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Hamilton

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December 12, 2013

Ontario Heritage Trust
Attn: Jim Leonard, Registrar
10 Adelaide Street East
Toronto ON M5C 1J3

Dear Mr. Leonard:

Re: Heritage Designation
18-22 King Street East and 24-28 King Street East, Hamilton

Attached please find the Notice of Intention to Designate with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes for the above properties. The Notice of Intention to Designate has been published in the Hamilton Spectator on December 12, 2013.

Yours truly,

Steve Robichaud, *MCIP OPPI RPP*
Director of Planning

MH
Att.

cc: Councillor Jason Farr, Ward 2
Janice Atwood-Petkovski, City Solicitor
Ed VanderWindt, Director, Building Services
Christopher Newman, Legislative Assistant
Meghan House, Cultural Heritage Planner

CITY OF HAMILTON

NOTICE OF INTENTION TO DESIGNATE

24-28 King Street East, Hamilton

IN THE MATTER OF THE ONTARIO HERITAGE ACT and the property in the City of Hamilton known municipally as 24-28 King Street East, Hamilton.

NOTICE IS HEREBY GIVEN that the City of Hamilton intends to designate this property as being a property of cultural heritage value.

Statement of Cultural Heritage Value or Interest

The four storey buildings located at 24-28 King Street East, Hamilton possess cultural heritage value due to their historical associations with the growth and commercial prosperity of the City of Hamilton in the nineteenth century and contextual associations with Gore Park and the King Street East streetscape. 28 King Street East also has physical design value as an example of the Victorian Style of architecture.

24 King Street East was constructed in 1875-6 for James A. Skinner. Skinner was a crockery merchant who opened his "China Palace" at another location around 1850 and the current building was built as an expansion. James A. Skinner and Co. was recognized as "the largest importer of crockery, glassware, etc. and largest shippers to Manitoba, British Columbia and the Northwest". Later, Minden's Ladies Wear operated in this location between 1924 and 1951.

The building at 24 King Street East was originally designed and constructed in the Victorian Style of architecture with vertical brick coursing, stone window sills, metal hood mouldings and a metal cornice. Several alterations have been undertaken to the building and only the brick façade (painted), three window openings on the fourth level and the cornice and brackets remain.

28 King Street East was constructed in 1874 for William H. Glassco & Sons to house their furrier business, established in 1843 and first located in a building further to the east along King Street East. The building housed a large cold storage vault that was considered to be advanced at time. G.F. Glassco & Co. operated in this location until 1931 and a succession of other furrier businesses subsequently operated out of the building.

The composition, design and materials of the building at 28 King Street East provide a representative example of Victorian architecture. At the time of its construction, the building was less elaborate than the buildings on either side; however, the building has retained most of its original architectural features on the upper levels of its front façade.

The buildings face Gore Park and are integral components of the King Street East streetscape and the character of the 'Gore' area. Gore Park is surrounded by largely intact groupings of three to four storey commercial row buildings, many displaying early architectural styles and high levels of craftsmanship in both design and construction.

Description of Heritage Attributes

24 King Street East:

The heritage attributes of the four storey building are derived from its historical and contextual value. The heritage attributes include the upper levels of the front façade of 24 King Street East, including, but not limited to:

- The brick façade of the third and fourth levels of the front façade;
- The window openings and stone sills on the third and fourth levels of the front façade;
- The cornice, stone end brackets and metal flashings;
- All surviving original brick and stone materials and features remaining under the existing storefront cladding and signage on the ground and second levels; and,
- The parapet walls.

Notwithstanding the above list of heritage attributes any alterations to the existing storefronts, entrances and signage on the ground and second levels and any structural changes to the building that are likely to affect the heritage attributes shall be regulated through the City's Heritage Permit process.

28 King Street East:

The heritage attributes of the four storey building are derived from its built heritage value as an example of the Victorian Style of architecture. The heritage attributes include the upper levels of the front façades of 28 King Street East, including, but not limited to:

- All stone masonry walls and pilasters on the second, third and fourth levels of the front façade;
- All window openings and sills on the second, third and fourth levels of the front façade;
- The original two-over-two wood window sashes and frames in the third and fourth level window openings;
- The wood framed picture windows and leaded-glass transoms in the second level window openings;

- The projecting horizontal mouldings between the second and third levels and the third and fourth levels;
- The cornice and parapet walls;
- A stone pilaster at the northeast corner of the ground level; and,
- All surviving original stone materials and features remaining under the existing storefront cladding and signage on the ground level.

Notwithstanding the above list of heritage attributes any alterations to the existing storefronts, entrances and signage on the ground level and any structural changes to the building that are likely to affect the heritage attributes shall be regulated through the City's Heritage Permit process.

Any person may, within 30 days after the date of publication of the Notice, serve written notice of his or her objection to the proposed designation, together with a statement for the objection and all relevant facts.

Dated at Hamilton, this 11th day of December, 2013

R. Caterini
City Clerk
Hamilton, Ontario