the Fair-King Laundromat and Eddy Signs is listed as a vacant store.

Most recently, the property at 951-953 King Street East appears vacant. The ground floor of the building has undergone recent alterations to cover the storefront windows and central doorways and the upper apartment windows have been boarded. It could not be confirmed whether any part of the building is still in use for residential purposes

8.3 Person/Event/Organization

The historic research undertaken for this CHER did not identify any significant people, events, or organizations that are directly related to or associated with the property, and could contribute to the potential cultural heritage interest or value of the property.

9. Discussion of Design or Physical Value

9.1 Style/Type/Tradition

The building located at 951-953 King Street East consists of a two-storey residential structure that forms part of a residential and commercial block on the north side of King Street East between Garfield Avenue North and Fairholt Road North (Photograph 1).

The ground floor of the building consists of a central entranceway into the commercial space with plate glass windows on either side of the doors (Photograph 3). Despite the change in cladding and the removal of details, the storefront retains the characteristic recessed entrance beside the large display windows typical of the late 19th and early 20th centuries.

The second storey of the building has two bays, each with one window. The large windows are topped with concrete lintels which are contemporary with the construction of the building. Three rectangular contrasting brick detailing are located below the raised parapet, each with a diamond-shaped concrete block.

The property forms a component of the larger continuous row of buildings on this portion of the north side of King Street East. It does not represent a specific style, type, or tradition of architectural style or design. Rather, the building is an example of a vernacular commercial/residential architectural type that was utilized throughout the 19th and 20th centuries. The materials, detailing and finishes that survive were in common use during the 1920s and 1930s. This form of urban design can be found throughout small towns as well as large cities across Ontario.

9.2 Function

The building on the property was designed and built as combined commercial and residential premises c. 1924. This common form of housing with businesses on the ground floor is a ubiquitous feature of 19th- and early 20th century urban areas. Most recently, the property at 951-953 King Street East does not appear to be in use for commercial or residential purposes, but rather appears vacant. The ground floor of the building appears to have undergone recent alterations to cover the storefront windows and central doorways and the upper apartment windows have been boarded. It could not be confirmed whether any part of the building is still in use for residential purposes or if it is completely vacant.

9.3 Fabric

According to mid-20th century Fire Insurance Maps, the building at 951-953 King Street East was constructed of concrete block, much of which is visible on the sides of the first and second floors of the building today. The south façade is veneered with brick that is extant above the extensive modifications to the exterior of the ground floor.

The ground floor has been altered and most of the original building fabric materials have been covered or removed. The exterior on the ground floor of the building has been covered in metal panelling and the plate glass window and commercial entrance has been painted white.

The original brick masonry has survived on the second storey of the building. The second floor has two window openings with the original concrete lintels. The structure has a flat roof in keeping with the adjacent 949 King Street East and is characterized by the parapet wall in the centre of the building. Three rectangles in contrasting brick detailing are located below the raised parapet, each with a diamond-shaped concrete block (Photograph 4). The window sashes on the second floor have been removed, the openings have been boarded up and a metal fire escape has been added to the second floor of the building.

10. Discussion of Contextual Value

10.1 Social Meaning

The structure at 951-953 King Street East is one many low-rise apartment buildings that were constructed in cities across Ontario. Built in the early 20th century, the property represents a common type of residential building within the City of Hamilton. The main floor façade has been altered but the second floor of the building retains many of its original architectural features. The property is one of many of commercial/residential structures that was built fronting onto King Street East in Hamilton as it expanded eastwards.

10.2 Environment

The property is situated on the north side of King Street East between Garfield Avenue North and Fairholt Road North. The property is one of a series of three combined commercial and residential properties that occupy the eastern half of this block. The adjacent properties on the north and south side of King Street East are made up of a variety of residential and commercial uses, while the streets north of the subject property – including Garfield Avenue North and Fairholt Road North consist of predominantly single-detached homes that appear to have been developed in the early and mid-20th century. The property has been a part of the expanding urban environment of Hamilton since the early 20th century.

10.3 Formal Recognition

The property was identified in the December 2016 CHSR as not being subject to any heritage recognitions. However, consultation with the City of Hamilton in January and February 2017 confirmed that the property is now listed on the City's *Inventory of Buildings of Architectural and/or Historical Interest*.

11. Data Sheet

Table 11-1: Data Sheet for 951-953 King Street East

FIELD	PROPERTY DATA
Municipal Address	951-953 King Street East
Municipality	Hamilton
Approximate Area (square metres)	243
Rail Corridor	Hamilton LRT B-Line
PIN	172130228
Ownership	Private
Aerial photo showing location and boundaries	
Exterior, street-view photo	
Date of construction of built resources (known or estimated and source)	ca. 1924 (Hamilton City Directories)
Date of significant alterations to built resources (known or estimated and source)	Unknown

FIELD	PROPERTY DATA
Architect/designer/builder	Unknown
Previous owners or occupants	Various residential tenants (1924-1970s), Davidson Bros. (1924-1930s), Tobacco shop (1924-1930s), A&P Tea Company grocery (1936-1940), Szabo Garage (1940s), Gay Grill (1950s), Triangle Cleaners (1950s), Fair-King Laundromat (1960s), Eddy's Signs (1960s), B&B Variety (1970s)
Current function	Residential/Vacant
Previous function(s)	Mixed use: commercial and residential
Heritage Recognition/Protection (municipal, provincial, federal)	Listed on City's <i>Inventory of Buildings of Architectural and/or Historical Interest</i> .
Local Heritage Interest	Listed on City's <i>Inventory of Buildings of Architectural and/or Historical Interest</i> .
Adjacent Lands	No protected heritage properties
Latitude or UTM Northing	43.251365°
Longitude or UTM Easting	-79.836509°

12. Photographs



Photograph 1: View looking south showing streetscape of King Street East with 951-953 King Street East second from the left (AECOM, 2017)



Photograph 2: View looking north showing streetscape of King Street East with 951-953 King Street East second from the left (AECOM, 2017)



Photograph 3: Main floor of 951-953 King Street East (AECOM, 2017)



Photograph 4: Second floor of 951-953 King Street East (AECOM, 2017)

13. Figures

All figures pertaining to this CHER can be found on the following pages

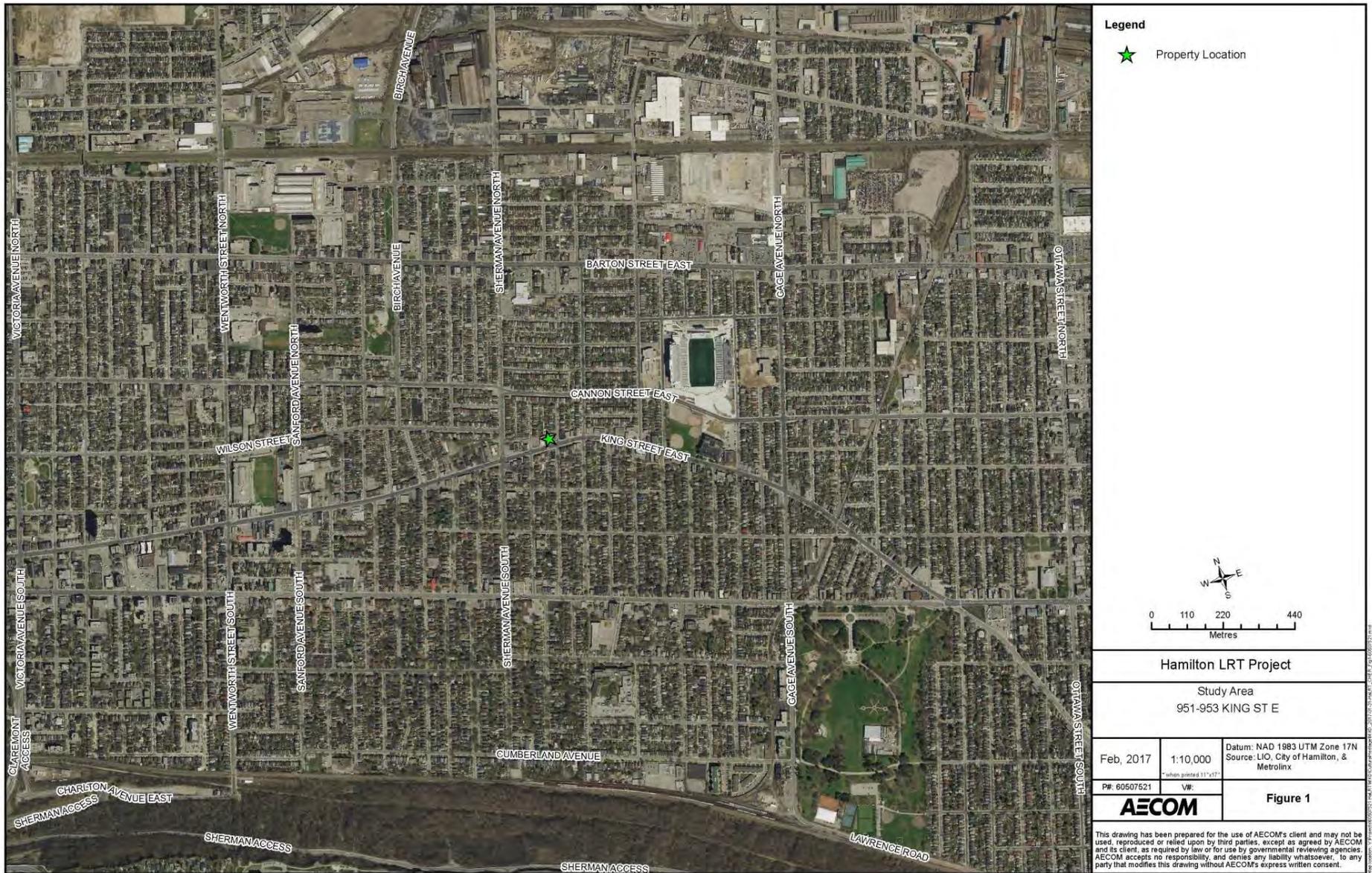


Figure 1: Location of 951-953 King Street East

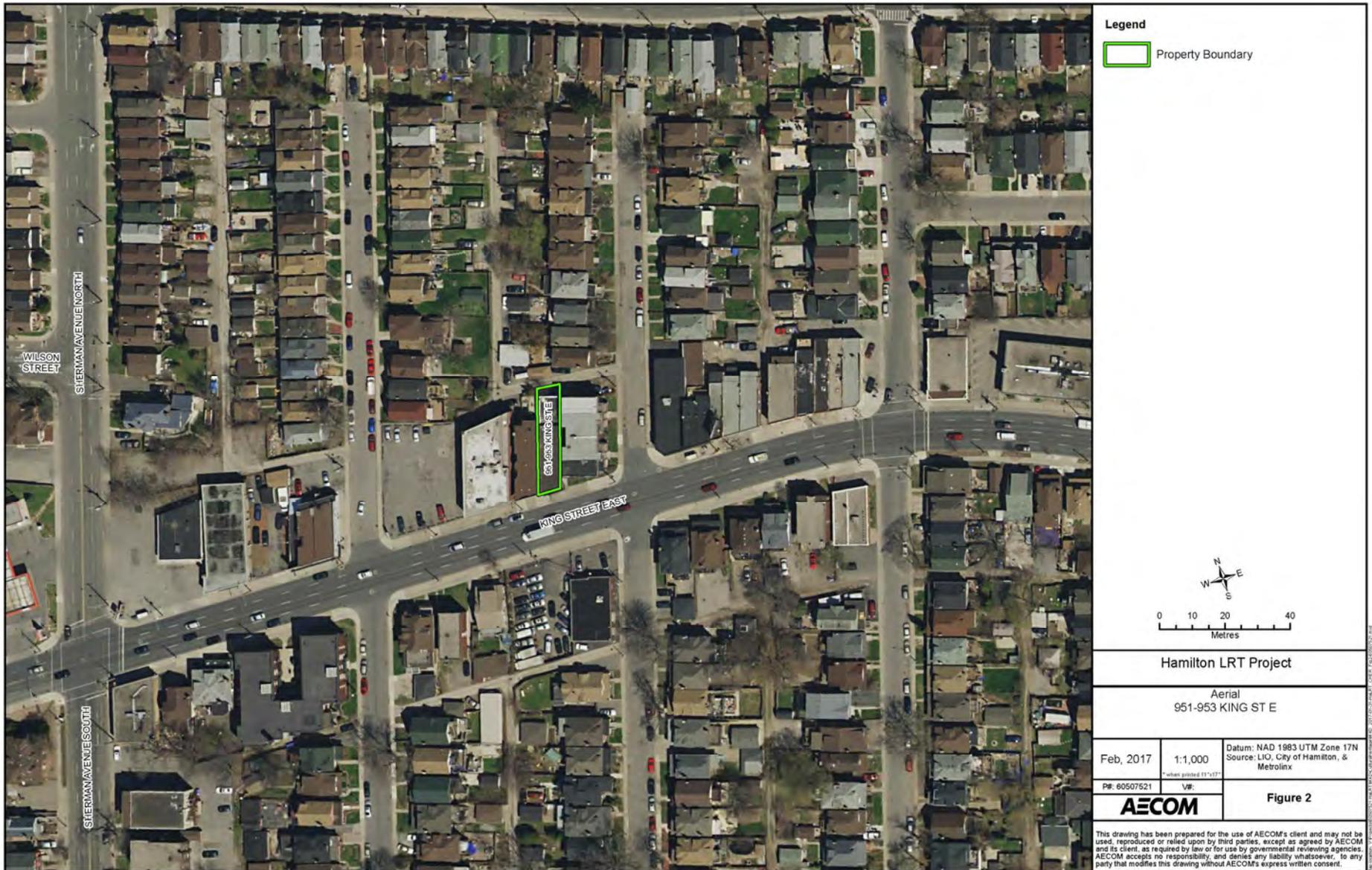


Figure 2: Aerial Photograph showing the area surrounding 951-953 King Street East



Figure 3: Location of 951-953 King Street East on the 1875 Historical Atlas Map (Page & Smith, 1875)

