

# Welcome to the Melville Street Heritage Conservation District Community Open House

## City of Hamilton Land Acknowledgement

The City of Hamilton is situated upon the traditional territories of the Erie, Neutral, Huron-Wendat, Haudenosaunee and Mississaugas. This land is covered by the Dish With One Spoon Wampum Belt Covenant, which was an agreement between the Haudenosaunee and Anishinaabek to share and care for the resources around the Great Lakes. We further acknowledge that this land is covered by the Between the Lakes Purchase, 1792, between the Crown and the Mississaugas of the Credit First Nation.

Today, the City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and we recognize that we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners and caretakers.

## Welcome!

Welcome to the Melville Street Heritage Conservation District Study Open House! Please, follow the panels to gain an understanding of what a Heritage Conservation District is, its process and the progress of the Study to date. Members of the Project Team are available for questions and comments and we also welcome you to provide feedback by filling out our survey. If you have any questions or comments following the open house, you can send these to the City's Heritage Planning Staff. Contact information is provided on the final panel for any future comments or questions which can be submitted via telephone, mail or email.

## Meet the Project Team



MHBC  
Dan Currie, Partner



MHBC  
Nick Bogaert  
Associate, Senior Heritage Planner



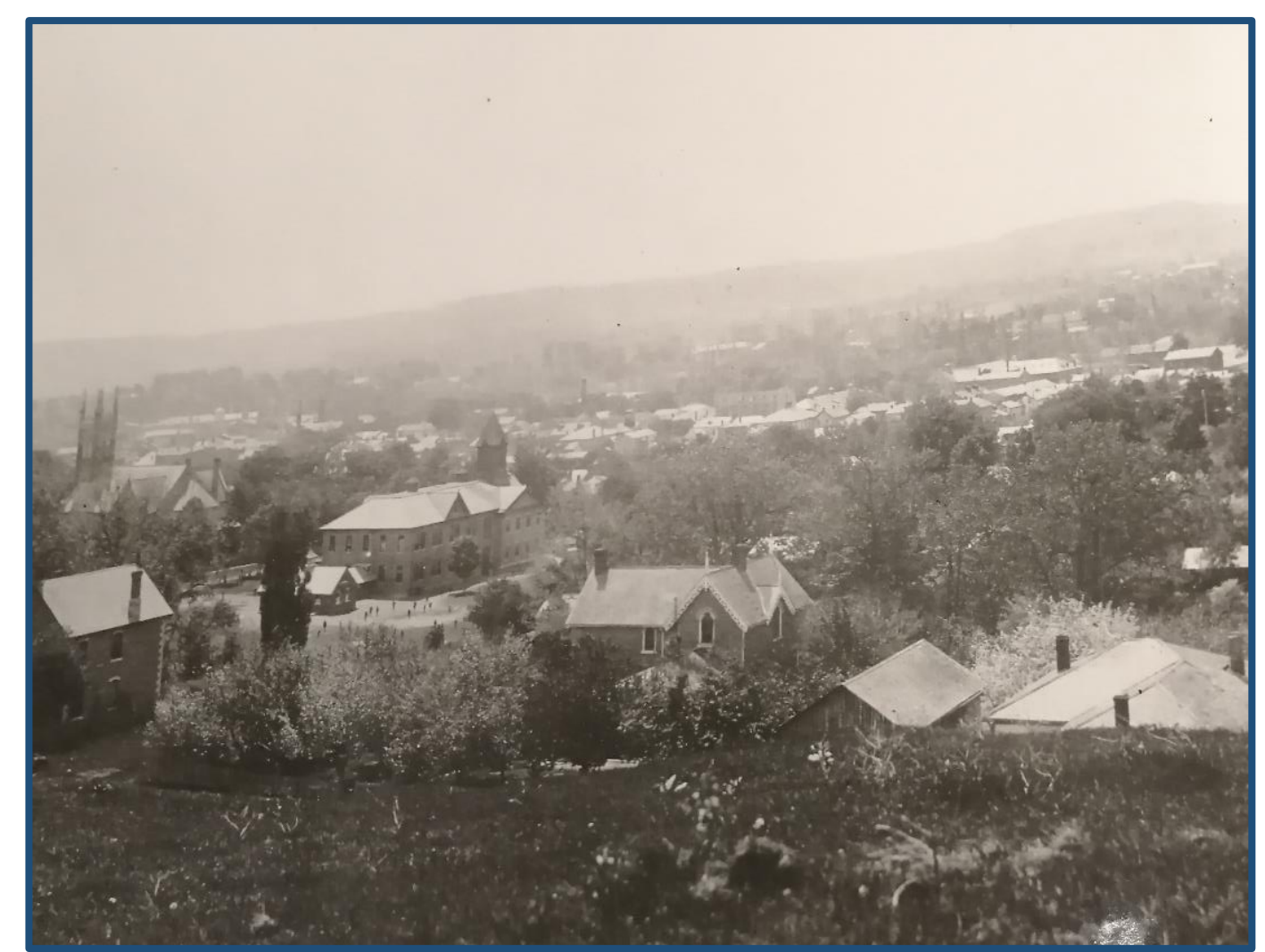
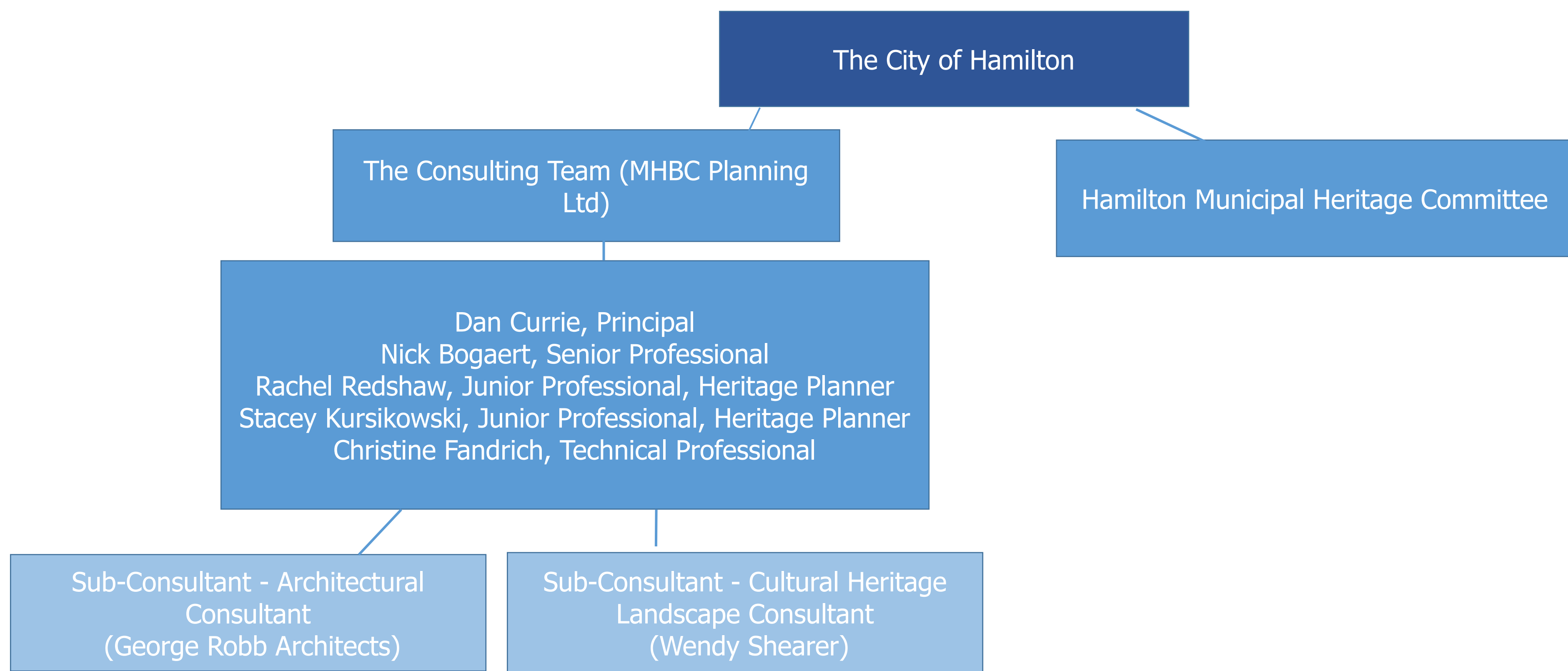
MHBC  
Rachel Redshaw  
Senior Heritage Planner



MHBC  
Stacey Kursikowski  
Heritage Planner



City of Hamilton  
Alissa Golden  
Program Lead Cultural Heritage, Planning & Economic Development



Images Source: Dundas Museum and Archives



# What is a Heritage Conservation District?

## What is a Heritage Conservation District?

A Heritage Conservation District ("HCD") is a **collection of heritage resources that have a special character or association**. Once created, municipalities can manage and guide future change in the area through adoption of a district plan with policies and guidelines for **conservation, protection and enhancement** of the area's special character.

## Key Considerations for Identifying an HCD:

- A **concentration** of heritage buildings, sites, structures, designed landscapes and/or natural landscapes that are linked by aesthetic, historical and socio-cultural contexts or use;
- A **framework of structured elements** including major natural features such as topography, land form, landscapes, water courses and built form (i.e street patterns, landmarks, nodes or intersections);
- A sense of **visual coherence** through the use of elements, such as building scale, mass, height, material, proportion, colour that convey a distinct sense of time or place; and,
- A **distinctiveness** which enables districts to be recognized and distinguishable from their surroundings or from neighbouring areas.

## Purpose:

Examine the heritage character of the identified Study Area to determine if all or part thereof would warrant designation under Part V of the *Ontario Heritage Act* as a Heritage Conservation District.



