Authority: Item 17(a), Planning Committee Report 23-011 (PED23124)
CM: July 14, 2023 Ward: 13
Written approval for this by-law was given by Mayoral Decision MDE-2023 05 dated October 25, 2023
Bill No. 200

CITY OF HAMILTON
BY-LAW NO. 23-200

To Designate Property Located at 64 Hatt Street, Dundas, City of Hamilton as Property of Cultural Heritage Value

WHEREAS section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 authorizes Council of the municipality to enact by-laws to designate property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Council of the City of Hamilton has received and considered the recommendations of its Hamilton Municipal Heritage Committee pertaining to this by-law, arising from the meeting of the Hamilton Municipal Heritage Committee held on June 22, 2023;

AND WHEREAS the Council of the City of Hamilton, at its meeting held on July 14, 2023, resolved to direct the City Clerk to take appropriate action to designate the Property described as 64 Hatt Street, Dundas, in the City of Hamilton, and more particularly described in Schedule "A" hereto (the "Property"), as property of cultural heritage value or interest, which resolution was confirmed by By-law No. 23-138;

AND WHEREAS in accordance with subsection 29(3) of the *Ontario Heritage Act*, Council of the City of Hamilton has caused to be served on the owner of the Property and upon the Ontario Heritage Trust, a Notice of Intention to Designate the Property as being of cultural heritage value or interest, and has caused a Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality, a copy of which is attached hereto as Schedule "B";

AND WHEREAS no Notice of Objection to the proposed designation under section 29(5) of the *Ontario Heritage Act* has been served upon the Clerk of the municipality;

AND WHEREAS Council has decided to designate the Property in accordance with section 29(8) of the *Ontario Heritage Act*;

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

1. A statement explaining the cultural heritage value or interest of the Property, and a description of the heritage attributes of the Property are set out in Schedule "C" hereto.

2. The Property, together with its heritage attributes listed in Schedule "C" hereto, is hereby designated as property of cultural heritage value or interest.

3. The City Clerk is hereby authorized and directed,

    a. to cause a copy of this By-law, together with the statement of cultural heritage value or interest and description of heritage attributes of the Property, to be served on the Ontario Heritage Trust, the owner of the Property, and any person who served an objection to the Notice of Intention to Designate, by a method permitted by the *Ontario Heritage Act*; and,

    b. to publish a notice of passing of this By-law in a newspaper having general circulation in the City of Hamilton. Once this By-law comes into force and effect in accordance with the applicable provisions of the *Ontario Heritage Act*, the City Solicitor is hereby authorized and directed to cause a copy of this By-law, together with its Schedules, to be registered against the whole of the Property described in Schedule "A" hereto in the proper registry office.

PASSED this 25th day of October, 2023.

A. Horwath
Mayor

J. Pilon
Acting City Clerk

Schedule "A"

To

By-law No. 23-200

64 Hatt Street, Dundas
Hamilton, Ontario

PIN: 17481-0322 (LT)

Legal Description:

LOT 21, REGISTRAR'S COMPILED PLAN 1442, SAVE AND EXCEPT PT 1 ON 62R-13987 AND PT 1 ON 62R-13814; DUNDAS CITY OF HAMILTON

Schedule "B"

To

By-law No. 23-200

64 Hatt Street, Dundas
Hamilton, Ontario

Notice of Intention to Designate
64 Hatt Street, Dundas
(Former Valley City Manufacturing)

The City of Hamilton intends to designate 64 Hatt Street, Dundas, 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 is comprised of twelve vernacular buildings, constructed between the mid-nineteenth and mid-twentieth centuries. Two of the buildings are rare and unique examples of pre-Confederation architecture and two of the oldest extant industrial buildings in Dundas. The property is associated with its first owners, industrialists John Gartshore & James Bell Ewart, and Valley City Manufacturing, who occupied the building for over 120 years. The property helps define the character of Hatt Street and the community of Dundas, is visually, historically, and functionally linked to its surroundings, and is considered to be a local landmark.

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 or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5, during regular business hours.

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, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this 30th day of August, 2023.

Andrea Holland

City Clerk
Hamilton, Ontario

CONTACT:
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www.hamilton.ca/heritageplanning

Hamilton

Schedule "C"

To

By-law No. 23-200

64 Hatt Street, Dundas
Hamilton, Ontario

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

Description of Property

The 1.09-hectare property at 64 Hatt Street is a former industrial complex comprised of 12 structures ranging from one- to two-and-a-half storeys, constructed between the mid-nineteenth and mid-twentieth centuries, located on the southeast corner of Hatt and McMurray Streets in the community of Dundas in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property located at 64 Hatt Street, known as the former Dundas Foundry and Valley City Manufacturing, is comprised of 12 vernacular buildings constructed between the mid-nineteenth and mid-twentieth centuries. The physical value of the property lies in the fact that it is comprised of two rare and unique examples of pre-Confederation architecture in Upper Canada, which are two of the oldest extant industrial buildings in Dundas.

