



## City of Hamilton – Design Review Panel Applicant Project Summary Sheet

**Applicant Name:** Philpott Memorial Church

**Panel Meeting Date:**

**Project Address:** 160, 164, 168 King Street East

**Date of Panel Pre-Consult [if applicable]:** February 24, 2022

### Project Data

**Application Type [e.g. Site Plan, Re-zoning]:** Site Plan

### Proposed Use, Description of Project and Brief description of adjacent uses: [e.g. Office, Residential]:

The existing Lincoln Alexander Centre to become the new home of Philpott Memorial Church which is currently located at 84 York Blvd. The proposal is to upgrade the interior finishes of the existing Lincoln Alexander Centre (160 King) including replacing the existing roof and upgrading the existing HVAC systems. The proposal includes the proposed demolition of the two existing vacant commercial buildings located at 164 & 168 King Street E., and the construction of a four story addition to the existing building. The existing third floor auditorium within the existing building is to be used for the worship services of Philpott Memorial Church. The existing Banquet Hall on the lower level is to remain. The proposed new addition will provide a new entrance from the rear lane way for church attendees who will be parking in the adjacent parking lot. The addition's ground floor interior space will contain a two storey Lobby/Community Events Space to be available for community uses as well as a Cafe with seating facing King Street. Also included in the ground floor addition will be washrooms and elevators accessing all levels of the facility. The second floor will include children's teaching spaces within the existing building and church administration offices in the addition. The third floor will include an infants nursery, meeting room and Gymnasium space with direct connection to the existing auditorium, lobby and washrooms in the existing building. Fourth floor will include two meeting spaces. All new floors include connection to existing floors in the existing building. Immediately adjacent to the property on the west side is the 12 storey Hamilton Health Sciences & St. Joseph's Healthcare Hamilton Satellite Health Facility. On the east side is the 3 storey Discount Max store. To the south across the lane way at the rear of the project is the 15 storey Effort Square Apartment building at 115 Main Street. Across King Street are existing 3 storey buildings with ground floor commercial with residential above.

**Policy and guideline documents examined in preparing proposal [please list specific guidelines examined]:**

Local land use policies and zoning regulations of the Urban Hamilton Official Plan, Downtown Hamilton Secondary Plan, and Zoning By-law 05- 200, as they would apply to the subject lands.

Please see attached:

Planning Analysis for New Philpott Memorial Church

Former Lincoln Alexander Centre

160, 164, 168 King Street East, Hamilton

**Existing zoning:**

Downtown Mixed Use – Pedestrian Focus (D2) Zone

**Zoning/Site Plan Details** [complete relevant sections]

**Permitted height and/or permitted density:**

Minimum 11.0 metres to 22 metres

**Proposed height and/or proposed density:**

15.24m(existing) 14m new addition

<b>Permitted Setbacks</b>	<b>Front Yard</b>	Maximum 2.0 metres for any portion of building below 11.0 metres in height
	<b>Side Yard</b>	0
	<b>Rear Yard</b>	0

<b>Proposed Setbacks</b>	<b>Front Yard</b>	12"
	<b>Side Yard</b>	8"
	<b>Rear Yard</b>	9'-2"

**Permitted Parking** [please provide ratio and total e.g. 0.5/unit – 60 spaces]

Parking not required.

**Proposed Parking** [please provide ratio and total e.g. 0.5/unit – 60 spaces]

Onsite parking not provided. Offsite parking provided. Approximately 97 spaces. Ratio of approximately 1 space / 3.8 seats in auditorium

**If certain zoning provisions cannot be met, please explain why:**



The proposed development conforms to the Urban Hamilton Official Plan and is consistent with the intent of the City of Hamilton Comprehensive Zoning By-law 05-200, and that amendments to either document are not required to permit the proposed use.

### Disclosure of Information

#### Consent of Owner to the Disclosure of Application Information and Supporting Documentation

Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13. In accordance with that Act, it is the policy of the City of Hamilton to provide public access to all Design Review Panel applications and supporting documentation submitted to the City.

PHILPOTT MEMORIAL CHURCH, the Owner, hereby agree and acknowledge that the information  
(Print Name of Owner)

contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M. 56, I hereby consent to the City of Hamilton making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

20 September 2022  
Date

Malcolm R. Sears  
Signature of Owner

**NOTE 1:** Where owner or applicant is a corporation, the full name of the Corporation with name and title of signing officer must be set out.

**NOTE 2:** Design Review Panel meetings are public.

MALCOLM R. SEARS  
CHAIR, BUILDING COMMITTEE  
PHILPOTT MEMORIAL CHURCH

# PARKER ARCHITECTS

## Design Brief – Proposed Philpott Memorial Church Centre 160, 164, 168 King Street East

The proposed development includes the demolition of two existing commercial buildings to facilitate a four-storey addition to the existing 1970's Lincoln Alexander Centre. The new addition will incorporate windows styled on those in the existing buildings to be demolished. The current streetscape consists of well preserved and maintained heritage buildings.

The design of the proposed Philpott Church Centre has evolved based on discussions with heritage staff and our heritage consultant. The Design successfully references the brick construction and Georgian symmetry of the heritage buildings to be demolished and is complimentary to the historic context. The window openings on the upper floors have a traditional stone lintel and sill detail which will be replicated in the new addition street facade as well as the proposed new lane way facade. A strong projecting cornice with decorative brackets is used to unify the King Street façade and references the style of adjacent buildings such as the Copp Block at 165 King Street East, located across the street providing a cohesive architectural presence on King Street.

No parking, driveways or lanes are proposed that would impact the building setbacks or street wall. Further, the proposed development will include two points of access from the existing sidewalk on the south side of King Street East, which will provide pedestrians with direct access to the building's lobby and café, located at the front of the building. The existing Lincoln Alexander Centre sidewalk facade is proposed to add additional floor to ceiling windows located on the ground floor which will contribute to an active frontage and add to the animation of the public realm

The design intentionally presents a major entrance point facing the rear lane way. The existing lane way is a collection of abandoned buildings and refuse containers and is a prime attraction to illegal and vandalous activities. The new centre will have parking privileges on the adjacent existing parking lot accessible from Main Street to the south and King Street East to the north. The rear facade has been designed to present a highly visible face to the parking lot and will be visible from Main Street as well. The goal is to upgrade the current dangerous location into a brightly lit public space.

The intent has been to incorporate the 1970's modern facade of the original Odeon Theatre building, now known as the Lincoln Alexander Centre, into a new expanded facade that reflects the existing heritage buildings in the area resulting in a more cohesive feel and a strengthening of the historic fabric of the neighbourhood. It is hoped that someday the neighbouring Discount MAX building at 170 King Street East will have its current metal cladding removed and the original facade restored to its original state. (see attached Heritage Impact Assessment for photos of the original facade)

Please see the accompanying Context Photographs, Heritage Impact Assessment, Planning Analysis and design drawings and images for additional project information.

Sincerely,

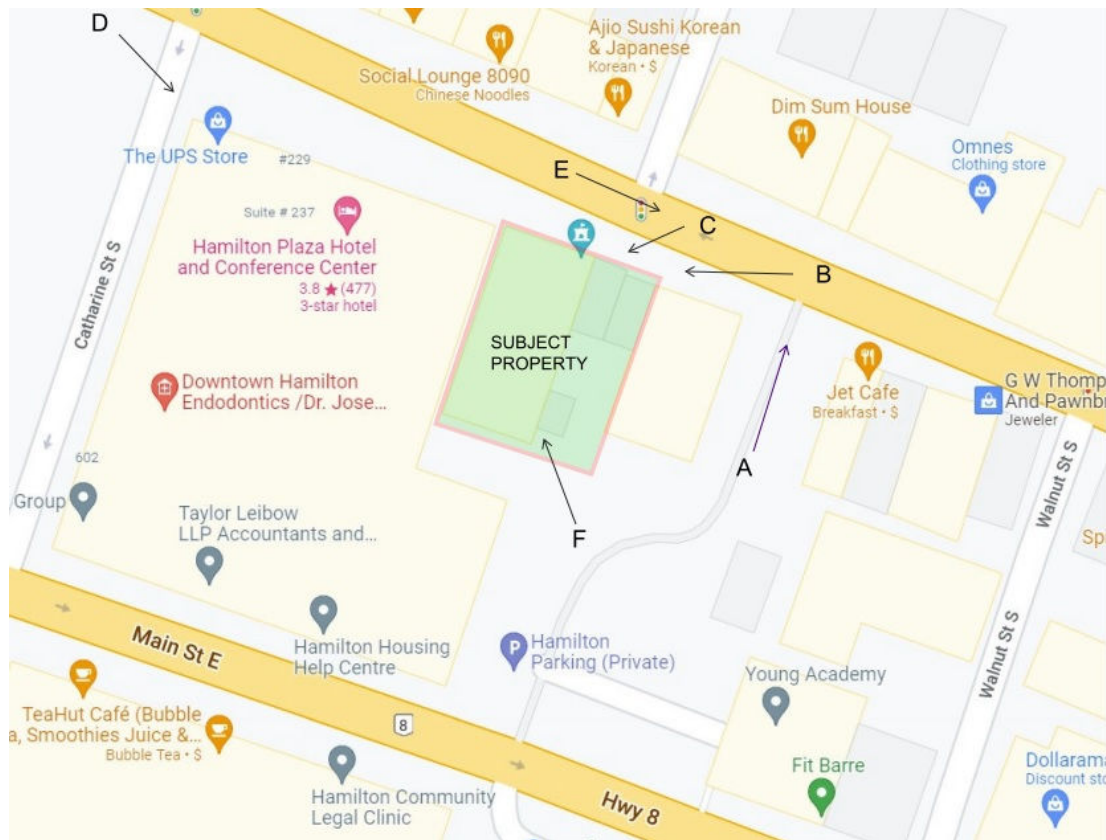
David T. Parker, OAA

PARKER ARCHITECTS INC.

156 St. Paul Street, St. Catharines, Ont., L2R 3M2, tel. 905-687-6681 [info@parkerarchitects.ca](mailto:info@parkerarchitects.ca)



## Surrounding Streetscape Photos to: Subject Property (160,164,168 King Street East)



### 'A' - View of Copp Block 165 King Street East



NORTH SIDE OF KING E – the north side of King Street has a homogenous character - view of the Copp Block from the surface parking lot on the south of King Street East

‘B’ - Existing LAC and adjacent smaller buildings. Smaller buildings to be demolished and replaced with proposed new addition to LAC.



SOUTH SIDE OF KING E – the south side of King Street East has a mixed character – the subject buildings sandwiched between later 20<sup>th</sup> century developments such as the Lincoln Alexander Theatre (1971) and Effort Trust Building (1965) to the west and the Home Outfitting Company (1910) to the east that was reclad with metal in the late 20th century – to the east of the Home Outfitting Company is a surface parking lot

‘C’ - 168,164 & 160 King Street East





'D' - Existing Effort Trust Building (St. Joseph's Satellite Health Care Centre) Philpott (LAC) building marked with Red Square



'E' - View of Copp Block across the street from Philpott Project.

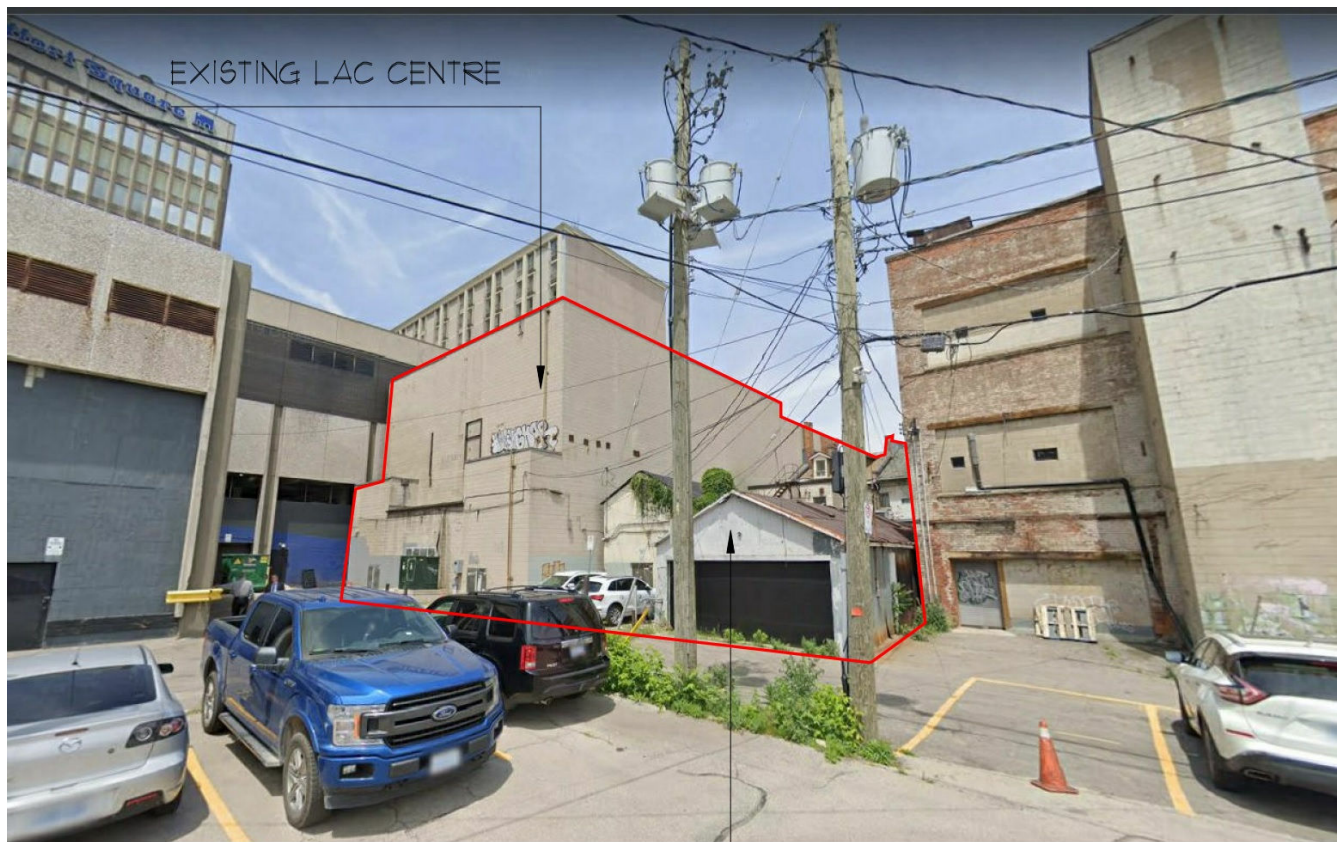


KING STREET EAST, 2022

View looking east. The historic character has been negatively impacted by demolition and unsympathetic alterations to historic buildings on the south side of King Street East (right). In contrast, the historic character of the north side of King Street has been maintained and is strongly defined by the well-preserved Copp Block.



'F'- View of rear of building from lane way and parking lot.



EXISTING LAC CENTRE

EXISTING REAR LANE FACADE

EXISTING BUILDINGS  
TO BE DEMOLISHED



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# Memorandum

<b>To/Attention</b>	David Parker, Parker Architects Inc. Malcolm Sears, Chair of the Building Committee for Philpott Church	<b>Date</b>	September 19, 2022
<b>From</b>	Carmen Jandu and Christian Le Pichouron	<b>Project No</b>	139470
<b>Subject</b>	<b>Planning Analysis for New Philpott Memorial Church Former Lincoln Alexander Centre 160, 164, 168 King Street East, Hamilton</b>		

## Introduction

Philpott Memorial Church owns a 0.13-hectare (0.33 acres) property in the City of Hamilton, municipally known as 160, 164, and 168 King Street East (the “subject lands”). The properties are located within the City’s Beasley neighbourhood, on the south side of King Street East and are currently occupied by the former Lincoln Alexander Centre and two commercial buildings.

Philpot Memorial Church purchased the subject lands in 2021 with the intent of redeveloping the lands to accommodate a new Place of Assembly and Place of Worship. The proposed development includes the demolition of two existing commercial buildings at 164 and 168 King Street East to construct a four-storey addition to eastern side of the existing building located at 160 King Street East. The new building would be comprised of a Place of Assembly on the ground floor, a Place of Worship on the third floor, and accessory uses. The proposed development is located within Hamltonts Downtown Zone, therefore existing zoning provisions do not require the application of a parking calculation for Places of Assembly or Places of Worship uses. However, public parking to service the building parking can be accommodated in the existing public parking lots adjacent to the subject lands as well as on King Street.