Image source: National Air Photo Library (Canada) Part of West Hamilton to West Flamborough, 1963, [Photo 222, McMaster University Digital Archive]

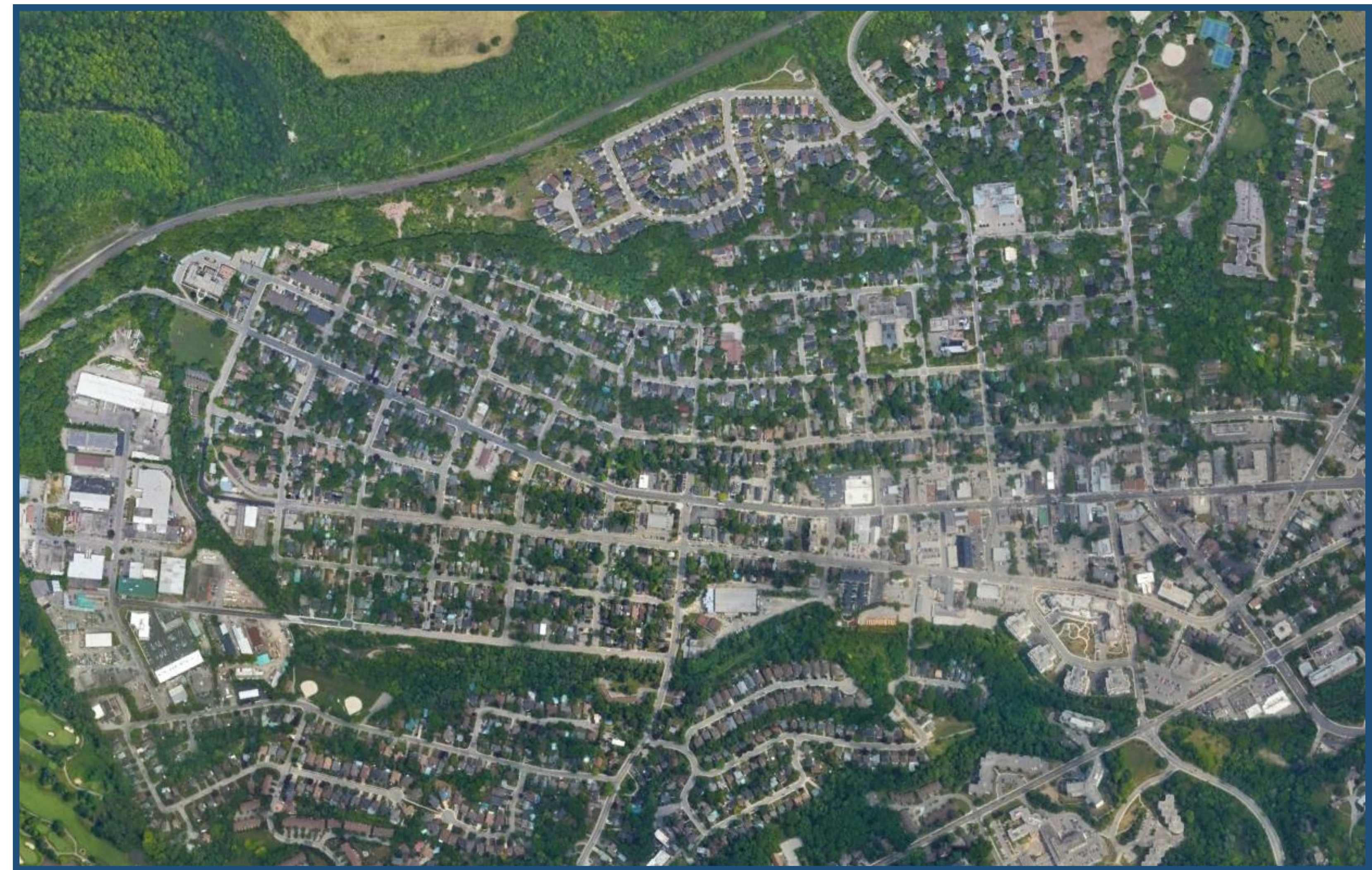


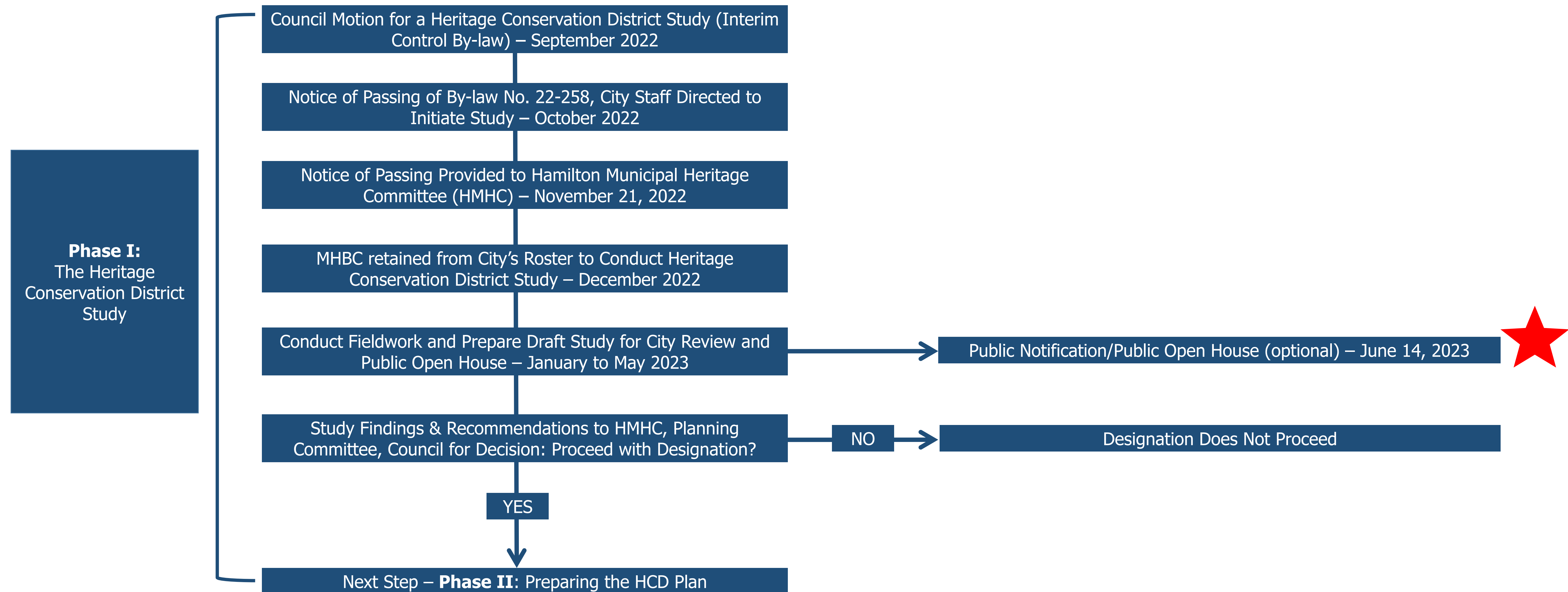
Image source: Aerial photograph of Dundas, Ontario in 2018 (Google Earth Pro)



# Melville Street Heritage Conservation District Designation Process

## Process:

The following is an overview of the process for this Heritage Conservation District Study. **There are two phases for the designation of a Heritage Conservation District.** Phase I includes the Heritage Conservation District Study and Phase II includes the establishment of the Heritage Conservation District Plan and the passing of the designation by-law.



## Background of Study Initiation:

- September 2022
  - Council approved a Heritage Conservation District Study (Interim Control By-law No. 22-258) for a portion of Melville Street between Sydenham Street to Wellington Street North
- December 2022
  - MacNaughton Hermsen Britton Clarkson Planning Limited (“MHBC”) was retained by the City to undertake the Heritage Conservation District Study
- January 2023
  - Heritage Conservation District Study was initiated and during this process, preliminary findings following site visits recommended that the initial Study Area should be expanded to review the surrounding neighbourhood



# The Study Area and Scope of Work

## Study Area:

The initial Study Area, as identified through the initial Interim Control By-law (22-258) was limited to Melville Street from Sydenham Street to Wellington Street North and is illustrated in light blue.

During the preliminary site visit and fieldwork process, it was recommended that the initial Study Area be expanded to encompass the surrounding area to ensure an adequate assessment given similarities in the streetscapes and built form. As a result, expanded Study Area, illustrated in dark blue, is generally bounded by Park Street West to the south, Brock Street North to the west, the base of the escarpment and Alma Street to the north and Sydenham Street to the east.

The expanded Study Area includes:

- 424 properties;
- Eight (8) designated properties under Part IV of the *Ontario Heritage Act* and 80 properties listed on the City's various heritage inventories.

