

Authority: Item 1 (a), Planning Committee
Report 16-015 (PED16159)
CM: September 14, 2016
Ward: 1

Bill No. 118

CITY OF HAMILTON

BY-LAW NO. 17-118

To Designate Land Located at 140 Locke Street South, City of Hamilton as Property of Cultural Heritage Value

WHEREAS the Council of the City of Hamilton did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18;

AND WHEREAS no notice of objection was served on the City Clerk as required by subsection 29(5) of the said Act;

AND WHEREAS it is desired to designate the property mentioned in section 1 of this by-law in accordance with clause 29(6) (a) of the said Act.

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. The property located at 140 Locke Street South, Hamilton, Ontario and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value.
2. The City Solicitor is hereby authorized and directed to cause a copy of this by-law, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this by-law, to be registered against the property affected in the proper registry office.
3. The City Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the City of Hamilton.

PASSED this 14th day of June, 2017.

F. Eisenberger
Mayor

R. Caterini
City Clerk

To Designate Land Located at 140 Locke Street South, City of Hamilton as Property of
Cultural Heritage Value

(Page 2 of 5)

Schedule "A"

To

By-law No. 17-118

140 Locke Street South
Hamilton, Ontario

PIN: 17139-0186 (LT)

Legal Description:

PT LT 94, PL 244 ; PT LT MISCELLANEOUS, PL 253 , BEING PART 1 ON
62R-11239; CITY OF HAMILTON

Schedule "B"

To

By-law No. 17-118

140 Locke Street South
Hamilton, Ontario

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

Statement of Cultural Heritage Value or Interest

Description of Historic Place

The former church building at 140 Locke Street South was constructed in the late 19th century. In 1895-1896, the former church was relocated from its original location on Canada Street. It is a two storey L-shaped frame brick cladding structure with a cross gable roof. The church was one of the first five (5) places of worship during the late 19th and early 20th century in Hamilton. Before the former church was converted into an auction hall in 1967, it served as the Immanuel Congregational Church from 1890 to 1925 and became the Trinity United Church from 1925 to 1967. Despite numerous interior alterations and a contemporary addition to the north side, the church retains much of its historic architectural detail that distinguishes it as a former church, particularly on the east (front) façade. The building continues to provide a link to the past while contributing to the existing commercial character of Locke Street South. The gable roof form is distinctive from the other flat-roof forms of surrounding buildings. The statement of Cultural Heritage value pertains to the exterior facades of the building that are visible from the street.

Heritage Value

The property at 140 Locke Street South demonstrates design value, historical value, contextual value, and good integrity, particularly on the east façade and the western section of the north façade.

The property demonstrates design or physical value as a representative example of a late 19th century church. Its architectural features demonstrate influence of Neo Gothic style of architecture, evident in the parapet with flattened ends, broad pointed arch window and door openings, buttress heights, rectangular panels, brick courses, and

wide bays that emphasized some of the horizontal lines of the structure. Verticality is still emphasized with the front facing gable and vertical lines of the buttresses and tracery, but the broadness of the features restrains the height of the building. The building facade demonstrates a high degree of integrity, with many retained, restored or sympathetically modified features.

The property at 140 Locke Street South reflects the late 19th century and early 20th century development of Locke Street South, indicating its historical or associative value. The former church was one of the five (5) places of worship in Hamilton in the late 19th and early 20th century. The building is associated with the Immanuel Congregational Church (1890s-1925) and later the Trinity United Church (1925-1967).

The contextual value of the property is manifested in its physical relationship to Locke Street South, and is a distinctive form on this section of Locke Street South, south of Hunter Street West. The gable and the defining architectural elements of the facade define its unique features as the street is primarily flat-roof commercial or residential structures. The former church successfully adapted the commercial establishment as it was converted into an auction hall in 1967. The former church's unique features contribute to the commercial character of Locke Street South.

The property demonstrates some social value to the local community, having been recognized previously for the façade improvements and contribution to the streetscape by the BIA, and having been recognized in a local history book about Locke Street South.

Heritage Attributes

- Two storey massing and L-shape plan of original structure
- Red brick cladding
- Cross gable roof with east facing front gable and north facing side gable
- Brick parapet with stone capping that extends beyond the roofline
- Broad pointed arch window and door openings with brick courses and corbelling on east facade
- Stone window sills

To Designate Land Located at 140 Locke Street South, City of Hamilton as Property of
Cultural Heritage Value

(Page 5 of 5)

- Wood frame window with window tracery
- Round window with wood tracery and brick course
- Rectangular brick course projecting panels with concrete corner details
- Brick buttresses with stone caps
- Brick corbelling and detail work with inset panels (covered with concrete) at the flattened ends of the parapet
- Rectangular window and door openings with triangular transom on north façade
- Wooden scroll style bargeboard on north gable

Excludes: parking lot and modern addition on north side of former church