Our previous correspondence with Planning Staff directed the proposed building to provide for separate entrance to the proposed Place of Assembly and Place of Worship in order to address zoning conformity. Therefore, the architectural plans prepared by David Parker Architects Inc. provide for two principal entrances accessed from King Street. The former Lincoln Alexander Centre which proposes that the former theater on the 3<sup>rd</sup> level be used for a Place of Worship will maintain the principal entrance and lobby on the ground floor. Moreover, the proposed addition will have its own separate principal entrance also accessed from King Street which will serve the proposed Place of Assembly space proposed for the ground floor. A secondary entrance for the proposed addition is also provided at the rear of the building. It is the intent of the proposed redevelopment that the existing building and proposed addition could function separately or together. Therefore, internal corridors have been proposed between the buildings what will provide links to the proposed offices, classrooms and meeting rooms on each floor. Based on our planning analysis, IBI has concluded that the proposed development conforms to the policies of Official Plan and provisions of Zoning By-law 05-200 for the City of Hamilton and therefore no amendments to these planning instruments are required.

IBI Group was retained by Parker Architects Inc., on behalf of the Philpott Memorial Church, to prepare an analysis of the existing land use policies and zoning provisions as they would apply to



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Malcolm Sears, Chair of the Building Committee for Philpott Church – September 19, 2022

the proposed development. The planning analysis will be used to support the site plan approval application.

### Assessment Outline

The remainder of this analysis includes the following:

- A description of the site and surrounding context;
- A description of the proposed development;
- An analysis of the existing local planning policy and regulatory context;
- A summary and conclusion of the analysis.

### Site and Surrounding Context

The subject lands are municipally known as 160, 164, and 168 King Street East and are located on the south side of King Street East, between Catharine Street South and Walnut Street South. The subject lands are approximately 0.13 hectares (0.33 acres) in size and are rectangular in shape. The lands are currently occupied by three (3) buildings, 2 buildings consisting of varying commercial uses plus the former Lincoln Alexander Centre.

*Figure 1: Aerial Image of Subject Lands and Surrounding Area*





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The subject lands have approximately 31.60 metres of frontage on King Street East. There is no direct vehicle access to the subject lands. However, a number of existing parking areas are located within close proximity to the subject lands.

As depicted in **Figure 1**, the subject lands are surrounded by a mix of institutional residential, office, and commercial uses:

- **North:** King Street East, commercial uses, apartments, vacant land, and parking areas.
- **East:** Commercial uses, parking areas, Walnut Street South and offices.
- **South:** Parking areas, offices, Main Street East, apartments and a gas station.
- **West:** St. Joseph's Health Centre, commercial uses, Catharine Street South, parking areas, and apartments.

### Proposed Development

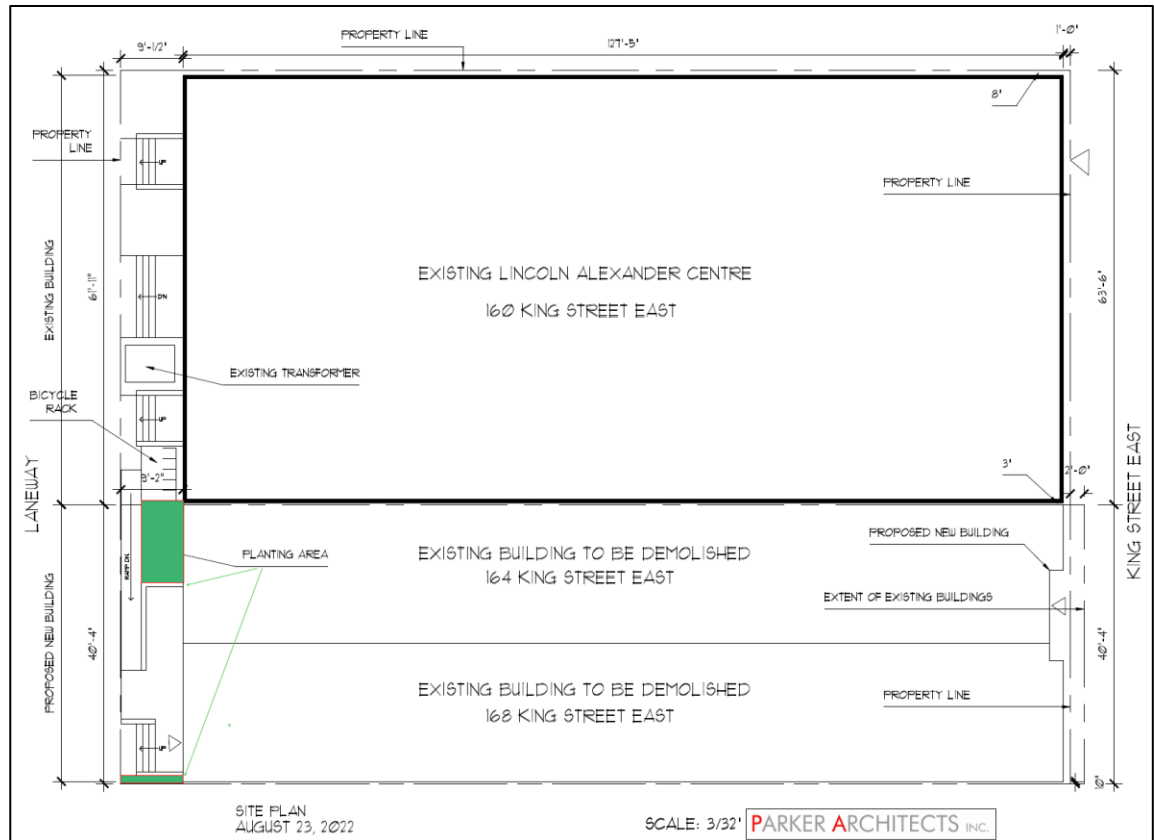
The proposed development consists of the demolition of two existing commercial buildings (164 and 168 King Street East) to facilitate the construction of a four-storey addition to the existing Lincoln Alexander Centre building (160 King Street East). At full build-out the new building would be comprised of a place of assembly on the ground floor, a place of worship on the third floor, and accessory uses. Three points of ingress and egress are proposed, for which two will be located along the King Street East frontage and one will be located at the rear of the building. Existing building accesses of the Lincoln Alexander Centre will be maintained and enhanced. The existing access to the Lincoln Alexander Centre will be maintained and enhanced, whereas the proposed addition will provide two new access points, a principal entrance accessed from King Street East and one secondary entrance at the rear of the new addition. Parking is anticipated to be provided by existing parking areas located within close proximity to the subject lands as well as street parking.

The table below provides an overview of the key development statistics of the proposed development. A copy of the proposed Site Plan and Floor Plans are attached as **Appendix A** and **Appendix B** respectively. An excerpt of the proposed Site Plan is depicted in **Figure 2**.

Proposed Key Development Statistics	
Site Area	1,288.14 m <sup>2</sup>
Lot Frontage	30.78 m
Lot Depth	41.85
Gross Floor Area (GFA)	3,812 m <sup>2</sup>
Height	4 storeys

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**Figure 2: Proposed Site Plan by Parker Architects Inc.**



## Planning Policy Analysis

The following sections provide an analysis of the local land use policies and zoning regulations of the Urban Hamilton Official Plan, Downtown Hamilton Secondary Plan, and Zoning By-law 05-200, as they would apply to the subject lands.

### Urban Hamilton Official Plan

The City of Hamilton has two (2) Official Plans, one which applies to lands within the City's rural area and one which applies to lands within the City's urban areas. The site is located within the City of Hamilton Urban Area and is therefore subject to the policies of the Urban Hamilton Official Plan ("UHOP"). The UHOP was adopted by Council on July 9, 2009, approved by the Ministry of Municipal Affairs and Housing on March 16, 2011, and came into effect on August 16, 2013.

The City is undergoing a comprehensive review of both the Urban and Rural Hamilton Official Plans to bring the Plans in line with recent changes to Provincial planning documents and to implement City Council's direction for the "No Urban Boundary Expansion" growth scenario. In June 2022 City submitted Council-adopted amendments to both its rural and urban Official Plans to the Ministry of Municipal Affairs and Housing. Until such a time the amendments are approved by the Ministry, the current UHOP remains in force.

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### *Urban Structure*

As per Schedule 'E' – Urban Structure, the site is located within the City's Downtown Urban Growth Centre. As per Policy E.2.3.1.2, the Downtown Urban Growth Centre shall be the pre-eminent node in Hamilton due to its scale, density, range of uses, function and identity by residents of the City as the Downtown and accordingly, be planned for a range of uses appropriate to its role as the City's pre-eminent node. Further, the Downtown Urban Growth Centre shall be promoted as the centre for major public facilities, cultural facilities and uses, and major entertainment uses, and shall function as the cultural and institutional centre of the City (E.2.3.1.7). As noted, the proposed development consists of a Place of Assembly and Place of Worship, which will increase the availability of cultural facilities and services within the City's downtown area. It is anticipated that existing parking areas located within close proximity to the subject lands will serve the proposed development.

As per Policy E.2.3.1.13, the Downtown Urban Growth Centre shall be designed with a strong pedestrian focus to create a comfortable and animated pedestrian environment. The proposed development includes a café and lobby at the front of the building with floor to ceiling windows facing out to King Street, which will contribute to an active frontage and add to the animation of the public realm. The importance of Pedestrian Focus Streets is further emphasized in Section E.4.3, which identifies King Street between Wellington Street and Queen Street as a Pedestrian Focus Street. As per Policy E.4.3.4, in addition to the policies of the specific designation, the following policies shall apply:

- a) A minimum of 75% of the block face located between two roads shall be developed with buildings.*
- b) Buildings shall be built up to the streetline and parking, driveways or lanes shall not be permitted between the buildings and the street, except as set out in E.4.3.4 g).*
- c) Each building or store front shall face onto the pedestrian focus street with the main entrance of each building or store and substantial fenestration facing on to the street.*
- d) Notwithstanding Policy E.4.6.9 Mixed Use – Medium Density Designation, only commercial uses shall be permitted on the ground floor, and a place of worship and day nursery shall only be permitted above the ground floor of a building facing a Pedestrian Focus Street.*
- e) On-street parking shall be provided where feasible and appropriate.*
- f) A minimum height of two storeys shall be encouraged.*
- g) Single use buildings exceeding a ground floor area of 5,000 square metres shall generally be directed to the interior of a property with smaller stores oriented onto the pedestrian focus street in front of the larger stores. Alternatively, larger stores could be located up to the streetline provided they are lined with smaller stores, multiple entrances, or other similar means to animate the streetscape.*
- h) Sidewalks shall be required on both sides of the street and shall be of sufficient width to:*
  - i) accommodate anticipated pedestrian volumes;*
  - ii) comfortably and safely accommodate the needs of persons with disabilities and seniors;*
  - iii) ensure sufficient space for coordinated street furnishings, public utilities, and tree plantings; and,*
  - iv) accommodate sidewalk cafés, kiosks, and street vendors where possible.*
- i) Transit shelters and stops shall be provided, where appropriate;*



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- j) *New buildings and spaces shall be designed to reflect a human scale of development, contribute to public safety and security, and create a significantly enhanced pedestrian environment.*
- k) *New buildings shall be encouraged to have awnings, canopies, arcades, or front porches to provide weather protection.*
- l) *Hotels shall be encouraged to locate on pedestrian focus streets with the main façade and entrance facing the pedestrian focus street. The main automobile arrival areas may be located on a pedestrian focus street provided the pedestrian circulation is accommodated.*

The proposed development includes the demolition of two existing commercial buildings to facilitate a four-storey addition to an existing building that will contribute to a similar building face and building setbacks to existing conditions. A new façade will be constructed to link the existing building with the proposed addition in order to provide a cohesive architectural presence on King Street. No parking, driveways or lanes are proposed that would impact the building setbacks or street wall. Further, the proposed development will include two points of access from the existing sidewalk on the south side of King Street East, which will provide pedestrians with direct access to the building's lobby and café, located at the front of the building. As noted, floor to ceiling windows located on the ground floor will contribute to an active frontage and add to the animation of the public realm.

### **Land Use**

As per Schedule 'E-1' – Urban Land Use Designations the site is designated 'Downtown Mixed Use Area', which permits a range of commercial, institutional and residential uses including Places of Worship and cultural and recreational uses. In accordance with Section E.4.4, the Downtown Mixed Use area shall consider the following design policies:

- *The Downtown Mixed Use area shall be designed as a pedestrian focused area with a high level of pedestrian comfort and amenities. Buildings shall generally be situated close to and oriented to the street. Retail buildings shall have storefronts and other active uses opening onto the sidewalk. On the pedestrian focus streets, new development shall enhance pedestrian comfort and street activity and where possible increase the built block face. New development in other areas of the Downtown Mixed Use area should create a comfortable pedestrian environment (E.4.4.10).*
- *Building mass shall consider the pedestrian nature of the area designated Downtown Mixed Use. Massing techniques such as stepped back or terraced floors may be required (E.4.4.11).*
- *Streetscape plans shall provide details for upgraded streetscape treatments, especially on pedestrian focus streets (E.4.4.12).*
- *Streets within the Downtown Mixed Use area shall be designed to accommodate the automobile, transit and active transportation, including pedestrian and bicycle trips within the Downtown and from the surrounding Neighbourhoods. Along pedestrian focus streets, sidewalk widths shall be maximized where possible and a broad range of sidewalk activities, permitted where space allows, to promote sidewalk cafés, sidewalk kiosks, street vendors, and performers (E.4.4.13).*
- *Reduced parking requirements shall be considered in recognition of the high level of transit service to the area designated Downtown Mixed Use (E.4.4.14).*

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As noted, the proposed development consists of the demolition of the existing commercial buildings located at 164 and 168 King Street East to facilitate a 4-storey addition to the former Lincoln Alexander Centre. Accordingly, the proposed development will reflect a similar presence in terms of height and scale to the existing context. As well, the proposed ground floor will include floor to ceiling windows and a lobby area and café fronting on to the street, which will contribute to an active frontage and add to the animation of the public realm. The front of the building will include two points of access from the existing sidewalk on the south side of King Street East, which will provide pedestrians with direct access to building's lobby and café.

### *Cultural Heritage*

Appendix F – Cultural Heritage Resources defers to the Downtown Hamilton Secondary Plan for the identification of cultural heritage resources, which identifies the existing buildings on the subject lands as Registered Non-Designated cultural heritage resources located within a Cultural Heritage Landscape. As noted, two of the existing buildings on the subject lands are proposed to be demolished to facilitate the proposed development. Through the City's Downtown Built Heritage Inventory Project, the properties were classified as Character-Supporting Resources (CSR) and were not recommended for designation under Part IV of the Ontario Heritage Act. Although the properties contain cultural heritage value or interest, Cultural Heritage Planning Staff did not recommend the designation of the buildings to prevent the demolition or removal of the buildings. However, given the cultural heritage aspects of the Lincoln Alexander Centre, and surrounding area, several policies apply.

Section B.3.4.2 outlines the general cultural heritage policies of the OP, which include, but are not limited to, the following:

- *Protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes for present and future generations (B.3.4.2.1(a)).*
- *Encourage the ongoing care of individual cultural heritage resources and the properties on which they are situated together with associated features and structures by property owners, and provide guidance on sound conservation practices (B.3.4.2.1(e)).*
- *Ensure the conservation and protection of cultural heritage resources in planning and development matters subject to the Planning Act, R.S.O., 1990 c. P.13 either through appropriate planning and design measures or as conditions of development approvals. (B.3.4.2.1(g)).*
- *Conserve the character of areas of cultural heritage significance, including designated heritage conservation districts and cultural heritage landscapes, by encouraging those land uses, development and site alteration activities that protect, maintain and enhance these areas within the City (B.3.4.2.1(h)).*

In accordance with Policy B.3.4.2.12, the City shall require a Cultural Heritage Impact Assessment to be submitted in support of a development application where the proposed development has the potential to adversely affect the designated or registered properties as well as cultural heritage landscapes. A Cultural Heritage Impact Assessment has been prepared in support of the proposed development and the subject development applications. Further, the design of the proposed development has been coordinated with the City's Municipal Heritage Committee to ensure that the new building incorporates architectural styles that reflect the character and history of the surrounding area and cultural heritage landscape.