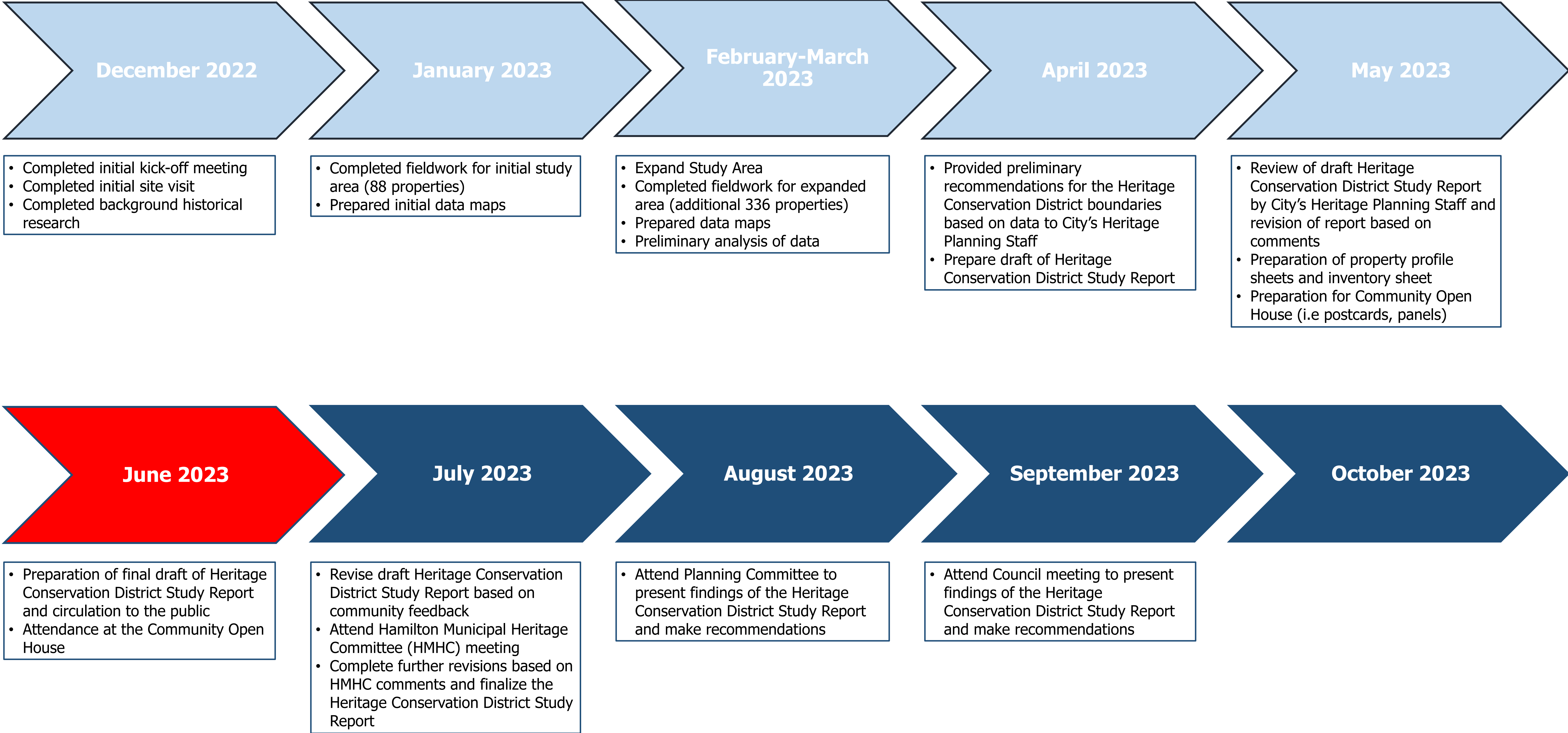
## Scope of Work

- Examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be conserved as a heritage conservation district;
- Examine and make recommendations as to the geographic boundaries of the area to be designated;
- Consider and make recommendations as to the objectives of the designation and the content of the heritage conservation district plan required under Section 41.1;
- Make recommendations as to any changes that will be required to the City's Official Plan and to any municipal by-laws, including the Zoning By-laws.





# Project Timeline





# Brief History of Dundas with a Focus on the Study Area

## EARLY ARCHAIC TO WOODLAND PERIOD

First Nations occupied the area of Dundas. Princess Point Complex, located in the vicinity of Cootes Paradise Marsh, was most occupied between 500-1000 A.D. The Neutral Confederacy dominated the area from the early 16<sup>th</sup> to mid 17<sup>th</sup> century.

### 1801

Richard Hatt began constructing a large milling complex at Dundas Street and Spencer Creek.

### 1814

Cootes Paradise renamed Dundas

### 1826-1837

Construction of Desjardins Canal. Hatt Plan completed in 1837.

### 1847

Incorporation of Dundas as a Town.

### 1855

Completion of the Great Western Railway. Steady migration of Irish immigrants to Dundas due to the potato famine. Allan and Mathieson Plan was completed in 1855.

### 1869

Population of Dundas is 3,500 and the Town is known as a "small manufacturing centre". Several small industries emerged including; Hamilton Cotton Mills, Gartshore Foundry and Bertram-McKechnie machine shops.

### 1873-1875

Witherspoon Plan was completed in 1873. In 1875, the Valley Ware (including the Study Area) had a population of 1,133 persons.

### 1890-1901

In 1890, 61 manufacturing plans were in operation. By 1901, however, several companies failed, relocated or amalgamated.

### 1930-1939

80% of the Study Area had been developed. The Great Depression caused a decline in development.

### 1940-1956

World War II boosted industries as some manufacturers produced important machines, tools and other war supplies. The year 1947 was noted as the year of the highest industrial employment in Dundas. Dundas Museum and Archives was established in 1956.

### 1970+

Increasing growth leads to development of subdivisions, and growing pressure for mature/historic neighbourhoods.

### 2001

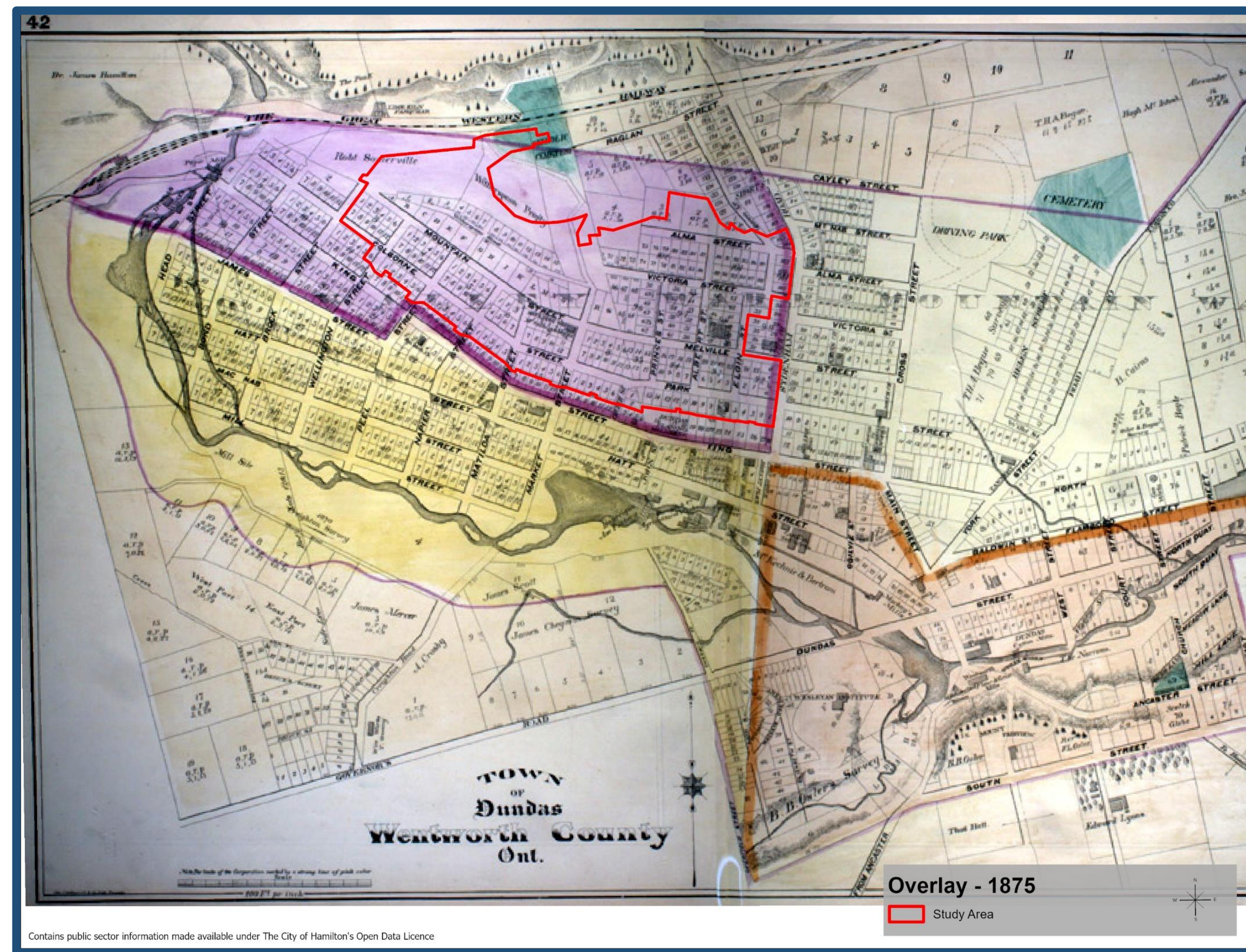
Town of Dundas amalgamated with the City of Hamilton.



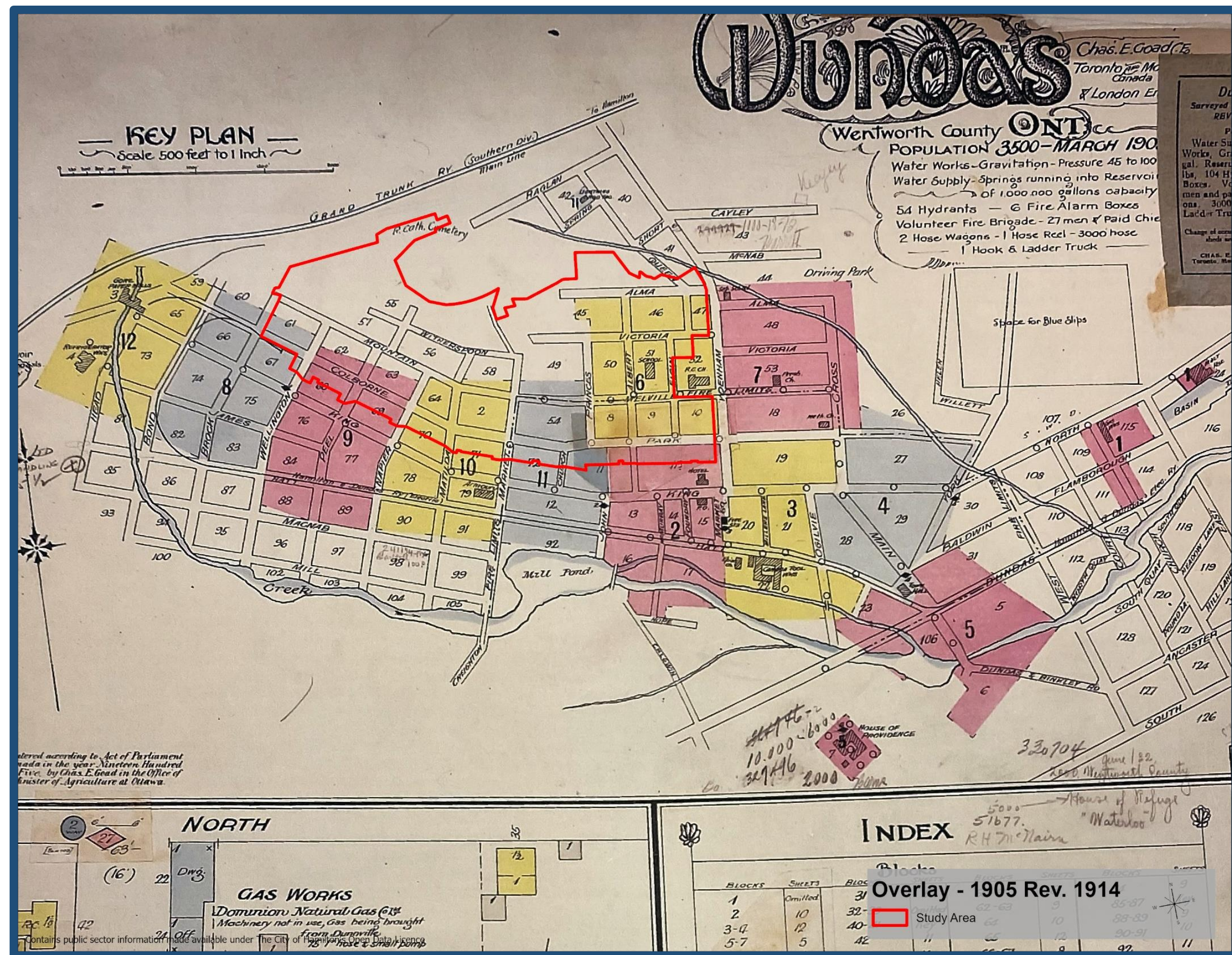
# Historical Mapping of Dundas and the Study Area



