

# HAMILTON BUILT HERITAGE INVENTORY PROCESS

## Project Overview

### What is the Built Heritage Inventory Process?

- A process to review and update the City's Inventory of Buildings of Architectural and / or Historical Interest (the "Inventory")
- The Inventory contains over 8,500 properties City-wide
- The Durand Neighbourhood Built Heritage Inventory project was the second phase of this updated inventory work and included:
  - ➔ Conducting updated field surveys and historical research on properties in the Durand Neighbourhood
  - ➔ Creating a comprehensive and consistent database of all built heritage resources
  - ➔ Conducting preliminary evaluations to determine the cultural heritage value or interest of each property

### What were the objectives of the Durand Neighbourhood Built Heritage Inventory project?

- To determine what we have, and where is it located
- Identifying candidates for:
  - ➔ Inclusion in the Register as non-designated properties
  - ➔ Designation under the *Ontario Heritage Act*

**Project website: [www.hamilton.ca/HeritageInventory](http://www.hamilton.ca/HeritageInventory)**

# DURAND NEIGHBOURHOOD BUILT HERITAGE INVENTORY

## Project By The Numbers

### What was the project study area?

- Durand Neighbourhood - Bounded by Queen, Main, and James Streets, and the Niagara Escarpment \*
- Total of 988 addresses
- Existing heritage status:
  - ↳ 74% are listed on the Inventory (734 addresses) \*\*
  - ↳ 9% are designated under the *Ontario Heritage Act* (92 addresses)
  - ↳ < 1% are registered, non-designated properties (2 addresses)

### What were the results of the project?

- 746 addresses (76%) recommended for inclusion in the Register as non-designated properties
- 60 addresses (6%) identified as priorities for potential designation under the *Ontario Heritage Act*

**Project website: [www.hamilton.ca/HeritageInventory](http://www.hamilton.ca/HeritageInventory)**

*Statistics from November 2016*

*\* This boundary excluded the portion of the Durand Neighbourhood that was studied as part of the Downtown Built Heritage Inventory Project, bounded by Main, James, Hunter and Queen Streets.*

*\*\* This number represents inventoried addresses that are extant. A number of other listings no longer exist due to redevelopment.*

# DURAND NEIGHBOURHOOD BUILT HERITAGE INVENTORY

## Property Evaluations and Classifications

### How were the properties evaluated?

- A contextual evaluation methodology was developed
  - ↳ Durand was divided into four sub-areas
  - ↳ *Historic Context Statements* were developed for each sub-area
  - ↳ The heritage value of individual properties evaluated and classified based on their contribution to the character of the sub-areas

### How were the properties classified?



**Significant Built Resource (SBR)** – The property is of considerable historic, aesthetic and/or contextual value; it is likely well known to local, regional or national communities.



**Character-Defining Resource (CDR)** – The property strongly reinforces its historic context, clearly reflecting a characteristic pattern of development or activity, property type or attribute of the area.



**Character-Supporting Resource (CSR)** – The property maintains or supports its historic context and can be related to a characteristic pattern of development or activity, property type or attribute of the area.