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In addition to the above, Policy B.3.4.3.3 states that new development redevelopment within the City's downtown areas containing heritage buildings or are adjacent to a group of heritage buildings shall:

- a) *encourage a consistent street orientation in any new building forms;*
- b) *maintain any established building line of existing building(s) or built form by using similar setbacks from the street;*
- c) *support the creation of a continuous street wall through built form on streets distinguished by commercial blocks or terraces;*
- d) *encourage building heights in new buildings that reflect existing built form wherever possible or encourage forms that are stepped back at upper levels to reflect established cornice lines of adjacent buildings or other horizontal architectural forms or features; and,*
- e) *reflect the character, massing, and materials of surrounding buildings.*

Policy B.3.4.3.6 further states that the City shall protect established historical neighbourhoods, as identified in the cultural heritage landscape inventory, secondary plans and other City initiatives, by ensuring that new construction and development are sympathetic and complementary to existing cultural heritage attributes of the neighbourhood, including lotting and street patterns, building setbacks and building mass, height, and materials.

The proposed development replaces two existing buildings with a four-storey addition to the former Lincoln Alexander Centre that will mimic its existing height. At full build-out the new building will maintain the established building line of existing buildings and street wall, provide similar setbacks from King Street East, as well as reflect the character, massing, and materials of surrounding buildings. As noted, the design of the proposed development has been coordinated with the City's Municipal Heritage Committee to ensure that the new building incorporates architectural styles that complement the existing built form and reflect the character and history of the established neighbourhood area and cultural heritage landscape. This includes design considerations such as referencing the Georgian vernacular of the two buildings to be demolished and adjacent cultural heritage resources, including salvage of the carved stone blocks from the roof parapets, and the installation of an interpretive display.

### **Downtown Hamilton Secondary Plan**

Downtown Hamilton is identified as an Urban Growth Centre in the Growth Plan for the Greater Golden Horseshoe and is therefore the City's pre-eminent node due to its scale, density, range of uses, function, and identity by residents of the City as the Downtown. As per Appendix A to Volume 2 of the UHOP, the subject lands are located within the Downtown Hamilton Secondary Plan Area (the "SP"). The following table summarizes the applicable schedules and maps within the SP that apply to the subject lands and the corresponding designations.

Secondary Plan Map/Appendix	Designation
Land Use Plan (Map B.6.1-1)	Downtown Mixed-Use and Pedestrian Focus
Maximum Building Heights (Map B.6.1-2)	Low-Rise 2
Cultural Heritage Resources (Appendix B)	Registered Non-Designated
Cultural Heritage Landscape (Appendix B-1)	Cultural Heritage Landscape

### **Land Use and Urban Structure**

As per Map B.6.1-1 of the SP, the subject lands are designated as 'Downtown Mixed Use' and 'Pedestrian Focus'. In accordance with Policy B.6.1.6.1, it is our understanding that the permitted



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uses listed in Section E.4.4 of Volume 1 are permitted. In addition, as per Policy B.6.1.4.3, places of worship are permitted throughout the Downtown.

As per Policy B.6.1.4.6, when considering an application for development, the following matters shall be evaluated:

- a) *compatibility with adjacent land uses including matters such as shadowing, grading, overlook, noise, lighting, traffic and other impacts;*
- b) *the consideration of transition in height to adjacent and existing buildings;*
- c) *that height, massing, scale and arrangement of the buildings and structures are compatible with adjacent development and sympathetic to the character and heritage of the neighbourhood; and,*
- d) *the conservation of on-site and adjacent cultural heritage resources.*

Further to the above, Map B.6.1-1 also locates the subject lands within a Pedestrian Focus Area. In addition to those policies listed in Section E.4.3 – Pedestrian Focus Streets of Volume 1, the following policies shall apply:

- a) *the vision for Pedestrian Focus Streets is to complete the streetwall and provide an uninterrupted building line at the street level through compatible development and infill development along the corridor;*
- b) *notwithstanding Policy E.4.3.4 f) of Volume 1, all development shall be a minimum height of three storeys;*
- c) *the height of new buildings and additions shall be consistent with the traditional streetwall height at the street line;*
- d) *taller building masses shall be sufficiently stepped back from the street to avoid interference with the perceived massing of the street as primarily a low to mid-rise corridor;*
- e) *the articulation of façades shall retain a similar rhythm and scale to the street front shops in its surroundings;*
- f) *the articulation of the façade of new buildings shall reflect or complement the traditional patterns of fenestration in adjacent buildings;*
- g) *limited articulation of the front façades may be permitted in order to create sheltered areas at ground level or to allow for the incorporation of architectural design elements and access to significant views, provided that Volume 2, Chapter B – Hamilton Secondary Plans Urban Hamilton Official Plan February 2021 Vol. 2 – B.6.1 19 of 36 the sense of enclosure is maintained and that the articulation does not detract from the retention of the traditional building line;*
- h) *the ground floor frontage shall be clearly articulated in the massing of the façade, substantially glazed, with generous floor-to-floor heights and designed to accommodate signage;*
- i) *where possible, buildings shall be constructed to the side lot line in order to maintain the sense of enclosure and avoid gaps in the streetscape; and,*
- j) *to maintain the architecture and heritage character of the Gore, between James Street and Catharine Street, traditional materials of stone, wood and brick shall be used; other materials may be allowed provided that they are visually harmonious with adjacent buildings in accordance with the Heritage Character Design Guidelines.*

David Parker, Parker Architects Inc.  
Malcolm Sears, Chair of the Building Committee for Philpott Church – September 19, 2022

The proposed development includes the demolition of two existing 3-storey buildings to facilitate a 4-storey addition to the former Lincoln Alexander Centre, which is currently 4 storeys tall. In accordance with Map.B.6.1.2 – Downtown Hamilton Building Heights and Policy B.6.1.4.12, maximum building heights of 6 and 12 storeys are permitted on adjacent properties to the west and east, whereas building heights of up to 30 storeys are permitted immediately south of the subject lands. It should be noted that, in accordance with the submission requirements outlined in the Formal Consultation document provided by City staff, a Sun/Shadow Study was not required.

Accordingly, the proposed development will contribute to a complete street wall on the south side of King Street East, which is comprised of buildings ranging in height from one storey to greater than 10 storeys. Further, the proposed café and lobby located on the ground floor of the buildings with floor to ceiling windows will contribute to an active frontage and contribute to a human-scaled public realm on King Street East. Additional information regarding the preservation of the areas cultural heritage resources is provided below.

### ***Cultural Heritage***

As per Policy B.6.1.3.1, the Downtown Hamilton Secondary Plan policies call for a greater emphasis on urban design and heritage conservation as critical elements of downtown revitalization. To achieve these objectives development shall:

- a) Conserve and enhance the built heritage resources and cultural heritage landscapes of Downtown Hamilton.*
- b) Ensure that new development is compatible with the design of surrounding built heritage resource buildings.*
- c) Conserve and enhance the Gore area as the primary landscaped open space and concentration of built heritage resource buildings in Downtown Hamilton.*
- d) Create new programs and planning mechanisms to ensure a higher standard of urban design in Downtown Hamilton.*
- e) Ensure that public improvement projects are undertaken within an overall design and implementation program that respects these objectives.*

As noted, the design of the proposed development has been coordinated with the City's Municipal Heritage Committee to ensure that the new building incorporates architectural styles that complement the existing built form and reflect the character and history of the established neighbourhood area and cultural heritage landscape. This includes design considerations such as referencing the Georgian vernacular of the two buildings to be demolished and adjacent cultural heritage resources, including salvage of the carved stone blocks from the roof parapets, and the installation of an interpretive display. These measures are reflective of the goals and objectives outlined in Policy B.6.1.11.1, which refer to the retention and enhancement of the established historical neighbourhood and Cultural Heritage Landscape.

### **Comprehensive Zoning By-law 05-200**

As per City of Hamilton Interactive Zoning Mapping, the site is subject to the requirements and restrictions of the City of Hamilton's Comprehensive Zoning By-law No. 05-200 ("ZBL"), which came into effect on May 25, 2005 and is being implemented in stages to replace the Zoning By-laws of the former municipalities. The ZBL was most recently consolidated on October 13, 2021. As per Schedule 'A' – Zone Maps, the subject lands are currently zoned 'Downtown Mixed use – Pedestrian Focus – D2' and are subject to Holding Provision 21.

David Parker, Parker Architects Inc.  
Malcolm Sears, Chair of the Building Committee for Philpott Church – September 19, 2022

As per Provision 6.2.1 a variety of commercial and institutional uses are permitted within the 'D2' zone, including a Place of Assembly and a Place of Worship, for which a Place of Worship shall not be located on the ground floor, except for access, accessory office and utility areas (6.2.1.1(i)(1)).

The proposed Place of Worship, which is identified as a "Sanctuary" on the Floor Plans, is located on the third floor and will have its own lobby area. The Place of Assembly and accessory uses such as administrative offices, lounges, meeting rooms, activity areas and a gymnasium are divided between the remaining floors. The ground floor of the building would consist of a general lobby, café, and community activity space that will serve tenants and visitors to the building and provide multiple accesses to the Place of Assembly located within the basement as well as the Place of Worship and accessory uses on the upper floors.

The following table outlines the proposed developments conformity with the zoning regulations of Section 6.2.3.

Zone Provision	D2 Zone Requirement	Proposed
Building Setback from Street Line	Where a building(s) has been constructed and complies with Section 6.2.3 c) ii) or iii) below, additional buildings constructed on the subject property shall not be subject to Section 6.2.3 a) i) above, as it relates to the setback from a front lot line.	Proposed development is an addition to the existing Lincoln Alexander Centre building.
Building Height	Minimum: 11 metres Maximum: 44 metres	TBD
Building Base Façade Height (Figure 15)	22 metres along King Street East	TBD
Built Form for New Development	Rooftop mechanical equipment shall be located and/or screened from view of any abutting street.	Rooftop mechanical equipment will be screened from view of King Street East.
	For an interior lot or a through lot the minimum width of the ground floor façade facing the front lot line shall: <ol style="list-style-type: none"> <li>1. Be greater than or equal to 75% of the measurement of the front lot line; and,</li> <li>2. Comply with Section 6.2.3 a) i) above.</li> </ol>	Ground floor façade will extend the extent of the front lot line.
	Notwithstanding Section 6.2.3 c) ii) and iii) above, a driveway with a maximum width of 7.5 metres shall be permitted for ingress and egress.	No new driveway is proposed.
	No parking or aisles shall be located between the required building façade and the front lot line or flankage lot line.	No new parking is proposed.
	A minimum of one principal entrance shall be provided: <ol style="list-style-type: none"> <li>1. within the ground floor building façade setback the least distance from a street; and,</li> </ol>	Two separate entrances are proposed on the ground floor of the building along the King Street Frontage.



David Parker, Parker Architects Inc.  
 Malcolm Sears, Chair of the Building Committee for Philpott Church – September 19, 2022

	2. shall be accessible from the building façade with direct access from the public sidewalk.	
Parking	No requirement for Place of Assembly or Place of Worship within Downtown Zone	N/A
Bicycle Parking	Short Term: 5 spaces Long Term: N/A	5 spaces

Based on the zoning provisions noted above, it is our understanding that the proposed development complies with the zoning regulations of the 'D2' zone.

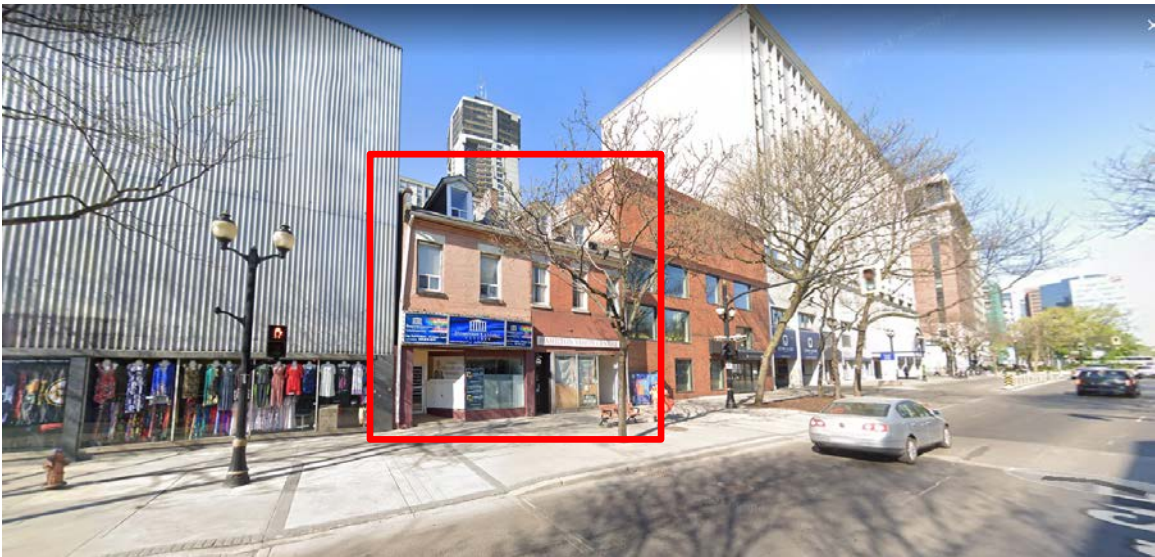
Further, it is our opinion that as the proposed Place of Worship is not located on the ground floor and only those accessory uses integral to the operation of the Place of Assembly and Place of Worship are, relief is not required to permit the proposed uses. However, it is our understanding that, as per Schedule 'D' – Holding Provisions, a Zoning By-law Amendment is still required to remove the Holding Provision subject to the submission of a Cultural Heritage Impact Assessment that demonstrates how the cultural heritage value has been incorporated and maintained, as well as conditional Site Plan Approval.

### Summary and Conclusion

Based on our analysis of the subject lands, the adjacent and surrounding lands, and the applicable local policy framework, it is our opinion that the proposed development conforms to the Urban Hamilton Official Plan and is consistent with the intent of the City of Hamilton Comprehensive Zoning By-law 05-200, and that amendments to either document are not required to permit the proposed use.

However, an amendment to Zoning By-law 05-200 will be required to remove the current 'H21' holding provisions. As noted, the conditions for removal of the 'H21' holding provisions include the preparation and submission of a Cultural Heritage Impact Assessment, which has been completed, as well as conditional Site Plan Approval. This memo has been prepared in support of an application for Site Plan Approval to facilitate a future Zoning By-law Amendment application to remove the subject holding provisions.

# HERITAGE IMPACT ASSESSMENT



164 - 168 KING STREET EAST  
HAMILTON, ON

08 JULY 2022

MEGAN HOBSON CAHP  
M.A. DIPL. HERITAGE CONSERVATION  
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APPENDIX B: HISTORIC DOCUMENTATION

APPENDIX C: ARCHITECTURAL DRAWINGS [PARKER ARCHITECTS INC.]

APPENDIX D: STRUCTURAL ASSESSMENT [KALOS ENGINEERING]



## EXECUTIVE SUMMARY

Megan Hobson consulting was retained by the Philpott Memorial Church (PMC) to prepare a *Heritage Impact Assessment* for two Listed heritage properties located at 164 and 168 King Street East. PMC has acquired the former Lincoln Alexander Theatre located at 160 King Street East and the two adjacent properties at 164 and 168 King Street East as their new downtown facility. All three buildings listed on the *Municipal Heritage Register*. The development proposal includes renovation of the Lincoln Alexander Theatre and demolition of the commercial buildings at 164 and 168 King Street East so that a new 4-storey purpose-built structure can be built that matches the roofline and floor levels of the Lincoln Alexander Theatre. The new structure will accommodate administrative office, meeting rooms, and community services administered by PMC.

The buildings at 164 and 168 King Street East are in very poor condition and have been heavily altered. The HIA describes the loss of original fabric and summarizes the findings of the *Condition Assessment* undertaken by Kalos Engineering. The HIA finds that the buildings have very limited physical or design and do not make a significant contribution to this portion of King Street East that has been heavily impacted by 20<sup>th</sup> century development and demolition.

The HIA recommends that:

- the properties at 164 and 168 King Street East be removed from the Heritage Register so that demolition may be permitted, and that the following mitigation be required as a condition of approval;
  - that design measures should be employed in the design of the new building so that the new design and materials reference the heritage buildings to be demolished and is complimentary to adjacent heritage buildings and the historic context of King Street East
  - that an interpretive display should be installed in the new building in a publicly accessible area
  - that the carved stone end blocks on the roof parapets should be salvaged for reuse in the new building

Design Measures recommended by the consultant have been introduced by Parker Architects Inc., the architect for the development. The design has evolved based on discussions with heritage staff and the heritage consultant. The Revised Design successfully references the brick construction and Georgian symmetry of the heritage buildings to be demolished and is complimentary to the historic context. The window openings on the upper floors have a traditional stone lintel and sill detail. A projecting cornice with decorative brackets unifies the King Street façade and references the style of adjacent buildings such as the Copp Block located across the street.