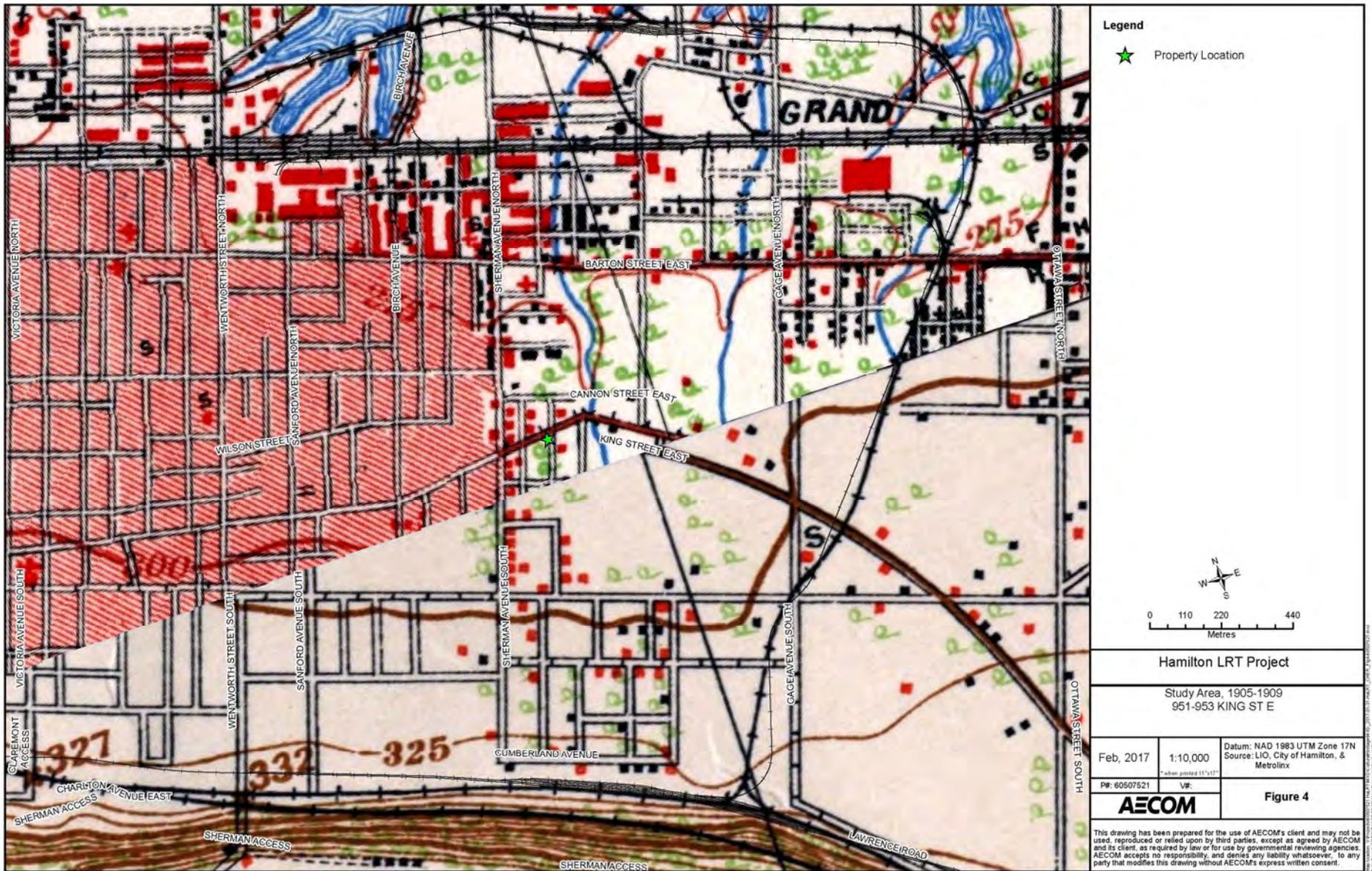


Figure 4: Location of 951-953 King Street East on the 1905-1909 NTS Map

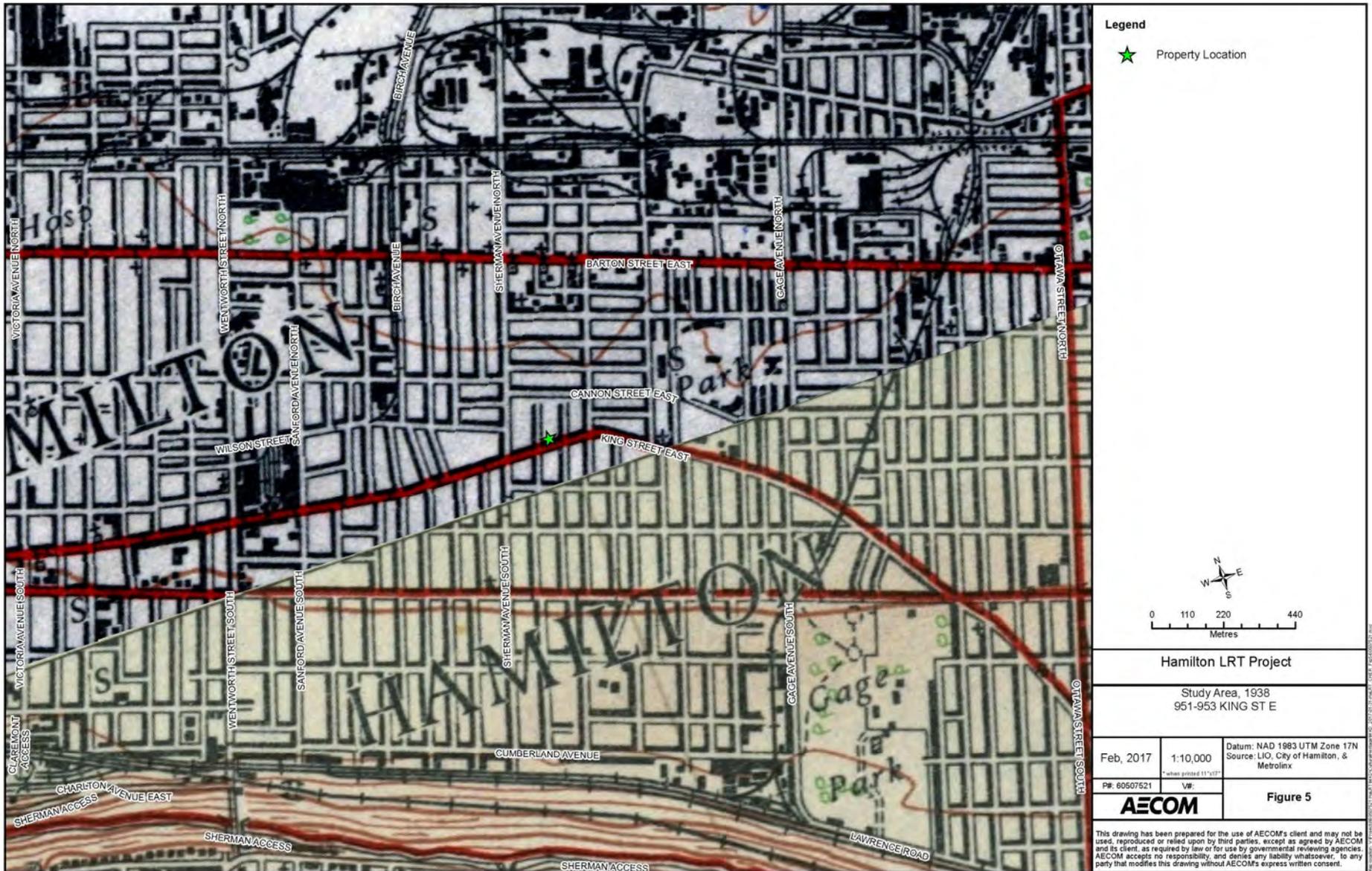


Figure 5: Location of 951-953 King Street East on the 1938 NTS Map

14. Chronology

- 1791 Barton Township was surveyed by Augustus Jones; the first settler arrived in the township.
- 1792 Province of Upper Canada divided into administrative districts.
- 1816 Home District divided and reorganized. As part of the reorganization, Wentworth was reorganized and included within the Gore District.
- 1873 The Hamilton Street Railway was incorporated.
- 1850 Gore District was divided and Halton and Wentworth Counties were created.
- 1892 Twelve miles of the Hamilton Street Railway was electrified and cars were updated.
- 1924 The building at 951-953 King Street East was constructed with the first tenants including Davidson Bros, Edwin Mordue's tobacco shop and two residential tenants.
- 1925 Residential tenants remain and Davidson Bros. and Edwin Mordue's tobacco shop have been replaced by a vacant store and a fish dealer, J. Sheppard.
- 1936 A&P Tea Company grocery store opens on the main floor. Residential apartments on second floor are still occupied.
- 1940 A&P Tea Company grocery store is replaced by a vacant store and M.A. Szabo's garage. Apartments continue to be occupied.
- c. 1945 The Hamilton Street Railway was sold to Canada Coach.
- 1950 Commercial businesses now include the Gay Grill and Triangle Cleaners.
- 1951 Streetcars were removed from service and replaced with electric bus trolleys.
- 1961 Fair-King Laundromat and Eddy Signs replace Gay Grill and Triangle Cleaners, with residential occupants remaining on the upper floor.
- 1970 Residential apartments are still in use and commercial business includes the B&B Variety store. The adjacent commercial space is vacant.

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Une agence du gouvernement de l'Ontario

Cultural Heritage Evaluation Report Recommendations 951-953 King Street East, Hamilton, Ontario

**Prepared by AECOM
for Metrolinx**

March 24, 2017

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Revision History

Revision #	Date	Revised By:	Revision Description
0	02/22/2017	C. Latimer	Draft to Metrolinx
1	03/22/2017	M. Greguol	Revised and finalized based on comments received from Metrolinx Heritage Committee

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1. Executive Summary

AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the property at 951-953 King Street East, in the City of Hamilton, Ontario. This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. As a part of the project, it is anticipated that building impacts may take place on the property at 951-953 King Street East.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft Terms of Reference for Consultants: *Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. Consequently the recommendations as they relate to this CHER and the potential cultural heritage value or interest of the property at 951-953 King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 951-953 King Street East to assess the potential cultural heritage value or interest of the properties. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

At the beginning of the 20th century, historic topographic mapping shows minimal development east of Sherman Avenue South where the subject property is located. Significant urban expansion eastward, beyond Sherman Avenue South is not present in historic topographic mapping until 1938.

Hamilton City Directories indicate that the building at 951-953 King Street East was constructed by 1924. The building footprint appears in the 1927 Fire Insurance Plan as part of a revision made in 1933. Although the building would have been present on the original 1927 Fire Insurance Plan, a revision was made in order to add the adjacent building at 949 King Street East, which was constructed in 1928.

The first occupants of 951-953 King Street East in 1925 included Davidson Bros., a commercial business, at 951 King Street East, a residential tenant, Mrs. A McLaren, 951½ King Street East, Edwin Mordue's tobacco shop at 953 King Street East and residential tenant George Nash at 953½ King Street East. One year later, Davidson Bros. was listed as a vacant store and the tobacco shop became a fish dealer run by J. Sheppard.

By the 1930s, there are two new residential tenants and one commercial business, A&P Tea Company grocery store, that to use both ground floor units. The A&P Tea Company opened in 1936 and by 1940, one unit became vacant and the second unit was listed as M.A. Szabo's garage. The second floor of the building was still under use for residential purposes. A decade later, the building continued as mixed residential and commercial, with the Gay Grill and Triangle Cleaners occupying the commercial portion of the building.

Throughout the 1960s and the 1970s, the residential portion of the building continued to be occupied by various tenants. Commercial businesses came and went, with the Fair-King Laundromat replacing the Gay Grill and Eddy Signs replacing Triangle Cleaners in 1961. By 1970, B&B Variety occupied what was the Fair-King Laundromat, and Eddy Signs is listed as a vacant space.

Most recently, the property at 951-953 King Street appears vacant. The ground floor has undergone recent alterations to cover the storefront windows and central doorways and the upper apartment windows have been boarded. It could not be confirmed whether any part of the building is still in use for residential purposes.

A field review of the privately owned property at 951-953 King Street East was undertaken on February 3, 2017 by Emily Game of AECOM. An assessment was not completed on the interior of the structures due to the timing constraints for the TPAP Amendment.

The application of O.Reg. 9/06 and O.Reg. 10/06 concluded that 951-953 King Street East does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the nine criteria. Therefore, this CHERR recommends that the property at 951-953 King Street East is not considered a Provincial Heritage Property (PHP).

2. Ontario Regulation 9/06 Evaluation

Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest (O. Reg. 9/06) provides criteria to apply to a potential heritage property to evaluate its heritage value. If a privately-owned property meets one or more of the following criteria it may be designated by a municipality under Section 29 of the *Ontario Heritage Act*. For the purposes of this CHER, O. Reg. 9/06 considers the evaluation of the property as part of the community context. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that a property may be considered a Provincial Heritage Property (PHP) if it meets one or more of the criteria under O. Reg. 9/06. The application of the criteria for 951-953 King Street East is included in Table 2-1 below.

Table 2-1: O.Reg. 9/06 Evaluation for 951-953 King Street East

Criterion	Response (Yes/No)	Rationale
1) The property has design or physical value because it:		
i) Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	No	The structure located on the property at 951-953 King Street East is a common example of an early/mid-20 th century 2-storey commercial building with a residential space above. This form is commonly found throughout Hamilton.
ii) Displays a high degree of craftsmanship or artistic merit; or	No	The property is of common design and does not display a high degree of craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The property is a common commercial/residential structure and does not display a high degree of technical or scientific achievement.
2) The property has historic or associative value because it:		
i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	The property is not directly associated with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Criterion	Response (Yes/No)	Rationale
ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or	No	The property does not have potential to yield information that contributes to an understanding of a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	A specific architect or builder for the property could not be determined for 951-953 King Street East.
3) The property has <i>contextual value</i> because it:		
i) Is important in defining, maintaining, or supporting the character of an area;	No	The property at 951-953 King Street East forms a component of the larger commercial/residential block on the north side of King Street East. However, it is not important in defining, maintaining, or supporting the character of an area.
ii) Is physically, functionally, visually, or historically linked to its surroundings; or	No	The property at 951-953 King Street East forms a component of the larger commercial/residential block on the north side of King Street East. However, it is not physically, functionally, visually, or historically linked to its surroundings.
iii) Is a landmark.	No	The property at 951-953 King Street East is not considered a landmark.

3. Ontario Regulation 10/06 Evaluation

Ontario Regulation 10/06, Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance (O. Reg. 10/06), provides criteria against which to assess a property to determine if the property holds provincial heritage significance. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that Ministries and prescribed public bodies shall apply the criteria in O. Reg. 10/06 to determine whether a property is of provincial significance. Therefore, for the purpose of this CHER, O. Reg 10/06 considers the evaluation of the property as a part of the provincial context. If the property meets the criteria, it may be considered a Provincial Heritage Property of Provincial Significance (PHPPS). The application of the criteria for 951-953 King Street East is in Table 3-1, below.

Table 3-1: O.Reg. 10/06 Evaluation for 951-953 King Street East

Criterion	Response (Yes/No)	Rationale
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	951-953 King Street East does not represent a theme or pattern in Ontario's history. Commercial and residential structures similar to this are found throughout towns and cities in Ontario.
2. The property yields, or had the potential to yield, information that contributes to an understanding of Ontario's history.	No	951-953 King Street East does not yield, and is not anticipated to yield information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare, or unique aspect of Ontario's cultural heritage.	No	951-953 King Street East does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage. The form and massing of the structures are commonly found in Ontario.
4. The property is of aesthetic, visual, or contextual importance to the province.	No	951-953 King Street East property is not of aesthetic, visual, or contextual importance to the province.
5. The property demonstrates a high degree of excellence or creative, technical, or scientific achievement at a provincial level in a given period.	No	951-953 King Street East does not demonstrate a high degree of excellence or creative, technical, or scientific achievement at a provincial level.

Criterion	Response (Yes/No)	Rationale
6. The property 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.	No	951-953 King Street East 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. The property 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	951-953 King Street East does not have strong or special associations 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 an unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	951-953 King Street East is not located in an unorganized territory.

4. Recommended Outcome of Evaluation

The application of O.Reg 9/06 and O.Reg. 10/06 concluded that 951-953 King Street East does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the nine criteria. Therefore, this CHERR recommends that the property at 951-953 King Street East is not considered a Provincial Heritage Property (PHP). As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes have not been prepared.



Cultural Heritage Evaluation Report 1125-1127 King Street East, Hamilton, Ontario

**Prepared by AECOM
for Metrolinx**

March 24, 2017

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Revision History

Revision #	Date	Revised By:	Revision Description
0	02/24/2017	C. Latimer	Draft to Metrolinx
1	03/22/2017	M. Greguol	Revised and finalized based on comments received from Metrolinx Heritage Committee

Statement of Qualifications and Limitations

The attached Report (the "Report") has been prepared by AECOM Canada Ltd. ("AECOM") for the benefit of the Client ("Client") in accordance with the agreement between AECOM and Client, including the scope of work detailed therein (the "Agreement").

The information, data, recommendations and conclusions contained in the Report (collectively, the "Information"):

- is subject to the scope, schedule, and other constraints and limitations in the Agreement and the qualifications contained in the Report (the "Limitations");
- represents AECOM's professional judgement in light of the Limitations and industry standards for the preparation of similar reports;
- may be based on information provided to AECOM which has not been independently verified;
- has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
- must be read as a whole and sections thereof should not be read out of such context;
- was prepared for the specific purposes described in the Report and the Agreement; and
- in the case of subsurface, environmental or geotechnical conditions, may be based on limited testing and on the assumption that such conditions are uniform and not variable either geographically or over time.

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1. Executive Summary

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The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the *Environmental Assessment Act*. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft Terms of Reference for Consultants: *Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. Consequently the recommendations as they relate to this CHER and the potential cultural heritage value or interest of the property at 1125-1127 King Street East, are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 1125-1127 King Street East to assess the potential cultural heritage value or interest of the property. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

At the beginning of the 20th century, historic topographic mapping indicates that although urban development in Hamilton was expanding eastward, development was still minimal east of Sherman Avenue South, where the subject property is located (Figure 4). Significant urban expansion eastward in Hamilton, well beyond Sherman Avenue South (Figure 5) was not shown in historic topographic mapping until 1938.

The building located at 1125-1127 King Street East consists of a two-storey commercial and residential structure on the northwest corner of King Street East and Connaught Avenue North. The building begins to appear in the Hamilton City Directories in 1927 and the building footprint is also illustrated in the 1927 (rev. 1933) Fire Insurance Plan, indicating a date of construction ca. 1927. The first resident at 1125 King Street East is listed as Robert B. Lee and a confectionary shop run by A. Ramsperger occupied 1127 King Street East. The Fire Insurance Plan also indicates that a cobbler was operating a business in the back of the premises at 1127 King Street East. Ten years later, in 1930, the building at 1125-1127 King Street East was still under mixed residential and commercial use with half of 1125 King Street East listed

as vacant and the other half to resident Nelson Hardman. The confectionary shop was still in operation at 1127 King Street East, but was operated by T.A. Bertrim.