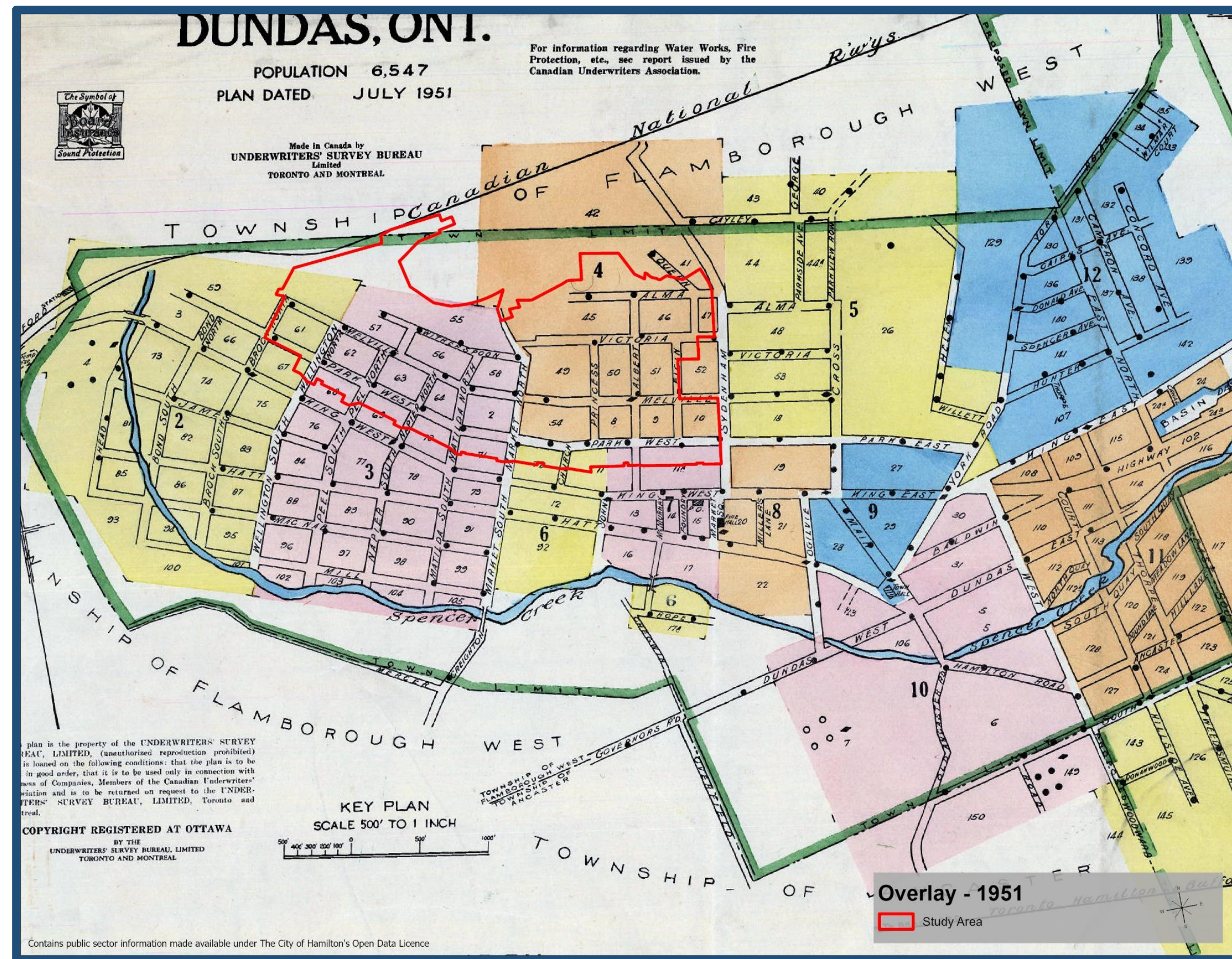
**Right:** Map of the Town of Dundas in the Counties of Wentworth and Halton, Canada West. Map. 1851



**Left:** Illustrated atlas of the county of Wentworth, Ontario. Map. Page & Smith, 1875, Toronto



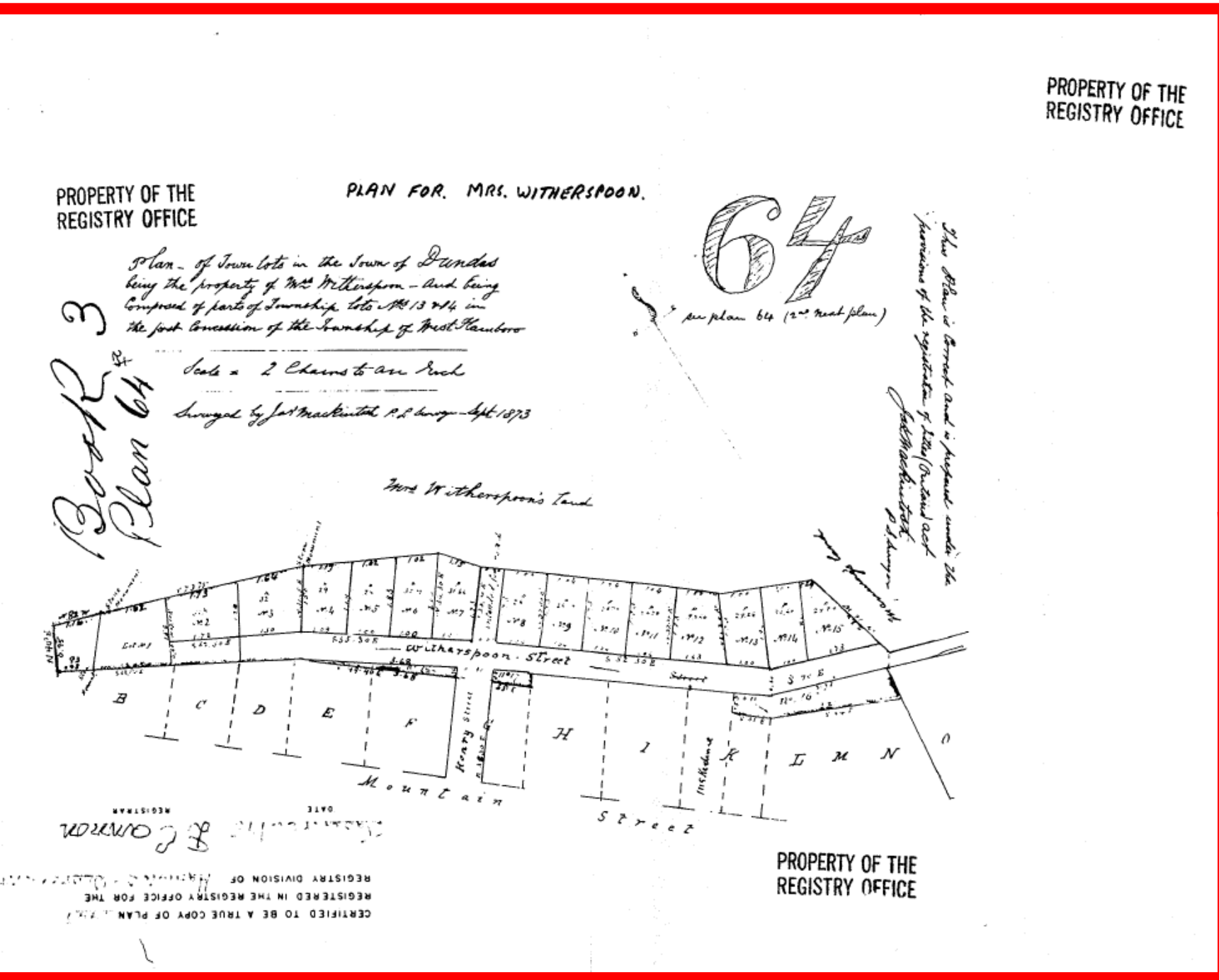
**Right:** Dundas Wentworth County, Ont. Map. March 1905 revised May 1914