## 1.0 INTRODUCTION

Preparation of this report included site investigation, historical research, a review of relevant planning documents, and consultation with heritage planning staff. Architectural drawings for the proposed development by Parker Architects Inc. and the *Building Condition Assessment* by Kalos Engineering are included in the appendix of this report.

## 2.0 LOCATION & SITE DESCRIPTION

The subject property is located on the south side of King Street East between Catharine Street and Walnut Street. It is directly opposite from Mary Street, a north-south side street that terminates at King Street East.



164-168 KING STREET EAST - located to the east of Gore Park on the south side of King Street East

The subject property is part of a mixed streetscape on the south side of King Street East that has been impacted by 20<sup>th</sup> century demolitions and re-development. To the west is the Lincoln Alexander Theatre (1971) and the Effort Trust Building (1965) and to the east is the Home Outfitting Company (1910) and a surface parking lot. The historic façade of the Home Outfitting Company (1910) has been re-clad with metal cladding.



SOUTH SIDE OF KING E – the south side of King Street East has a mixed character – the subject buildings sandwiched between later 20<sup>th</sup> century developments such as the Lincoln Alexander Theatre (1971) and Effort Trust Building (1965) to the west and the Home Outfitting Company (1910) to the east that was re-clad with metal in the late 20th century – to the east of the Home Outfitting Company is a surface parking lot

In contrast, the north side of the King Street East has a more homogeneous character that is dominated by the well-preserved Copp Block, a Late Victorian commercial block that extends from Mary Street to Catharine Street.



NORTH SIDE OF KING E – the north side of King Street has a homogenous character - view of the Copp Block from the surface parking lot on the south of King Street East

### 3.0 CURRENT CONDITIONS



FRONT ELEVATION



REAR ELEVATION

Both buildings have been subjected to unsympathetic alterations and inappropriate repairs. The distinctive roofline of the original design with its dormers, brick parapets and brick chimneys are intact, but these elements are in very poor condition. The 2<sup>nd</sup> floor is generally intact and has symmetrically placed window openings with plain stone lintels and sills, but the masonry at #168 has been painted and the lower portion of the masonry at #164 has been parged over with stucco. The painting and patching of the masonry are 20<sup>th</sup> century interventions that were done as cheaper alternatives to re-pointing the wall or repairing areas that were damaged when signage was removed. There does not appear to be any original fabric remaining on the ground floor.



The interiors have been heavily altered and the interior of #168 has been completely gutted. There is extensive evidence inside both buildings of water damage due to failure of the roof membranes and mould was visible in several areas where finishes have been removed.

There appears to be structural problems with the roof of #168 visible on the interior. The main lateral beam is split and has deflected.

In my opinion, the buildings have limited potential for rehabilitation and re-use. Documentation and comments on the current condition of heritage attributes is provided below.

The following alterations to heritage attributes on the King Street elevations are evident:

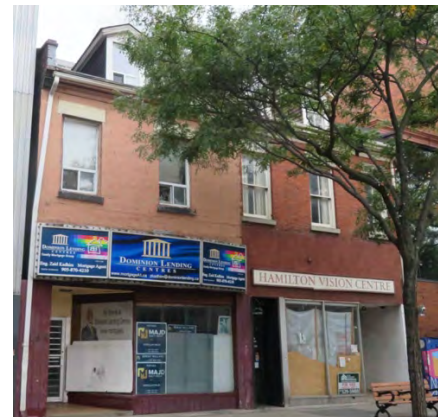
- original fabric on the ground floor has been removed and modern storefronts have been installed
- brick above the storefronts has been damaged due to the installation and removal of signage
- brick has been painted
- brick has been parged



164 - masonry above the storefront was parged after the Public Optical signage was removed



168 - masonry on the 2<sup>nd</sup> floor was painted after the Radio Shack cladding and signage was removed



The current condition of both buildings is very poor. There is significant evidence of water infiltration on all levels including deteriorated and saturated materials, water staining, and mould growth. A *Condition Assessment* by Kalos Engineering confirmed the following condition issues are present:

- the buildings have been vacant for several years and some vandalism was observed
- there are areas that exhibit considerable deterioration and decay
- there are areas that show signs of renovations without proper design
- water staining was noted throughout

#### 164 King Street East:

- the ground floor has been partially reframed but not completed
- sections of ceiling have collapsed
- the supporting roof beam has failed and has deflected and rolled from the load, temporary support is recommended
- excessive moisture in the basement, the basement walls need repointing

### 168 King Street East:

- ceiling tiles have fallen
- excessive moisture in the basement, the basement walls need repointing



PARTIAL RENOVATION



SATURATED INSULATION & COLLAPSED CEILING TILES

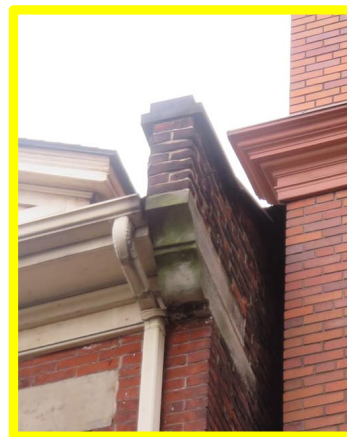


DEFLECTED ROOF BEAM

### 164 King E – Current Condition of Heritage Attributes



Original roofline is intact but is in very poor condition



\*Potential salvage item: carved stone corbel



No historic fabric on the ground floor



\* limit of historic fabric

HERITAGE ATTRIBUTE	CURRENT CONDITIONS
3-bay masonry façade	There is no historic fabric on the ground floor. The original arrangement of the windows on the 2 <sup>nd</sup> floor is intact. Masonry below the windows has been parged over with a cement stucco. Modern signage has been affixed to the masonry above the storefront.

windows	The original windows openings are intact on the 2 <sup>nd</sup> floor, but the ground floor has been modified for a modern storefront. There are 3 original 2 over 2 wood sash windows on the 2 <sup>nd</sup> floor and 2 original 2 over 2 wood sash windows in the roof dormers.
doors	There are no original doors on the exterior.
roof	The original gable roof form is intact but structural issues and evidence of extensive water infiltration are apparent on the interior. The roof has two gabled roof dormers that appear to be original. Evidence of extensive water infiltration into the dormer is apparent on the interior. There is one original chimney at the west end wall that appears to be intact. Further investigation of the roof by a structural engineer is recommended.
interior	There is no historic fabric remaining inside. The interior has been gutted and water damage and mould were observed in several areas where wall and ceiling finishes have been opened up.

### 168 King E – Current Condition of Heritage Attributes



Original roofline is intact but is in very poor condition



\*Potential salvage item: carved stone corbel



No historic fabric on the ground floor



\*limit of historic fabric – masonry has been painted



HERITAGE ATTRIBUTE	CURRENT CONDITIONS
2-bay masonry façade	There is no historic fabric on the ground floor. The original arrangement of the windows on the 2 <sup>nd</sup> floor is intact. The masonry, including the brick walls and the stone lintels, have been painted. Modern signage has been affixed to the masonry above the storefront.
windows	The original windows openings are intact on the 2 <sup>nd</sup> floor, but the ground floor has been modified for a modern storefront. Vinyl windows have been installed in the upper floor windows.
doors	There are no original doors on the exterior.
roof	The original gable roof form is intact but structural issues and evidence of extensive water infiltration are apparent on the interior. The roof has one gabled roof dormer that appears to be original. Evidence of extensive water infiltration into the dormer is apparent on the interior. There are no original chimneys.
interior	There is no historic fabric remaining inside. Water damage and mould was observed in several areas where wall and ceiling finishes have been opened up.

## 4.0 HERITAGE PLANNING CONTEXT

The subject property is located within a cultural landscape identified in the *Downtown Secondary Plan* as:

- the *King Street East Cultural Heritage Landscape (CHL)*

The subject property contains 3 built heritage resources that are Listed on the Municipal Heritage Register as:

- 160 King E – Odeon Theatre, 1971 by Sprachman & Sprachman
- 164 King E – John Law's Flour & Feed, c.1872
- 168 King E – John Law's Flour & Feed, c. 1872



HERITAGE MAPPING: 160, 164, & 168 King Street East are Listed on the Municipal Heritage Register



160 KING E – built 1972, heavily altered



164 KING E – built 1872, heavily altered.



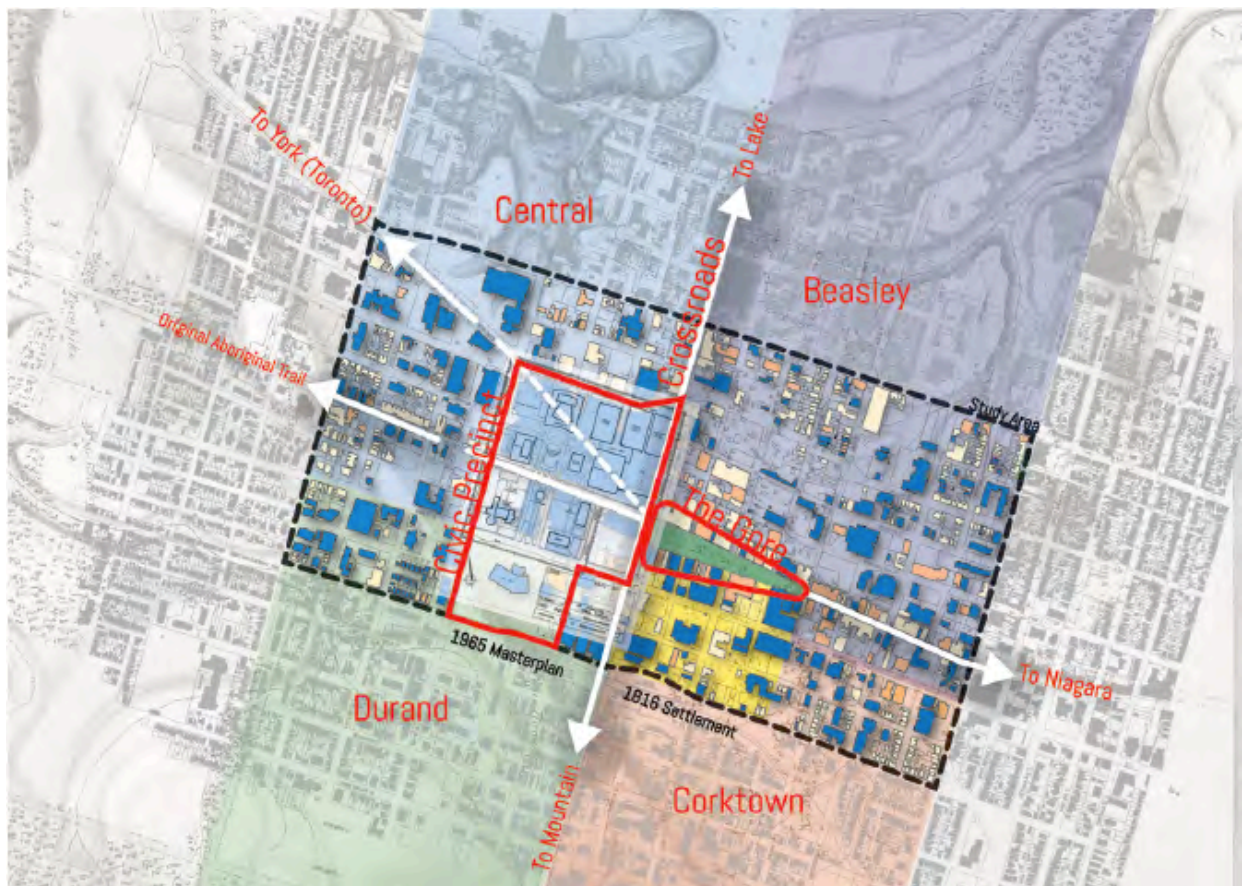
168 KING E – built 1872, heavily altered

## 5.0 HISTORIC CONTEXT

The subject property contains two 2.5-storey brick buildings that were built c.1872 by John Law who operated a Flour & Feed Store here from 1872-1881. Subsequent uses associated with the buildings in the 19<sup>th</sup> and early 20<sup>th</sup> centuries include a Wholesale Confectioner & Candy Factory at #164 and several machinists and Sewing Machine businesses at #168.

The original design employs a common Georgian vernacular design that was used extensively for commercial buildings in Upper Canada in the 19<sup>th</sup> century. Though once common in Downtown Hamilton, most of these Georgian rows have been demolished and replaced with larger buildings. These commercial rows reflect the affluence of Hamilton's merchants in the 19<sup>th</sup> century and they could be easily adapted for retail, wholesale or small-scale industrial uses and often contained residential quarters on the top floor.

The subject buildings were identified as 'Character Supporting' resources in the *Hamilton Downtown Built Heritage Inventory* conducted by ERA in 2014, the lowest rating for inclusion on the Register. Individual properties were evaluated based on the nature of their contribution to the historic context, ranging from 'significant', to 'character-defining', to 'character-supporting'. The historic context for the subject properties is identified as 'King Street East', a key commercial corridor since the early 19<sup>th</sup> century and the 'Beasley Neighbourhood', one of four historic neighbourhoods in Downtown Hamilton.

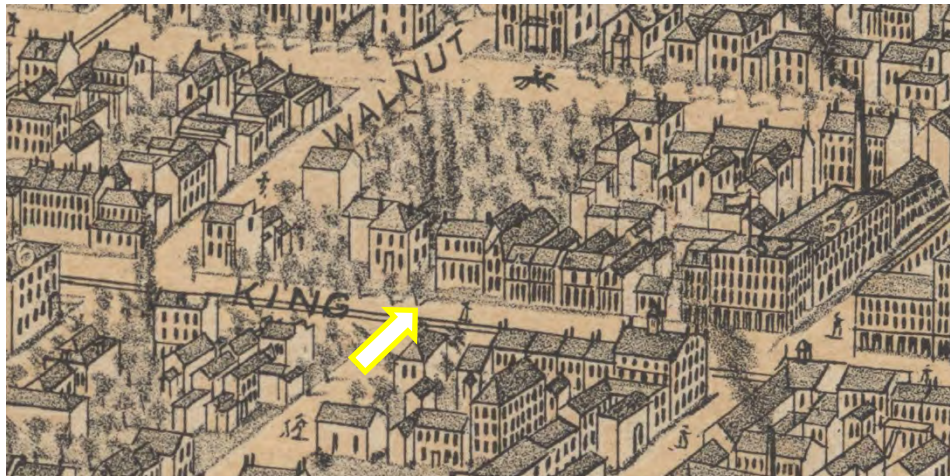


DOWNTOWN HAMILTON BUILT HERITAGE INVENTORY (2014 ERA) – 160, 164 & 168 king street east are identified as 'character supporting resources'



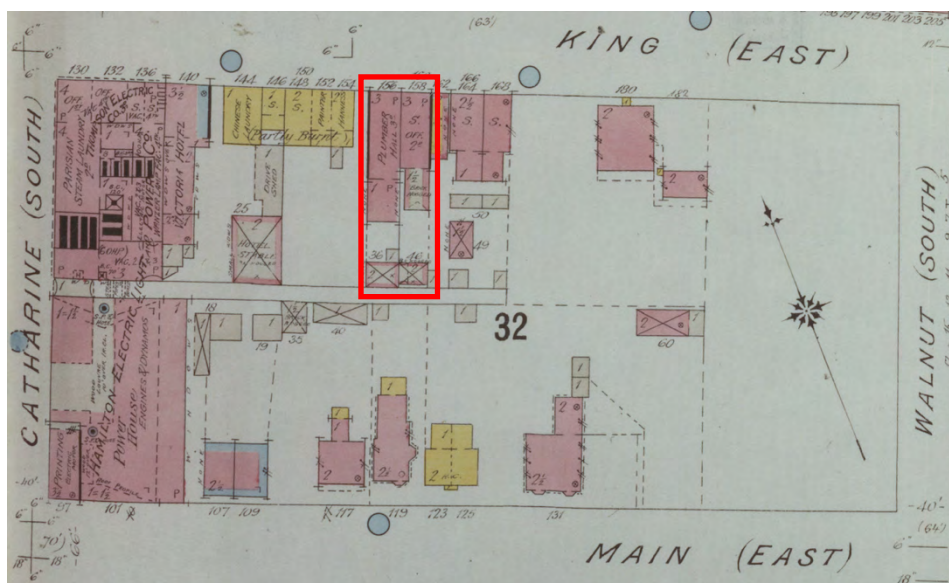
## 164 & 168 King Street East

The buildings were built c. 1872 and appear on the 1876 Birdseye View. The evolution of the buildings based on historic mapping is provided below.