By 1940, an unnamed restaurant occupied 1125 King Street East, with a private resident occupying 1125½ King Street East. The confectionary shop continued in operation at 1127 King Street East under E. Buckingham. In 1950, 1125 King Street East remained under use as the restaurant named Connaught Fish and Chips while a private residence and the confectionary shop remained at 1127 King Street East. In fact, Connaught Fish and Chips and the confectionary shop (Dan's Confectionary and Coffee shop), remained in operation into the 1970s. A number of private tenants also occupied the residence at 1125 King Street East from 1927 onward.

Today, 1125-1127 King Street East remains under mixed residential and commercial use. Any Styles Ink, Tattoo Shop now occupies the main floor at 1125 King Street East while the Donairs @ Gage restaurant occupies the main floor at 1127 King Street East. The upper floors remain in use as private residences.

A field review of the privately owned property at 1125-1127 King Street East, was undertaken on February 3, 2017 by Emily Game of AECOM. An assessment was not completed on the interior of the structures due to the timing constraints for the TPAP Amendment.

2. Introduction

2.1 Historical Summary

2.1.1 Context

The subject property is located within the municipal boundaries of the City of Hamilton, Ontario. Prior to the incorporation of the current municipality, the property was located within the boundaries of Barton Township, in Wentworth County.

2.1.2 Wentworth County

As part of the establishment of Upper Canada, the province was divided into administrative Districts in 1792. Consequently, Wentworth County was one of several counties that made up the Home District. It was named in honour of Sir John Wentworth, Lieutenant Governor of Nova Scotia from 1792-1808. In 1816, the Home District was divided and reorganized and Wentworth County was included in the Gore District. By 1849, the original district system was abolished and replaced by a county council system and Wentworth County became an independent political entity. Townships that were included in Wentworth County at one time or another included Ancaster, Barton, Beverly, Binbrook, Caistor, Flamborough East and West, Glanford, Onondaga, Saltfleet, and Seneca. Between 1850 and 1854, Wentworth and Halton Counties were joined for government purposes into the United Counties of Wentworth and Halton. In 1973, Wentworth County was renamed the Regional Municipality of Hamilton-Wentworth and, in 2001, was amalgamated with six constituent municipalities into the City of Hamilton. The City of Hamilton has remained as the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

2.1.3 Barton Township

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818.¹ The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The settlement of Barton Township began slowly, with only 102 families living in the township by 1815; most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population grew to 1,434.² Barton Township was later amalgamated into the Regional Municipality of Hamilton-Wentworth, which today is known as the City of Hamilton.

¹ William H. Smith, *Smith's Canadian Gazetteer*. Toronto: H. & W. Roswell. 1846.

² D'Arcy Boulton. *Sketch of His Majesty's Province of Upper Canada*. London: C. Rickaby. 1805. pp. 48-49.

2.2 Description of Property

The property located at 1125-1127 King Street East consists of a quadrangular corner lot on the southeast corner of King Street East and Connaught Avenue North. The structure on the property consists of a two-storey commercial and residential building that extends approximately 20 m north on Connaught Avenue North. The exterior of the building has been much altered and none of the original building materials or architectural details is visible.

2.3 Current Context

The property is situated on the north side of King Street East between Connaught Avenue North and Balsam Avenue North and consists of a two-storey commercial and residential building. The adjacent properties on the north and south side of King Street East are made up of a variety of residential and commercial uses, while the streets north of the subject property, including King Street East between Connaught Avenue North, consist of predominantly single-detached homes that appear to have been developed in the early and mid-20th century.

3. Methodology and Sources

3.1 Study Approach

This CHER was prepared in accordance with Metrolinx's *Interim Cultural Heritage Management Process* (Fall 2013) and the MTCS *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). The CHER was also undertaken according to the guidelines presented in the Metrolinx document, *Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations* (April 2016) and outlined in the following tasks:

- Research and Documentation Gathering – gathered from various sources including existing heritage studies, Metrolinx records, public archives, and published materials;
- Writing – an illustrated report based on gathered background history and site investigation materials, and the application of O.Reg. 9/06 and 10/06; Evaluation, Recommendations, and Statement of Cultural Heritage Value – a summary of the applicable evaluation, and recommendations regarding whether the property meets the criteria for being a provincial heritage property, a provincial heritage property of provincial significance, or neither.

As outlined in the Draft Terms of Reference, the heritage evaluation is separated into two stand-alone components: a CHER and a CHERR. The Cultural Heritage Evaluation Report includes research conducted for the CHER and is intended to address the criteria set out in O.Reg. 9/06 and 10/06. The CHERR includes the results of the applied evaluation, and the recommended outcome of the evaluation.

Emily Game, Heritage Researcher for AECOM, conducted a site investigation to visually inspect and document the property on February 3rd, 2017. An assessment was not completed on the interior of the structures due to the timing constraints for the TPAP Amendment.

3.2 Secondary Sources

A series of secondary sources were reviewed for the purposes of data collection and analysis as part of the CHER. The relevant guidelines and reference documents cited above served as a framework for undertaking the study. The *Hamilton Light Rail Transit Cultural Heritage Screening Report, City of Hamilton, Ontario* (CHSR) prepared by ASI in December 2016, provided a preliminary review of the rail corridor and the potential heritage properties identified along the corridor. Background information and applicable research was gathered from the report for the purposes of the CHER. In addition, a series of published materials including published histories pertaining to the history of Hamilton were consulted. A complete list of the sources reviewed for the report is contained in Section 15 (Bibliography).

3.3 Primary Sources

Where available, primary source material was consulted to provide a historical context for the evaluation of the potential heritage value of the property. Primary source research was undertaken at the Local History and Archives Department of the Hamilton Public Library, the Mills Memorial Library at McMaster

University, and at the Map and Data Centre at the University of Western Ontario. A review of the following primary sources aided in the evaluation of the structures at 1125-1127 King Street East:

- Illustrated Historical Atlas of the County of Wentworth, 1875;
- Hamilton City Directories, issues 1920-1970;
- Fire Insurance Plans, 1927 (Rev. 1933)-1962; and,
- National Topographic Series, 1905-1938.

3.4 Consultations

As part of the identification of recognized and potential cultural heritage resources for the CHSR, ASI undertook consultation with the City of Hamilton, the Ontario Heritage Trust (OHT) and the MTCS. Consultation during the CHSR process took place between August and October, 2016.

As part of this CHER, AECOM undertook property-specific consultation with the same municipal and provincial staff and agencies in order to identify or confirm any existing heritage recognitions or interest in this subject property.

The following individuals and organizations were consulted:

- Thomas Wicks, Heritage Planner, OHT;
- Chelsey Tyers, Cultural Heritage Planner, City of Hamilton;
- Asyia Patel, Assistant Cultural Heritage Planner, City of Hamilton; and,
- Rosi Zirger, Heritage Planner, MTCS.

The results of the consultation efforts have been summarized in Section 7 (Community Input).

4. Heritage Recognitions

4.1 Municipal

As a review of applicable municipal heritage recognitions of 1125-1127 King Street East adjacent properties, AECOM reviewed the City of Hamilton's heritage inventories. The following inventories and registers were reviewed:

- *Hamilton's Heritage Volume 1: List of Designated Properties and Heritage Conservation Easements under the Ontario Heritage Act*, and,
- *Hamilton's Heritage Volume 2: Inventory of Buildings of Architectural and/or Historical Interest*.

Hamilton's Heritage Volume 1 consists of a listing of properties that have been designated by municipal by-law. The volume includes properties that have been designated under Parts IV or V of the *Ontario Heritage Act*. In addition, the volume identifies properties for which the City of Hamilton holds a Heritage Easement for the property. Hamilton's Heritage Volume 2 is a compilation of the inventories of heritage structures and places of the six former municipalities that now make up the City of Hamilton. This volume contains approximately 7,000 properties that are of potential heritage interest, or value, but that are not formally protected under the *Ontario Heritage Act*. The Inventory is publically available; however, it is one that evolves over time and properties are added on a case-by-case basis, determined by staff at the City.

Consultation efforts were undertaken to confirm levels of municipal heritage recognition, if any. The property was identified in the December 2016 CHSR as not being subject to any heritage recognitions. However, consultation with the City of Hamilton in January and February 2017 confirmed that the property is now listed on the City's *Inventory of Building of Architectural and/or Historical Interest*.

4.2 Provincial

As a review of applicable provincial heritage recognitions for the property or adjacent properties AECOM reviewed the OHT's Provincial Plaque Guide, and list of OHT easements. The subject property is neither the subject of a provincial plaque nor a provincial easement. In addition, OHT staff was contacted to review the *Ontario Heritage Act* Register to confirm that the property is not included on the register and that an OHT easement does not exist for the property.

A response from Thomas Wicks, Heritage Planner for the OHT confirmed that the Trust does not hold a conservation easement for 1125-1127 King Street East.

Rosi Zirger, Heritage Planner for the MTCS also confirmed on March 10, 2017 that the property is not included on the MTCS list of provincial heritage properties and the MTCS is not aware of any previous evaluations related to the property.

4.3 Federal

As a review of applicable federal heritage recognitions for the property or adjacent properties, AECOM reviewed the online searchable database for the Canadian Register of Historic Places as well as the Directory of Federal Heritage Designations. 1125-1127 King Street East and the adjacent properties are not subject to any existing federal heritage recognitions.

5. Adjacent Lands

The properties adjacent to 1125-1127 King Street East consist mainly of a mix of commercial and residential uses. Immediately adjacent to the west is a 1-storey commercial property which is clad in corrugated metal. The residential properties make up the neighbouring area to the north of the subject property.

Properties adjacent to 1125-1127 King Street East are not subject to heritage recognitions at the municipal, provincial, or federal levels, or designations under the *Ontario Heritage Act*, municipal heritage listings, heritage easements and/or commemorations.

6. Archaeology

ASI completed a Stage 1 Archaeological Assessment (AA) as part of the Rapid Transit Initiative and found that the property at 1125-1127 King Street East did not retain archaeological potential and confirmed that no known archaeological assessments have previously been completed within 50 metres (m) of the property. Consequently, at the time of production of the ASI report, no archaeological sites had been identified within or adjacent to the property. Additionally, the ASI Stage1 AA indicates that there is no land that retains archaeological potential within 50 m of 1125-1127 King Street East.

The results of the Stage 1 AA determined that a Stage 2 AA must be conducted for all land identified as retaining archaeological potential that will be impacted by the proposed Rapid Transit Initiative. Based on this assessment, ASI made the following recommendations:

- The King Street right-of-way (ROW) does not retain archaeological potential due to previous land disturbance. An additional AA is not required within the ROW and those portions of the study corridor can be cleared of further archaeological concern; and,
- A Stage 2 AA should be conducted on lands determined to have archaeological potential if the proposed project is to impact these lands. This work must be done in accordance with the MTCS' *Standards and Guidelines for Consultant Archaeologists* (Ontario Government 2011) in order to identify any archaeological remains that may be present.

It should be noted that ASI's recommendations for Stage 2 archaeological work references the MCL's 2006 draft *Standards and Guidelines for Consultant Archaeologists* (MCL 2006); however, further Stage 2 archaeological work must now be conducted in accordance with current archaeological standards and guidelines (*Standards and Guidelines for Consultant Archaeologists*, Ontario Government 2011). For complete details regarding the results of the Stage 1 AA, reference should be made to the *Stage 1 Archaeological Assessment, Rapid Transit Initiative, City of Hamilton, Ontario* (February 2009).

7. Community Input

As part of the consultation process for this report, AECOM undertook consultation with the City of Hamilton, the MTCS, and the OHT. The results of the consultation efforts are identified below in Table 7-1.

Table 7-1: Community Input and Consultation Undertaken for 1125-1127 King Street East

Contact	Contact Information	Date	Notes
Chelsey Tyers, Heritage Planner City of Hamilton	905-546-2424 ext. 1202 chelsey.tyers@hamilton.ca	February 1, 2017 February 6, 2017 (Response)	The City of Hamilton confirmed that 1125-1127 King Street East is listed on the City's <i>Inventory of Buildings of Architectural and/or Historical Interest</i> .
Asiya Patel Assistant Cultural Heritage Planner City of Hamilton	905-546-2424 ext. 7163 asiya.patel@hamilton.ca		
Thomas Wicks Heritage Planner Ontario Heritage Trust	416-314-5972 thomas.wicks@heritagetrust.on.ca	February 1, 2017 February 9, 2017 (Response)	The OHT confirmed that the property is not subject to an OHT conservation easement nor is it on their register.
Rosi Zirger Heritage Planner Ministry of Tourism, Culture, and Sport	416-314-7159 rosi.zirger@ontario.ca	February 1, 2017 March 10, 2017 (Response)	The MTCS confirmed on March 10, 2017 that the property is not included on the MTCS list of provincial heritage properties and the MTCS is not aware of any previous evaluations related to the property.

8. Discussion of Historical or Associative Value

8.1 Historic Theme/Cultural Pattern

8.1.1 *Transportation*

The earliest roads in Ontario were typically military roads or colonization roads. These roads often followed aboriginal hunting trails or were dictated by the topography of the land which they crossed. The Dundas Road was opened to connect Toronto with the Thames River, in what is now London, Ontario, and the Kingston Road was designed to provide a military link between Toronto and Kingston. The Kingston Road was one of the earliest and still functioning roads in southern Ontario.

Following the Crown surveys in Ontario, concession and side roads were opened on a grid that was dictated by the survey type that was used. The roads were cleared and made passable by the early land owners who built their dwellings adjacent to the concession roads. Despite being cleared, road conditions were often poor until the late 19th and early 20th centuries. The crown surveys, and later surveys of town and city plots were laid out on a grid, which has left a visible imprint on rural and urban street grids today. Much of the pattern of these surveys can be seen in the grids of cities and townships in Ontario. Within Hamilton, this is visible in the parallel city streets and grid layout of the downtown core and outlying areas. As a pre-existing road, King Street has a visible curve in its orientation, swinging north just east of Wellington Street before swinging south again around Barnesdale Avenue. This curvature in the road is visible on historic maps of the township and can be attributed to its history as an indigenous trail that pre-dates European settlement in the Hamilton area. The historic trail has left a visible footprint on the 19th century grid of the City.

Railway transportation, both passenger and freight, greatly improved the transportation network in Ontario beginning in the mid-1800s. The opening of the Grand Trunk Railway (GTR) between Montreal and Toronto in 1856 provided a link between the two cities and provinces that was more easily travelled in comparison to mid-19th century roads. The construction of the route from Montreal to Toronto, and then on to Samia by the end of the 1860s resulted in the construction of significant structures such as the Victoria Bridge over the St. Lawrence River, and the St. Clair Tunnel in Samia. The GTR was designed to enhance the St. Lawrence-Great Lakes shipping routes in response to the railroads and shipping networks in the United States. As a result it also strengthened the connection and link between the townships, and municipal and provincial economies in Ontario.

Various railway companies were formed in Ontario to create a vast network of rail lines that spread throughout the province by the early 20th century. Nonetheless, most of the companies were eventually merged with or purchased by the Canadian National Railway (CN) or the Canadian Pacific Railway (CP).

8.1.2 *Hamilton Street Railway*

In 1873, the City of Hamilton incorporated the Hamilton Street Railway; the horse-drawn streetcar service began in May 1874 with six operating cars. The line extended along three miles of track from the GTR's

passenger station east along Stuart Street South to James Street. The line travelled south to Gore Park and then east along King Street to Wellington Street. Due to popularity of the service, additional cars were added and the track was extended. New track was laid west along King Street to Locke Street and east to Wentworth Street.

The electrification process of the Hamilton Street Railway began in March 1892. A total of 12 miles of track were electrified and 15 horsecars were converted to electric street cars. Operation of the newly-electrified cars began on June 29, 1892.

At the end of the Second World War, Hamilton Street Railway sold the lines to Canada Coach for \$1.4 million. Immediately following the sale, Canada Coach announced plans to replace the street car service with busses. By 1951, the last street car was removed from service and replaced by electric trolley busses.³

The proposed B-Line follows the old streetcar route from King Street near McMaster University to Sherman Avenue. The original streetcar route turned south along Sherman Avenue and then continued east on Main Street to Kenilworth Avenue North. The B-Line will continue along King Street East to the Delta where it will reconnect with the old alignment and continue to the Queenston Road traffic circle.

The present-day Hamilton transit company operates under the name of Hamilton Street Railway Company.

8.2 Local History

1125-1127 King Street East is located within the City of Hamilton, Ontario. Historically the structures were located within Lot 7, Concession II, Barton Township in Wentworth County. The subsections below include historic information related to the settlement and growth of these areas.