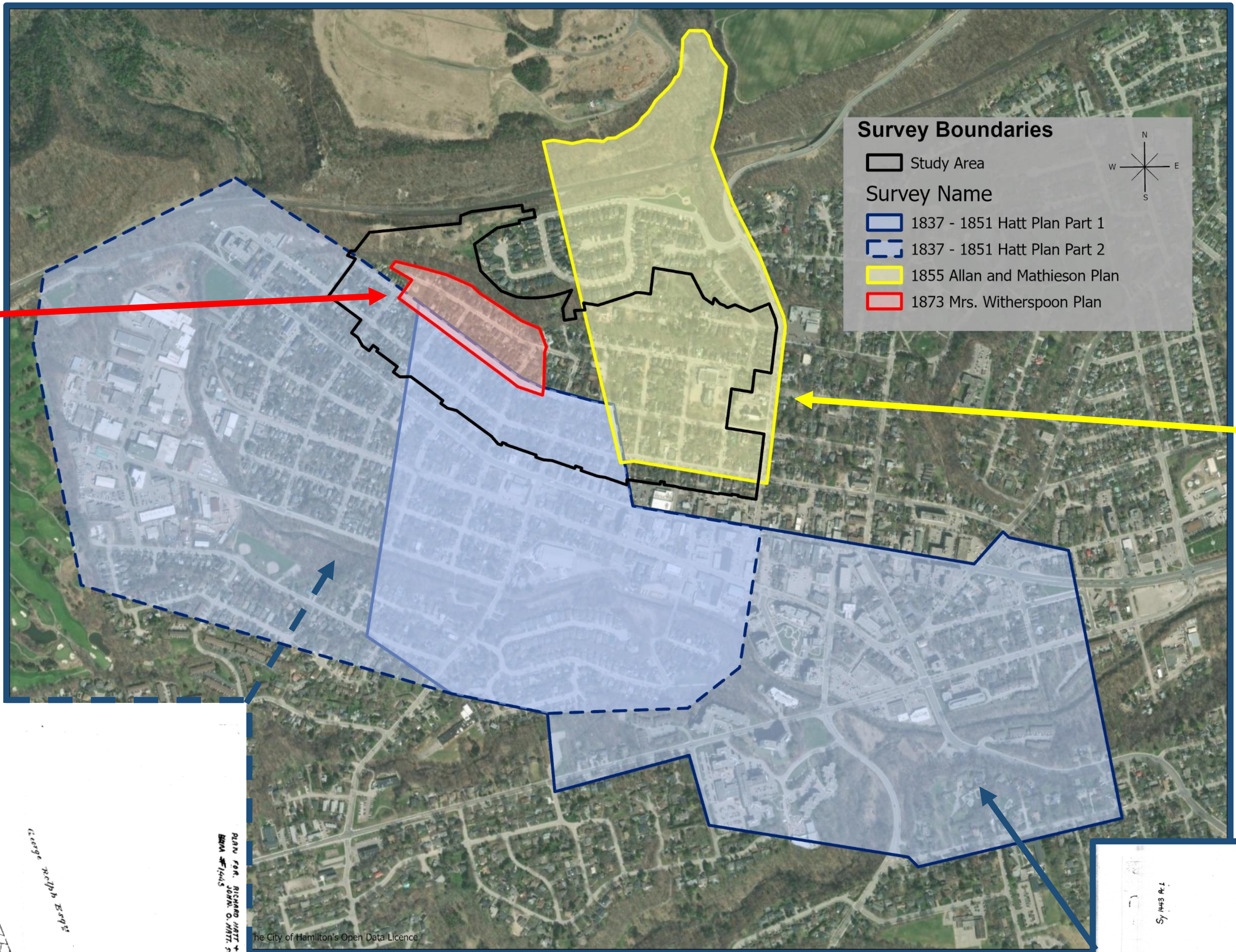
**Left:** Insurance Plan of the Town of Dundas, Ont. Map. July 1951



# Historical Survey Plans within the Context of the Study Area



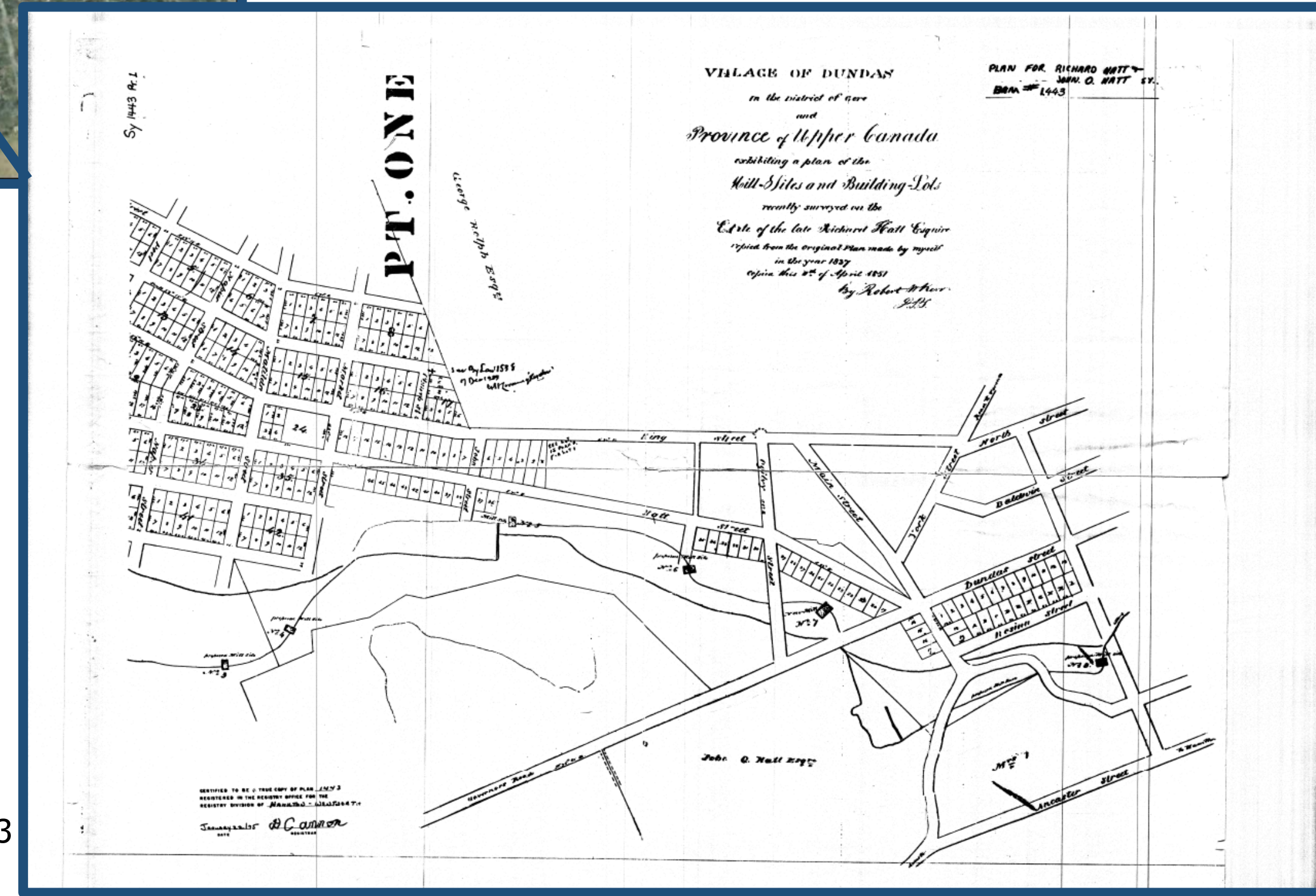
Above: Registered Plan 1449 for Mrs. Witherspoon 1873