1876 BIRDSEYE VIEW

The subject buildings appear on the 1876 *Birdseye View of Hamilton*. They are part of a continuous row of buildings on the west half of the block (right side). The east half of the block (left side) has a very different character and contains a 2-storey dwelling that backs onto open space planted with trees. The Wanzer Sewing Machine Factory has been built at the west end of the block and is identified as # 52 on the map.



1898 FIRE INSURANCE PLAN

The 1898 *Fire Insurance Plan* corresponds to the 1876 *Birdseye View* and shows two 2.5-storey commercial buildings on the subject property, both buildings have a 1-storey tail, both are identified as 'stores'. There is a 1.5-storey brick outbuilding behind #164 that may be a stable. There is a small storage shed and an outhouse behind each store constructed of wood. The Wanzer Sewing Machine Factory at the west end of the block has been replaced by the Hamilton Electric Light & Power Co.





#### 1911 FIRE INSURANCE PLAN

#164 is now identified as a 'Wholesale Confectioner & Candy Factory' and has been enlarged. The brick outbuilding behind #164 has been integrated into the rear addition

#168 is unchanged but is now identified as a 'Sewing Machine' business. The Hamilton Electric Light & Power Company at the west end of the block has been replaced by the Hamilton Terminal Station

#### King Street East – 19<sup>th</sup> century

The north side of King Street East is predominantly characterized by Late Victorian commercial rows with a consistent façade treatment and building height framing the street. In contrast, the south side of King Street East where the subject properties are located has a varied skyline and has large gaps as well as large scale 20<sup>th</sup> century development.



#### KING STREET EAST, c.1900

A partial view of #168 that shows the original storefront and wood shutters on the 2<sup>nd</sup> floor windows. The store sign says "White Rotary Sewing Machines – Repairing – Cyrus Stewart"

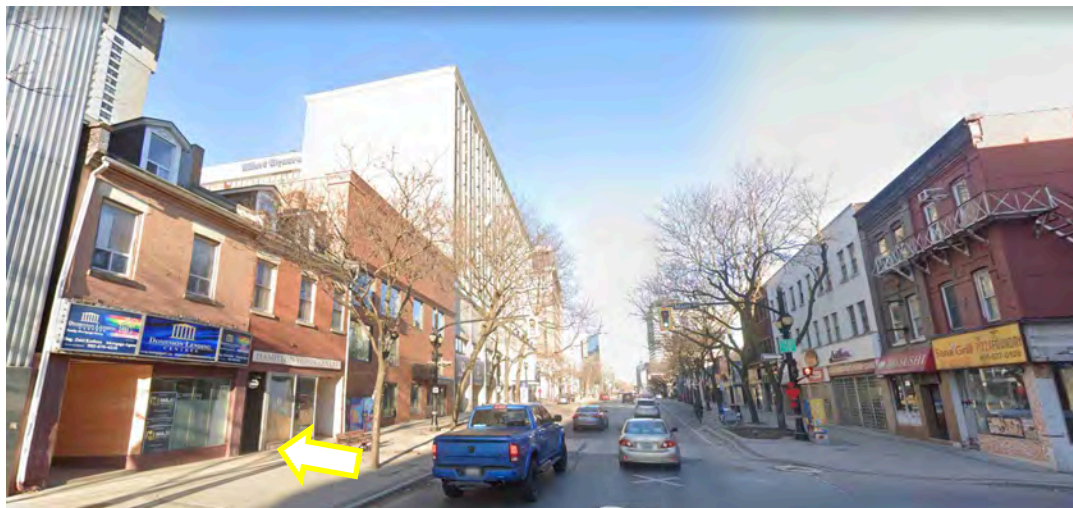
## King Street East – 20<sup>th</sup> century

The south side of King Street East has a mixed character that has been heavily impacted by unsympathetic alterations to heritage buildings, demolition of heritage buildings for surface parking lots, and large-scale development. It is very different from the north side of King Street East that is dominated by the well preserved Copp Block.



KING STREET EAST, 2022

View looking east. The historic character has been negatively impacted by demolition and unsympathetic alterations to historic buildings on the south side of King Street East (right). In contrast, the historic character of the north side of King Street has been maintained and is strongly defined by the well-preserved Copp Block.



KING STREET EAST 2022

View looking west shows the large-scale 20<sup>th</sup> century development to the east of the Lincoln Alexander Theatre. The south side of King Street East has a different character than the north side that has intact Victorian rows of similar heights. This is due to the mix of industrial, commercial and residential uses on the south side of King Street East in the 19<sup>th</sup> century. This contributed to a varied built form on the south side of King Street East.

## 6.0 HERITAGE EVALUATION

The subject buildings have been heavily altered and are located within a streetscape that has been heavily impacted by larger scale 20<sup>th</sup> century development, unsympathetic building alterations and demolitions that have left gaps in the streetscape. The following tables provide an evaluation of the heritage value of the building and its context according to legislated criteria under the Ontario Heritage Act and according to the City of Hamilton's criteria for determining cultural heritage value contained in the Urban Hamilton Official Plan.

### Ontario Regulation 09/06: Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act

CRITERIA	ASSESSMENT (YES/NO)	RATIONALE
<b>1. Design of physical value:</b>		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The buildings are heavily altered examples of a Georgian row of two commercial buildings built c.1872
ii) Displays a high degree of craftsmanship or artistic merit	NO	The buildings do not display craftsmanship or artistic merit because unsympathetic alterations have been made.
iii) Demonstrates a high degree of technical or scientific achievement	NO	They are 2.5 storey brick buildings with a rubblestone foundation
<b>2. Historical or associative value</b>		
i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community	NO	They are associated with a number of local businesses. It is believed that they were both built by John Law who operated a flour and feed wholesale business at #164 until 1882
ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	They have limited potential to contribute to an understanding of commercial activities on King Street East in the 19 <sup>th</sup> century because they have been heavily modified.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community	NO	They were built according to a common vernacular building typology that is not associated with a particular architect or designer.
<b>3. Contextual Value</b>		
i) Is important in defining, maintaining, or supporting the character of an area	NO	They are located on the south side of King Street East where there is a mix of buildings of different dates, styles and scales and there is a large gap in the streetscape to the east.



ii) Is physically, functionally, visually, or historically linked to its surroundings	<a href="#">YES</a>	They are historically and functionally linked to King Street East, one of two main commercial corridors in Hamilton since the 19 <sup>th</sup> century.
iii) Is a landmark	NO	They have not been identified as a landmarks.

### City of Hamilton's Criteria for Evaluating Built Heritage Resources

CRITERIA	ASSESSMENT
<b>Historical Associations</b>	
1. <u>Thematic</u> : how well does the feature or property illustrate a historical theme that is representative of significant patterns of history in the context of the community, province or nation?	LIMITED ABILITY <ul style="list-style-type: none"> <li>the buildings have limited ability to illustrate 19<sup>th</sup> century commercial activities on King Street East because they have been heavily altered on the ground floor and on the interior</li> </ul>
2. <u>Event</u> : is the property associated with a specific event that has made a significant contribution to the community, province or nation?	NO <ul style="list-style-type: none"> <li>no specific events occurred here other than daily commercial activities</li> </ul>
3. <u>Person and/or Group</u> : is the feature associated with the life or activities of a person or group that has made a significant contribution to the community, province or nation?	NO <ul style="list-style-type: none"> <li>the stores have been occupied by a number of different businesses that have made a local contribution to commercial activity in downtown Hamilton</li> </ul>
<b>Architecture and Design</b>	
4. <u>Architectural merit</u> : what is the architectural value of the resource?	HEAVILY ALTERED EXAMPLE <ul style="list-style-type: none"> <li>the buildings are heavily altered examples of common commercial building type in the early to mid-19<sup>th</sup> century.</li> </ul>
5. <u>Functional merit</u> : what is the functional quality of the resource?	IN TRANSITION <ul style="list-style-type: none"> <li>the buildings have been in continuous use as commercial buildings with residential units above, but the current owner is proposing a change in use to a Church</li> </ul>
6. <u>Designer</u> : what is the significance of this structure as an illustration of the work of an important designer?	NOT ASSOCIATED WITH A DESIGNER <ul style="list-style-type: none"> <li>the buildings were built according to a common vernacular building typology that is not associated with a particular architect or designer</li> </ul>



Integrity	
7. <u>Location integrity</u> : is the structure in its original location?	IN TRANSITION <ul style="list-style-type: none"> <li>the buildings are in their original location, but adjacent buildings have been demolished and replaced with larger structures</li> </ul>
8. <u>Built integrity</u> : is the structure and its components parts all there?	NO <ul style="list-style-type: none"> <li>the façades have been heavily altered including removal of original fabric on the ground floor</li> <li>unsympathetic changes have been made to the façades including application of stucco at #164 and painting of brick at #168</li> <li>a modern storefront has been installed on the ground floor of both buildings and vinyl windows have been installed at #168 and in the dormers of both buildings.</li> </ul>
Environmental Context	
9. <u>Landmark</u> : is it a visually conspicuous feature in the area?	NO <ul style="list-style-type: none"> <li>the buildings are part of a commercial streetwall that contains a mix of buildings including large-scaled 20<sup>th</sup> century buildings.</li> </ul>
10. <u>Character</u> : what is the influence of the structure on the present character of the area?	LIMITED INFLUENCE <ul style="list-style-type: none"> <li>the buildings have limited influence on the character of the south side of King Street East because this streetscape has been heavily impacted by 20<sup>th</sup> century demolitions and larger scaled development</li> </ul>
11. <u>Setting</u> : what is the integrity of the historical relationship between the structure and its immediate surroundings?	LIMITED INTEGRITY <ul style="list-style-type: none"> <li>the buildings were originally part of a continuous row of 2.5-storey commercial buildings, but adjacent buildings were demolished and replaced with larger buildings in the late 19<sup>th</sup> and late 20<sup>th</sup> century.</li> </ul>
Social Value	
12. <u>Public perception</u> : is the property or feature regarded as important within its area?	NO <ul style="list-style-type: none"> <li>the buildings have not been identified as significant building in local newspapers, historical publications, or walking tours of Downtown Hamilton.</li> </ul>

## 7.0 PROPOSED DEVELOPMENT

The development proposal includes renovation of the Lincoln Alexander Theatre and demolition of the commercial buildings at 164 and 168 King Street East so that a new 4-storey purpose-built structure can be built that matches the roofline and floor levels of the Lincoln Alexander Theatre. The new structure will accommodate administrative office, meeting rooms, and community services administered by Philpott Memorial Church (PMC).

The design has evolved through various iterations. The revised proposal seeks to mitigate the loss of the heritage buildings at 164 and 168 King Street East by referencing the brick construction and Georgian design and symmetry of the heritage facades. The new building will be four storeys in height to match the height of the Lincoln Alexander Theatre so that PMC can maximize interior space to meet their needs.

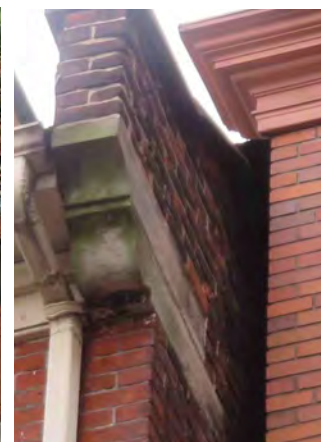
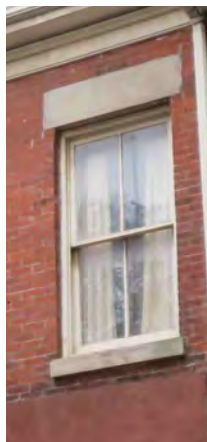
The design is complimentary to the historic context of King Street East. A continuous roofline will be established across the King Street frontage with a project cornice similar to historic commercial rows in the area.



PROPOSED 4-STOREY BUILDING [PARKER ARCHITECTS INC.]



HERITAGE BUILDINGS TO BE DEMOLISHED



DESIGN MEASURES: the window proportions & placement and the stone lintel & sill detail will be referenced in the new building façade  
SALVAGE: the carved stone end blocks in the roof parapet will be salvaged and repurposed in the new building

## 8.0 HERITAGE IMPACT ASSESSMENT

The heritage buildings to be demolished have been heavily altered and are in very poor condition. They make a limited contribution to the character of King Street East as a 19<sup>th</sup> century commercial streetscape because the south side of King Street East has limited integrity due to large scale 20<sup>th</sup> century development, building alterations, and demolitions that has resulted in an extremely varied built form with large gaps in the streetscape.

The development proposes to mitigate the demolition by referencing the Georgian vernacular style of the heritage buildings in the design of the new 4-storey structure to be built in its place.

The applicant has indicated that additional mitigation including salvage of the carved stone blocks from the roof parapets and installation of an interpretive display will be undertaken.

Given the limited integrity of the heritage buildings and the limited integrity of the historic streetscape, demolition and replacement with building that references the brick construction and Georgian style of the heritage buildings and is complimentary to adjacent heritage buildings is an appropriate form of mitigation.

## 9.0 CONCLUSIONS & RECOMMENDATIONS

The buildings at 164 and 168 King Street East are in very poor condition and have been heavily altered. The loss of original fabric has been documented in this report. The *Condition Assessment* by Kalos Engineering identifies significant condition issues. The heritage buildings cannot accommodate the proposed use that requires continuous floor plates on four levels across the whole site in order to meet the needs of the church.

The second floor auditorium in the Lincoln Alexander Theatre can be easily converted to a place of worship. The Philpott Memorial Church is very active in Downtown Hamilton providing a large number of community services. In order to provide these services, they need administrative offices, meeting rooms, washrooms, and communal meeting spaces.

The HIA finds that the buildings have very limited physical or design and do not make a significant contribution to this portion of King Street East that has been heavily impacted by 20<sup>th</sup> century development, building alterations, and demolitions.

The HIA recommends that:

- the properties at 164 and 168 King Street East be removed from the Heritage Register so that demolition may be permitted, and that the following mitigation be required as a condition of approval;
  - that design measures should be employed in the design of the new building so that the new design and materials reference the heritage buildings to be demolished and is complimentary to adjacent heritage buildings and the historic context of King Street East

- that an interpretive display should be installed in the new building in a publicly accessible area
- that the carved stone end blocks on the roof parapets should be salvaged for reuse in the new building

Design Measures recommended by the consultant have already been introduced by Parker Architects Inc., the architect for the development. The design has evolved based on discussions with heritage staff and the heritage consultant. The Revised Design successfully references the brick construction and Georgian symmetry of the heritage buildings to be demolished and is complimentary to the historic context. The window openings on the upper floors have a traditional stone lintel and sill detail. A projecting cornice with decorative brackets unifies the King Street façade and references the style of adjacent buildings such as the Copp Block located across the street.

## 10.0 SOURCES

City of Hamilton, *Urban Hamilton Official Plan*

ERA, *Downtown Hamilton Built Heritage Inventory Project* (2014)

Ministry of Tourism, Culture & Sport, *Ontario Heritage Toolkit*

Parks Canada, *Standards & Guidelines for the Conservation of Historic Places in Canada* (2010)

## 11.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 10 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching architectural history at the University of Toronto and McMaster University and Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture* in Canada and the *Canadian Historical Review*.