8.2.1 Settlement History

As part of the establishment of Upper Canada, the province was divided into administrative Districts in 1792. As such, Wentworth County was one of several counties that made up the Home District. It was named in honour of Sir John Wentworth, Lieutenant Governor of Nova Scotia from 1792-1808. In 1816, the Home District was divided and reorganized and Wentworth County was included in the Gore District. By 1849, the original district system was abolished and replaced by a county council system and Wentworth County became an independent political entity. Townships that were included in Wentworth County at one time or another included Ancaster, Barton, Beverly, Binbrook, Caistor, Flamborough East and West, Glanford, Onondaga, Saltfleet, and Seneca. Between 1850 and 1854, Wentworth and Halton Counties were joined for government purposes into the United Counties of Wentworth and Halton; however, this change was short-lived. In 1973, Wentworth County was renamed the Regional Municipality of Hamilton-Wentworth and, in 2001, was amalgamated with six constituent municipalities into the City of Hamilton. The City of Hamilton has remained as the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey

³Transit Toronto. <http://transit.toronto.on.ca/streetcar/4751.shtml>, consulted February 9, 2017.

system used by the colonial government between 1783 and 1818. The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The Settlement of Barton Township began slowly, with only 102 families living in the township by 1815. Most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population had grown to 1,434.

8.2.2 Site History

1125-1127 King Street East was historically located in the southern part of Lot 7, Concession II in Barton Township when the crown survey for the township was undertaken. By 1875, the lot had been bisected by King Street East with the north half listed to George Gage and the south to Jno A. Bruce and Dr. Roseburgh. At this time, significant urban development had not yet reached this part of Barton Township and Lot 7, Concession II was likely still under use for agricultural purposes. A large farmstead is illustrated on George Gage's portion of the lot and is fronted on the north side of King Street East. No structures are illustrated on the southern properties where the subject property is located (Figure 3).

By the beginning of the 20th century, historic topographic mapping indicates that although urban development in Hamilton was expanding eastward, development was still minimal east of Sherman Avenue South where the subject property is located (Figure 4). Significant urban expansion eastward, well beyond Sherman Avenue South in Hamilton was not shown in historic topographic mapping until 1938 (Figure 5).

The building at 1125-1127 King Street East begins to appear in the Hamilton City Directories in 1927 and the building footprint is also illustrated in the 1927 (rev. 1933) Fire Insurance Plan, indicating a date of construction ca. 1927. At this time, the first resident at 1125 King Street East is listed as Robert B. Lee and a confectionary shop run by A. Ramsperger occupied 1127 King Street East. The Fire Insurance Plan indicates that a cobbler was operating his business in the back of the premises at 1127 King Street East. Ten years later, in 1930, the building at 1125-1127 King Street East was still under mixed residential and commercial use with half of 1125 King Street East listed as vacant and the other to Nelson Hardman. The confectionary shop was still in operation at 1127 King Street East, but was operated by T.A. Bertrim.

By 1940, an unnamed restaurant occupied 1125 King Street East, with a private resident occupying 1125½ King Street East. The confectionary shop was still in operation at 1127 King Street East under E. Buckingham. In 1950, 1125 King Street East remained under use as a restaurant and private residence, Connaught Fish and Chips, and the confectionary shop also remained at 1127 King Street East. In fact, Connaught Fish and Chips and the confectionary shop (Dan's Confectionary and Coffee shop), remained in operation into the 1970s. A number of private tenants also occupied the residence at 1125 King Street East from 1927 onward.

Today, 1125-1127 King Street East appears to remain under mixed residential and commercial use. Any Styles Ink, Tattoo Shop now occupies the main floor at 1125 King Street East while the Donairs @ Gage restaurant occupies the main floor at 1127 King Street East. The upper floors appear remain under use as private residences.

8.3 Person/Event/Organization

In 1875, the block on which 1125-1127 King Street East was owned by George Gage. The Gage family was a prominent family in Hamilton in the mid-19th century; however, there is no connection between the Gage family and the existing structure.

9. Discussion of Design or Physical Value

9.1 Style/Type/Tradition

The building located at 1125-1127 King Street East consists of a two-storey commercial and residential structure on the northwest corner of King Street East and Connaught Avenue North (Photograph 1). The commercial entrance to 1125-1127 King Street East is on the corner of King Street East and Connaught Avenue North with commercial storefronts on either side of the entrance (Photograph 2).

Despite the change in cladding and the removal of fine detail, the storefront retains its characteristic recessed entrance beside the large display windows typical of the late 19th and early 20th centuries. The windows are all of the right scale and location to reflect the earlier fenestration, with its segmental arches. Likewise the new metal windows are simple one-over-one glazing, as the original wooden sashes are likely to have been. The transoms over the shop doors have been retained. The new cornices and sills are simplified but not inappropriate. The renovations have been done with respect for the original character and form of the building.

The building at 1125-1127 King Street East does not represent a specific style, type, or tradition of architectural style or design. Rather, the building is a typical example of a vernacular commercial/residential architectural form that was utilized throughout the 19th and early 20th centuries. This form of urban design can be found throughout small towns as well as large cities across Ontario.

9.2 Function

The building at 1125-1127 King Street East was designed and built as combined commercial and residential spaces; it continues to be used for these purposes. According to mid-20th century Fire Insurance Maps, the building is constructed of structural brick.

9.3 Fabric

1125-1127 King Street East is much altered cosmetically and does not reflect of any of the original building fabric. The entire exterior of the building has been covered in stucco veneer and the windows replaced with modern sash (Photographs 3 and 4).

10. Discussion of Contextual Value

10.1 Social Meaning

The structure located at 1125-1127 King Street East is one of many commercial storefront structures that also include residential spaces on the second floor found in towns and cities across Ontario. Built in the early 20th century the property is one of many of these structures that was built fronting onto King Street East in Hamilton as it expanded eastwards.

10.2 Environment

The property is situated on the north side of King Street East between Connaught Avenue North and Balsam Avenue North. Between the subject property and Balsam Avenue North, there is a one-storey building adjacent to 1125 King of approximately the same frontage; however, the rest of the north side of the block has a broad setback paved with asphalt, used for parking and storage. The south side of the block is a group of similar, low-rise apartment buildings of a type and style common during the 1940s. The south side is also well provided with trees that soften the streetscape.

The streets north of the subject property, including Connaught Avenue North and Balsam Avenue North, consist of predominantly single-detached homes that appear to have been developed in the early and mid-20th century. The property has been a part of the expanding urban environment of Hamilton since the early 20th century.

10.3 Formal Recognition

The property was identified in the December 2016 CHSR as not being subject to any heritage recognitions. However, consultation with the City of Hamilton in January and February 2017 confirmed that the property is now listed on the City's *Inventory of Buildings of Architectural and/or Historical Interest*.

11. Data Sheet

Table 11-1: Data Sheet for 1125-1127 King Street East

FIELD	PROPERTY DATA
Municipal Address	1125-1127 King Street East
Municipality	Hamilton
Approximate Area (square metres)	325
Rail Corridor	Hamilton LRT B-Line
PIN	172120034
Ownership	Private
Aerial photo showing location and boundaries	
Exterior, street-view photo	
Date of construction of built resources (known or estimated and source)	ca. 1927 (Hamilton City Directories)
Date of significant alterations to built resources (known or estimated and source)	Unknown
Architect/designer/builder	Unknown

FIELD	PROPERTY DATA
Previous owners or occupants	Various commercial and residential tenants throughout 20 th century (See Section 8)
Current function	Mixed use: residential and commercial
Previous function(s)	Mixed use: commercial and residential
Heritage Recognition/Protection (municipal, provincial, federal)	Listed on City's <i>Inventory of Buildings of Architectural and/or Historical Interest</i> .
Local Heritage Interest	Listed on City's <i>Inventory of Buildings of Architectural and/or Historical Interest</i> .
Adjacent Lands	No protected heritage properties
Latitude or UTM Northing	43.248721°
Longitude or UTM Easting	-79.829468°

12. Photographs



Photograph 1: View to northwest of 1125-1127 King Street West (AECOM)



Photograph 2: South façade of 1125-1127 King Street East (AECOM)



Photograph 3: Main floor of 1125-1127 King Street East (AECOM)



Photograph 4: Second floor of 1125-1127 King Street East (AECOM)

13. Figures

All figures pertaining to this CHER can be found on the following pages.

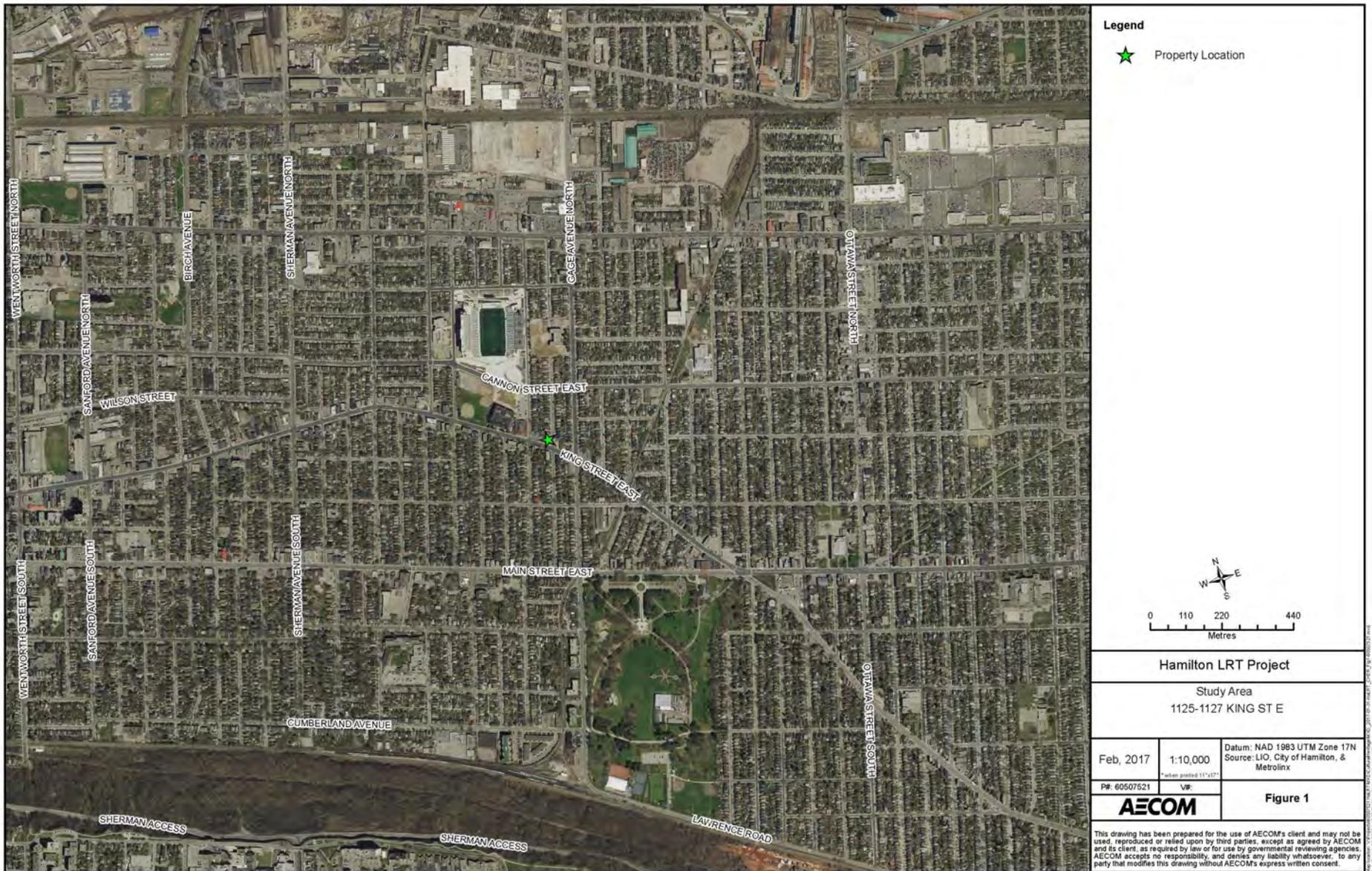


Figure 1: Location of 1125-1127 King Street East



Figure 2: Aerial Photograph showing the area surrounding 1125-1127 King Street East

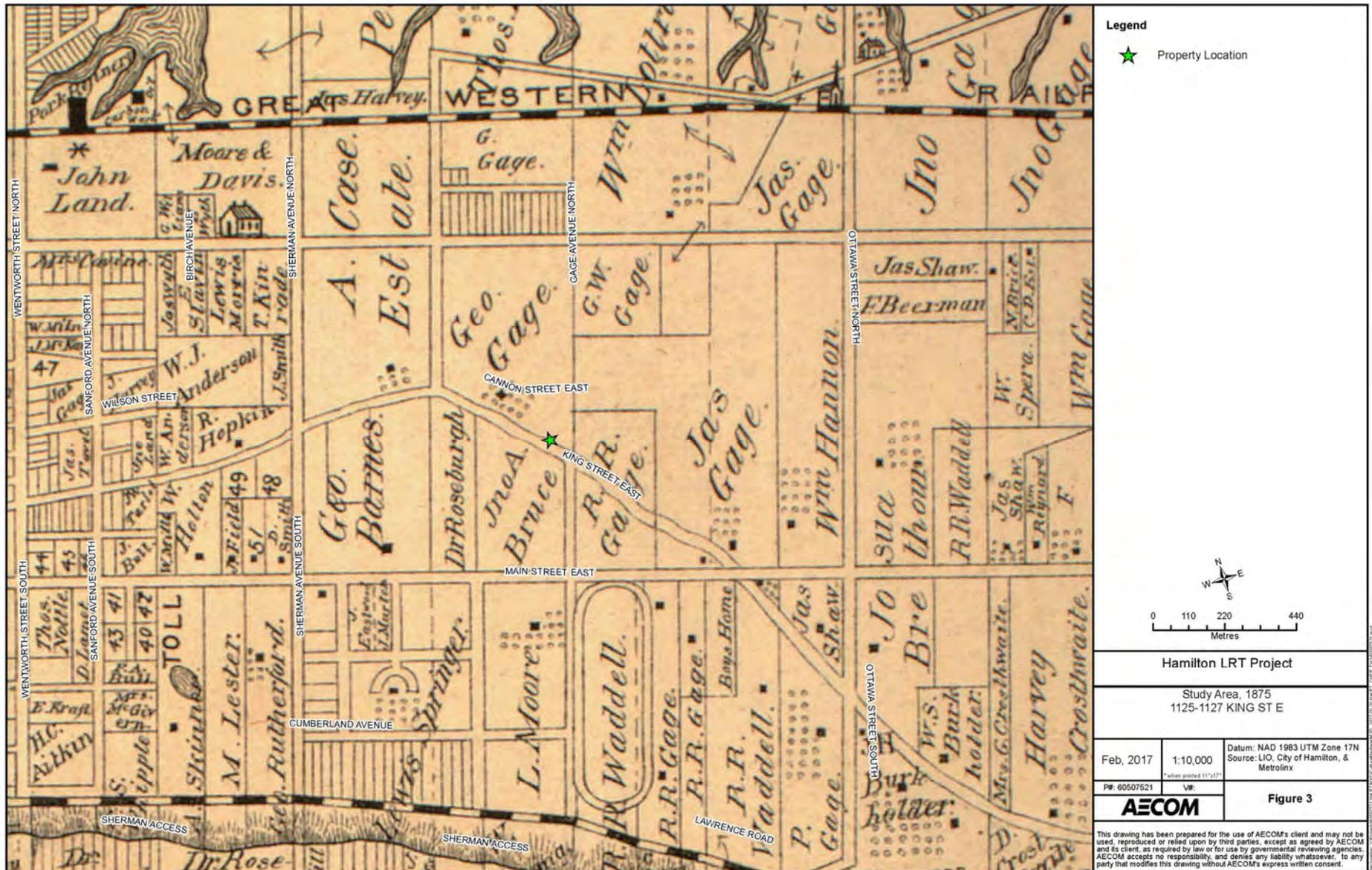


Figure 3: Location of 1125-1127 King Street East on the 1875 Historical Atlas Map (Page & Smith, 1875)