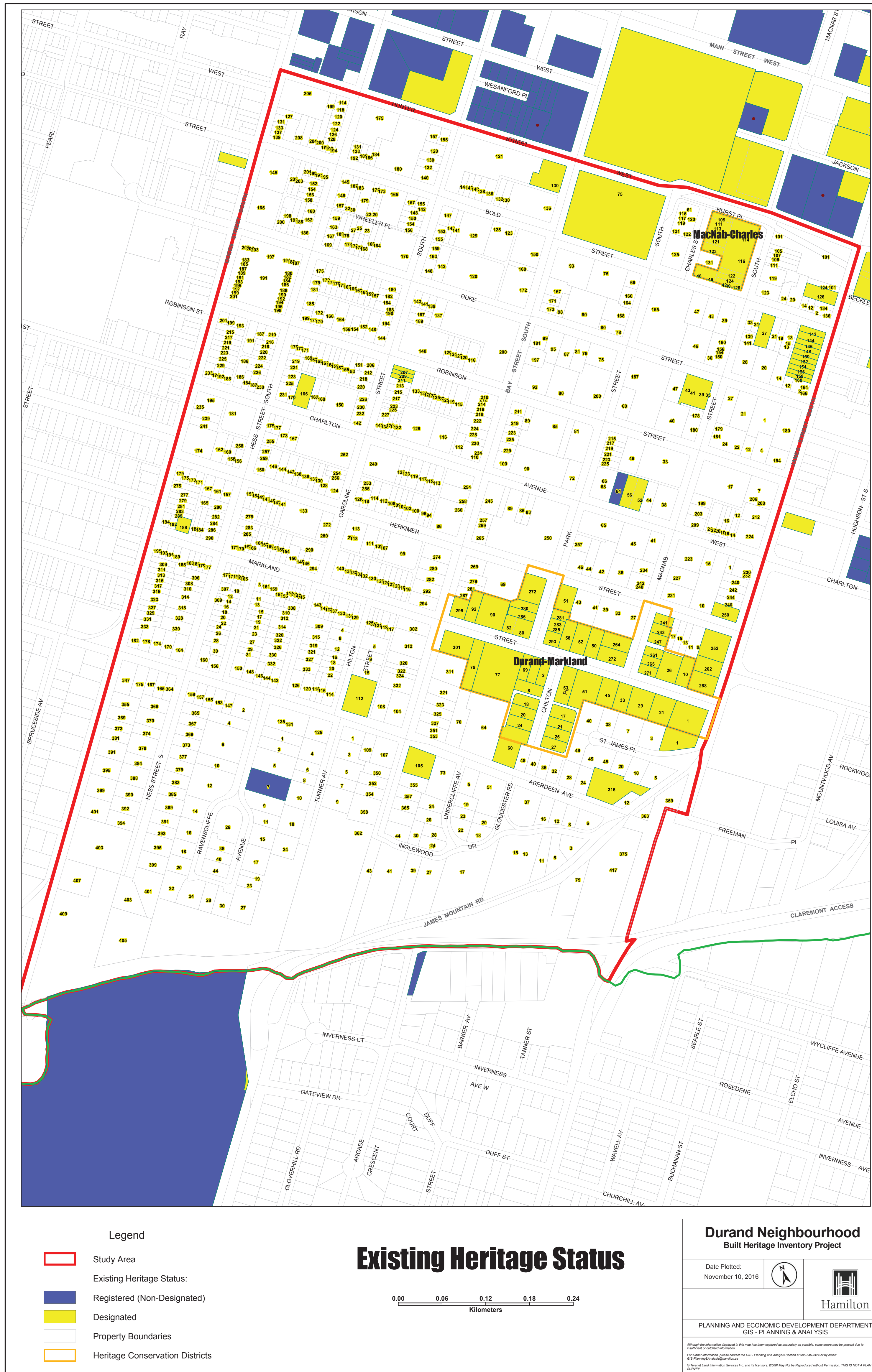
**Inventoried Property (IP)** – The property is not currently considered to contribute to the historic context, but could acquire value in the future; or the property has been heavily modified to the point that its heritage value may have been lost. Cultural heritage value may be identified through further research or detailed field investigation.