Above: Registered Plan 1446 for Allan and Mathieson 1855



Left: Registered Plan 1443 Pt 2 Hatt Plan 1837



Right: Registered Plan 1443 Pt 1 Hatt Plan 1837



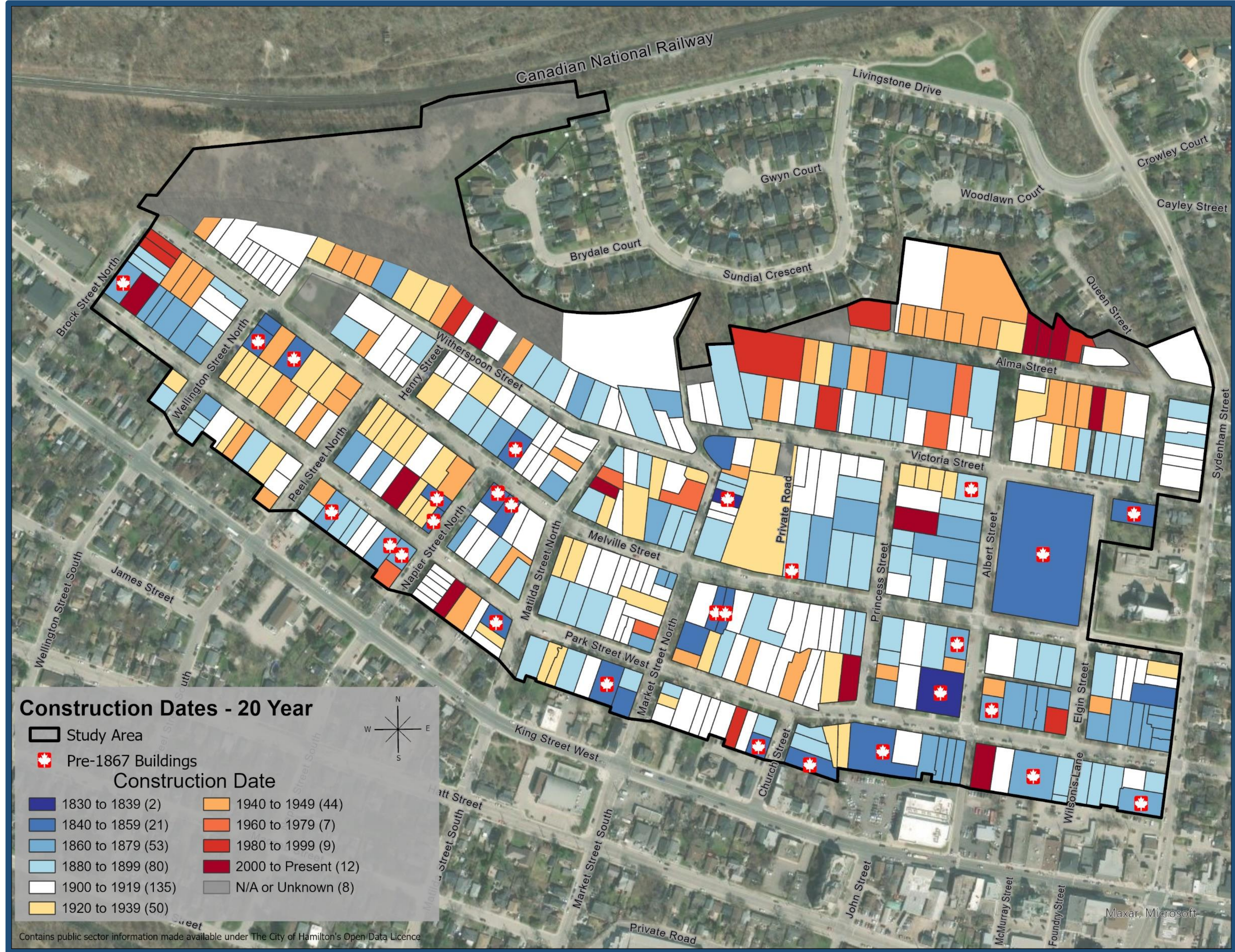
# Fieldwork Data Maps

## Construction Dates

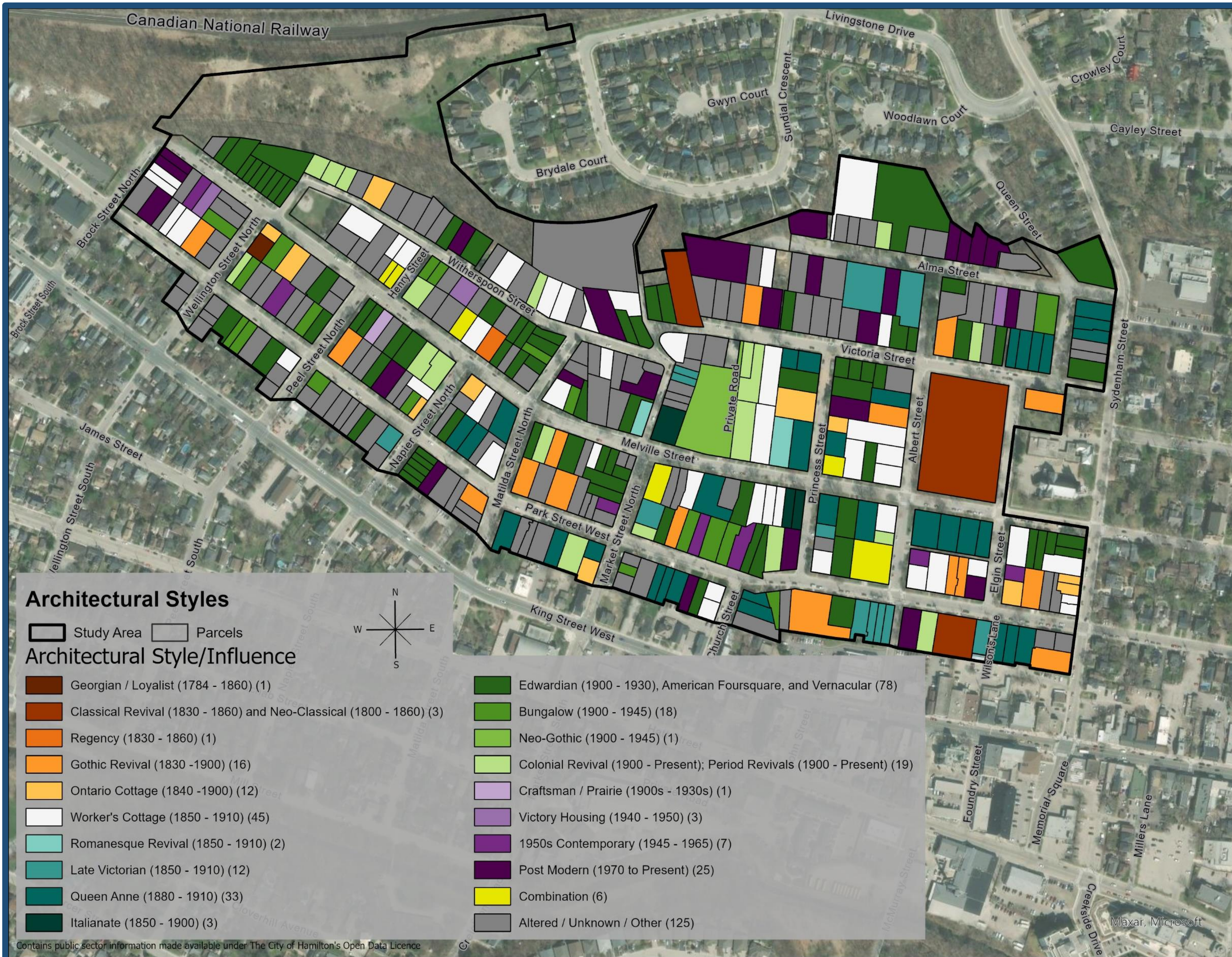
- In review of the data, the majority of buildings in the Study Area were constructed between 1870 and 1930 ( $\pm 73\%$ )
- There are 32 buildings identified as being constructed prior to 1867 which represents 7% of the total properties

## Architectural Styles

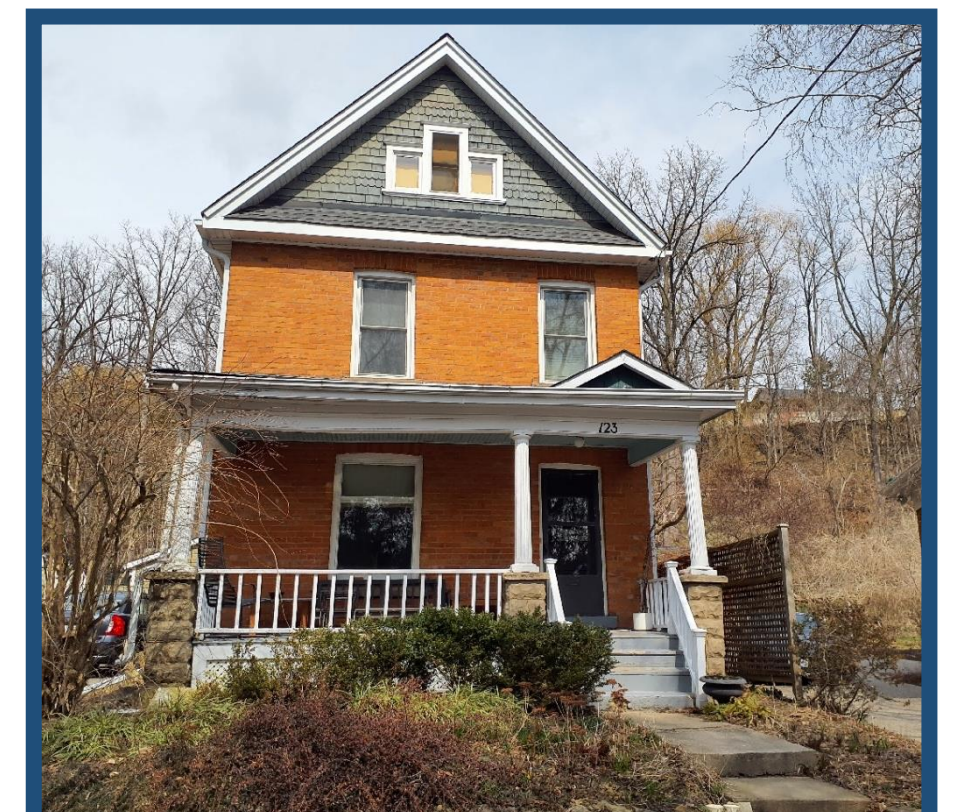
- There was a large variety of architectural styles that were identified in the area.
- The most prevalent architectural styles include:
  - Edwardian (includes American Foursquare) – 19%;
  - Cottages: Worker's Cottage, Gothic Revival and Ontario Cottage– 17%;
  - Queen Anne – 8%.



Above: Construction date of built form within Study Area in 20 year intervals



Above Left: Architectural styles of built form within Study Area



Above Right: Examples of top architectural styles, Cottages, Queen Anne)