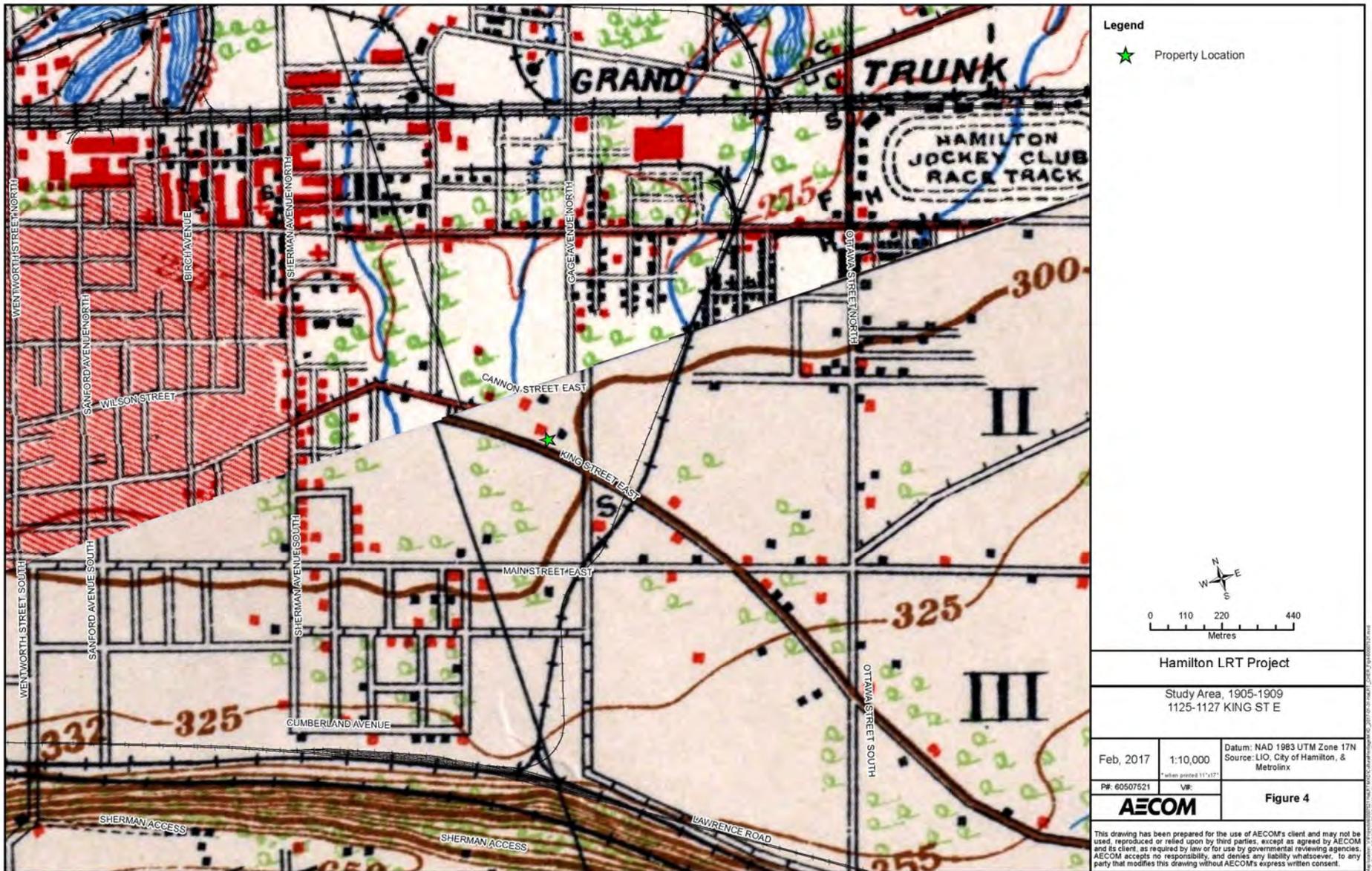


Figure 4: Location of 1125-1127 King Street East on the 1905-1909 NTS Map

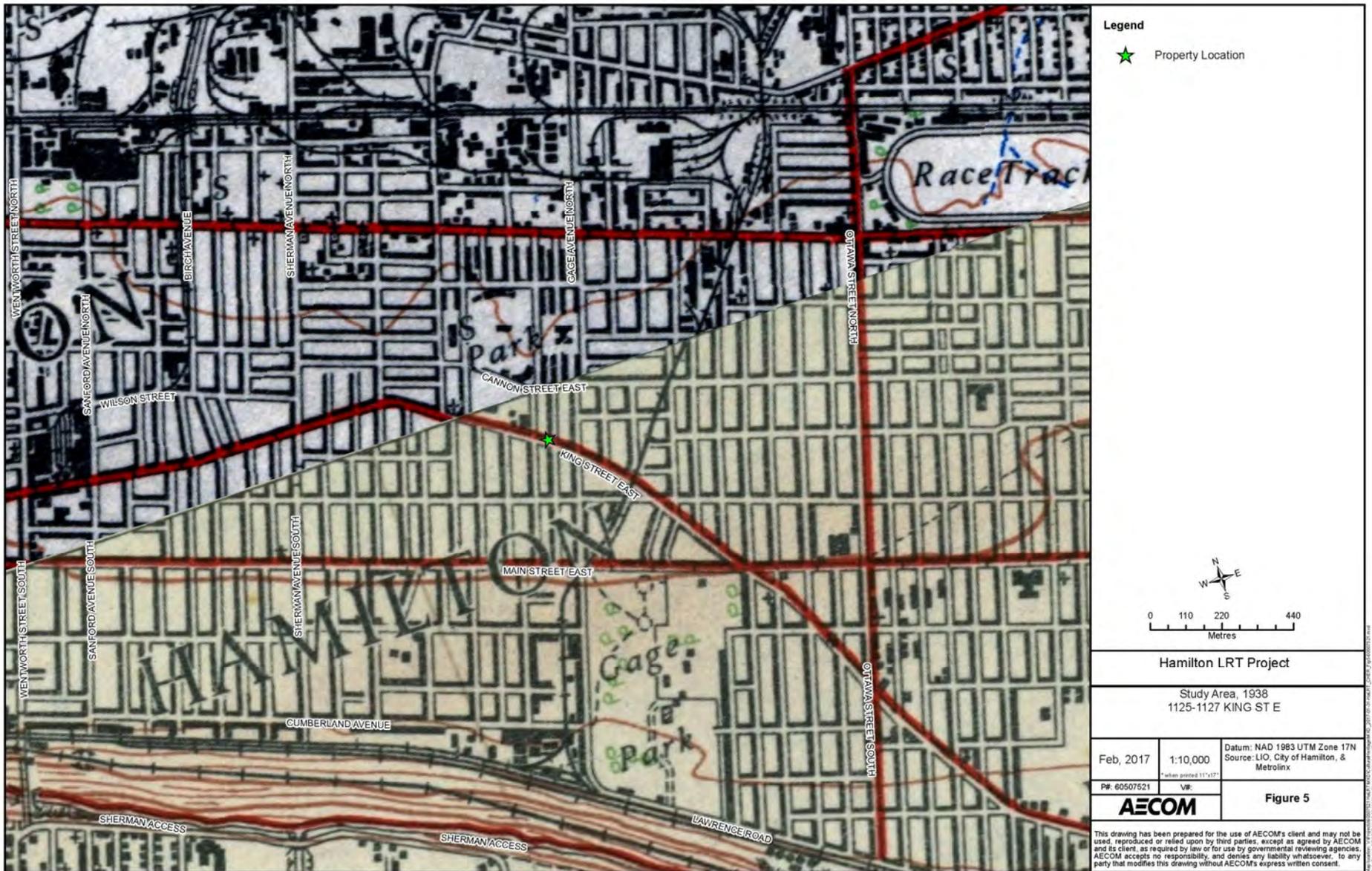


Figure 5: Location of 1125-1127 King Street East on the 1938 NTS Map

14. Chronology

- 1791 Barton Township was surveyed by Augustus Jones; the first settler arrived in the township.
- 1792 Province of Upper Canada divided into administrative districts.
- 1816 Home District divided and reorganized. As part of the reorganization, Wentworth was reorganized and included within the Gore District.
- 1850 Gore District was divided and Halton and Wentworth Counties were created.
- 1873 The Hamilton Street Railway was incorporated; horse-drawn streetcar service began on the HSR.
- 1875 Urban development had not yet reached Lot 7, Concession II and the land was still under use for agricultural purposes.
- 1892 Twelve miles of the Hamilton Street Railway was electrified and cars were updated.
- 1905-1909 Urban development had expanded eastward but remained minimal east of Sherman Avenue.
- 1927 The building at 1125-1127 King Street East is constructed with the first residents including Robert B. Lee (1125) and A. Ramsperger's confectionary shop (1127).
- 1930 Half of 1125 King Street East was vacant while the other half was occupied by a private resident. The confectionary shop remained in operation at 1127 King Street East.
- 1940 The use of space remained the same at 1125 King Street East. An unnamed restaurant opened at 1127 King Street East.
- c. 1945 The Hamilton Street Railway was sold to Canada Coach.
- 1951 Streetcars were removed from service and replaced with electric bus trolleys.
- 1950-1970 The confectionary shop and Connaught Fish and Chips remained in operation at 1125-1127 King Street East, with various private residents occupying the residential space.

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METROLINX

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Une agence du gouvernement de l'Ontario

Cultural Heritage Evaluation Report Recommendations 1125-1127 King Street East, Hamilton, Ontario

**Prepared by AECOM
for Metrolinx**

March 24, 2017

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Revision History

Revision #	Date	Revised By:	Revision Description
0	02/24/2017	C. Latimer	Draft to Metrolinx
1	03/22/2017	M. Greguol	Revised and finalized based on comments received from Metrolinx Heritage Committee

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1. Executive Summary

AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the property at 1125-1127 King Street East, in the City of Hamilton, Ontario. This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. As a part of the project, it is anticipated that building impacts may take place on the property at 1125-1127 King Street East.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft Terms of Reference for Consultants: *Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. Consequently the recommendations as they relate to this CHER and the potential cultural heritage value or interest of the property at 1125-1127 King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 1125-1127 King Street East to assess the potential cultural heritage value or interest of the properties. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

At the beginning of the 20th century, historic topographic mapping indicates that although urban development in Hamilton was expanding eastward, development was still minimal east of Sherman Avenue South, where the subject property is located. Significant urban expansion eastward in Hamilton, well beyond Sherman Avenue South was not shown in historic topographic mapping until 1938.

The building located at 1125-1127 King Street East consists of a two-storey commercial and residential structure on the northwest corner of King Street East and Connaught Avenue North. The building begins to appear in the Hamilton City Directories in 1927 and the building footprint is also illustrated in the 1927 (rev. 1933) Fire Insurance Plan, indicating a date of construction ca. 1927. The first resident at 1125 King Street East is listed as Robert B. Lee and a confectionary shop run by A. Ramsperger occupied 1127 King Street East. Ten years later, in 1930, the building at 1125-1127 King Street East was still under mixed residential and commercial use with half of 1125 listed as vacant and the other to Nelson Hardman. The confectionary shop was still in operation at 1127 King Street East, but was operated by T.A. Bertrim.

By 1940, an unnamed restaurant occupied 1125 King Street East, with a private resident occupying 1125½ King Street East. The confectionary shop was still in operation at 1127 King Street East under E. Buckingham. In 1950, 1125 King Street East remained under use as the restaurant Connaught Fish and Chips and private residence. The confectionary shop also remained at 1127 King Street East. In fact, Connaught Fish and Chips and the confectionary shop (Dan's Confectionary and Coffee shop), remained in operation into the 1970s. A number of private tenants also occupied the residence at 1125 King Street East from 1927 onward.

Today, 1125-1127 King Street East appears to remain under mixed residential and commercial use. The Any Styles Ink, Tattoo Shop now occupies the main floor at 1125 King Street East while the Donairs @ Gage restaurant occupies the main floor at 1127 King Street East. The upper floors appear remain under use as private residences.

A field review of the privately owned property at 1125-1127 King Street East was undertaken on February 3, 2017 by Emily Game of AECOM. An assessment was not completed on the interior of the structures due to the timing constraints for the TPAP Amendment.

The application of O.Reg 9/06 and O.Reg. 10/06 concluded that 1125-1127 King Street East does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the nine criteria. Therefore, this CHERR recommends that the property at 1125-1127 King Street East is not considered a Provincial Heritage Property (PHP).

2. Ontario Regulation 9/06 Evaluation

Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest (O. Reg. 9/06) provides criteria to apply to a potential heritage property to evaluate its heritage value. If a privately-owned property meets one or more of the following criteria it may be designated by a municipality under Section 29 of the *Ontario Heritage Act*. For the purposes of this CHER, O. Reg. 9/06 considers the evaluation of the property as part of the community context. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that a property may be considered a Provincial Heritage Property (PHP) if it meets one or more of the criteria under O. Reg. 9/06. The application of the criteria for 1125-1127 King Street East is included in Table 2-1 below.

Table 2-1: O.Reg. 9/06 Evaluation for 1125-1127 King Street East

Criterion	Response (Yes/No)	Rationale
1) The property has design or physical value because it:		
i) Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	No	The structure located on the property at 1125-1127 King Street East is a common example of an early/mid-20 th century 2-storey commercial building with a residential space above. This form is commonly found throughout Hamilton.
ii) Displays a high degree of craftsmanship or artistic merit; or	No	The property is of common design and does not display a high degree of craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The property is a common commercial/residential structure and does not display a high degree of technical or scientific achievement.
2) The property has historic or associative value because it:		
i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	Although the much larger agricultural lot on which 1125-1127 King Street East was built once belonged to a member of the prominent Gage family, no significant connection between the property and the Gage's could be drawn. As a result the property

Criterion	Response (Yes/No)	Rationale
		is not directly associated with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or	No	The property does not have potential to yield information that contributes to an understanding of a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	A specific architect or builder for the property could not be determined.
3) The property has <i>contextual value</i> because it:		
i) Is important in defining, maintaining, or supporting the character of an area;	No	The property at 1125-1127 King Street East forms a component of the larger commercial/residential block on the north side of King Street East. However, it is not important in defining, maintaining, or supporting the character of an area.
ii) Is physically, functionally, visually, or historically linked to its surroundings; or	No	The property at 1125-1127 King Street East forms a component of the larger commercial/residential block on the north side of King Street East. However, it is not physically, functionally, visually, or historically linked to its surroundings.
iii) Is a landmark.	No	The property at 1125-1127 King Street East is not considered a landmark.

3. Ontario Regulation 10/06 Evaluation

Ontario Regulation 10/06, Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance (O. Reg. 10/06), provides criteria against which to assess a property to determine if the property holds provincial heritage significance. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that Ministries and prescribed public bodies shall apply the criteria in O. Reg. 10/06 to determine whether a property is of provincial significance. Therefore, for the purpose of this CHER O. Reg 10/06 considers the evaluation of the property as a part of the provincial context. If the property meets the criteria, it may be considered a Provincial Heritage Property of Provincial Significance (PHPPS). The application of the criteria for 1125-1127 King Street East is in Table 3-1, below.

Table 3-1: O.Reg. 10/06 Evaluation for 1125-1127 King Street East

Criterion	Response (Yes/No)	Rationale
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	1125-1127 King Street East does not represent a theme or pattern in Ontario's history. Commercial and residential structures similar to this are found throughout towns and cities in Ontario.
2. The property yields, or had the potential to yield, information that contributes to an understanding of Ontario's history.	No	1125-1127 King Street East does not yield, and is not anticipated to yield information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare, or unique aspect of Ontario's cultural heritage.	No	1125-1127 King Street East does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage. The form and massing of the structures are commonly found in Ontario.
4. The property is of aesthetic, visual, or contextual importance to the province.	No	1125-1127 King Street East property is not of aesthetic, visual, or contextual importance to the province.
5. The property demonstrates a high degree of excellence or creative, technical, or scientific achievement at a provincial level in a given period.	No	1125-1127 King Street East does not demonstrate a high degree of excellence or creative, technical, or scientific achievement at a provincial level.

Criterion	Response (Yes/No)	Rationale
6. The property 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.	No	1125-1127 King Street East 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. The property 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	1125-1127 King Street East does not have strong or special associations 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 an unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	1125-1127 King Street East is not located in an unorganized territory.

4. Recommended Outcome of Evaluation

The application of O.Reg. 9/06 and O.Reg. 10/06 concluded that 1125-1127 King Street East does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the nine criteria. Therefore, this CHERR recommends that the property at 1125-1127 King Street East is not considered a Provincial Heritage Property (PHP). As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes have not been prepared for this property.



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Cultural Heritage Evaluation Report 1173 King Street East, Hamilton, Ontario

**Prepared by AECOM
for Metrolinx**

April 7, 2017

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Revision History

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0	03/06/2017	C. Latimer	Draft to Metrolinx
1	04/07/2017	M. Greguol	Finalized based on comments received from Metrolinx Heritage Committee

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1. Executive Summary

AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the property at 1173 King Street East, in the City of Hamilton, Ontario. This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. As a part of the project, it is anticipated that building impacts may take place on the property at 1173 King Street East.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft Terms of Reference for Consultants: *Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. Consequently the recommendations as they relate to this CHER and the potential cultural heritage value or interest of the property at 1173 King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 1173 King Street East to assess the potential cultural heritage value or interest of the property. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

The property located at 1173 King Street East is a quadrangular lot on the northeast corner of King Street East and Fairview Avenue. The structure on the property consists of a 2½-storey dwelling, with a 2-storey addition on the front of the house for previous commercial uses. The property was first developed in 1913, and the addition was built in 1940.

