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Hamilton

Mailing Address:  
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Planning and Economic Development Department  
Planning Division  
71 Main Street West, 6<sup>th</sup> Floor  
Hamilton, Ontario L8P 4Y5  
Phone: 905-546-2424, Ext. 4281 Fax: 905-540-5611

June 12, 2015

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

Dear Mr. Leonard:

**Re: Heritage Designation**  
**91 John Street South, Hamilton (Ward 2)**

Attached please find the Notice of Intention to Designate, Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes for 91 John Street South. The Notice of Intention to Designate has been published in the Hamilton Spectator on June 12, 2015.

Yours truly,

Steve Robichaud, **MCIP OPPI RPP**  
Director of Planning and Chief Planner

CT  
Attach.

cc: Councillor Farr, Ward 2  
Janice Atwood-Petkovski, City Solicitor  
Ed VanderWindt, Director, Building Services  
Loren Kolar, Legislative Coordinator  
Chelsey Tyers, Cultural Heritage Planner

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

### Statement of Cultural Heritage Value or Interest

#### Description of Historic Place

The property at 91 John Street South is a mid-19th century commercial structure that was once part of a three-unit commercial row. The property is located on the east side of John Street South, in a commercial urban area in Hamilton. A laneway is located directly south of the property. It is a two storey structure with side gable roof. The south side wall is constructed of limestone, and the building has a limestone foundation. The remainder of the building is constructed of brick. It has a two-bay facade with a large glass display window, historic wooden door, and two over two sash wood frame windows in the second storey.

The 19th century form and decorative details of the facade are generally intact or have been restored. In 1889, Edwin Pass, a watchmaker became the tenant of the property. He purchased it in 1899. Three generations of the Pass family owned and operated the watch repair and jewellery store in this location, closing in 2007. The building at 91 John Street South is a remarkable example of both a multi-generational local business and an intact example of a 19th century commercial establishment. The Statement of Cultural Heritage Value pertains to the exterior of the building as visible from the street, and several interior features of the first and second storey.

#### Heritage Value

The property at 91 John Street South demonstrates design value, historical value, contextual value, social value, and has a high degree of integrity.

The property at 91 John Street South demonstrates design or physical value as it is an intact example in the City of Hamilton of mid-19th century commercial design. The exact date of construction is unknown, but a matching building footprint appears on maps by at least 1850. The property is representative of vernacular design, but shows influence of the simplicity and formal arrangement common to many buildings influenced by classically-inspired Georgian design. The west, street-facing facade also features 19th century elements more reflective of the Italianate influence, including large storefront window with wooden trim and spindles, recessed entrance with a pair of narrow wooden doors with round arched windows, and a bracketed cornice.

The property at 91 John Street South demonstrates historical value due to its association with the theme of 19th and 20th century commerce in Hamilton, and particularly for its long-standing multi-generational ownership and operation by the Pass family, spanning over 100 years. The Pass family was valued by the local community

that they served for more than 100 years. In 1864 the property was purchased by George Tuckett, tobacco manufacturer/retailer and later Mayor of Hamilton. From 1866 to 1889, the property housed a number of trades and businesses, including cabinet makers, trunk makers, and jewelers before becoming occupied by Edwin K. Pass, a watchmaker from Coventry, England. Pass purchased the property in 1899 (after being a tenant since 1889), and his son, Edwin S. Pass, and then grandson, Edwin J. Pass, carried on the trade. Edwin J. Pass retired in 2007.

The property has contextual value as it retains its relationship to John Street South, an important commercial corridor in Hamilton, and to the laneway directly to the south. The property is located on the former lots 55 and 56 in the George Hamilton Survey, which laid out early streets, laneways and building lots in Hamilton (including the laneway directly south of the property). John Street was one of the main commercial thoroughfares in Hamilton in the 19th century.

## **Heritage Attributes**

### Exterior attributes

- Two storey massing, rectangular plan;
- Side facing gable;
- Brick construction on west side, including quoins and voussoirs;
- Stone construction on south wall, including quoins;
- Limestone foundation
- Two-over-two sash double hung wood frame windows in rectangular openings on the second storey;
- Large display window with arched wooden trim and spindles;
- Pair of narrow double entrance doors with round arched windows and rectangular mouldings;
- Rectangular transom opening above front entrance;
- Rectangular wooden panels beside the entrance feature;
- Floral and geometric tile design at front entrance; and,
- Bracketed cornice with two large end brackets and 12 small brackets.

### Interior attributes

- Interior pressed tin wall covering and ceiling;
- Cherry wood and acid etched glass sliding display windows and mirror;
- Cherry wood and textured glass partition; and,
- Baseboard and wood window surrounds in second storey front room.



Hamilton

City Hall, 71 Main Street West  
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Canada L8P 4Y5  
www.hamilton.ca

- (c) **Recommendation to Designate 91 John Street South Under Part IV of the *Ontario Heritage Act* (PED15032) (Ward 2)**
- (i) That the designation of 91 John Street South, shown in Appendix "A" of Report PED15032, as a property of cultural heritage value pursuant to the provisions of Part IV of the Ontario Heritage Act, be approved.
  - (ii) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED15032, be approved.
  - (iii) That the City Clerk be directed to take appropriate action to designate 91 John Street South under Part IV of the Ontario Heritage Act, in accordance with the Notice of Intention to Designate, attached as Appendix "C" to Report PED15032.

I hereby certify the foregoing to be a true copy  
of Item 9 (c) of the Planning Committee Report  
15-008, as approved by City of Hamilton  
Council on May 13, 2015.

Dated at the City of Hamilton on this 3<sup>rd</sup> day of June, 2015.

A handwritten signature in black ink, appearing to read 'Rose Caterini', written over a horizontal line.

Rose Caterini  
City Clerk



Hamilton

# Notice of Intention to Designate 91 John Street South

The City of Hamilton intends to designate 91 John Street South, Hamilton, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

## **Statement of Cultural Heritage Value or Interest**

The property at 91 John Street South is a mid-19th century commercial structure that was once part of a three-unit commercial row. The property at 91 John Street South demonstrates design or physical value as it is an intact example in the City of Hamilton of mid-19th century commercial design. In 1889, Edwin Pass, a watchmaker became the tenant of the property; in 1899 he purchased the property. Three generations of the Pass family owned and operated a watch repair and jewellery store in this location, closing in 2007. The building at 91 John Street South is a remarkable example of both a multi-generational local business and an intact example of a 19th century commercial establishment. The Statement of Cultural Heritage Value pertains to the exterior of the building as visible from the street, and several interior features of the first and second storey.

The Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment may be found online via [www.hamilton.ca](http://www.hamilton.ca) or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5, during regular business hours.

## **Written Notice of Objection**

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

Dated at Hamilton, this **12th** day of **June**, 2015.

R. Caterini  
City Clerk  
Hamilton, Ontario

**CONTACT:** Chelsey Tyers, Cultural Heritage Planner, Phone: (905) 546-2424 ext. 1202, E-mail: [chelsey.tyers@hamilton.ca](mailto:chelsey.tyers@hamilton.ca)

**Website:** [www.hamilton.ca/heritageplanning](http://www.hamilton.ca/heritageplanning)