*All properties identified as Significant Built Resources, Character-Defining Resources and Character-Supporting Resources are recommended for inclusion in the Register.*

*All properties identified as Significant Built Resources are candidates for potential designation under the Ontario Heritage Act.*

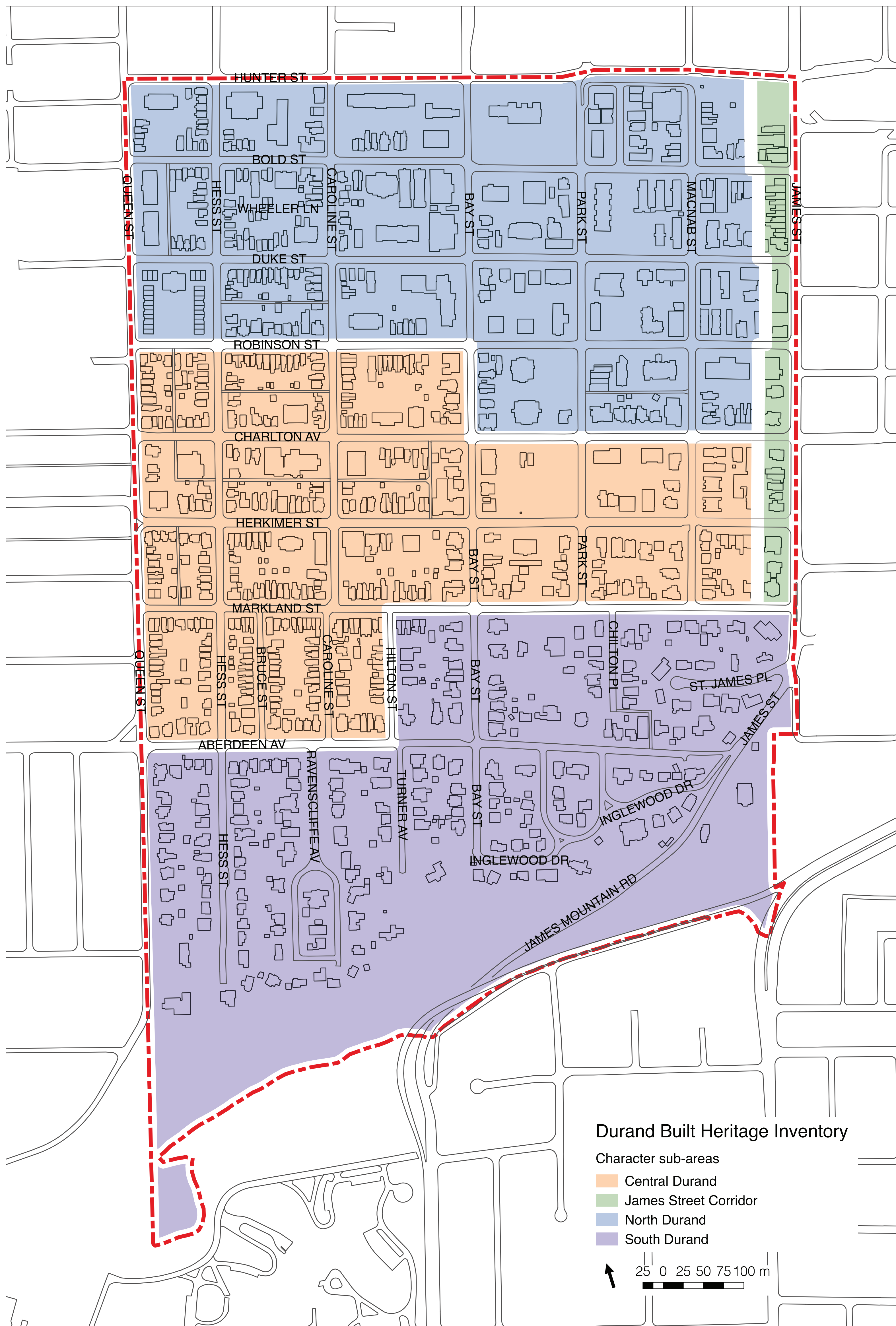
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## Project Study Area