Historical Fire Insurance Plans Hamilton City Directories indicate that by 1913, a 2½-storey brick dwelling was located on the property. The property's first resident in that year was Albert Gibbons. The property continued to be used for residential purposes throughout the early 20th century with a number of different residents living in the dwelling between 1913 and 1940. In addition, the property was listed as home to a business identified as "Will's Confectionary". The addition on the front of the building was used for a confectionary from its construction c.1940 until well into the late 20th century, while the rear of the structure appears to have remained in use for residential purposes.

A field review of the privately-owned property at 1173 King Street East was undertaken on February 22, 2017 by Michael Greguol and Emily Game of AECOM. An assessment was not completed on the interior of the structure due to the timing constraints for the TPAP Amendment.

The property at 1173 King Street East is a typical example of early/mid-20th century vernacular residential architecture that has been extensively modified in order to accommodate a commercial use. The property was originally built in 1913 in what was a vernacular Edwardian style; however, the 2-storey addition on the front of the dwelling significantly changed the streetscape presence of the property and has resulted in a much more commercial appearance. The commercial addition has been converted to residential use. As a result, the present appearance bears little resemblance to the earlier phases of the property.

2. Introduction

2.1 Historical Summary

2.1.1 Context

The subject property is located within the municipal boundaries of the City of Hamilton, Ontario. Prior to the incorporation of the current municipality, the property was located within the boundaries of Barton Township, in Wentworth County.

2.1.2 Wentworth County

As part of the establishment of Upper Canada, the province was divided into administrative Districts in 1792. Wentworth County was one of several counties that made up the Home District. It was named in honour of Sir John Wentworth, Lieutenant Governor of Nova Scotia from 1792-1808. In 1816, the Home District was divided and reorganized and Wentworth County was included in the Gore District. By 1849, the original district system was abolished and replaced by a county council system and Wentworth County became an independent political entity. Townships that were included in Wentworth County at one time or another included Ancaster, Barton, Beverly, Binbrook, Caistor, Flamborough East and West, Glanford, Onondaga, Saltfleet, and Seneca. Between 1850 and 1854, Wentworth and Halton Counties were joined for government purposes into the United Counties of Wentworth and Halton. In 1973, Wentworth County was renamed the Regional Municipality of Hamilton-Wentworth and, in 2001, was amalgamated with six constituent municipalities into the City of Hamilton. The City of Hamilton has remained as the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

2.1.3 Barton Township

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818.¹ The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The settlement of Barton Township began slowly, with only 102 families living in the township by 1815; most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population grew to 1,434.² Barton Township was later amalgamated into the Regional Municipality of Hamilton-Wentworth, which today is known as the City of Hamilton.

¹ William H Smith. *Smith's Canadian Gazetteer*. (Toronto: H. & W. Roswell. 1846).

² D'Arcy Boulton. *Sketch of His Majesty's Province of Upper Canada*. (London: C. Rickaby. 1805), pp. 48-49.

2.2 Description of Property

The property located at 1173 King Street East is a quadrangular lot on the northeast corner of King Street East and Fairview Avenue. The structure on the property consists of a two-and-a-half storey dwelling, with a two storey addition on the front of the house, evidently for previous commercial uses. The property was first developed in 1913 and the addition was added in 1940. The original structure on the property appears to have been similar in appearance to the property at 1175 King Street East. The peak of the gable and a gable window are barely visible at the top of the building. The two storey addition on the front of the building extensively altered the front of the dwelling and has resulted in a much more commercial façade. Commercial buildings are typically found further west on King Street East. The recent removal of the display windows and commercial entrance to the façade has left the addition architecturally expressionless.

2.3 Current Context

The property is situated on the northeast corner of King Street and Fairview Avenue, on the eastern outskirts of downtown Hamilton. As a corner property, it retains frontage along both streets; however, the main front entrance to the structure is along King Street East. The original structure on the property appears to have been built roughly in the same period as the residential dwellings located along Fairview Avenue. The existing King Street façade retains a commercial appearance unlike the rest of the properties on this block of King Street East. Rather, the structure is more consistent with the properties located on King Street East at the intersection with Gage Avenue North.

3. Methodology and Sources

3.1 Study Approach

This CHER was prepared in accordance with Metrolinx's Interim Cultural Heritage Management Process (Fall 2013) and the MTCS Standards and Guidelines for the Conservation of Provincial Heritage Properties (2010). The CHER was also undertaken according to the guidelines presented in the Metrolinx document, Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations (April 2016) and outlined in the following tasks:

- Research and Documentation Gathering – gathered from various sources including existing heritage studies, Metrolinx records, public archives, and published materials;
- Writing – an illustrated report based on gathered background history and site investigation materials, and the application of O.Reg. 9/06 and 10/06; Evaluation, Recommendations, and Statement of Cultural Heritage Value – a summary of the applicable evaluation, and recommendations regarding whether the property meets the criteria for being a provincial heritage property, a provincial heritage property of provincial significance, or neither.

As outlined in the Draft Terms of Reference, the heritage evaluation is separated into two stand-alone components: a CHER and a CHERR. The Cultural Heritage Evaluation Report includes research conducted for the CHER and is intended to address the criteria set out in O.Reg. 9/06 and 10/06. The CHERR includes the results of the applied evaluation, and the recommended outcome of the evaluation.

Michael Greguol, Cultural Heritage Specialist, and Emily Game, Heritage Researcher for AECOM, conducted a site investigation to visually inspect and document the property on February 22, 2017. An assessment was not completed on the interior of the structure due to the timing constraints for the TPAP Amendment.

3.2 Secondary Sources

A series of secondary sources were reviewed for the purposes of data collection and analysis as part of the CHER. The relevant guidelines and reference documents cited above served as a framework for undertaking the study. The *Hamilton Light Rail Transit Cultural Heritage Screening Report, City of Hamilton, Ontario* (CHSR) prepared by ASI in December 2016, provided a preliminary review of the rail corridor and the potential heritage properties identified along the corridor. Background information and applicable research was gathered from the report for the purposes of the CHER. In addition, a series of published materials including published histories pertaining to the history of Hamilton were consulted. A complete list of the sources reviewed for the report is contained in Section 15 (Bibliography).

3.3 Primary Sources

Where available, primary source material was consulted to provide a historical context for the evaluation of the potential heritage value of the property. Primary source research was undertaken at the Local History and Archives Department of the Hamilton Public Library, the Mills Memorial Library at McMaster

University, and at the Map and Data Centre at the University of Western Ontario. A review of the following primary sources aided in the evaluation of the structures at 1173 King Street East:

- Illustrated Historical Atlas of the County of Wentworth, 1875;
- Hamilton City Directories, issues 1913-1970;
- Fire Insurance Plans, 1911-1960; and,
- National Topographic Series, 1909-1938.

3.4 Consultations

As part of the identification of recognized and potential cultural heritage resources for the CHSR, ASI undertook consultation with the City of Hamilton, the Ontario Heritage Trust (OHT) and the MTCS. Consultation during the CHSR process took place between August and October, 2016.

As part of this CHER, AECOM undertook property-specific consultation with the same municipal and provincial staff and agencies in order to identify or confirm any existing heritage recognitions or interest in this subject property.

The following individuals and organizations were consulted:

- Thomas Wicks, Heritage Planner, OHT;
- Chelsey Tyers, Cultural Heritage Planner, City of Hamilton;
- Asyia Patel, Assistant Cultural Heritage Planner, City of Hamilton; and,
- Rosi Zirger, Heritage Planner, MTCS.

The results of the consultation efforts have been summarized in Section 7 (Community Input).

4. Heritage Recognitions

4.1 Municipal

As a review of applicable municipal heritage recognitions for the property or adjacent properties, AECOM reviewed the City of Hamilton's heritage inventories. The following inventories and registers were reviewed:

- Hamilton's Heritage Volume 1: List of Designated Properties and Heritage Conservation Easements under the *Ontario Heritage Act*, and,
- Hamilton's Heritage Volume 2: Inventory of Buildings of Architectural and/or Historical Interest.

Hamilton's Heritage Volume 1 consists of a listing of properties that have been designated by municipal by-law. The volume includes properties that have been designated under Parts IV or V of the *Ontario Heritage Act*. The volume also identifies properties for which the City of Hamilton holds a Heritage Easement for the property.

Hamilton's Heritage Volume 2 is a compilation of the inventories of heritage structures and places of the six former municipalities that now make up the City of Hamilton. This volume contains approximately 7,000 properties that are of potential heritage interest, or value, but are not formally protected under the *Ontario Heritage Act*. The Inventory is publically available; however, it is one that evolves over time and properties are added on a case-by-case basis, determined by staff at the City.

Consultation efforts were undertaken to confirm levels of municipal heritage recognition, if any. The property was identified in the December 2016 CHSR as not being subject to any heritage recognitions. However, consultation with the City of Hamilton in January and February 2017 confirmed that the property is now listed in the City's *Inventory of Building of Architectural and/or Historical Interest*.

4.2 Provincial

As a review of applicable provincial heritage recognitions for the property or adjacent properties AECOM reviewed the OHT's Provincial Plaque Guide, and list of OHT easements. The property at 1173 King Street East is neither the subject of a provincial plaque nor a provincial easement. In addition, OHT staff was contacted to review the Ontario Heritage Act Register to confirm that the property is not included on the register and that an OHT easement does not exist for the property.

Thomas Wicks, Heritage Planner for the OHT confirmed that the property is not subject to an OHT conservation easement or on their register.

Rosi Zirger, Heritage Planner for the MTCS also confirmed on March 10, 2017 that the property is not included on the MTCS list of provincial heritage properties and the MTCS is not aware of any previous evaluations related to the property.

4.3 Federal

As a review of applicable federal heritage recognitions for the property or adjacent properties, AECOM reviewed the online searchable database for the Canadian Register of Historic Places as well as the Directory of Federal Heritage Designations. 1173 King Street East and the adjacent properties are not subject to any existing federal heritage recognitions.

5. Adjacent Lands

The properties adjacent to 1173 King Street East consist primarily of residential properties on the block of King Street East between Fairview Avenue and East Bend Avenue North. The area was built up during and immediately after the First World War as small frame wartime housing units. In many cases the lots were redeveloped with larger homes, or the wartime houses were renovated extensively. This has resulted in a neighbourhood with a wide range of types and materials.

Located immediately to the east of the subject property, 1175 King Street East is a 2½-storey vernacular Edwardian residential structure that was built in a similar style to the original structure at 1173 King Street East. Similar residential structures are located along Fairview Avenue, as well as on the south side of King Street East. While the details and exterior finishes on these properties vary, the majority of the properties share a common form and design.

Consultation with the City of Hamilton indicated that 1175 King Street East is included in the City's *Inventory of Buildings of Architectural and/or Historical Interest*.

6. Archaeology

ASI completed a Stage 1 Archaeological Assessment (AA) as part of the Rapid Transit Initiative and found that the property at 1173 King Street East did not retain archaeological potential and confirmed that no known archaeological assessments have previously been completed within 50 metres (m) of the property. As such, at the time of production of the ASI report, no archaeological sites had been identified within or adjacent to the property. Additionally, the ASI Stage1 AA indicates that there is no land that retains archaeological potential within 50 m of 1173 King Street East.

The results of the Stage 1 AA determined that a Stage 2 AA must be conducted for all land identified as retaining archaeological potential that will be impacted by the proposed Rapid Transit Initiative. Based on this assessment, ASI made the following recommendations:

- The King Street right-of-way (ROW) does not retain archaeological potential due to previous land disturbance. An additional AA is not required within the ROW and those portions of the study corridor can be cleared of further archaeological concern; and,
- A Stage 2 AA should be conducted on lands determined to have archaeological potential if the proposed project is to impact these lands. This work must be done in accordance with the MTCS' *Standards and Guidelines for Consultant Archaeologists* (Ontario Government 2011) in order to identify any archaeological remains that may be present.

It should be noted that ASI's recommendations for Stage 2 archaeological work references the MCL's 2006 draft *Standards and Guidelines for Consultant Archaeologists* (MCL 2006); however, further Stage 2 archaeological work must now be conducted in accordance with current archaeological standards and guidelines (*Standards and Guidelines for Consultant Archaeologists*, Ontario Government 2011) . For complete details regarding the results of the Stage 1 AA, reference should be made to the *Stage 1 Archaeological Assessment, Rapid Transit Initiative, City of Hamilton, Ontario* (February 2009).

7. Community Input

As part of the consultation process for this report, AECOM undertook consultation with the City of Hamilton, the MTCS, and the OHT. The results of the consultation efforts are identified below in Table 7-1.

Table 7-1: Community Input and Consultation Undertaken for 1173 King Street East

Contact	Contact Information	Date	Notes
Chelsey Tyers, Heritage Planner City of Hamilton	905-546-2424 ext. 1202 chelsey.tyers@hamilton.ca	February 28, 2017	The City of Hamilton confirmed that 1173 King Street East is listed on the City's <i>Inventory of Building of Architectural and/or Historical Interest</i> .
Asiya Patel Assistant Cultural Heritage Planner City of Hamilton	905-546-2424 ext. 7163 asiya.patel@hamilton.ca		
Thomas Wicks Heritage Planner Ontario Heritage Trust	416-314-5972 thomas.wicks@heritagetrust.on.ca	February 1, 2017; confirmed February 9, 2017	The OHT confirmed that the property is not subject to an OHT conservation easement nor is it on their register.
Rosi Zirger Heritage Planner Ministry of Tourism, Culture, and Sport	416-314-7159 rosi.zirger@ontario.ca	February 1, 2017 March 10, 2017 (Response)	The MTCS confirmed that the property is not included on the MTCS list of provincial heritage properties and the MTCS is not aware of any previous evaluations related to the property.

8. Discussion of Historical or Associative Value

8.1 Historic Theme/Cultural Pattern

8.1.1 *Transportation*

The earliest roads in Ontario were typically military roads or colonization roads. These roads often followed aboriginal hunting trails or were dictated by the topography of the land which they crossed. The Dundas Road was opened to connect Toronto with the Thames River, in what is now London, Ontario, and the Kingston Road was designed to provide a military link between Toronto and Kingston. The Kingston Road was one of the earliest and still functioning roads in southern Ontario.

Following the Crown surveys in Ontario, concession and side roads were opened on a grid that was dictated by the survey type that was used. The roads were cleared and made passable by the early land owners who built their dwellings adjacent to the concession roads. Despite being cleared, road conditions were often poor until the late 19th and early 20th centuries. The crown surveys, and later surveys of town and city plots were laid out on a grid, which has left a visible imprint on rural and urban street grids today. Much of the pattern of these surveys can be seen in the grids of cities and townships in Ontario. Within Hamilton, this is visible in the parallel city streets and grid layout of the downtown core and outlying areas. King Street was a pre-existing road and has a visible curve in its orientation, swinging north just east of Wellington Street before swinging south again around Barnesdale Avenue. This curvature in the road is visible on historic maps of the township and can be attributed to its history as an indigenous trail that pre-dates European settlement in the Hamilton area. The historic trail has left a visible footprint on the 19th century grid of the City.

Railway transportation, both passenger and freight, greatly improved the transportation network in Ontario beginning in the mid-1800s. The opening of the Grand Trunk Railway (GTR) between Montreal and Toronto in 1856 provided a link between the two cities and provinces that was more easily travelled in comparison to mid-19th century roads. The construction of the route from Montreal to Toronto, and then on to Sarnia by the end of the 1860s resulted in the construction of significant structures such as the Victoria Bridge over the St. Lawrence River, and the St. Clair Tunnel in Sarnia. The GTR was designed to enhance the St. Lawrence-Great Lakes shipping routes in response to the railroads and shipping networks in the United States. As a result it also strengthened the connection and link between the townships, and municipal and provincial economies in Ontario.

Various railway companies were formed in Ontario to create a vast network of rail lines that spread throughout the province by the early 20th century. Nonetheless, most of the companies were eventually merged with or purchased by the Canadian National Railway (CN) or the Canadian Pacific Railway (CP).

8.1.2 *Railways*

A spur line of the former Toronto, Hamilton, and Buffalo Railway (TH&B) is carried over King Street East at grade, approximately 75m east of the subject property. The TH&B was first conceived in March 1884

as a rail line to connect Toronto to Fort Erie and Buffalo, New York through the City of Hamilton. However, as with many of the early railways in North America, funding became an issue from the beginning. In 1891, the management of the TH&B secured an amalgamation with the already constructed Brantford, Waterloo & Lake Erie Railway (BW&LER) which operated a line between Brantford and Fort Erie. By 1892, the companies were combined and became official known as the TH&B.

A year later the railway was purchased by a series of major railway companies, most of which was based on American interest, and by 1895 a link between Hamilton and Brantford was opened. The first few decades of the 20th century resulted in a series of spurs and belt lines being constructed by the railway, as well as amalgamations with smaller railway companies, characteristic of 19th and 20th century railway business.

