

**Authority:** Item 7(f), Planning Committee  
Report 17-013 (PED17129)  
CM: August 18, 2017  
Ward: 1

**Bill No. 098**

**CITY OF HAMILTON**  
**BY-LAW NO. 18-098**

**To Designate Land Located at 1014 King Street West, 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 1014 King Street West, 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 11<sup>th</sup> day of April, 2018.

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F. Eisenberger  
Mayor

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J. Pilon  
Acting City Clerk

Schedule "A"  
To  
By-law No. 18-098

1014 King Street West  
Hamilton, Ontario

PIN: 17463-0273 (LT)

Legal Description:

PT LTS 1402 & 1403, PL 649, AS IN CD151640; SUBJECT TO CD151640; CITY  
OF HAMILTON

Schedule "B"  
To  
By-law No. 18-098

1014 King Street West (Westdale Theatre)  
Hamilton, Ontario

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

**Introduction and Description of Property**

The Westdale Theatre, located at 1014 King Street West, is situated on the north side of the street, between Paisley Avenue North and Marion Avenue North, in the City of Hamilton. The two-storey movie theatre was designed in the Art Deco-style and was constructed circa 1935.

**Statement of Cultural Heritage Value or Interest**

*Physical / Design Value*

The Westdale Theatre possesses design value as a representative example of the Art Deco style of architecture. The Westdale Theatre is the only theatre constructed in Hamilton influenced by this design movement and purpose-built for sound. The theatre can be considered a technical achievement of its time as its design was guided by decisions that would perfect the sound and visual experience of its patrons. The theatre exhibits Art Deco features on the exterior façade with its stone carvings, pressed metal panels with triangular motif above the entryway doors and original marquee that is likely still located behind the contemporary layer. Interior Art Deco features include wall and ceiling mouldings, the ziggurat-style window and door openings throughout the theatre, as well as the engaged pillars. Other significant attributes include but are not limited to the red brick piers woven into the concrete block cladding, window and door openings, and the layout of the auditorium, which includes the placement of seats and two downward sloping aisles, the two door openings on either side of the stage and the metal railings.

*Historical / Associative Value*

The Westdale Theatre is associated with the development of film technology and the design of movie theatres. Westdale Theatre was the first theatre built locally for sound and included the modern technology of its time. Modern comforts and technology featured when the theatre opened in 1935 included "Dunlopillo" seats, the latest air conditioning, R.C.A. Victor Photophones High Fidelity sound reproduction, and a scientifically designed non-reflecting screen. The theatre is believed to have been designed by prominent Hamilton architect William James Walsh in 1932 and the building plans were updated in 1935 by architect W.

Bruce Riddell. Both architects went on to design movie theatres in Hamilton and Oshawa, respectively.

The property is also associated with the development of Westdale Village as a planned suburban community. The neighbourhood's original layout was proposed only two decades before the theatre was built circa 1935 and its name was coined in 1923. The Westdale Theatre is located in the core of the community's self-sustaining commercial strip on King Street West. The façade of Westdale Theatre has evolved over time with the addition of the green "Westdale" sign between 1959 and 1976 in its heyday which has since become a well-known sign along the commercial strip of King Street West.

### *Contextual Value*

The Westdale Theatre is prominently located on King Street West, a commercial main street in the Westdale neighbourhood of Hamilton, and is considered a local landmark due to its distinctive Art Deco-influenced design. The theatre is linked historically and physically to its surroundings as it has been an anchor in the Westdale Village community for generations, representing a central local gathering place. The theatre helps to maintain and support the social character of this predominantly walkable commercial area. It is valued by the broader film community as well due to its status as the only single-screen theatre operating in Hamilton and its screening of both mainstream and independent films.

### **Cultural Heritage Attributes**

The heritage attributes that contribute to the cultural heritage value or interest of 1014 King Street West, Hamilton – Westdale Theatre include:

#### *Exterior attributes*

- Two-storey, L-shaped plan, concrete block building;
- Concrete foundation;
- Terrazzo floor in the recessed entryway;
- Stone carvings and red brick on the façade;
- Pressed metal panels with triangle motif above entryway doors;
- Original window and door openings;
- Original wood windows;
- Red brick piers woven into the concrete block cladding;
- Course of red brick headers below eaves;
- Loudspeaker cabinet on west elevation; and,
- Green neon "WESTDALE" sign.

#### *Interior Attributes*

Lobby:

- Art Deco features in the lobby including:
  - Black and white terrazzo floor and black tiling along the base of the wall;
  - Coffered ceiling;
  - Decorative metal grate in ceiling;

- Engaged plastered pillars with ziggurat-style capitals;
- Crown moulding; and,
- Entrance opening to the foyer with ziggurat-style plastered design.

#### Second Floor and Staircase:

- Location of staircase.
- Art Deco-inspired metal stair railing leading to second floor and basement.
- Wood baseboards.
- Ladies room with retiring room:
  - Floor and wall tiling;
  - Two four-pane wood windows in ladies' room;
  - Set of three six-pane wood casement windows in retiring room; and,
  - Wood baseboards.
- Crying room:
  - Large viewing window looking into auditorium with wood surround;
  - Decorative wood detailing on the wall; and,
  - Wood baseboards.

#### Foyer:

- Metal grates in foyer / auditorium partition wall;
- Partition wall between the foyer and auditorium, with two ziggurat-style window openings and two ziggurat-style door openings;
- Engaged plastered pillars and ceiling coffers;
- Textured plaster walls; and,
- Wood baseboards.

#### Auditorium:

- Layout: placement of seating and two aisles that slope down toward the centrally placed stage.
- Centrally placed stage with access to the speaker cabinet at the rear of the stage;
- Ramps and metal railings on both sides of the stage.
- Ziggurat motif-topped door opening on each side of the stage.
- Metal railing in front of the stage.
- Art Deco features of the auditorium, including:
  - Wood mouldings along both side walls;
  - Ziggurat-style door openings, window openings and wall recesses on auditorium side of the partition wall between the auditorium and foyer;
  - Crying room window opening on second storey;
  - Engaged fluted pillars on either side of the stage with ziggurat motif capitals;
  - Stage opening mouldings including the decorative and centrally placed "WT" moulding;
  - Crown moulding around perimeter of auditorium; and,
  - Large oval-shaped recesses in ceiling.
- Textured plaster walls.
- Wood baseboards.

Other Interior:

- Floor and wall tiling and baseboards in the basement men's washroom.