## APPENDIX A: PHOTO DOCUMENTATION – 164 KING E



KING STREET EAST – 3-bay facade



KING STREET EAST – two roof dormers





MAIN FAÇADE – original exterior wall with three window openings is partially intact on the 2<sup>nd</sup> floor – the masonry below the 2<sup>nd</sup> floor windows has been parged over – the original 2 over 2 wood sash windows remain



STOREFRONT – no historic fabric – 2 entrances on King Street East



REAR FAÇADE - backs onto an alleyway and surface parking lot – there is a 1.5-storey garage at the back



BRICK STORAGE SHED – there is a brick storage shed attached at the rear that backs onto the alleyway





1<sup>ST</sup> FLOOR COMMERCIAL SPACE – no historic fabric



1<sup>ST</sup> FLOOR COMMERCIAL SPACE – no historic fabric



1<sup>st</sup> FLOOR – rear section – this area has been gutted – note the exterior wall of a 19<sup>th</sup>-century brick outbuilding that was integrated into the rear addition when it was enlarged sometime before 1911



1<sup>st</sup> FLOOR – rear section – this area has been gutted – no historic fabric





2nd FLOOR – rear section – this is the upper floor of the 19<sup>th</sup> century outbuilding that was integrated into the building sometime before 1911 – drywall and fluorescent lighting installed – no historic fabric



2<sup>nd</sup> FLOOR – rear section – original roof framing visible through a hole in the ceiling – evidence of water and fire damage





STAIRS TO BASEMENT



BASEMENT – rubble stone foundation below the front portion of the building



BASEMENT – rubble stone foundation below the front portion of the building





KING STREET ENTRANCE 2 – separate entrance for 2<sup>nd</sup> floor tenant – 19<sup>th</sup> century wood trim indicates an original staircase – the treads and risers have been clad in vinyl





2<sup>nd</sup> FLOOR DENTAL OFFICE – no historic fabric – (the brick is a wallpaper)



2<sup>nd</sup> FLOOR DENTAL OFFICE – no historic finishes



2<sup>nd</sup> FLOOR DENTAL OFFICE – no historic finishes





2<sup>nd</sup> FLOOR DENTAL OFFICE – exposed brick party wall between 164 & 168 - no historic finishes



2<sup>nd</sup> FLOOR DENTAL OFFICE – evidence of water damage and mould above the acoustic tile ceiling



STAIRCASE TO THE ATTIC – steep staircase to the attic



ATTIC – modern drywall and popcorn ceiling – framing timbers are exposed





ATTIC – evidence of water damage around the roof dormers – no historic fabric



ATTIC – evidence of structural issues that has cause deflection of structural beams

## APPENDIX A: PHOTO DOCUMENTATION – 168 KING E



KING STREET EAST – 2-bay facade



KING STREET EAST – one roof dormer





MAIN FAÇADE – original exterior wall and two window openings on the 2<sup>nd</sup> floor are intact but the masonry has been painted and vinyl windows have been installed



MAIN FAÇADE storefront – no historic fabric – one entrance on King Street East





REAR FAÇADE - backs onto an alleyway and surface parking lot – there is a metal clad garage at the back



GARAGE – there is a metal clad garage attached at the back that dates from the 20<sup>th</sup> century



INTERIOR 1<sup>st</sup> floor – no historic fabric



INTERIOR 1<sup>st</sup> floor – no historic fabric





INTERIOR 1<sup>st</sup> floor garage – 20<sup>th</sup> century addition





STAIRS TO BASEMENT



BASEMENT – unfinished basement – rubblestone foundation and floor framing date from the 19<sup>th</sup> century



BASEMENT – rubblestone under the historic portion at the front and concrete block under the later additions at the back



BASEMENT – original rubblestone foundation beneath the historic portion of the building





2<sup>nd</sup> FLOOR LIVING ROOM – no historic fabric – evidence of water damage to ceiling



2<sup>nd</sup> FLOOR BEDROOM 1 – window trim is late 19<sup>th</sup> century





2<sup>nd</sup> FLOOR BEDROOM 2 – window trim is late 19<sup>th</sup> century



2<sup>nd</sup> FLOOR KITCHEN – window trim is late 19<sup>th</sup> century – evidence of extensive water damage to ceiling and floors



ATTIC STAIRS – steep staircase to the attic with no handrails – evidence of rot in the stair treads & stringer



ATTIC – modern drywall and acoustic tile ceiling – no historic fabric





ATTIC – original roof framing visible above acoustic tile ceiling

APPENDIX B: HISTORIC DOCUMENTATION



1851 MARCUS SMITH MAP – subject buildings do not appear – the property is owned by Mr “Magill” and has three structures on it that have since been demolished



1878 BIRDSEYE VIEW – building in the location of the subject buildings that corresponds to the subject buildings but does not have roof dormers

*Catharine-st intersects*

R M Wanzer & Co, sewing  
machine manufacturers  
79 Thos McKay, hotel  
81 Wm Dicker, boot-maker  
83 Frederick Langberg cabinet  
maker  
87 R Gwyder, white-washer  
89 Chas Molzen, shoemaker  
91 Thos Evans, broker  
93 O W Edgecombe, painter  
96 C Moore, broker  
97 John Laws, flour and feed  
99 Chas Cluthe, surgical instru-  
ment maker  
101 Jas Cahill, police magistrate  
113 Wm I Case, M D

1876-77 DIRECTORY

- JOHN LAWS FLOUR & FEED
- CHARLES CLUTHE, surgical instruments

124-0 Green Bros, undertakers

*Catharine st s commences*

128-30 Ham Electric Light &  
Power Co  
132 Parisian Steam Laundry  
134 Wanzer Lamp Manfg Co  
134 A T Gates, hair dresser  
136 Thompson Electric Co  
138-40 Victoria Hotel  
144 Wah Sing Laundry  
146 Wm Dicker, shoemaker  
148-50 Vacant  
152 P Thompson, painter  
154 J Finlayson, harness mkr  
156 J Wallace & Son, plmbrs  
156½ A D Wise, bicycle repr  
158 Stewart McPhie, archit  
158-60 D M Birely, teas  
162 Geo Webster, tailor  
164 Mexican Medicine Co  
168 G & W F Webster, mach-  
inists  
180 Mrs Jas Cahill  
Vacant lot

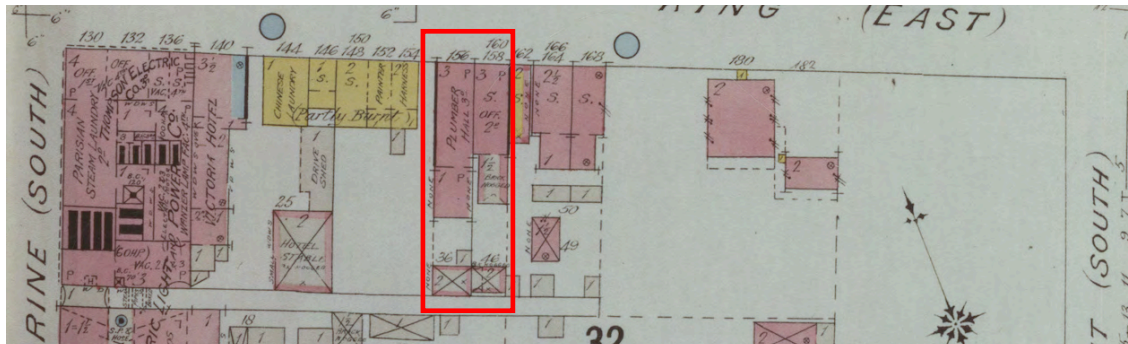
*Walnut st s commences*

1898 DIRECTORY

- MEXICAN MEDICINE CO.
- G & W F WEBSTER, machinists



## Hamilton Electric Light & Power

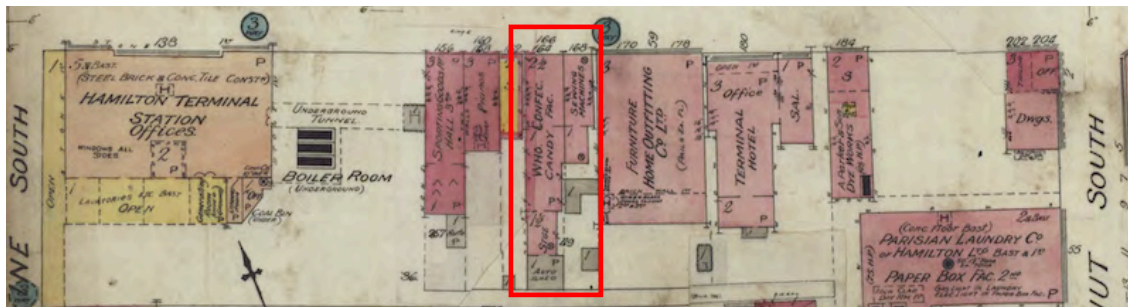


1898 FIRE INSURANCE PLAN

Both buildings are identified as 'stores' – they have small one storey rear additions – there are 2 wood sheds behind each building and there is a brick stable? behind 164

## Hamilton Terminal Station

## Home Outfitters Co. Ltd.



1911 FIRE INSURANCE PLAN

No. 164-66 Wholesale Confectioner & Candy Factory - large brick extension at the back that incorporates the brick stable shown on the 1898 map

No. 168 Sewing Machines



c. 1910 POSTCARD

No 168 White Rotary Sewing Machines

Also visible are the Copp Block (left) and Home Outfitting (right)

undertakers	23
+Catharine s comms	30
128-40 Terminal Statn	30
Ham Transmis-	30
sion Power Co	+
156 Fred C Skerrett,	31
sporting goods	
156½ Maccabees' Hall	31
160 Kent, Garvin &	
Co, mantels	31
162 J Finlayson, hrns	
164 Hy Grierson, cnfr	31
168 Cyrus Stewart,	31
sewing machines	31
170-8 Home Outfitting	31
Co	31
180 Terminal Hotel	31
184 A Parker & Son,	31
dyers	+
202-4 Burke & Co, rl	
estate	31
+Walnut s comms	31
206-8 Chas Bremner.	31

1911 DIRECTORY

- HY GRIERSON, confectioner
- CYRUS STEWART, sewing machines





**THOMAS WHITE**  
FOUNDER



**WHITE PLANT**  
1876

THOMAS WHITE had a lot of that ingenuity that has made America famous as a manufacturing nation. After only a few years apprentice work in New England factories he set up a plant and for eight years conducted a thriving and successful business, manufacturing sewing machines.

In 1866 he moved to Cleveland to establish the White Manufacturing Company. Besides sewing machines he also manufactured and merchandised many other items.

By 1876 two of his best mechanics, George Baker and D'Arcy Porter, had perfected a new type of sewing machine, far superior to anything then on the market. The firm name was changed to the White Sewing Machine Company and



WHITE SEWING MACHING CO., CLEVELAND, OHIO





# OFFICE OF CHARLES CLUTHE

134 KING STREET WEST,  
TORONTO.

ESTABLISHED 1871.

*To the Medical Profession:*

GENTLEMEN.—It is now twenty years since I commenced business as a manufacturer of TRUSSES AND ORTHOPEDICAL INSTRUMENTS IN CANADA. During this time my goods have become well known, and have given the greatest satisfaction to the Medical Profession. As a proof of this fact, there are but few Doctors in Canada who during this time have not had dealings with my house in some way. It has always been my aim to do the very best, and to give satisfaction in every case. I am safe in saying that the

## PATENT PERFECTED SPIRAL TRUSS

is the most extensively used by Physicians in Canada to-day. With the experience of many years sending tens of thousands of trusses by mail I have gradually overcome great difficulties, and have a system working now which, in all human possibility, answers all purposes most satisfactorily. I allow a liberal discount to the profession, which is detailed in Catalogue (a grand piece of work) and Price List, sent free on application. I have always a large stock of

## SHOULDER BRACES, SUSPENSORY BANDAGES,

ABDOMINAL SUPPORTERS, CRUTCHES, ETC.

Order Sheets sent on application, and every Order entrusted to me will be specially made for your patient on receipt of Order Sheet from you, properly filled out, which will place your patient's case before me in its TRUE LIGHT. I will then be in a position, with the large amount of Truss Attachments at my command, to get up a Truss in short order, and every order received by 3 p.m. will be mailed on the same day.

Yours truly,

CHARLES CLUTHE, *Surgical Machinist,*

134 KING STREET WEST, TORONTO, ONT.

CHARLES CLUTHE, surgical machinist, TORONTO



c. 1970s PHOTO



c. 1980s PHOTO





c. 1990s PHOTO

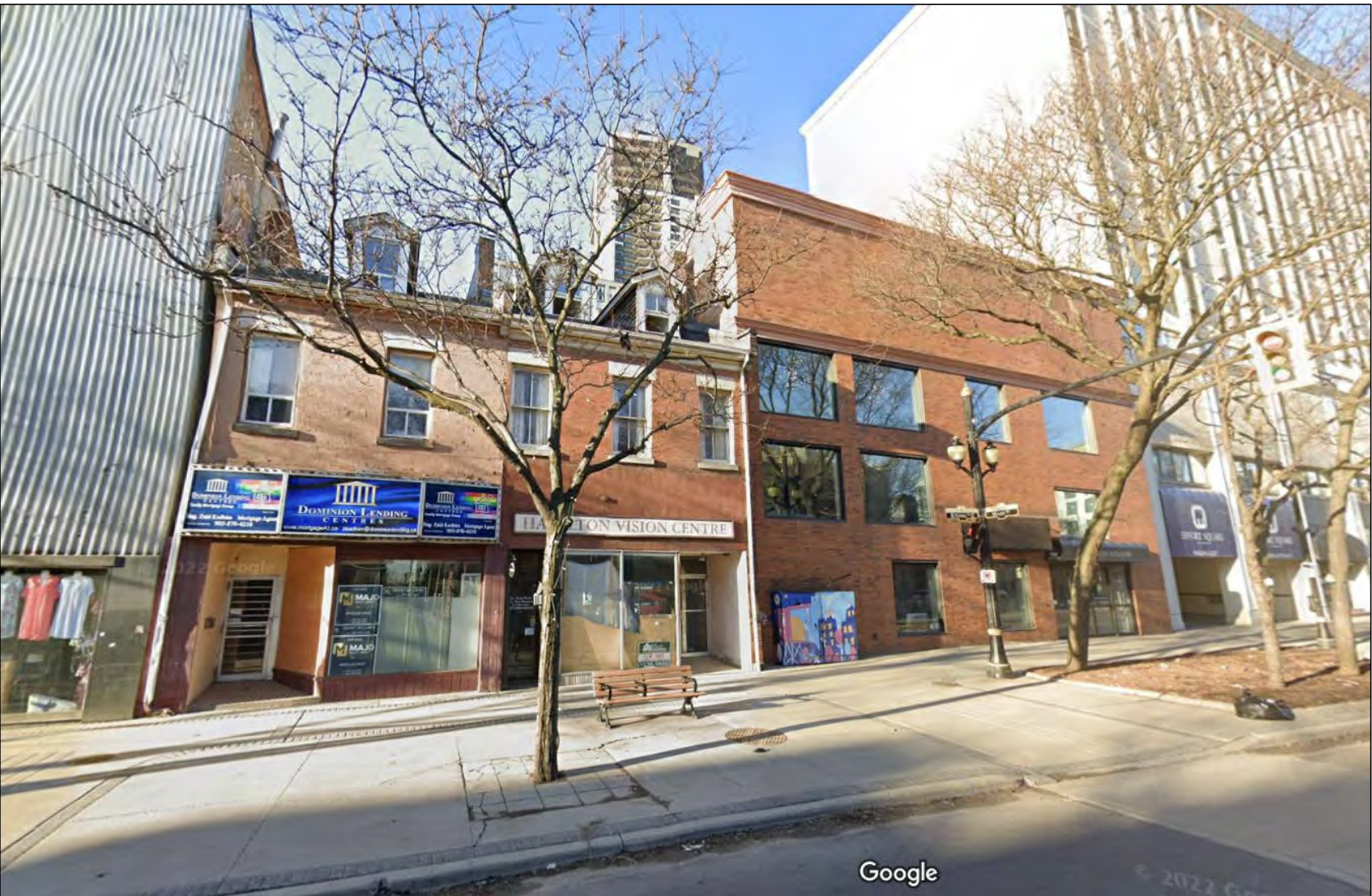




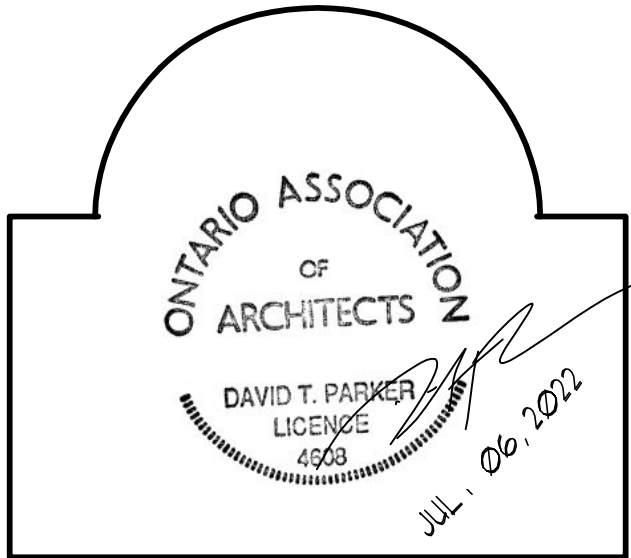
KING STREET FACADE



KING STREET FACADE



EXISTING KING STREET FACADE



REVISIONS	
1	ISSUED FOR HERITAGE COMMITTEE JULY 06/22

PHILPOTT MEMORIAL CHURCH  
160 KING STREET EAST  
HAMILTON, ONTARIO

**Parker Architects Inc.**  
156 St. Paul Street  
St. Catharines, ON, L2R 3M2  
tel: 905-687-6681  
email : info@parkerarchitects.ca

A.0.1	
drawing	STREET VIEW IMAGES
drawn	C.O.A.
checked	D.T.P.
scale	3/16" = 1'-0"
NL21-105	date JULY 2022



# PHILPOTT CHURCH CENTRE - FRONT FACADE



KING STREET EAST FACADE

PARKER ARCHITECTS INC.