Within the City of Hamilton, the TH&B and City Council wrestled with the issue of grade separation, which ultimately resulted in the an agreement in 1930 for the two parties to construction a grade separation in order to prevent long trains from block city streets. The project was completed in 1933, including the construction of a new station and corporate offices. Between the 1930s and 1970s, the TH&B eventually came under the control of the Michigan Central Railway, the New York Central Railway, the Penn Central Railway, and eventually Conrail. However, as of 1977, Conrail's interest in the TH&B was sold to the Canadian Pacific Railway (CPR), and by 1987 the TH&B was fully integrated into the CPR system.

8.1.3 Hamilton Street Railway

In 1873, the City of Hamilton incorporated the Hamilton Street Railway; the horse-drawn streetcar service began in May 1874 with six operating cars. The line extended along three miles of track from the GTR's passenger station east along Stuart Street South to James Street. The line travelled south to Gore Park and then east along King Street to Wellington Street. Due to popularity of the service, additional cars were added and the track was extended. New track was laid west along King Street to Locke Street and east to Wentworth Street.

The electrification process of the Hamilton Street Railway began in March 1892. A total of 12 miles of track were electrified and 15 horsecars were converted to electric street cars. Operation of the newly-electrified cars began on June 29, 1892.

At the end of the Second World War, Hamilton Street Railway sold the lines to Canada Coach for \$1.4 million. Immediately following the sale, Canada Coach announced plans to replace the street car service with busses. By 1951, the last street car was removed from service and replaced by electric trolley busses.³

The proposed B-Line follows the old streetcar route from King Street near McMaster University to Sherman Avenue; the old streetcar route then turned south along Sherman Avenue and continued east on Main Street to Kenilworth Avenue North.

The present-day Hamilton transit company operates under the name of Hamilton Street Railway Company.

³Transit Toronto. <http://transit.toronto.on.ca/streetcar/4751.shtml>, consulted February 9, 2017.

8.2 Local History

1173 King Street East is located within the City of Hamilton, Ontario. Historically the structures were located within Lot 6, Concession II, Barton Township in Wentworth County. The subsections below include historic information related to the settlement and growth of these areas.

8.2.1 Settlement History

As part of the establishment of Upper Canada, the province was divided into administrative Districts in 1792. As such, Wentworth County was one of several counties that made up the Home District. It was named in honour of Sir John Wentworth, Lieutenant Governor of Nova Scotia from 1792-1808. In 1816, the Home District was divided and reorganized and Wentworth County was included in the Gore District. By 1849, the original district system was abolished and replaced by a county council system and Wentworth County became an independent political entity. Townships that were included in Wentworth County at one time or another included Ancaster, Barton, Beverly, Binbrook, Caistor, Flamborough East and West, Glanford, Onondaga, Saltfleet, and Seneca. Between 1850 and 1854, Wentworth and Halton Counties were joined for government purposes into the United Counties of Wentworth and Halton; however, this change was short-lived. In 1973, Wentworth County was renamed the Regional Municipality of Hamilton-Wentworth and in 2001 was amalgamated with six constituent municipalities into the City of Hamilton. The City of Hamilton has remained as the administrative seat or county town since the original creation of the Gore District nearly two centuries ago.

Barton Township is described in detail in the *Illustrated Historical Atlas of the County of Wentworth of 1875*. The Township of Barton was surveyed in 1791 by Augustus Jones using the Single-Front survey system used by the colonial government between 1783 and 1818. The survey was made up of concessions separated by road allowances. The concession was divided into lots of 200 acres and sideroad allowances were surveyed after every fifth lot. The first settlers arrived in Barton Township in 1791, many of whom were United Empire Loyalists or disbanded troops. The Settlement of Barton Township began slowly, with only 102 families living in the township by 1815. Most of the settlement was concentrated at the foot of the Niagara Escarpment. The township continued to grow and by 1823 it contained one sawmill and three gristmills. By 1841, the population had grown to 1,434.

8.2.2 Site History

1173 King Street East was historically located on the west side of Lot 6, Concession II in Barton Township, when the crown survey for the township was undertaken. By 1875, the lot had been subdivided, with the current location of the 1173 King Street East property located within a portion belonging to an R.R. Gage. No structures were shown on the lot at the time, and the surrounding properties east and west of the lot were owned by members of the Gage family, with isolated structures shown amongst various orchards (Figure 3).

By the beginning of the 20th century, historic topographic mapping indicates that urban development was underway and the area surrounding the 1173 King Street East property had become considerably more populated with brick and wooden structures along King Street East and the surrounding side streets (Figure 4). Historic Fire Insurance Plans Hamilton City Directories indicate that by 1913, a two-and-a-half storey brick dwelling was located on the property. The property's first resident in that year was Albert Gibbons. The property continued to be used for residential purposes throughout the early 20th century with a number of different residents living in the dwelling between 1913 and 1940. In 1940, a J. Murray is listed as residing on the property; however, shortly after it appears to have changed hands and a two storey commercial addition was added to the front of the dwelling. In 1950, a W. Bochenek, no doubt the "W.B"

in the date stone (Photograph 6) is identified as the owner of the property. In addition, the property is listed as home to a business identified as “Will’s Confectionary”. The addition on the front of the building was used for a confectionary from its construction c.1940 until well into the late 20th century, while the rear of the structure appears to have remained in use for residential purposes. By 1961, the name of the business changed to “Eve’s Confectionary”, and a Joseph Grochet is identified as the resident. In 1970, again “Eve’s Confectionary” is listed at the address, and an Elgin Riebel is listed as the resident.

Most recently, the ground floor of the addition appears to have been rebuilt as the brick is visibly different on each floor. This was likely to brick in display windows that would have been incorporated into the confectionary’s storefront. The brick on the front portion of the dwelling indicates a change in use from commercial to residential on the interior of the addition. Consequently, neither the original appearance of the residential building ca.1915, nor the commercial storefront of the 1940s Confectionary has survived with any legibility.

8.3 Person/Event/Organization

The historic research undertaken for this CHER did not identify any significant people, events, or organizations that are directly related to or associated with the properties, and could contribute to the potential cultural heritage interest or value of the properties.

9. Discussion of Design or Physical Value

9.1 Style/Type/Tradition

The structure on the property at 1173 King Street East consists of a 2½-storey brick residential building, designed in what was originally a vernacular Edwardian design. However, a later 2-storey addition to the front of the structure has extensively modified the street façade of the dwelling. The connection of the two portions of the building can be easily read on the exterior of the dwelling.

Architecturally, the façade on King Street East was likely a typical mid-20th century commercial storefront generally found in urban centres, such as Hamilton. The ground floor would have contained a series of display windows, similar to the properties located west of Gage Avenue to the west of the subject property. Recent brickwork on the ground floor suggests that the property has recently converted from commercial back to residential uses.

Architecturally, few design elements on the King Street East façade remain on the building. The exception is the segmental arch lintel above the second storey windows, the central raised parapet wall, and the decorative stone or concrete panel in the centre of the parapet “W.B 1940”. The initials are those of W. Bocheneck who is listed as the resident of the property and quite likely the owner of the original “Will’s Confectionary” that was present in the building during the mid-20th century. The peak of the original gable roof and a central gable window are barely visible above the roofline of the addition on King Street East.

The character of the original brick dwelling is most visible from Fairview Avenue. The west façade and the series of additions on the both the back and front of the dwelling are clear from the street. The original dwelling on this façade consists of a parged concrete foundation, and a series of ground and second storey windows. An extensive amount of repointing and brick infilling has resulted in various mortar colours on the exterior. At the rear of the structure, a 1-storey brick addition has been made consisting of a rusticated concrete block foundation, brick exterior, basement and ground floor windows. The addition has a rear entrance with a small gable porch roof supported on simple wooden brackets. Historical Fire Insurance Plans indicate that the one storey addition had been built by 1960. At the front of the property, the different brick colours as well as the connection with the original dwelling can be seen. There is also a three bay brick garage located at the rear of the property.

9.2 Function

Historically, the property at 1173 King Street East was designed for residential purposes. The 2-storey addition was added to the front of the building to support a commercial use from the mid-to-late 20th century. However, it appears to be in use mainly for residential purposes.

9.3 Fabric

The structure at 1173 King Street East is constructed primarily of brick. The late 20th century brick infill on the King Street East façade has resulted in a relatively consistent use of brick throughout both the King Street East and Fairview Avenue sides of the structure. With the exception of the few windows still

remaining on the structure, the concrete foundation and decorative elements, the vast majority of the exterior consists of a variety of red brick.

10. Discussion of Contextual Value

10.1 Social Meaning

The property at 1173 King Street East is a typical example of early/mid-20th century vernacular residential architecture that has been extensively modified in order to accommodate a commercial use. The property was originally built in 1913 in what was a vernacular Edwardian style; however, the 2-storey addition on the front of the dwelling has drastically changed the streetscape presence of the property and has resulted in a much more commercial appearance. This commercial addition has been renovated to convert the building back to residential use and the present appearance bears little resemblance to either of the earlier phases of the property.

10.2 Environment

The property located at 1173 King Street East is relatively unique in its surroundings, in that it is the only structure on the north side of King Street East between Fairview Avenue and East Bend Avenue North that has a commercial-style appearance. The remaining six properties on this block are all residential structures of varying ages, styles, materials, and configurations. As a result of the addition, the front of the structure has been built out to the sidewalk and has a much more projected presence than the neighbouring properties. The majority of buildings along the south side of King Street East at this location, and along Fairview Avenue consist of 1½- or 2-storey residential structures. In this sense, the property is relatively consistent in terms of its scale.

10.3 Formal Recognition

The property was identified in the December 2016 CHSR as not being subject to any heritage recognitions. However, consultation with the City of Hamilton in February 2017 confirmed that the property is now located on the City's *Inventory of Building of Architectural and/or Historical Interest*.

11. Data Sheet

Table 11-1: Data Sheet for 1173 King Street East

FIELD	PROPERTY DATA
Municipal Address	1173 King Street East
Municipality	Hamilton
Approximate Area (square metres)	283
Rail Corridor	Hamilton LRT B-Line
PIN	172260118
Ownership	Private
Aerial photo showing location and boundaries	
Exterior, street-view photo	
Date of construction of built resources (known or estimated and source)	1913 (Hamilton City Directories, Fire Insurance Plans)
Date of significant alterations to built resources (known or estimated and source)	c. 1940 (Hamilton City Directories, Date stone in peak of

FIELD	PROPERTY DATA
	building)
Architect/designer/builder	Unknown
Previous owners or occupants	Albert Gibbons (1913), Willam Bochenck & Will's Confectionary (mid-20 th century)
Current function	Residential
Previous function(s)	Residential/Commercial
Heritage Recognition/Protection (municipal, provincial, federal)	Listed on City's <i>Inventory of Building of Architectural and/or Historical Interest</i> .
Local Heritage Interest	Listed on City's <i>Inventory of Building of Architectural and/or Historical Interest</i> .
Adjacent Lands	1175 King Street East is Listed on City's <i>Inventory of Building of Architectural and/or Historical Interest</i> .
Latitude or UTM Northing	43.247450°
Longitude or UTM Easting	-79.827649°

12. Photographs



Photograph 1: View looking north across King Street East showing 1173 King Street East (AECOM, 2017)



Photograph 2: View showing 1137 King Street East in relation to neighbouring residential properties (AECOM, 2017)



Photograph 3: View showing block on the north side of King Street East, with 1137 King Street East on the far left (AECOM, 2017)



Photograph 4: View showing detail of the corner of 1137 King Street East. The addition can be seen joining the original structure at right where the foundation changes (AECOM, 2017)



Photograph 5: View looking east across Fairview Avenue, showing east façade of 1173 King Street East (AECOM, 2017)



Photograph 6: View showing detail of raised parapet and concrete/stone panel with "W.B 1940" above second storey window (AECOM, 2017)



Photograph 7: View looking across Fairview Avenue showing garage structure at rear of subject property (AECOM, 2017)

13. Figures

All figures pertaining to this CHER can be found on the following pages.

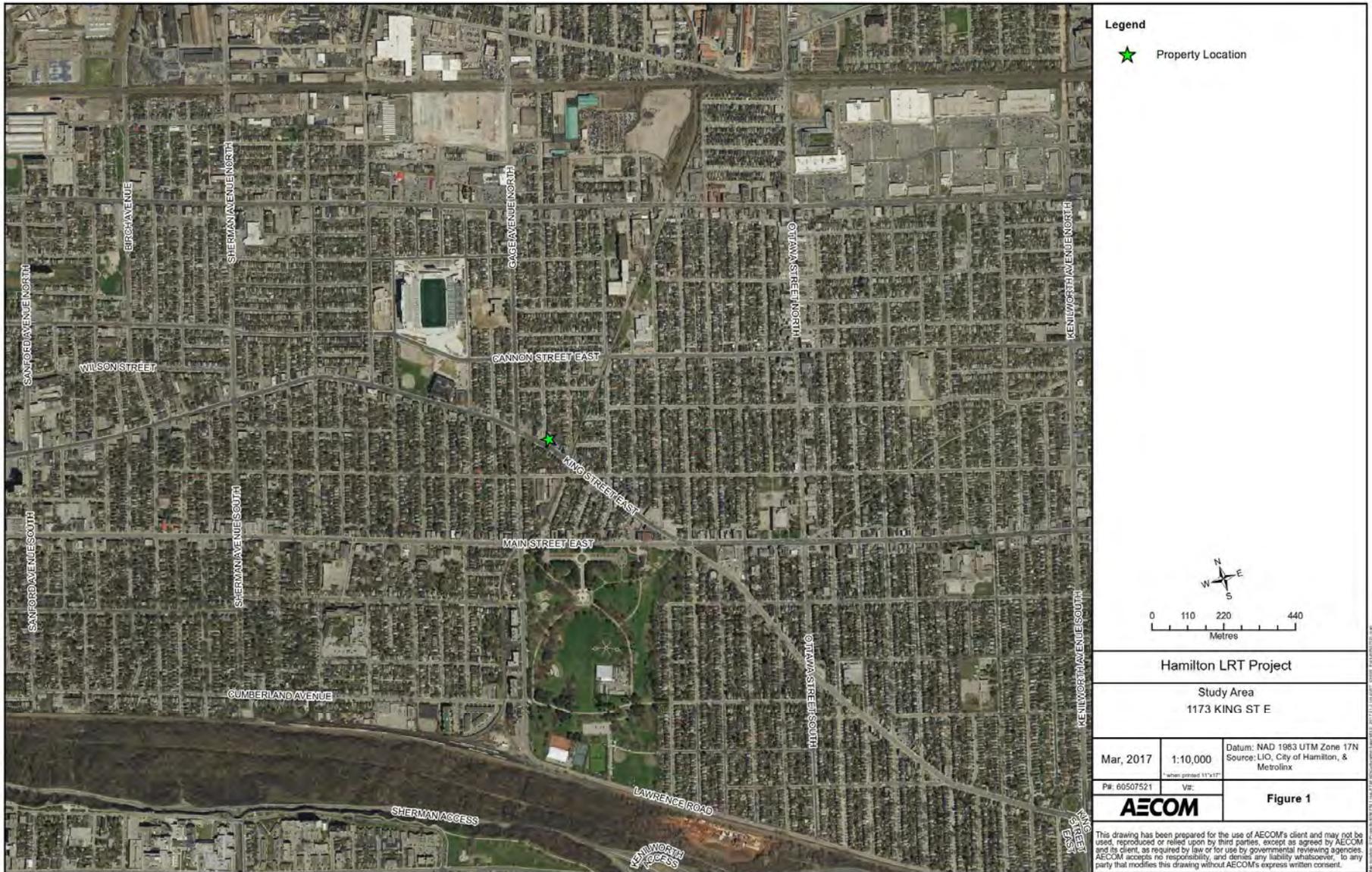


Figure 1: Location of 1173 King Street East



Figure 2: Aerial Photograph showing the area surrounding 1173 King Street East



Figure 3: Location of 1173 King Street East on the 1875 *Historical Atlas Map* (Page & Smith, 1875)