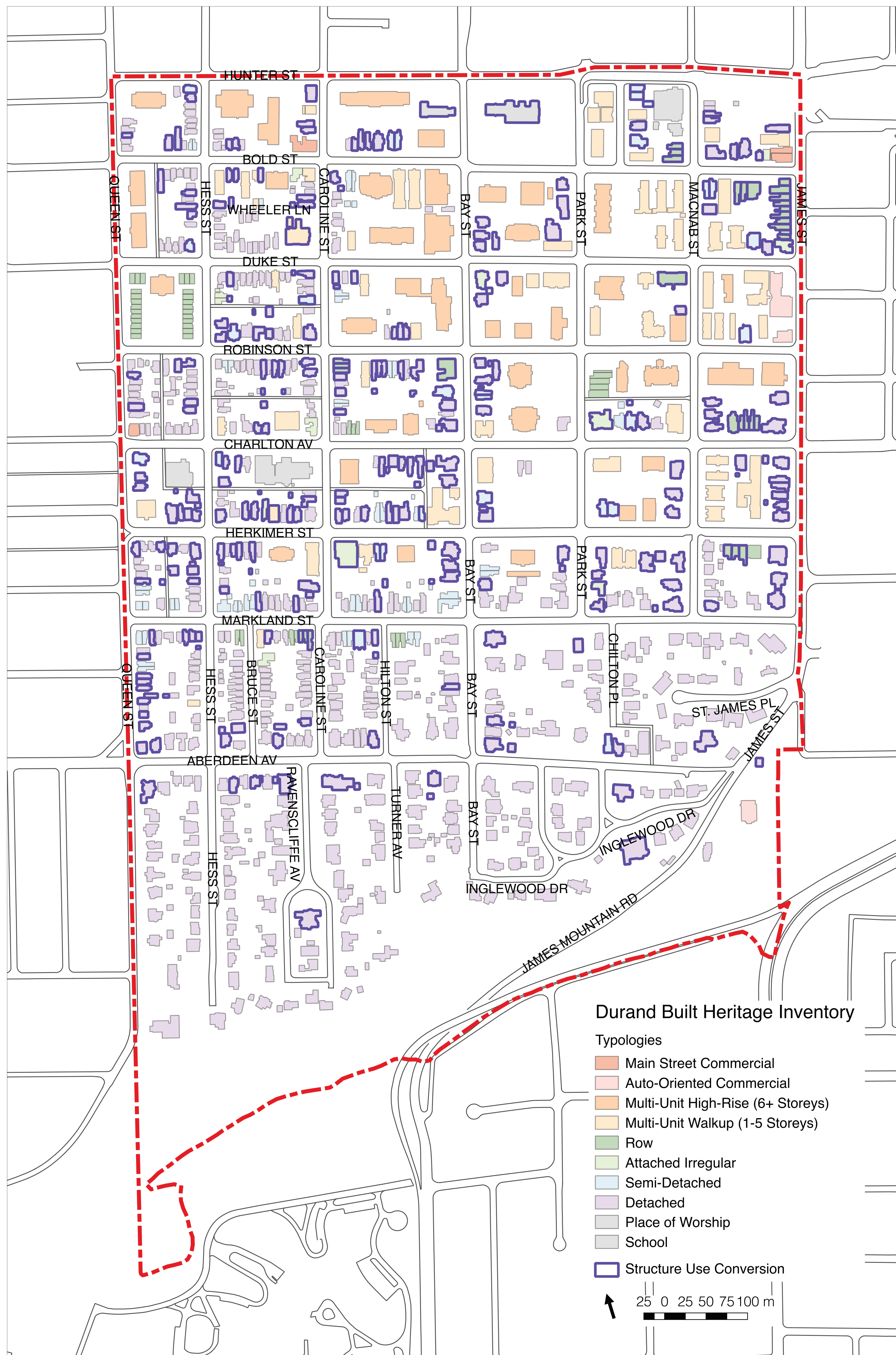
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## Durand Sub-Areas