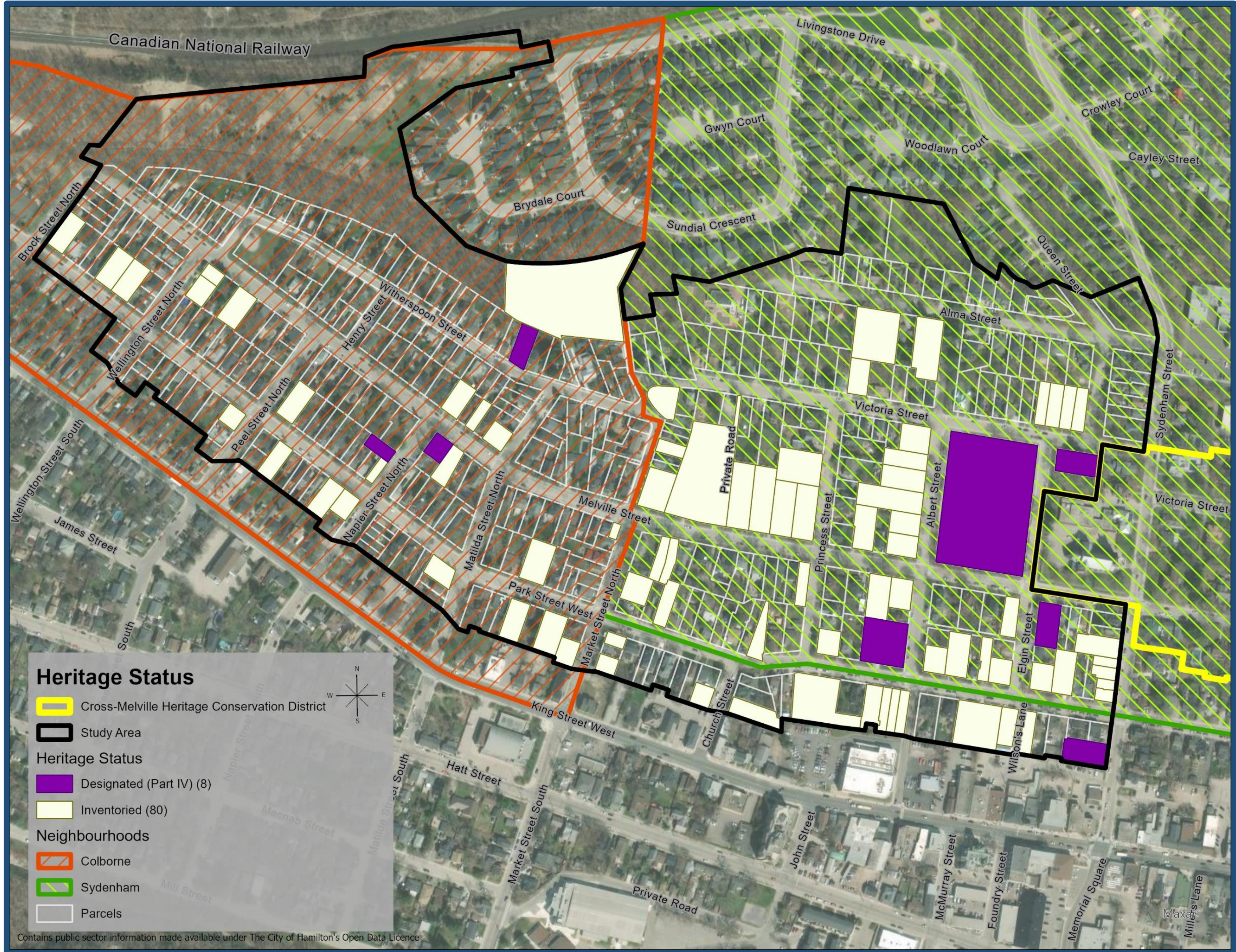


# Fieldwork Data Maps

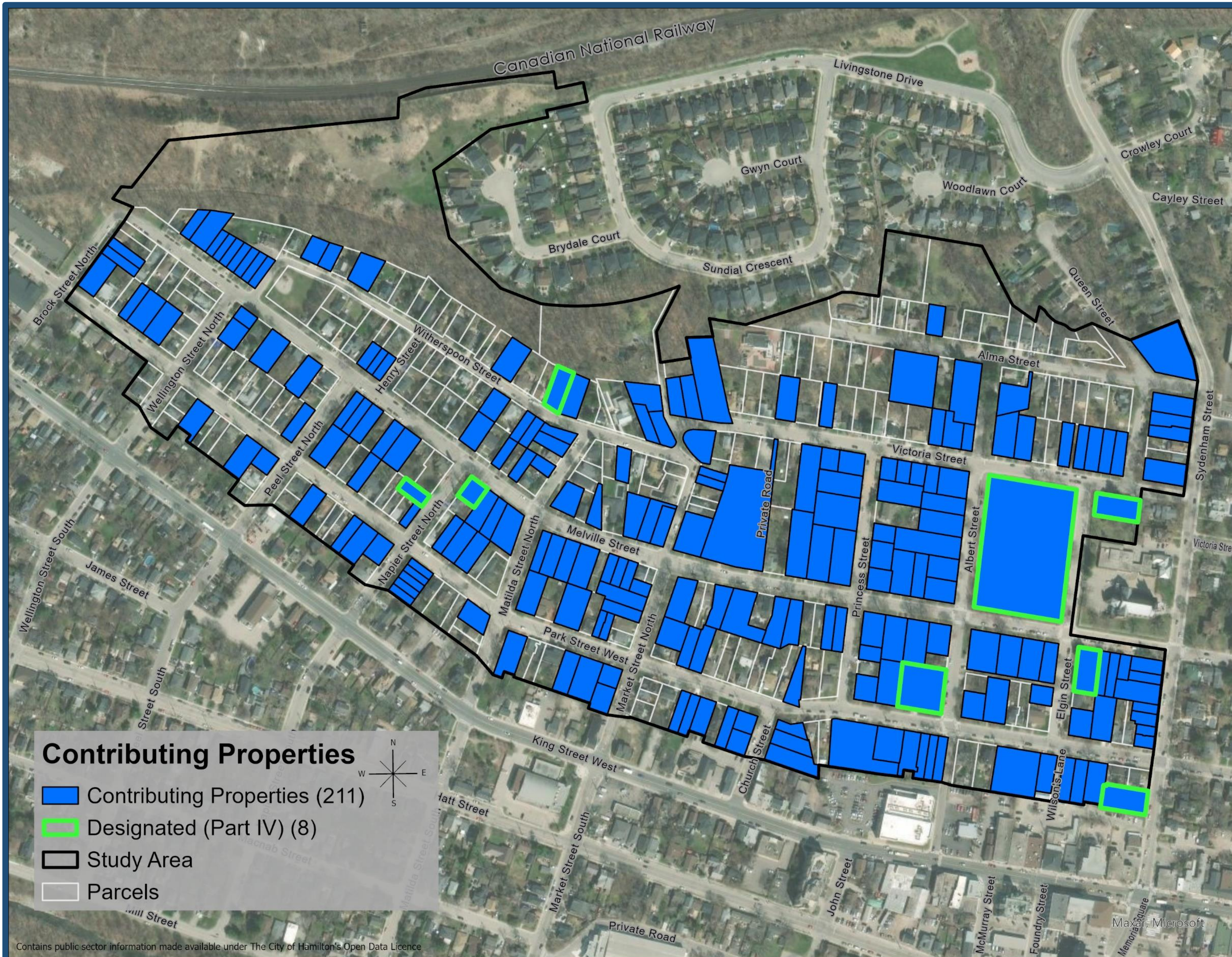
## Heritage Status

Within the expanded Study Area, the following is an overview of the existing heritage statuses of properties identified through various City of Hamilton Heritage Inventories and policy documents:

- 80 Inventoried properties
- 8 Designated Properties under Part IV of the OHA
- Located within the Colborne and Sydenham Established Historical Neighbourhoods
- Adjacent to the Cross-Melville Heritage Conservation District



Above: Properties identified as having heritage status from the City of Hamilton's Heritage Inventories



Above: Properties determined to be contributing to character of overall Study Area

## Determining Contributing and Non-Contributing Properties within the Study Area

### Contributing Properties:

- Similar orientation, setback, scale, massing or material (buildings that were constructed within the identified character time frame (1870-1930), but not one of the prevalent architectural styles)
- Similar architectural style consistent with the character of the area
- Retains the majority of its heritage integrity
- Contributes to the early development of the Town (historical/associative value related to the character of the area pre-1930)

### Non-Contributing Properties:

- Different orientation, setback, scale or massing, architecture or material
- Infill (constructed 1983+)
- Significantly altered/significant loss of heritage integrity

### Contributing Status

there was a total of 211 contributing properties which represents approximately 49% of the parcels included in the Study.



# Character of the Study Area



## Characteristics of the Study Area

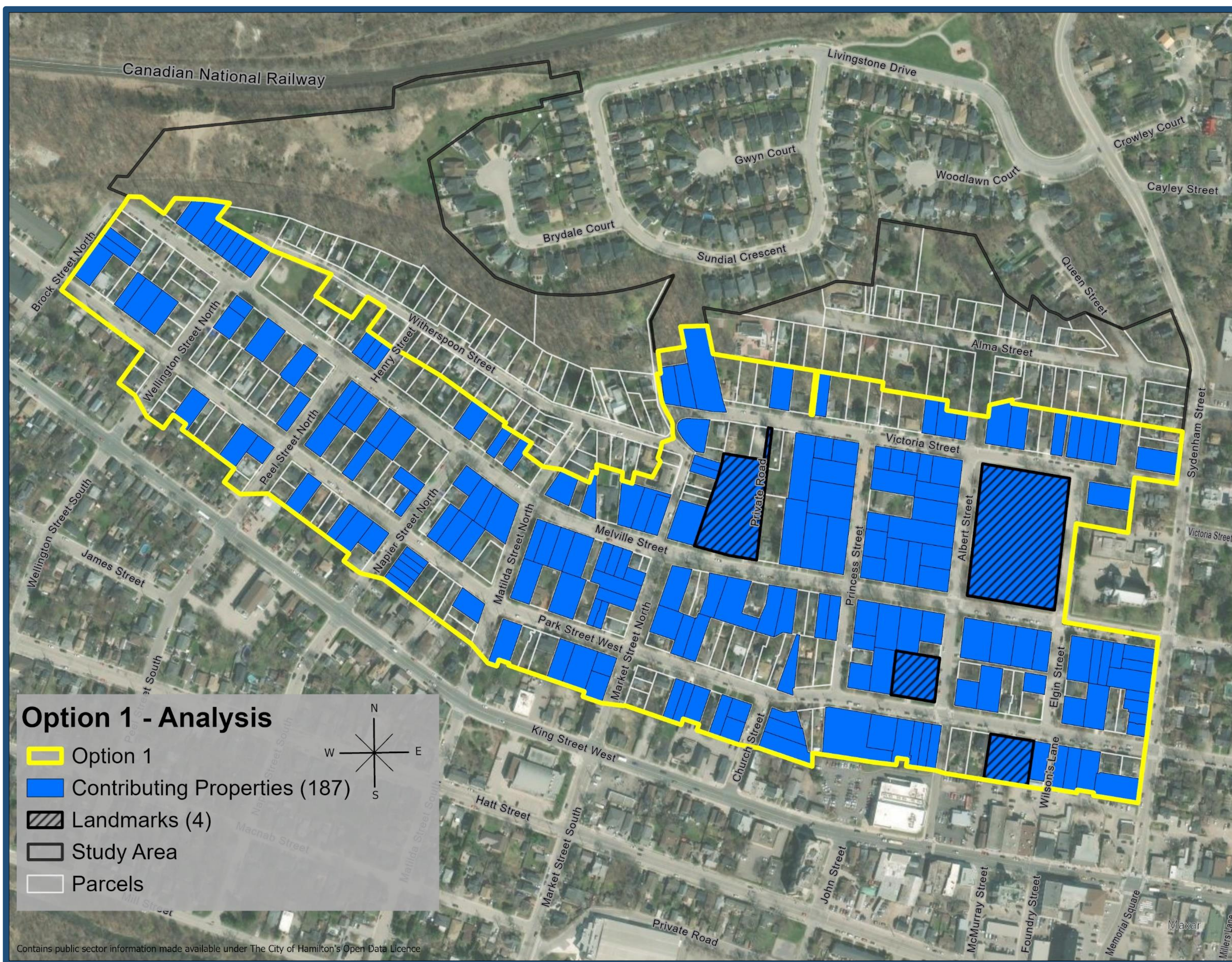
- Collection of buildings and structures developed between 1870 and 1930 representing the manufacturing era of the former Town of Dundas;
- Prevalent architectural styles include: Cottage, Edwardian Classicism (including American Foursquare) and Queen Anne Revival;
- Building cladding primarily includes: brick, stone and stucco;
- General massing of 1-2½ storeys of residential buildings;
- Pre-confederation survey areas and their lotting patterns and streets (1837-51- RP-1443, Pt 2, Hatt Plan and 1855-RP-1446\_Plan for Allan and Mathieson) ; applies to Melville Street, Park Street West, Victoria Street, Elgin Street, Albert Street, Princess Street, Market Street North, Matilda Street, Napier Street, Peel Street, Wellington Street and Brock Street;
- Shallow setback of buildings and structures from the streets;
- Interrelationship between residential dwellings, educational institutions, places of worship and places of work;
- Collection of landmarks including: the Dundas Central Public School, the St. James Anglican Church, Dundas Baptist Church and Sunday School and the Dundas Museum and Archives;
- Unique junction of Witherspoon Street, Victoria Street and Market Street North; and,
- Narrow treed boulevard along Melville Street between Sydenham Street and Matilda Street.