The historical value of the property lies in its direct association with several prominent figures in Dundas' history, including John Gartshore (1810-1873) and James Bell Ewart (1801-1853), and its association with the former Dundas Foundry and Valley City Manufacturing. In 1838, Gartshore established the Dundas Iron Foundry & Machine Shop in partnership with Ewart. The foundry produced internationally renowned large machinery, including steam engines and boilers for the Hamilton Water Works, the Great Western Railway, and Toronto Water Works. Gartshore was also well known for the training of apprentices at his foundry. Many apprentices went on to become industrialists in their own right, including John Inglis (1823-1899) of John Inglis & Co. (now Whirlpool Canada), and John Bertram (1829-1906) and Robert McKechnie (1835-1909), who founded McKechnie & Bertram, later known as Bertram & Sons Co., in Dundas. In addition to financing the Dundas Foundry & Machine Shop, Ewart opened the community's first bank and invested in transportation projects such

as the Desjardins Canal, the London and Gore Rail Road, and the Great Western Rail Road to increase access to Dundas' industries. Ewart was also a leading figure in Dundas' social and political circles, serving as a justice of the peace, the postmaster, and the president of the town council.

Additionally, the historical value of the property lies in its association with Valley City Manufacturing, which operated out of the property for more than 120 years, manufacturing furniture for schools, churches, and laboratories. In the 1910s, the company was contracted by architect John A. Pearson (1867-1940) to create furniture for Centre Block on Parliament Hill. In 1937, the company was taken over by Hamilton construction magnate Joseph M. Pigott (1885-1940). Under Pigott, the company was contracted by the Otis-Fensom Elevator Company in Hamilton during the Second World War to manufacture wooden cases for the Bofors anti-aircraft guns with shaped sockets for each part and tool so the guns could be assembled in the dark.

The contextual value of the property lies in its role in defining the character the area, serving as a reminder of Dundas' past as an industrial and manufacturing centre. The setting of the property defines the historic character of Hatt Street and the community of Dundas, with the north elevation and roofline featuring distinctive architectural details. The property is visually, functionally, and historically linked to its surroundings, comprised of a former industrial complex located along Spencer Creek, which provided power to the historic foundry, and near historic transportation corridors that were crucial to its early and continued success. The property is also considered to be a local landmark.

Description of Heritage Attributes

The key attributes that embody the cultural heritage value of the property as a unique, rare and early example an industrial complex and pre-Confederation architecture and its historical association with the Dundas Foundry and previous owners John Gartshore and James Bell Ewart, include the:

- Front (north) elevation and roofline of the circa 1846 central two-and-a-half storey stone structure including its;
    - Even coursed, cut sandstone construction;
    - Front gable roof with central stone chimney and date stone inscribed with "A.D. 1846";
    - Flat-headed window opening with stone lintels and sills;

- Two six-pane windows below the gable;
- Six-over-six hung wood windows in the second storey; and,
- Twelve-pane wood windows in the first storey;

- Front (north) elevation and roofline of the circa 1850s western central two-storey brick structure including its:
  - Brick construction laid in Common bond;
  - Side gable roof with corbelled brick chimney; and,
  - Three bays of segmentally-arched window opening with radiating brick voussoirs, stone sills and twelve-pane wood windows;

- Front (north) and side (west) elevations and roofline of the circa 1850s western end two-storey brick structure including its:
  - Six bays of flat-headed window openings in the front (north) elevation with stone lintels and sills;
  - Combination of flat-headed and segmentally-arched window openings in the side (west) elevation with their stone lintels, brick voussoirs and sills; and,
  - Twelve-pane wood windows in the front (north) and side (west) elevations;

The key attributes that embody the cultural heritage value of the property as a unique and rare example of an industrial complex and its association with Valley City Manufacturing include the:

- Front (north) elevation of the eastern central circa 1910 two-storey brick structure including its:
  - Corbelled brick course and pilasters;
  - Segmentally-arched window openings with brick voussoirs, stone sills and six-over-six hung wood windows;
  - Ground-floor entrance with decorative pilasters, entablature, leaf motif, and glass transom; and,
  - Ground-floor commercial entrance with nine-pane picture window, transoms, plain dentilated cornice and single entrance door;

- Front (north) elevation of the circa 1960 eastern end two-storey brick structure including its:
    - Flat-headed window openings with plain sills;
    - Brick corbelling; and,
    - Decorative concrete panel featuring a tree, set square, T-square, compass, and circular saw;

The key attributes that embody the contextual value of the property as a defining feature of the historical character of Hatt Street and as a local landmark include its:

- Location along Spencer Creek;
- Location fronting onto Hatt Street; and,
- Tall brick chimney.