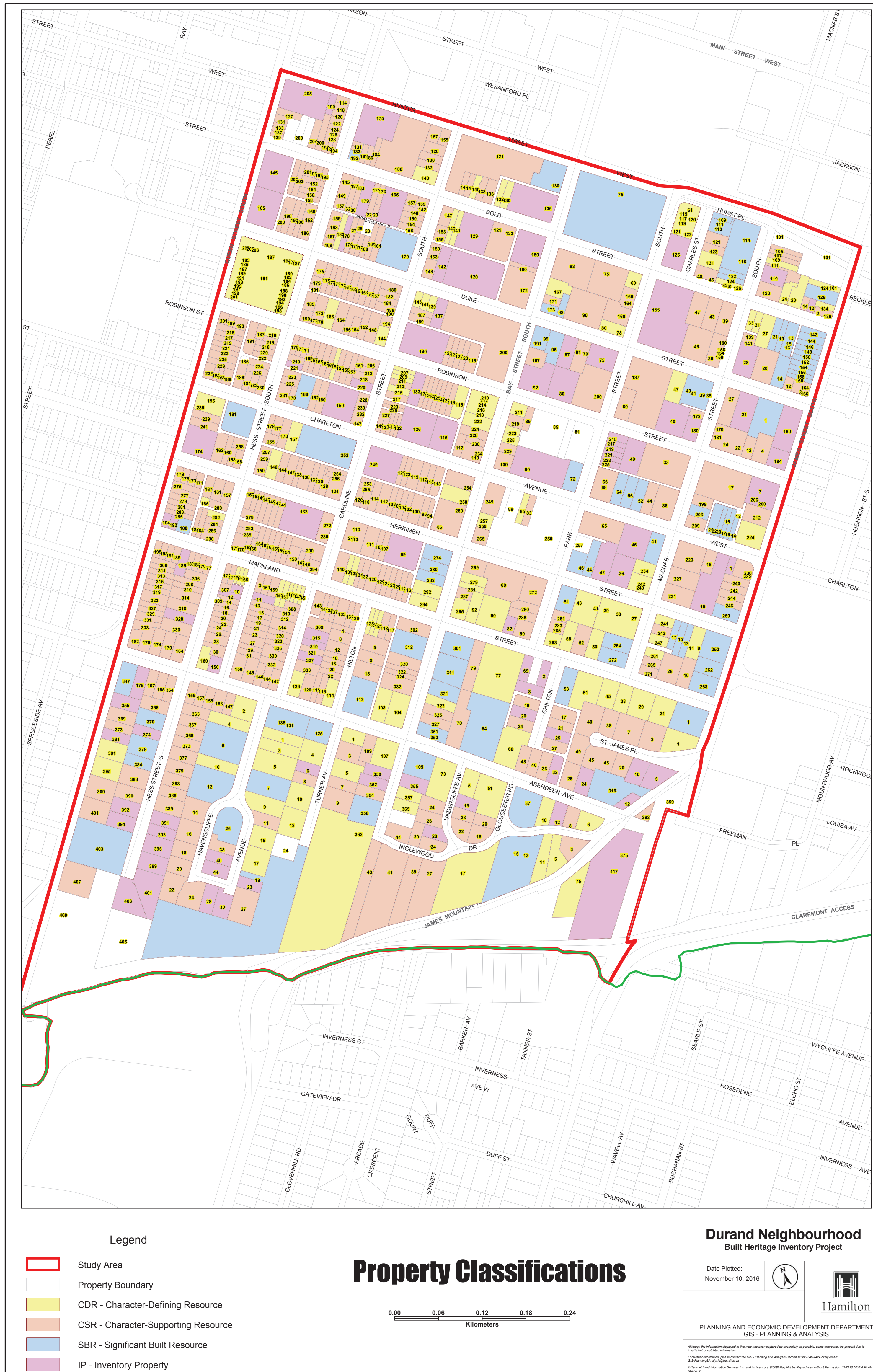
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## Durand Typologies



