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LISA BARROSO, ACTING CITY CLERK
Dated this 26th day of SEPTEMBER 2024
City of Hamilton

Authority: Item 11(b), Planning Committee Report 24-010 (PED24116)
CM: July 12, 2024 Ward: 13
Written approval for this by-law is given by Mayoral Decision MDE-2024-19
Dated September 25, 2024

Bill No. 162

CITY OF HAMILTON

BY-LAW NO. 24-162

To Designate Property Located at 291 King Street West, 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 24, 2024;

AND WHEREAS the Council of the City of Hamilton, at its meeting held on July 12, 2024, resolved to direct the City Clerk to take appropriate action to designate the Property described as 291 King Street West, 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. 24-140;

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 September.

A. Horwath
Mayor

M. Trennum
City Clerk

Schedule "A"

To

By-law No. 24-162

291 King Street West, Dundas
Hamilton, Ontario

PIN: 17484-0287 (LT)

Legal Description:

LT 11, BLK 12, PL 1443; DUNDAS CITY OF HAMILTON

Schedule "B"

To

By-law No. 24-162

291 King Street West, Dundas
Hamilton, Ontario

Notice of Intention to Designate 291 King Street West, Dundas

The City of Hamilton intends to designate 291 King Street West, 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 1849 one-and-a-half-storey stone building at 291 King Street West, Dundas is a representative example of a vernacular worker's cottage. The building was the first to have been built on its block. Circa 1854 it was purchased by Patrick Quinn (circa 1810-1870), who served as Dundas's tax collector from 1855-1862, for use as a rental property. In the early 1860s Quinn faced a lawsuit from the Town of Dundas for having failed to appropriately collect taxes. At this time Margaret Conley, an unmarried Irish immigrant and shop keeper took ownership of the building, continuing to manage it as a rental property. The property has the potential to yield information about the settlement of the Town of Dundas, nineteenth-century women's history, and the nineteenth-century immigrant and working community of Dundas. The property also has historical and contextual value in its role maintaining the historic working-class residential character of downtown Dundas, and is visually and historically linked to its surroundings.

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 25th day of July, 2024.

Matthew Trennum
City Clerk
Hamilton, Ontario

CONTACT: Maryssa Barras, Cultural Heritage Planning Technician,
E-mail: maryssa.barras@hamilton.ca

www.hamilton.ca/heritageplanning

Hamilton

Schedule "C"

To

By-law No. 24-162

291 King Street West, Dundas
Hamilton, Ontario

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

Description of Historic Place

The 0.068-hectare property at 291 King Street West, is comprised of a one-and-a-half storey stone cottage constructed circa 1849, located near the northwest corner of King Street West and Peel Street North, in the community of Dundas, in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The physical cultural heritage value of the property lies in its design value as a representative example of a vernacular stone workers cottage constructed circa 1849. The historical value of the property lies in its association with nineteenth-century businesswomen, immigration, and worker housing in Dundas. 291 King Street West was built as a worker's cottage and was sold circa 1854 to Patrick Quinn (circa 1810-1870) to be used as a rental property. Patrick Quinn was an Irish immigrant, grocer and notable community member who served as Dundas's tax collector from 1855-1862. 291 King Street West is one of several Dundas rental properties Quinn owned over his lifetime. In 1864, the Town of Dundas brought forward a lawsuit against Patrick Quinn for having failed to appropriately collect property taxes, and this case had longstanding impacts on municipal government proceedings and politics until the late 1860s.

Margaret Conley (circa 1820-1887) was an unmarried woman, Irish immigrant and shop keeper who had business affiliations with Quinn as early as 1861. Conley is believed to have inherited 291 King Street West from Quinn in 1869 as a result of his legal dispute with the Town of Dundas. Conley managed several properties on King, Napier, Peel, Colbourne, and Hatt Streets in Dundas, and managed a grocery store on King Street West. Conley's affiliation with 291 King Street West offers insight into working women's history in industrial-era Dundas. Throughout the nineteenth century, tenants of 291 King Street West, including a papermaker and agent, give insight into the growth and immigration of working-class people in Dundas.

The contextual value of the property lies in its role in maintaining the historic working-class residential character of downtown Dundas. The property is historically and visually linked to its surroundings, located along the prominent historic transportation corridor of King Street West, and having been historically rented out to local tradespeople in the nineteenth century. The building's shallow setback grants it a high degree of visibility in the immediate streetscape. As one of several buildings in the area owned by Patrick Quinn and later Margaret Conley, 291 King Street West has additional historical and contextual connections with similar properties in the area. The building is also significant as the first to have been erected on its block, and as one of few buildings on King Street West to have been constructed prior to 1851.

Description of Heritage Attributes

Key attributes that embody the design value of the property as a representative example of vernacular stone workers cottage, and its historical associations with nineteenth-century businesswomen, immigration, and worker housing in Dundas include the:

- Front (south) and side (east and west) elevations of the circa 1849 stone cottage, including its:
  - One-and-one-half storey massing;
  - Side gable roof with flanking brick chimneys and returning eaves;
  - Three-bay symmetrical front façade with central entrance and flanking windows;
  - Even-course cut-stone whirlpool sandstone front façade with corner quoins;
  - Broken-course field stone side elevations;
  - Front entrance with wood door with original doorbell hardware; and,
  - Flat-headed window and door openings with cut-stone voussoirs and stone lug sills.

The front gabled dormer and rear addition are not considered to have cultural heritage value or interest.

Key attributes that embody the contextual value of the property and its role in maintaining the historic residential character of downtown Dundas include its:

- Location fronting onto King Street West; and,
- Shallow setback from the public right-of-way.