# PHILPOTT CHURCH CENTRE - FRONT FACADE



KING STREET EAST FACADE

PARKER ARCHITECTS INC.



# PHILPOTT CHURCH CENTRE - FRONT FACADE



KING STREET EAST FACADE

PARKER ARCHITECTS INC.





PROPOSED NEW REAR LANE FACADE

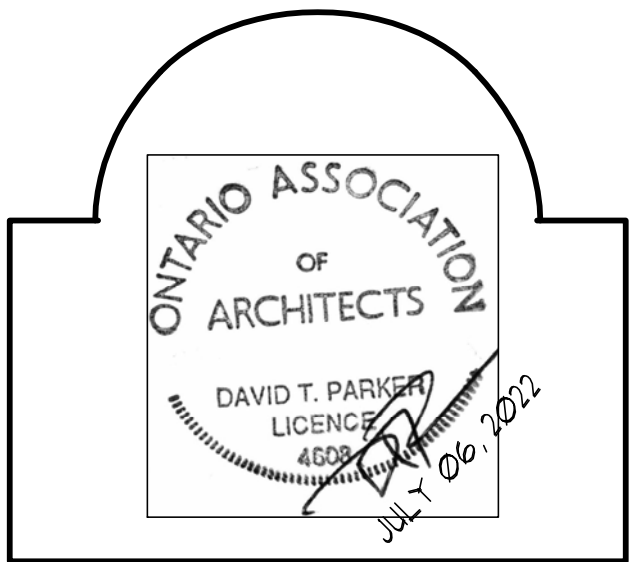


EXISTING REAR LANE FACADE

EXISTING BUILDINGS  
TO BE DEMOLISHED



PROPOSED NEW INFILL ADDITION FACADE



REVISIONS	
1	ISSUED FOR HERITAGE COMMITTEE JULY 06/22

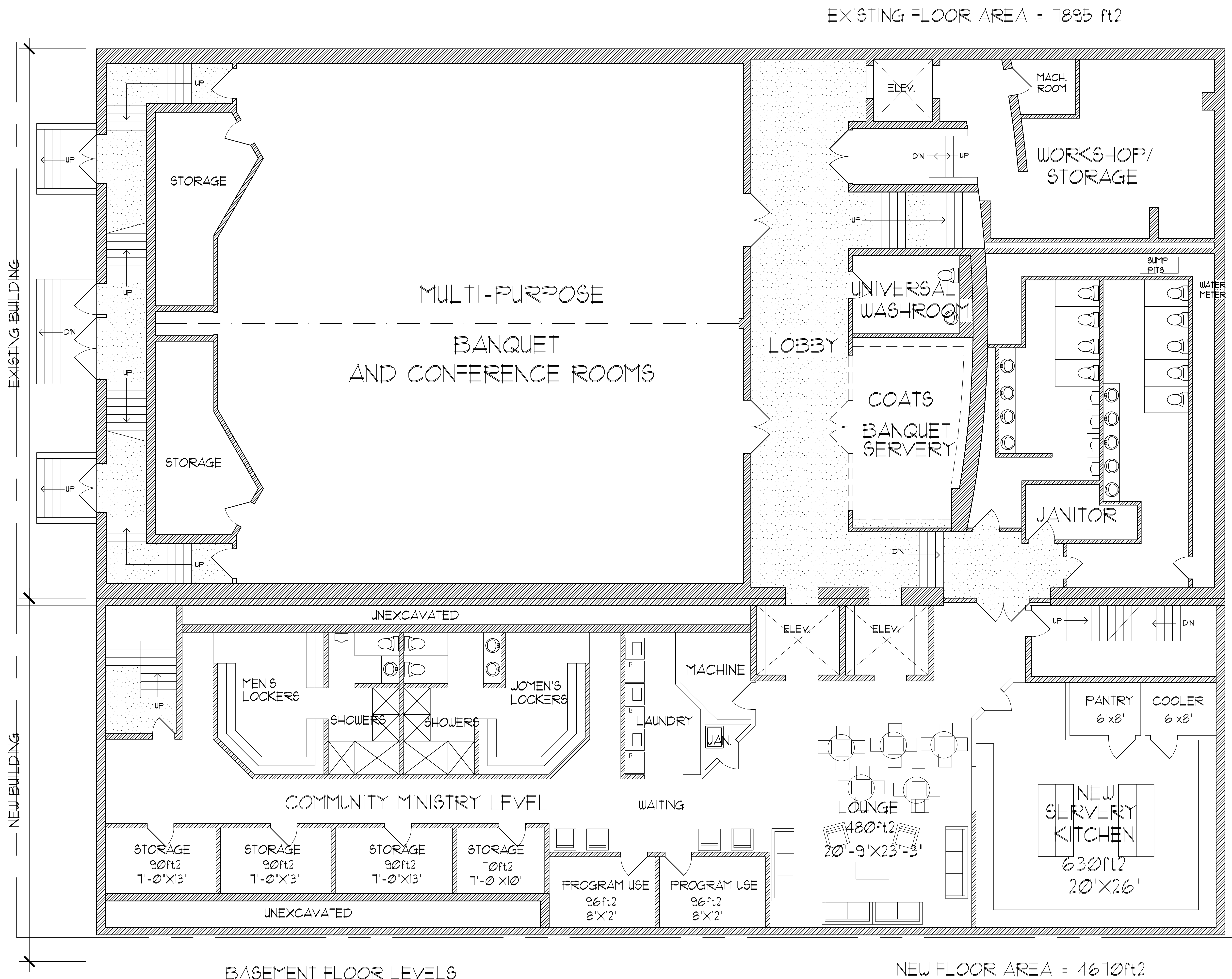
PHILPOTT MEMORIAL CHURCH  
160 KING STREET EAST  
HAMILTON, ONTARIO

**Parker Architects Inc.**  
156 St. Paul Street  
St. Catharines, ON, L2R 3M2  
tel: 905-687-6681  
email : info@parkerarchitects.ca

A0.2	
drawing	STREET VIEW IMAGES
drawn	C.O.A.
checked	D.T.P.
scale	3/16" = 1'-0"
NL21-105	date JULY 2022

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EXISTING FLOOR AREA = 7895 ft2

NEW FLOOR AREA = 4670ft2

BASEMENT FLOOR LEVELS  
DECEMBER 14, 2021

SCALE: 3/32" **PARKER ARCHITECTS** INC.



REVISIONS		
1	ISSUED FOR FORMAL CONSULTATION	DEC 14/21

PHILPOTT MEMORIAL CHURCH  
160 KING STREET EAST  
HAMILTON, ONTARIO

**Parker Architects Inc.**  
156 St. Paul Street  
St. Catharines, ON, L2R 3M2  
tel: 905-687-6681  
email: info@parkerarchitects.ca

A.2.1	
drawing	BASEMENT FLOOR PLAN
drawn	C.O.A.
checked	D.T.P.
scale	3/16" = 1'-0"
NL21-105	date DEC 2021

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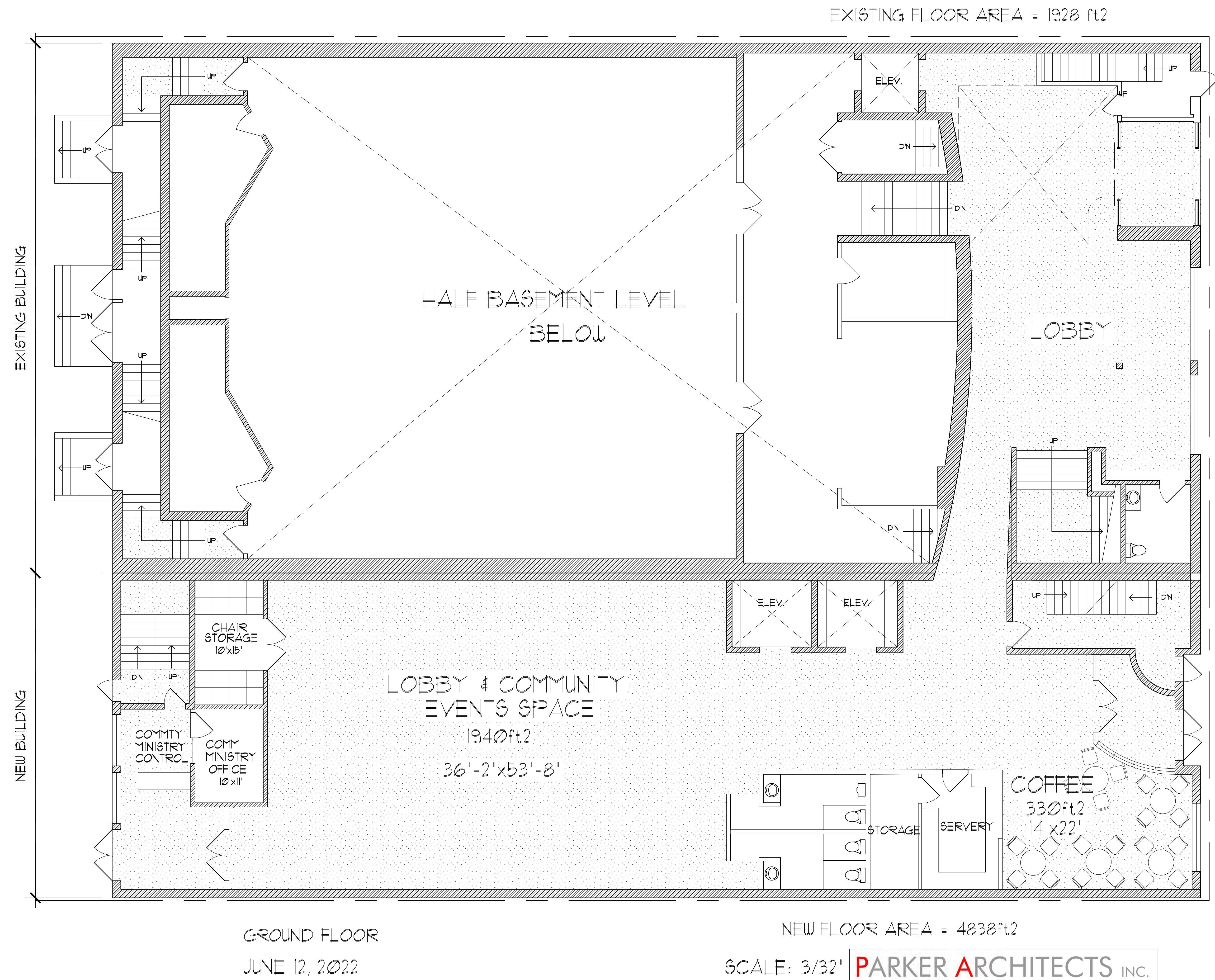


REVISIONS	
1	ISSUED FOR FORMAL CONSULTATION DEC 14/21

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160 KING STREET EAST  
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**Parker Architects Inc.**  
156 St. Paul Street  
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email: info@parkerarchitects.ca

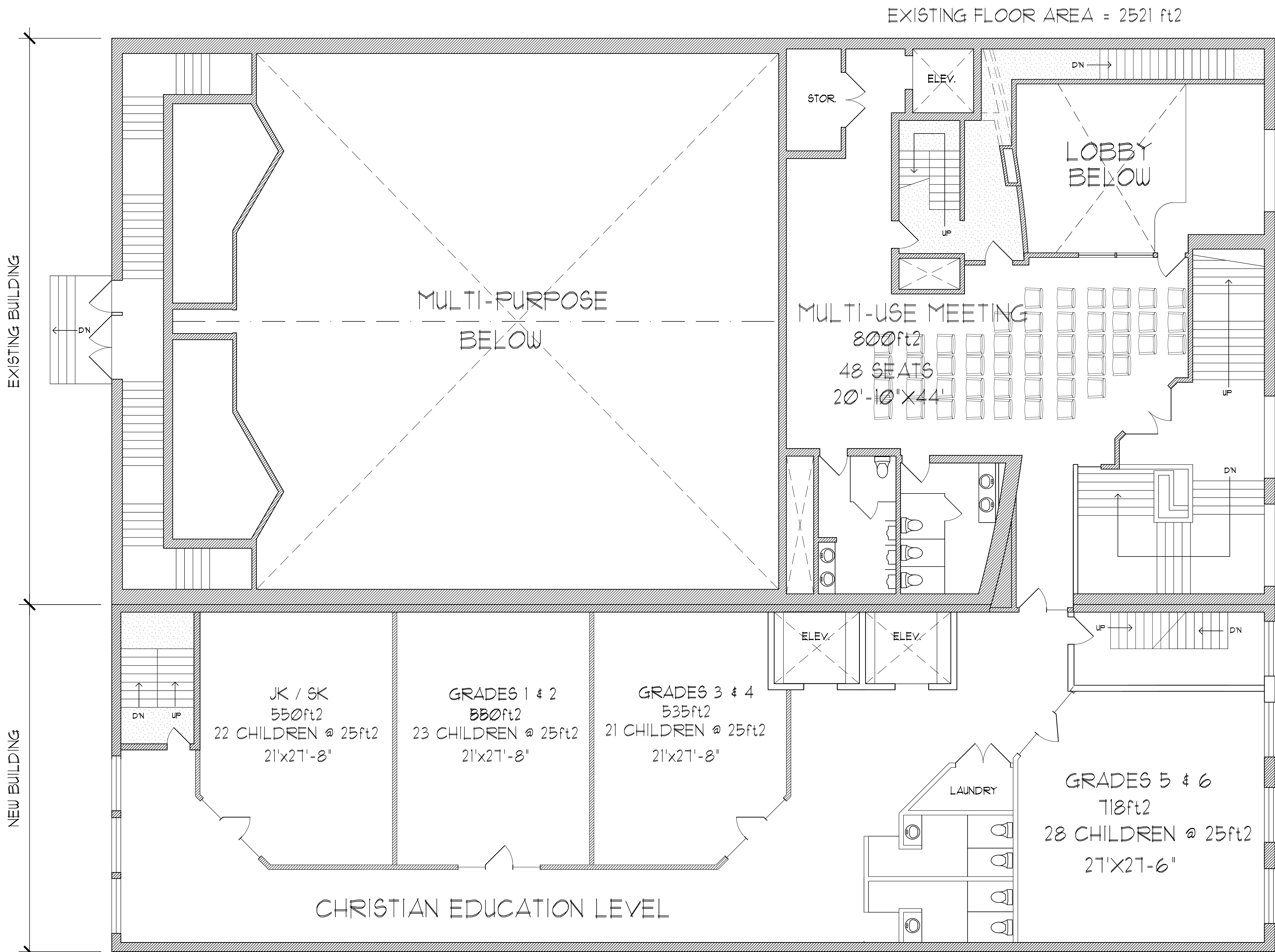
A.2.2	
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drawn	C.O.A.
checked	D.T.P.
scale	3/16" = 1'-0"
NL21-105	date DEC 2021



GROUND FLOOR  
JUNE 12, 2022

NEW FLOOR AREA = 4838ft²  
SCALE: 3/32" **PARKER ARCHITECTS INC.**





EXISTING FLOOR AREA = 2521 ft<sup>2</sup>

NEW FLOOR AREA = 4838ft<sup>2</sup>

SECOND FLOOR - CHRISTIAN EDUCATION LEVEL

MAY 24, 2022

SCALE: 3/32"

**PARKER ARCHITECTS INC.**



REVISIONS		
1	ISSUED FOR FORMAL CONSULTATION	DEC 14/21

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160 KING STREET EAST  
HAMILTON, ONTARIO

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156 St. Paul Street  
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tel: 905-687-6681  
email: info@parkerarchitects.ca

A.2.3		
drawing	SECOND FLOOR PLAN	
drawn	C.O.A.	
checked	D.T.P.	
scale	3/16" = 1'-0"	
NL21-105	date	DEC 2021