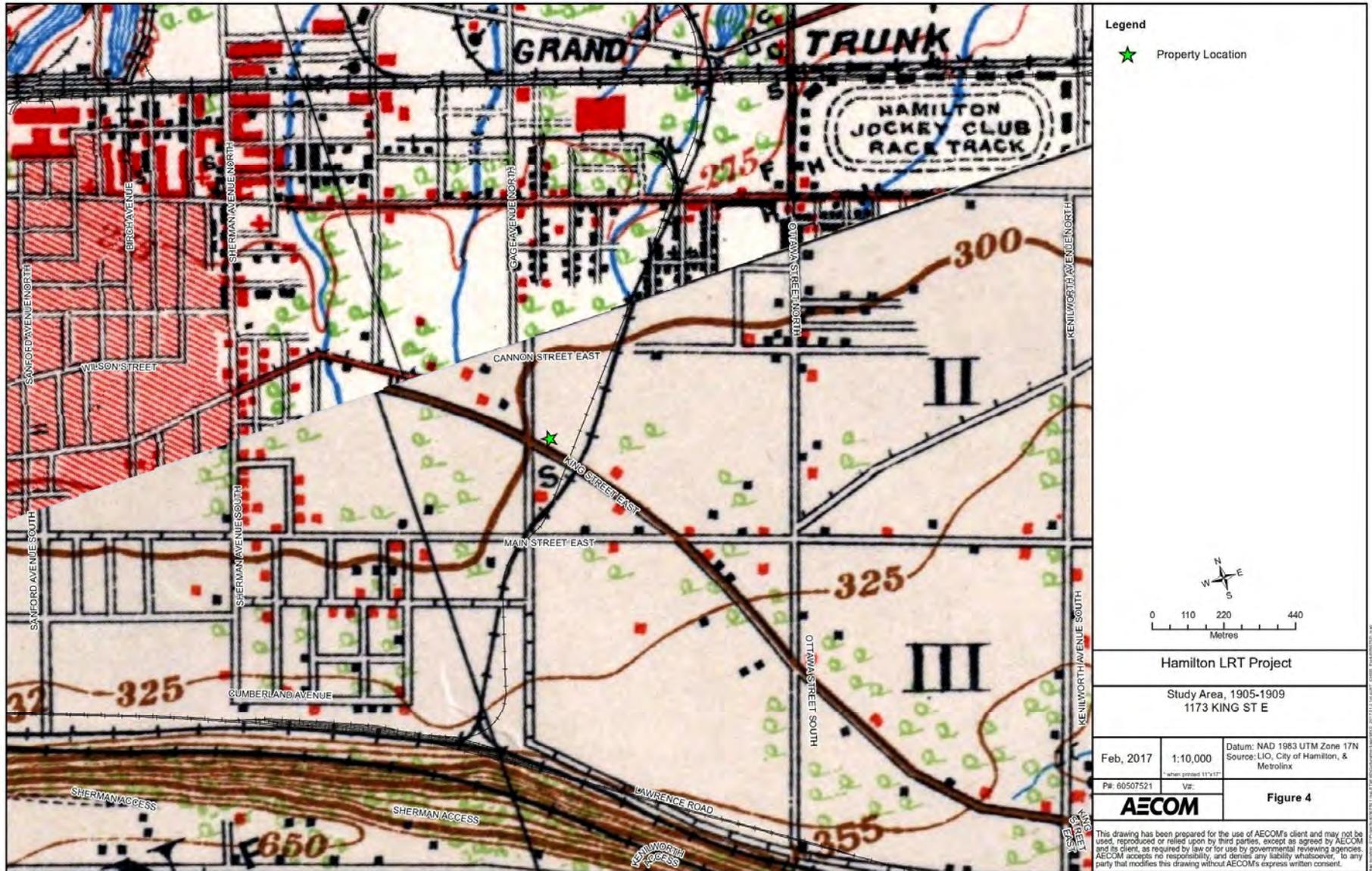


Figure 4: Location of 1173 King Street East on the 1905-1909 NTS Map

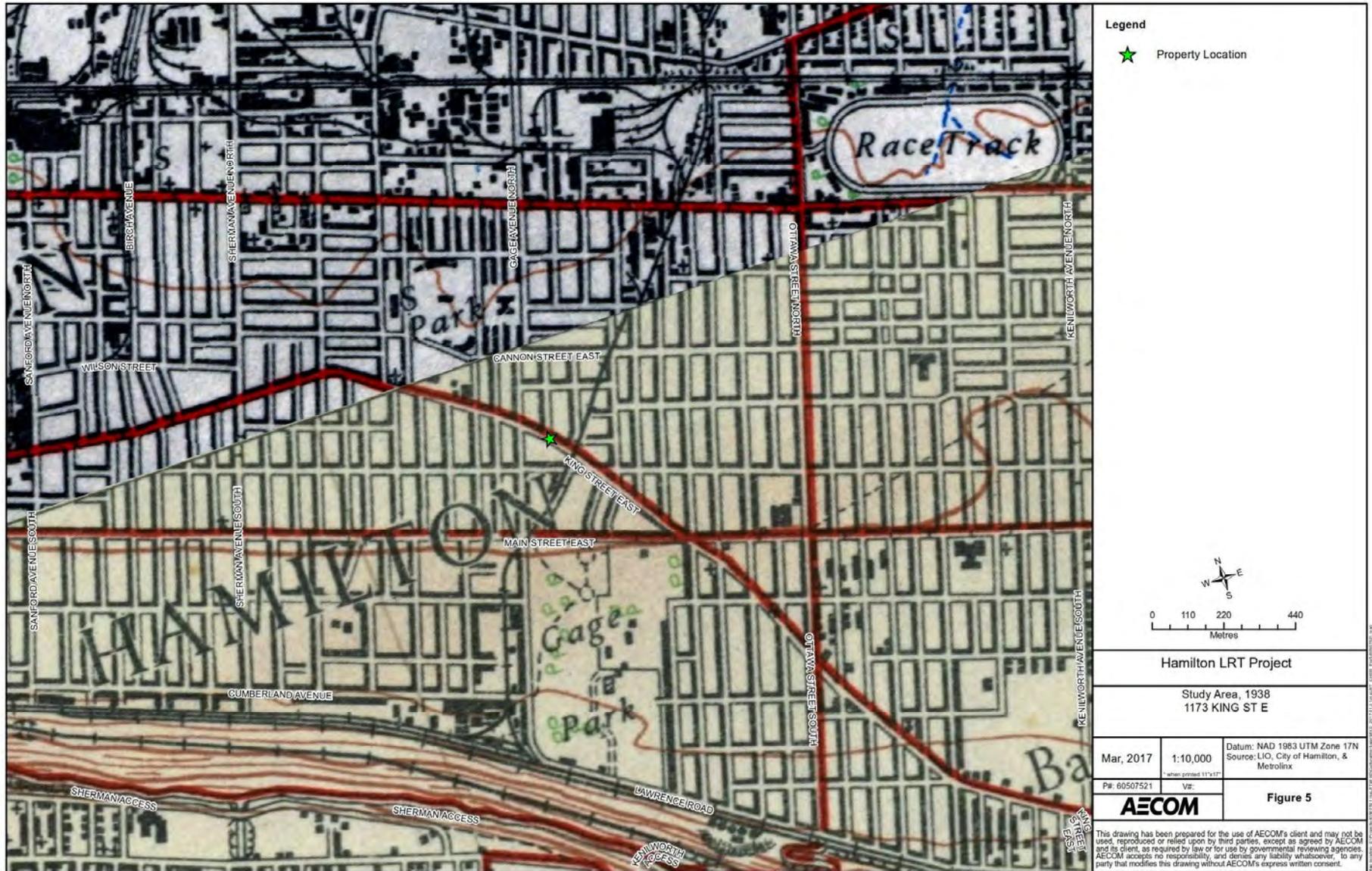


Figure 5: Location of 1173 King Street East on the 1938 NTS Map

14. Chronology

- 1791 Barton Township was surveyed by Augustus Jones; the first settler arrived in the township.
- 1792 Province of Upper Canada divided into administrative districts.
- 1816 Home District divided and reorganized. As part of the reorganization, Wentworth was reorganized and included within the Gore District.
- 1850 Gore District was divided and Halton and Wentworth Counties were created.
- 1873 Incorporation of the Hamilton Street Railway.
- 1875 Property is depicted on the *Illustrated Historical Atlas* as part of subdivided lot.
- 1913 Residential structure first built on the property at 1173 King Street East.
- 1940 Two storey brick addition added to the front of the dwelling.
- 1960 One storey brick addition added to the rear of the dwelling.

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METROLINX

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Une agence du gouvernement de l'Ontario

Cultural Heritage Evaluation Report Recommendations 1173 King Street East, Hamilton, Ontario

**Prepared by AECOM
for Metrolinx**

April 7, 2017

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Revision History

Revision #	Date	Revised By:	Revision Description
0	03/06/2017	C. Latimer	Draft to Metrolinx
1	04/07/2017	M. Greguol	Finalized based on comments received from Metrolinx Heritage Committee

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1. Executive Summary

AECOM Canada Ltd. (AECOM) was retained by Metrolinx to complete a Cultural Heritage Evaluation Report (CHER) for the property at 1173 King Street East, in the City of Hamilton, Ontario. This work is being completed as part of the Hamilton Light Rail Transit (LRT) Project.

The Hamilton LRT Project B-Line alignment extends from McMaster University at Cootes Drive to the Main Street/Highway 403 Bridge. A proposed LRT-only bridge will allow the alignment to then extend along King Street West until King East Street intersects with Main Street East, where the alignment will continue along Main Street East to the Queenston Road traffic circle. As a part of the project, it is anticipated that building impacts may take place on the property at 1173 King Street East.

The project impacts will be assessed following the Transit Project Assessment Process (TPAP), as prescribed in Ontario Regulation (O. Reg.) 231/08, Transit Projects and Metrolinx Undertakings under the Environmental Assessment Act. As part of the TPAP Amendment, an Environmental Project Report (EPR) Amendment will be prepared for public review.

The CHER was prepared according to the Metrolinx Interim Cultural Heritage Management Process and utilizes the criteria in Ontario Regulation 9/06 and Ontario Regulation 10/06, as required by the Ministry of Tourism, Culture, and Sport's (MTCS) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010). In addition, the CHER was prepared according to the Metrolinx Draft Terms of Reference for Consultants: *Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations*. Consequently the recommendations as they relate to this CHER and the potential cultural heritage value or interest of the property at 1173 King Street East are contained in a separate Cultural Heritage Evaluation Report Recommendations (CHERR) document.

As part of the reporting requirements for the Hamilton LRT Project, Archaeological Services Inc. (ASI) undertook a Cultural Heritage Screening Report (CHSR) for the alignment. The CHSR identified the requirement to conduct a CHER for the property located at 1173 King Street East to assess the potential cultural heritage value or interest of the property. Where applicable, relevant background information has been utilized from the CHSR for project consistency.

The property located at 1173 King Street East is a quadrangular lot on the northeast corner of King Street East and Fairview Avenue. The structure on the property consists of a 2½-storey dwelling, with a 2-storey addition on the front of the house, for previous commercial uses. The property was first developed in 1913, and the addition was added in 1940.

Historic Fire Insurance Plans Hamilton City Directories indicate that by 1913, a 2½-storey brick dwelling was located on the property. The property's first resident in that year was Albert Gibbons. The property continued to be used for residential purposes throughout the early 20th century with a number of different residents living in the dwelling between 1913 and 1940. In addition, the property was listed as home to a business identified as "Will's Confectionary". The addition on the front of the building was used for a confectionary from its construction c.1940 until well into the late 20th century, while the rear of the structure appears to have remained in use for residential purposes.

A field review of the privately-owned property at 1173 King Street East was undertaken on February 22, 2017 by Michael Greguol and Emily Game of AECOM. An assessment was not completed on the interior of the structure due to the timing constraints for the TPAP Amendment.

The property at 1173 King Street East is a typical example of early/mid-20th century vernacular residential architecture that has been extensively modified in order to accommodate a commercial use. The property was originally built in 1913 in what was a vernacular Edwardian style; however, the 2-storey addition on the front of the dwelling has significantly changed the streetscape presence of the property and has resulted in a much more modified and commercial appearance. The commercial addition has been converted to residential use and as a result the present appearance bears little resemblance to the earlier phases of the property.

The application of O.Reg. 9/06 and O.Reg. 10/06 concluded that 1173 King Street East does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the nine criteria. Therefore, this CHERR recommends that the property at 1173 King Street East is not considered a Provincial Heritage Property (PHP).

2. Ontario Regulation 9/06 Evaluation

Ontario Regulation 9/06, *Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) provides criteria to apply to a potential heritage property to evaluate its heritage value. If a privately-owned property meets one or more of the following criteria it may be designated by a municipality under Section 29 of the *Ontario Heritage Act*. For the purposes of this CHER, O. Reg. 9/06 considers the evaluation of the property as part of the community context. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that a property may be considered a Provincial Heritage Property (PHP) if it meets one or more of the criteria under O. Reg. 9/06. The application of the criteria for 1173 King Street East is included in Table 2-1 below.

Table 2-1: O.Reg. 9/06 Evaluation for 1173 King Street East

Criterion	Response (Yes/No)	Rationale
1) The property has design or physical value because it:		
i) Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	No	The property includes a 2½-storey brick residential structure of a type that is common in Hamilton. It has been heavily modified by a non-descript 2-storey brick addition at the front. It therefore cannot be considered a rare, unique, representative, or early example of a style, type, expression, material or construction method.
ii) Displays a high degree of craftsmanship or artistic merit; or	No	The property is of common design and does not display a high degree of craftsmanship or artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The property is a common commercial and residential structure and does not display a high degree of technical or scientific achievement.
2) The property has historic or associative value because it:		
i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	The property appears to have housed a series of confectionaries in the middle of the 20 th century; however, no significant association with a theme, event, belief, person, activity,

Criterion	Response (Yes/No)	Rationale
		organization, or institution could be determined.
ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or	No	The property does not have potential to yield information that contributes to an understanding of a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	No particular architect, artist, builder, design, or theorist could be determined for this property.
3) The property has <i>contextual value</i> because it:		
i) Is important in defining, maintaining, or supporting the character of an area;	No	The property forms one of the various properties located along the north side of King Street East between Fairview Avenue and East Bend Avenue North. The majority of these are various residential structures of various forms, styles, and materials. As a result the subject property is not important in defining, maintaining, or supporting the character of the area.
ii) Is physically, functionally, visually, or historically linked to its surroundings; or	No	The property was originally built in 1913 and was part of the eventual urban growth of the area. However, the property does not appear to be significantly physically, functionally, visually, or historically linked to its surroundings.
iii) Is a landmark.	No	The property at 1173 King Street East is not considered a landmark.

3. Ontario Regulation 10/06 Evaluation

Ontario Regulation 10/06, *Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance* (O. Reg. 10/06), provides criteria against which to assess a property to determine if the property holds provincial heritage significance. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties* state that Ministries and prescribed public bodies shall apply the criteria in O. Reg. 10/06 to determine whether a property is of provincial significance. Therefore, for the purpose of this CHER O. Reg 10/06 considers the evaluation of the property as a part of the provincial context. If the property meets the criteria, it may be considered a Provincial Heritage Property of Provincial Significance (PHPPS). The application of the criteria for 1173 King Street East is in Table 3-1, below.

Table 3-1: O.Reg. 10/06 Evaluation for 1173 King Street East

Criterion	Response (Yes/No)	Rationale
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	1173 King Street East does not represent a theme or pattern in Ontario's history. Commercial and residential structures similar to this are found throughout towns and cities in Ontario. Although the residential structure is not quite evident on the property at 1173 King Street East, similar structures can be found further west at Gage Avenue.
2. The property yields, or had the potential to yield, information that contributes to an understanding of Ontario's history.	No	1173 King Street East does not yield, and is not anticipated to yield information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare, or unique aspect of Ontario's cultural heritage.	No	1173 King Street East does not demonstrate an uncommon, rare, or unique aspect of Ontario's cultural heritage. The form and massing of the structures are commonly found in cities and towns in Ontario.
4. The property is of aesthetic, visual, or contextual importance to the province.	No	1173 King Street East property is not of aesthetic, visual, or contextual importance to the province. The property is similar in style and form to properties found elsewhere in Hamilton and other

Criterion	Response (Yes/No)	Rationale
		cities and towns in Ontario.
5. The property demonstrates a high degree of excellence or creative, technical, or scientific achievement at a provincial level in a given period.	No	1173 King Street East does not demonstrate a high degree of excellence or creative, technical, or scientific achievement at a provincial level. The property is vernacular in design and execution.
6. The property 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.	No	1173 King Street East 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. No particular association would be drawn for this property.
7. The property 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	1173 King Street East does not have strong or special associations 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 particular association at the provincial level could be drawn for this property.
8. The property is located in an unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	1173 King Street East is not located in an unorganized territory.

4. Recommended Outcome of Evaluation

The application of O.Reg 9/06 and O.Reg. 10/06 concluded that 1173 King Street East does not meet O.Reg. 9/06 or O.Reg. 10/06, as it did not satisfy any of the nine criteria. Therefore, this CHERR recommends that the property at 1173 King Street East is not considered a Provincial Heritage Property (PHP).

As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes have not been prepared for this property.