# DURAND NEIGHBOURHOOD BUILT HERITAGE INVENTORY

## Property Classifications



# DURAND NEIGHBOURHOOD BUILT HERITAGE INVENTORY

## Candidates for Designation

### North Durand



173 Bay St S



13-21 Bold St



192 Bold St



170 Caroline St S



14-24 Charlton Ave W



64 Charlton Ave W



72 Charlton Ave W



1 Duke St



14 Duke St



95 Duke St



98 Duke St



99 Duke St



203 MacNab St S

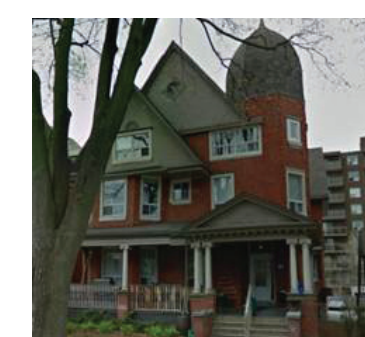
### Central Durand



254 Bay St S



274 Bay St S



280 Bay St S



282 Bay St S



252 Caroline St S  
(also 165 Charlton Ave W)



41 Charlton Ave W



181 Charlton Ave W



11-17 Herkimer St



44-46 Herkimer St

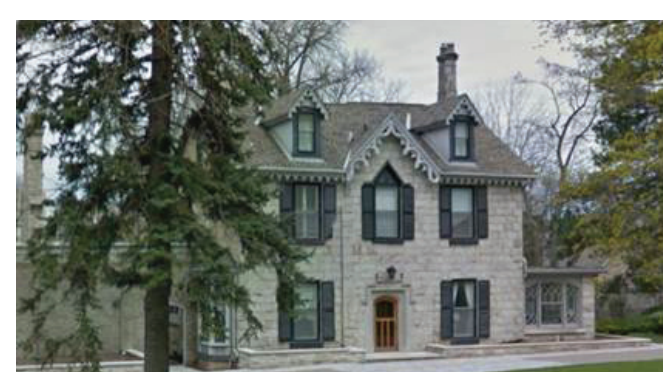