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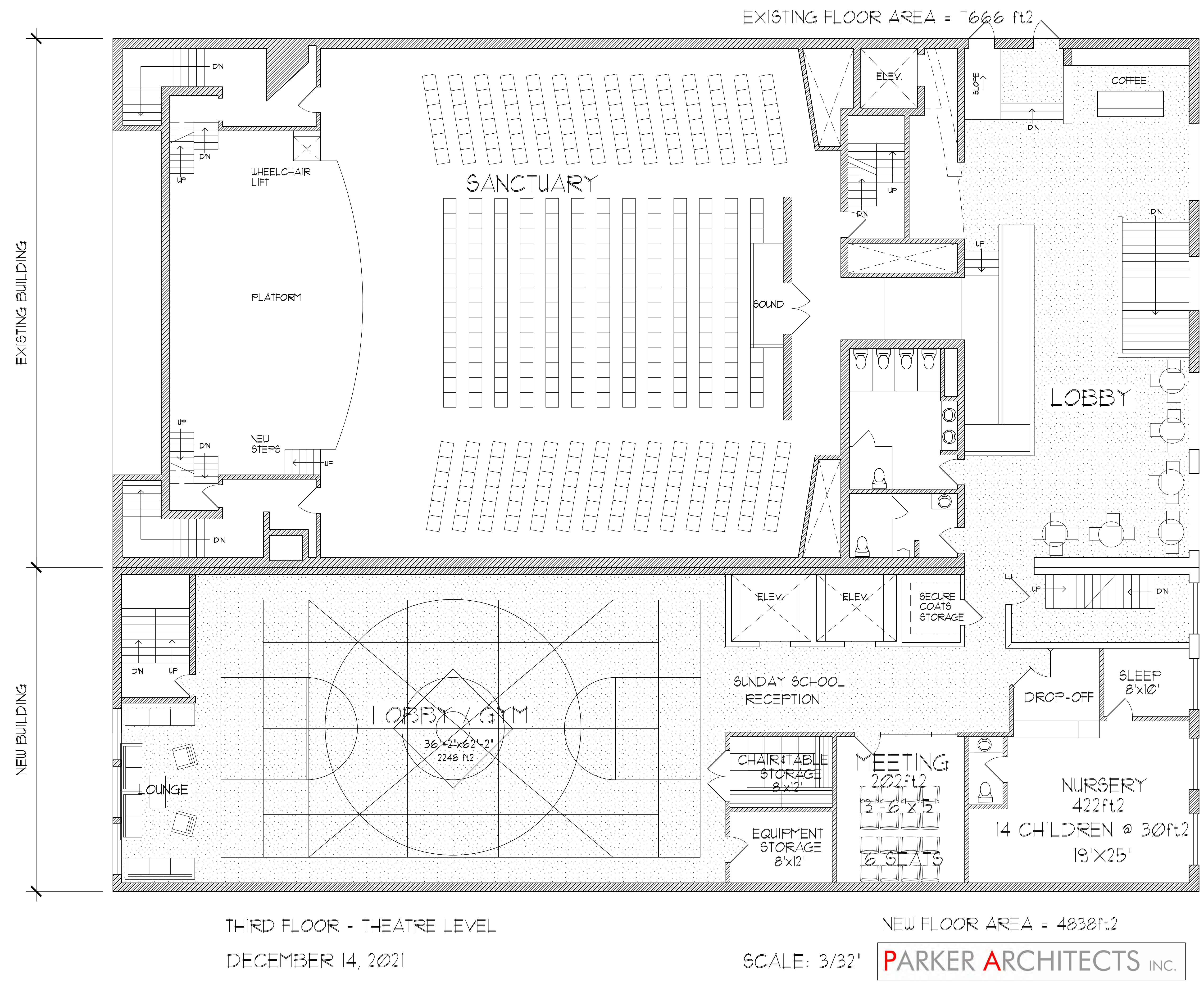


REVISIONS	
1	ISSUED FOR FORMAL CONSULTATION DEC 14/21

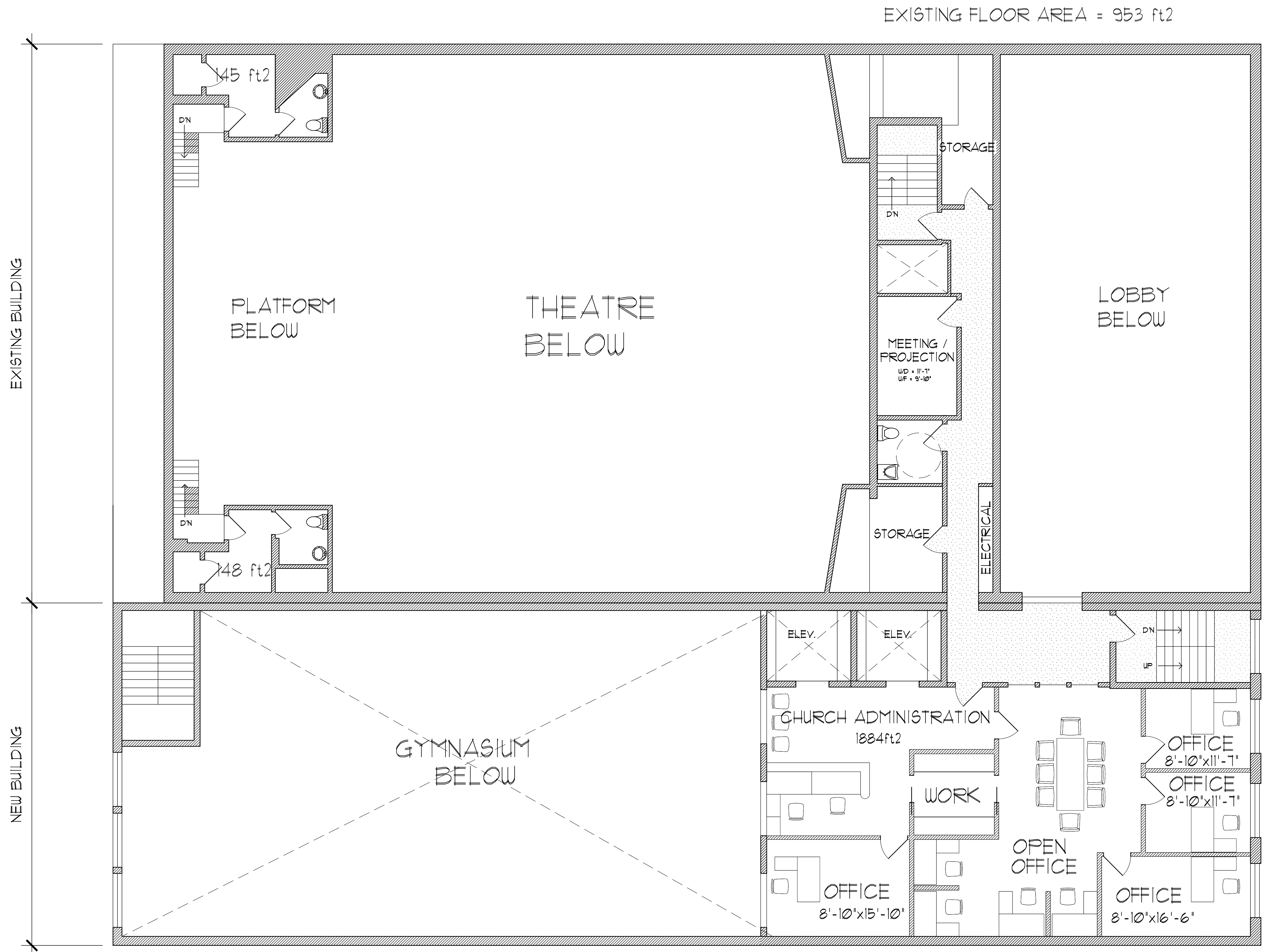
PHILPOTT MEMORIAL CHURCH  
160 KING STREET EAST  
HAMILTON, ONTARIO

**Parker Architects Inc.**  
156 St. Paul Street  
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tel: 905-687-6681  
email: info@parkerarchitects.ca

A.2.4	
drawing	THIRD FLOOR PLAN
drawn	C.O.A.
checked	D.T.P.
scale	3/16" = 1'-0"
NL21-105	date DEC 2021







EXISTING FLOOR AREA = 953 ft2

FOURTH FLOOR - OFFICES & PROJECTION BOOTH LEVEL

NEW FLOOR AREA = 2010ft2

DECEMBER 14, 2021

SCALE: 3/32"

**PARKER ARCHITECTS** INC.



REVISIONS	
1	ISSUED FOR FORMAL CONSULTATION DEC 14/21

PHILPOTT MEMORIAL CHURCH  
160 KING STREET EAST  
HAMILTON, ONTARIO

**Parker Architects Inc.**  
156 St. Paul Street  
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tel: 905-687-6681  
email: info@parkerarchitects.ca

A.2.5	
drawing	FOURTH FLOOR PLAN
drawn	C.O.A.
checked	D.T.P.
scale	3/16" = 1'-0"
NL21-105	date DEC 2021

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Philpott Memorial Church Relocation

# Structural Assessment

164 and 168 King Street East, Hamilton



Prepared for

**Parker Architects Inc.**

156 St. Paul Street, St. Catharines, Ontario L2R 3M2

Attention: Mr. David Parker

Prepared by:

**Kalos Engineering Inc.**

300 York Boulevard, Hamilton, ON L8R 3K6

Project No. 21261

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<b>3.0</b>	<b>Safety Concerns</b>	<b>4</b>
<b>4.0</b>	<b>Recommendations</b>	<b>4</b>

### **Appendices**

Appendix A- Photographs  
Appendix B – Limits of Liability



Parker Architect  
Structural Review  
164-168 King Street East, Hamilton  
May, 2022

## 1.0 Executive Summary

**Kalos Engineering Inc.** was retained by Parker Architect Inc. to complete a study on the condition of the set of buildings located at 164 to 168 King Street East in Hamilton. Our site review was completed on April 26, 2022. The buildings have been vacant for several years. Some vandalism was observed.

The address consists of several building and additions. The main buildings, located at 164 and 168 King Street East are situated between adjacent former Lincoln Alexander Center (160 King St. E) and Discount Max (180 King St. E). The subject building is constructed tight to 160 King St. E but there is a gap between 180 King St. E. Both units consist of three storeys with basements. There are several additions noted to the rear (south) of both units.

The buildings are in a varied state of condition. There are areas that exhibit considerable deterioration and decay while other areas show signs of renovations without proper design. Structural analysis has not been completed as part of this study.

There are several areas of immediate concern. These include:

- Building has been vacant for some time and deterioration is setting in,  
Unit 164
- Ground floor on Unit 164 is partially reframed but not completed,
- Sections of ceiling have collapsed,
- Beam supporting roof have failed (deflected and rolled under the load),
- Basement wall needs repointing.  
Unit 168
- Ceiling tiles fallen,
- Basement walls need repointing

Parker Architect  
Structural Review  
164-168 King Street East, Hamilton  
May, 2022

## 2.0 Structural Review

**Kalos Engineering Inc.** reviewed the facility April 2022. This review is presented Unit by Unit, floor by floor. It should be noted that limited structure was visible at the time of this inspection. This report is based on a visual assessment of the various areas in the current state.

### a) Unit 164

#### i) Basement

- Excessive moisture,
- Stone rubble walls need repointing.

#### ii) Ground Floor

- Renovations have been started in the past but not completed. Stud work is incomplete, no sheathing,
- Parts of ceiling above have collapsed.

#### iii) Second Floor

- No significant issues noted.

#### iv) Third Floor

- Cross beams have been left exposed.
- Supporting beam on either side have rotated and deflected significantly. Temporary support is recommended.

### b) Unit 168

#### i) Basement

- Excessive moisture,
- Stone rubble walls need repointing.

#### ii) Ground Floor

- No issues noted.

#### iii) Second Floor

- Vacant spaces have started deterioration,
- Ceiling tiles out of place,

Water staining was noted throughout. The cause was not confirmed but could be the result of leaking or sweating pipes, roof leaks or façade leaks. The extent and damage caused by this water could not be ascertained during our site view. It is definitely affecting the finishes but the structure was not visible in all areas to determine if there was damage.



Parker Architect  
Structural Review  
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### 3.0 Safety Concerns

The roof support above Unit 164 is overstressed (excessive deflection and rotation). It is likely that the beam is under-designed or compromised during past renovations. Temporary shoring is recommended.

### 4.0 Recommendations

There are several options for this building, including the following:

- i.) Do nothing
  - ii.) Provide temporary support until further decision are made
  - iii.) Restore building
  - iv.) Remove building
- i.) Do nothing  
This option is not feasible as it would retain a building structure that has areas of structural concern (primarily Unit 164 at the upper level) and the deterioration from moisture would continue.
- ii.) Provide temporary support until further decision are made  
Shores are recommended for Unit 164 for the roof support system.
- iii.) Restore building  
This option is possible but deemed to be expensive. Replacement of structure is required (roof support of Unit 164) as well as reinforcing required to ensure structure is capable of supporting the Building Code specified loading. Structural analysis has not been completed but ground floor will require a  $4.8 \text{ kN/m}^2$  (100 psf) live load capacity if commercial. The second floor will require  $2.4 \text{ kN/m}^2$  (50 psf) live load capacity if office space or  $1.9 \text{ kN/m}^2$  (40 psf) live if residential. It is estimated that the office or residential load capacity can be readily achieved. Even if the structure is restored, it is still an old building, attention to building envelope and roofing must be considered in regard to thermal efficiency and long term integrity.
- iv.) Replace building  
This option would allow construction of a new building, constructed to current Code standards for both structure and accessibility criteria.

Respectfully submitted,

Kalos Engineering Inc.

Per: Hank Huitema, M. Eng., P.Eng.  
Designated Consulting Engineer, Sr. Structural Engineer

HAPH/ejd/cb

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Enclosure



# Appendix A

## Photographs



**Philpott Memorial Church Relocation  
Structural Review  
164 and 168 King Street East, Hamilton  
May 2022**

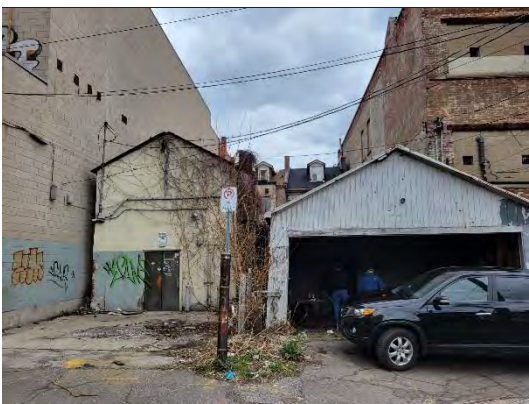
**B-1**



**Photo 1 - North (front) part elevation**



**Photo 2 - North (front) part elevation**



**Photo 3 - South (rear) elevation**



**Photo 4 - South (rear) elevation**

**Philpott Memorial Church Relocation  
Structural Review  
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**B-2**



**Photo 5 - Roof - looking south**



**Photo 6 - Roof - looking south**



**Photo 7 - Unit 164 - Ground floor - framed**



**Photo 8 - Unit 164 - Ground floor ceiling collapse**



**Photo 9 - Unit 164 - Ground floor ceiling collapse**



**Photo 10 - Unit 164 - Basement wall collapse**



**Philpott Memorial Church Relocation  
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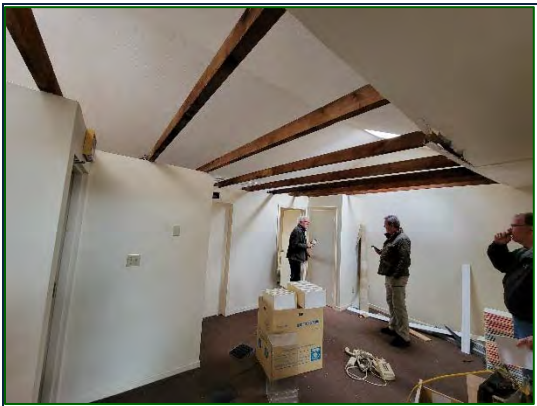
**B-3**



**Photo 11 - Unit 164 - Basement wall**



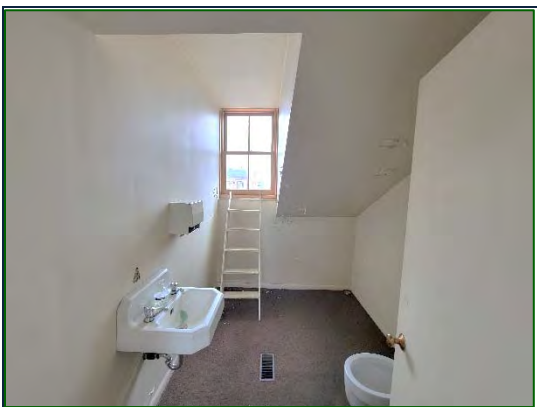
**Photo 12 - Unit 164 - Second floor**



**Photo 13 - Unit 164 - Third floor**



**Photo 14 - Unit 164 - Third floor - rotated  
roof beam**



**Photo 15 - Third floor egress**



**Photo 16 - Unit 168 - Second floor**

**Philpott Memorial Church Relocation  
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**B-4**

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**Photo 17 - Unit 168 - Basement**



**Photo 18 - Unit 168 - Basement**



**Photo 19 - Unit 168 - Rear outbuilding**



# Appendix B

## Limits of Liability