# Proposed Heritage Conservation District Boundary Options

## Option 1

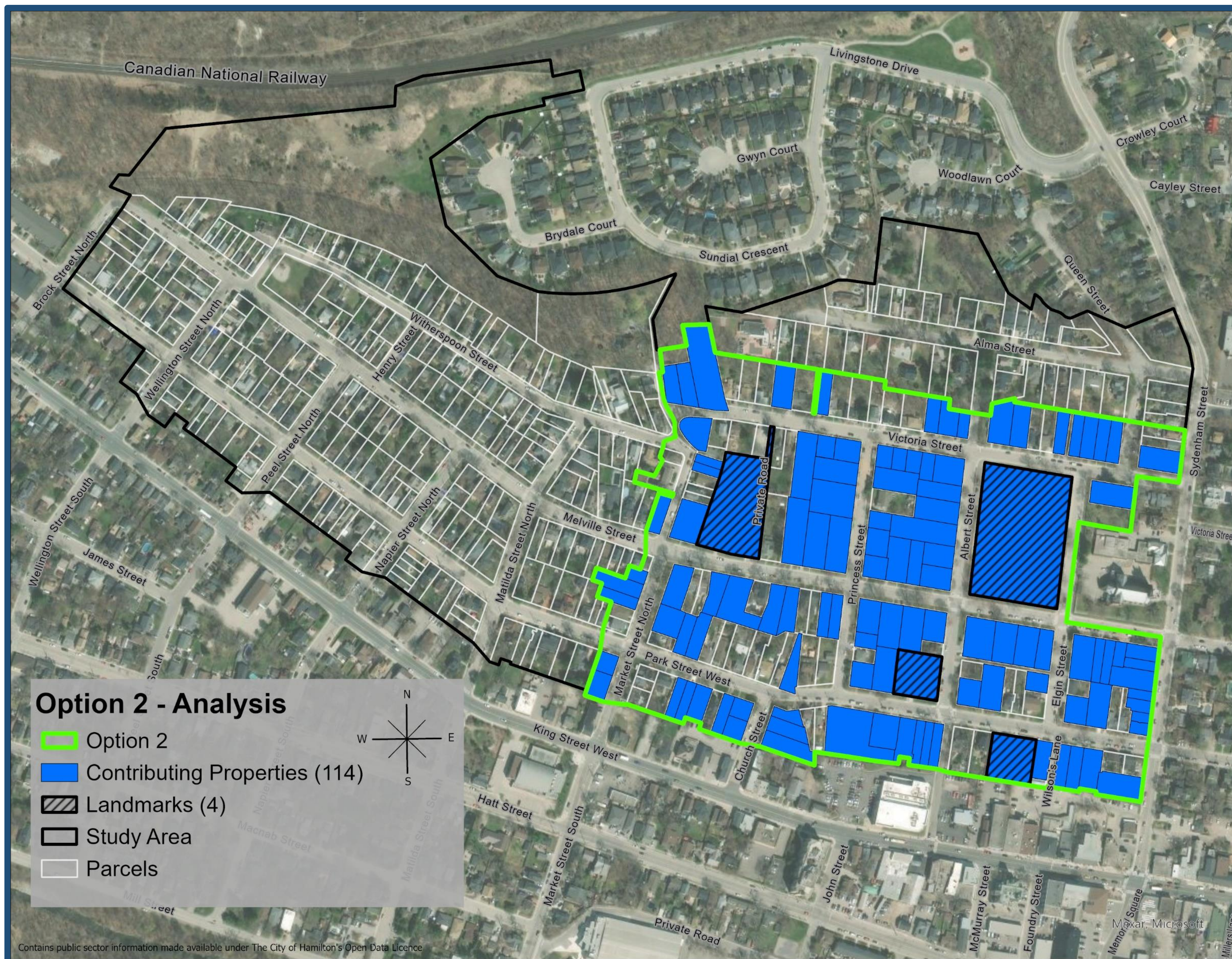


Above: Option 1 for Heritage Conservation District

### Determining the Heritage Conservation District Boundary

- Concentration of contributing built features (including, but not limited to, buildings or structures constructed between 1870-1930 and representative of prominent architectural styles of: Cottages, Edwardian, Queen Anne, or considered early or unique/ rare);
- Historical land patterns as it relates to early surveys and plans and spatial organization (historical surveys of 1837, 1855 and 1873);
- Visual relationships between built features and landscape elements (i.e. tree boulevard, pedestrian paths, background of the Niagara Escarpment);
- Concentration of historic landmarks/ notable buildings;
- Circulation routes and patterns (street patterns and parking);
- Landscape (ecological, vegetation and water) and elements (i.e. narrow treed boulevards, walls/fences);
- Landforms/topography (i.e. Niagara Escarpment); and,
- Concentration of previously identified potential and identified cultural heritage resources, including pre-confederation buildings and structures identified by the City and through additional research completed in this report.

## Option 2 – Preferred Option



Above: Option 2 for Heritage Conservation District


### Justification for Option 2 as the Preferred Option


- Includes a higher concentration of contributing resources;
- Includes the majority of properties that have physical and historical associations and architectural groupings;
- Is contained within the Sydenham Established Historical Neighbourhood;
- Is identified as within a "Community Node" within the City's Official Plan with specific policies pertaining to the conservation of areas of heritage value which extend beyond the policies for Established Historical Neighbourhoods;
- Termination at Market Street North coincides with the termination of the Mixed Use – Medium Density designation along King Street which is intended for the downtown shopping strip;
- Ultimately while both options technically meet the criteria for designation, Option 2 would be a stronger candidate that would be more easily discernable and administered while preserving the highest concentration of contributing resources.




# We want to hear from you!

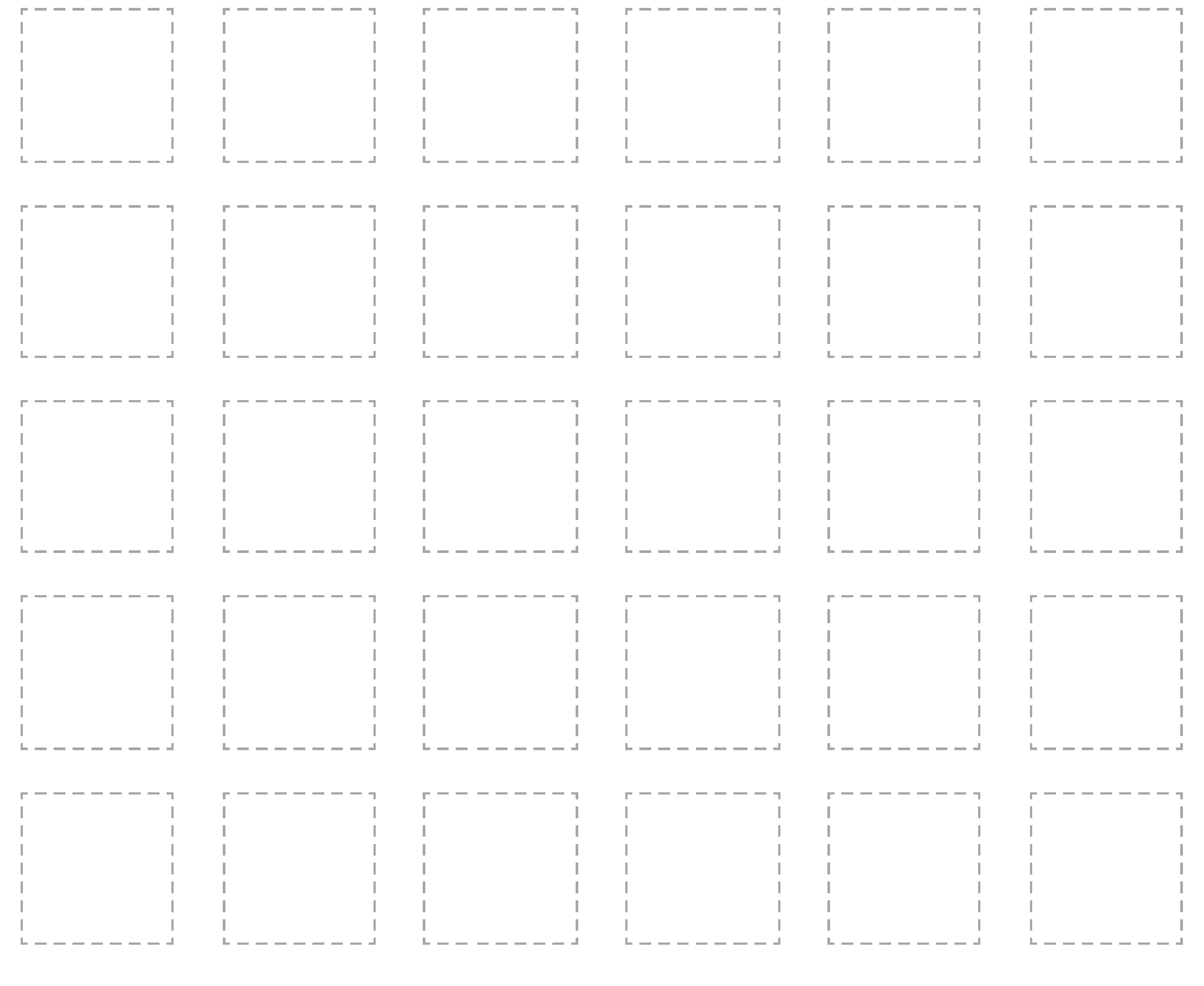
## How to provide feedback:

Survey  
Comment Card 

Online Survey 

Telephone/Mail/Email

Post-it Notes → 



## Additional Information:

For more information, visit the project's website at [www.hamilton.ca/melvilleHCD](http://www.hamilton.ca/melvilleHCD).



## Contact Info

### MHBC Project Team:

Dan Currie, MA, MCIP, RPP, CAHP  
Partner  
[dcurrie@mhbcplan.com](mailto:dcurrie@mhbcplan.com)

Nick Bogaert, BES, MCIP, RPP, CAHP  
Associate, Senior Heritage Planner  
[nbogaert@mhbcplan.com](mailto:nbogaert@mhbcplan.com)

Rachel Redshaw, MA, HE Dipl, CAHP  
Senior Heritage Planner  
[redshaw@mhbcplan.com](mailto:redshaw@mhbcplan.com)

Stacey Kursikowski, BES, MCIP, RPP  
Heritage Planner  
[skursikowski@mhbcplan.com](mailto:skursikowski@mhbcplan.com)

### City of Hamilton Staff:

Alissa Golden  
Program Lead, Cultural Heritage, Planning & Economic Development  
[Alissa.golden@Hamilton.ca](mailto:Alissa.golden@Hamilton.ca)