86 Herkimer St

### South Durand



37 Aberdeen Ave



64 Aberdeen Ave



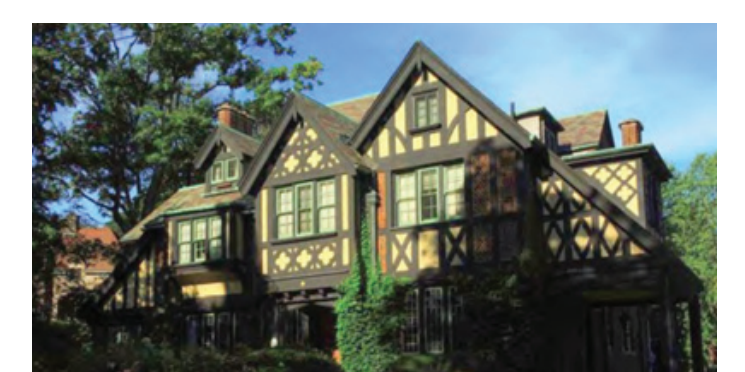
125 Aberdeen Ave



321 Bay St S



351-353 Bay St S



358 Bay St S



131-135 Aberdeen Ave



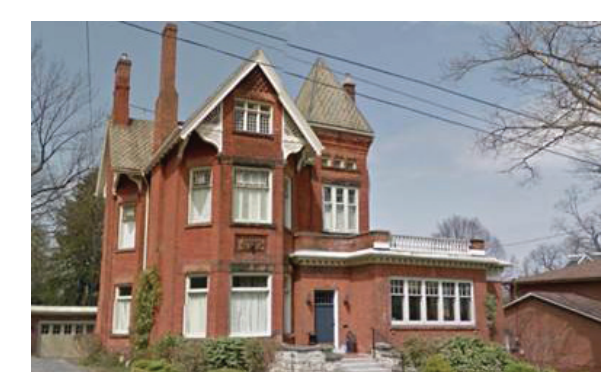
311 Bay St S



312 Bay St S



370 Hess St S



378 Hess St S



384 Hess St S



13-15 Inglewood Dr



347 Queen St S



403 Queen St S



6 Ravenscliffe Ave



12 Ravenscliffe Ave



19 Ravenscliffe Ave

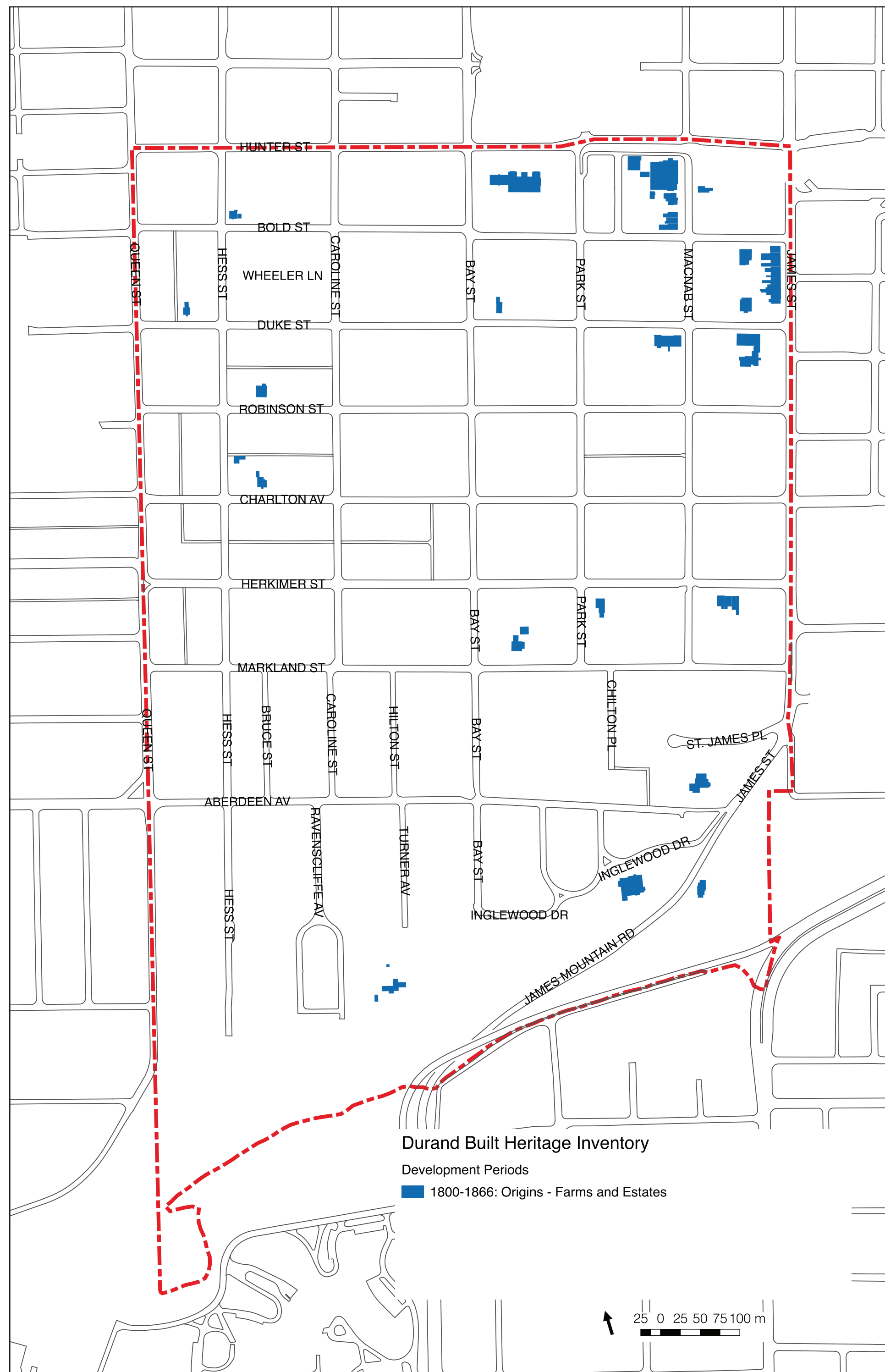


26 Ravenscliffe Ave

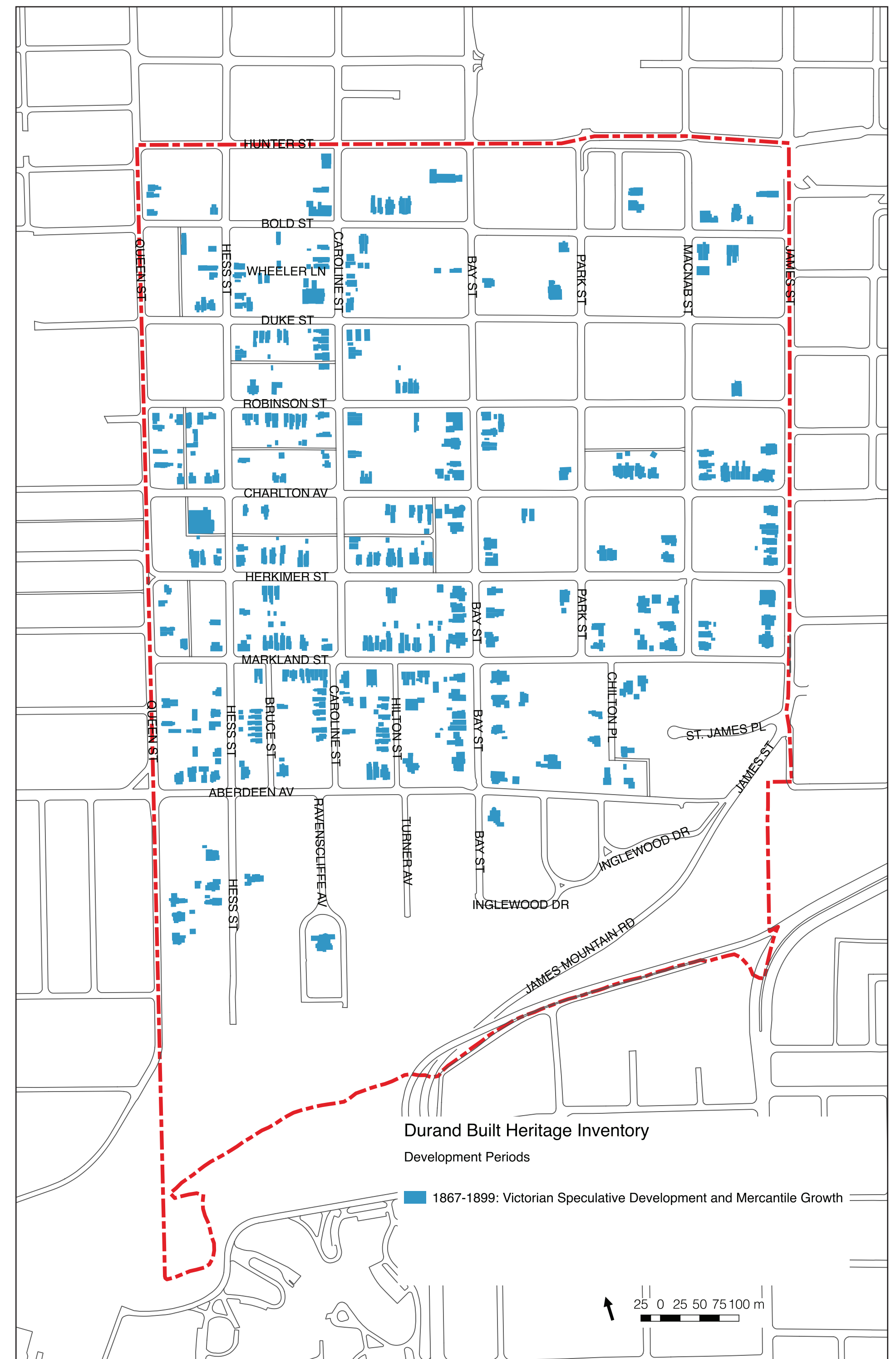


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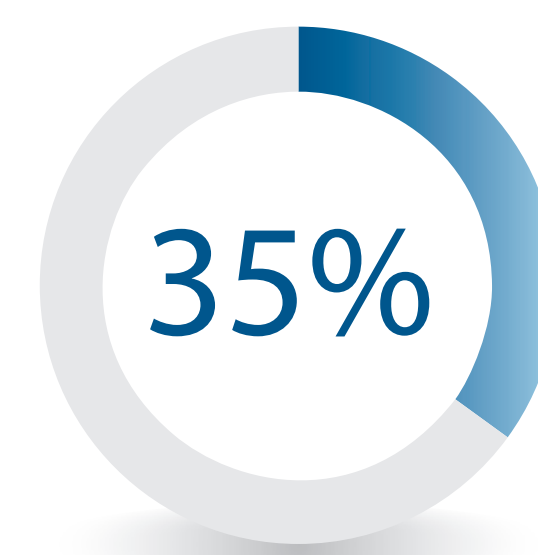
## Periods of Development



**1800 - 1866:**  
Origins – Farms and Estates

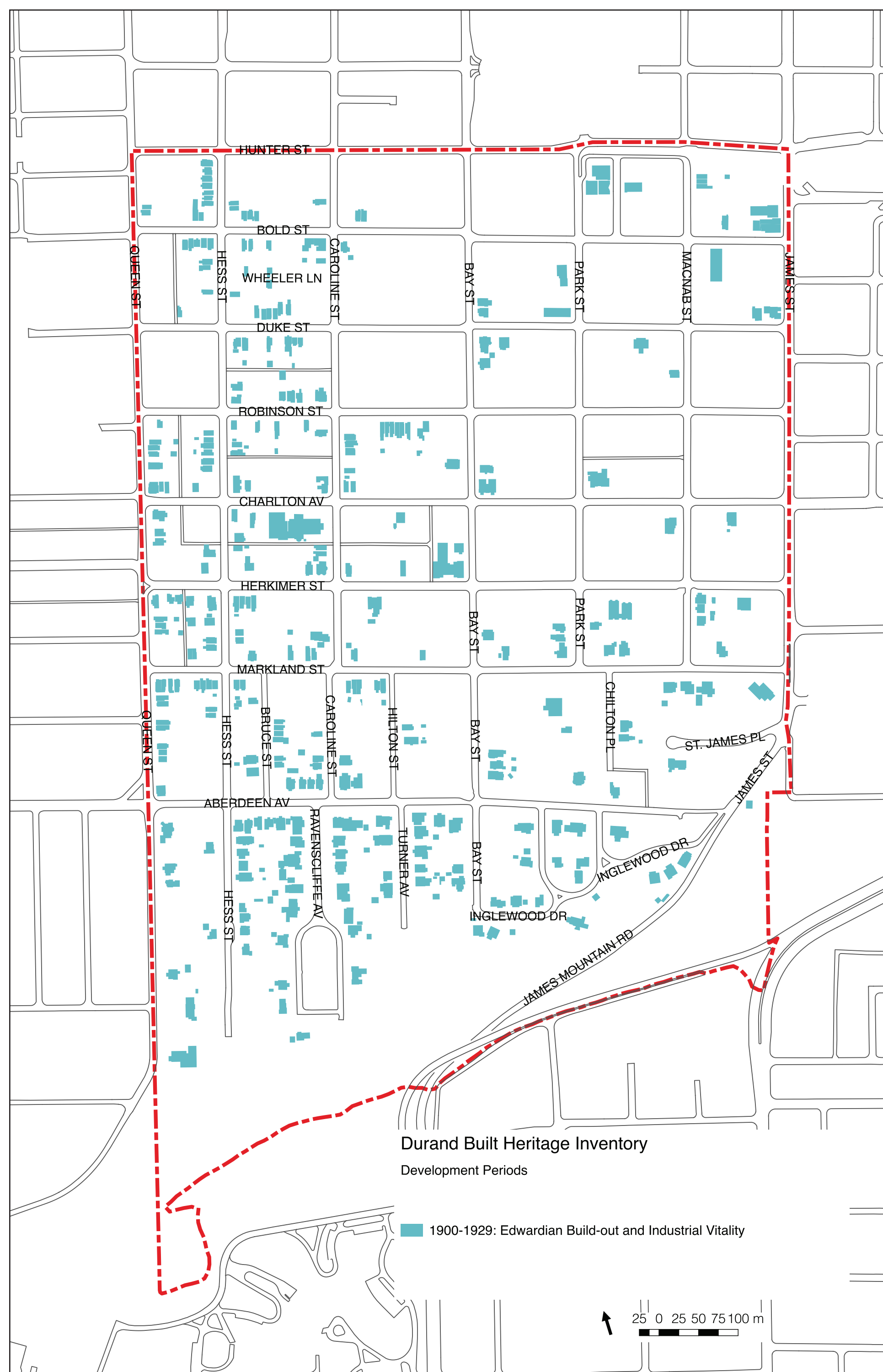


**1867 - 1899:**  
Victorian Development  
and Mercantile Growth

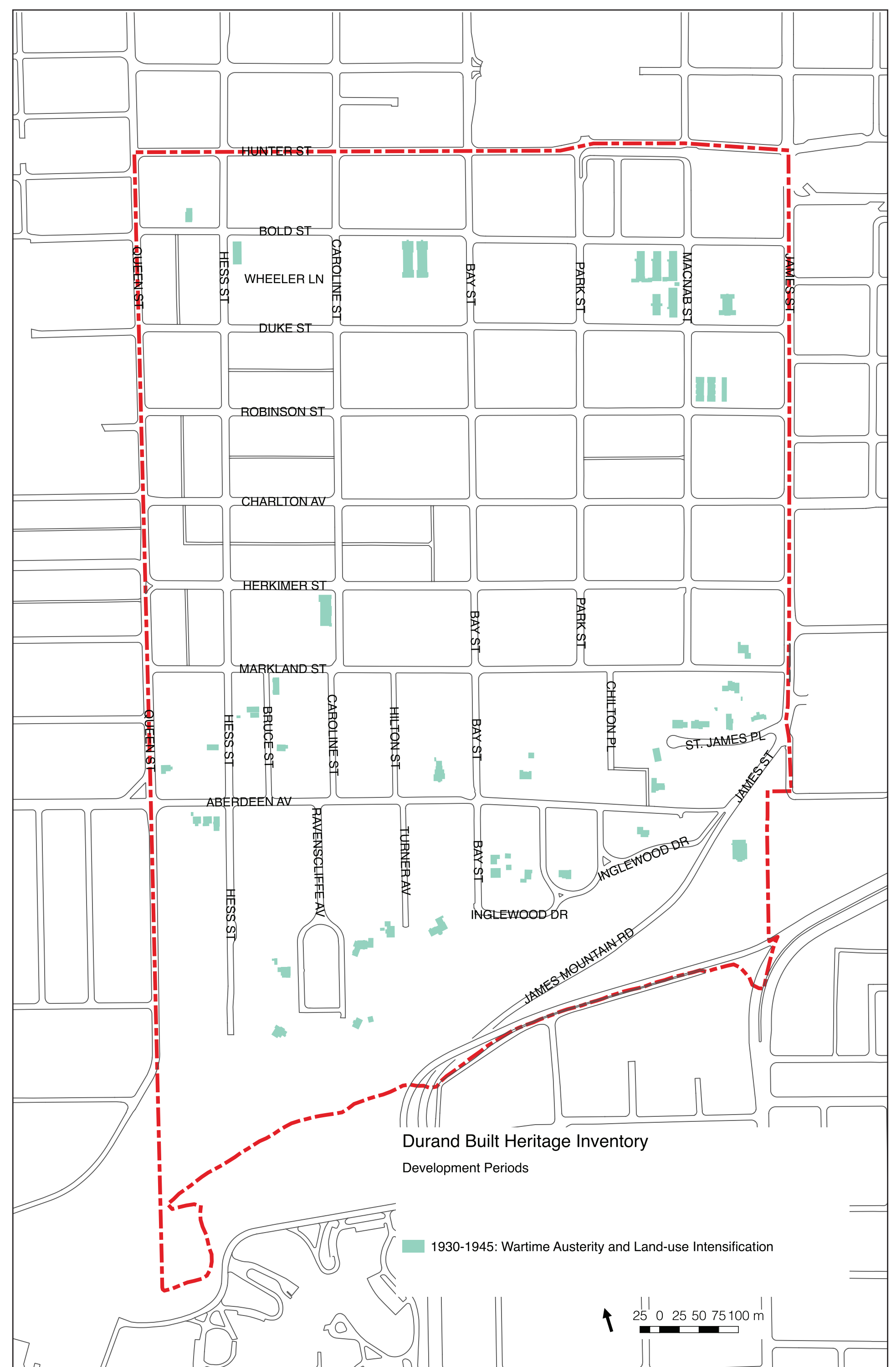


# DURAND NEIGHBOURHOOD BUILT HERITAGE INVENTORY

## Periods of Development



**1900 - 1929:**  
Edwardian Build-out  
and Industrial Vitality

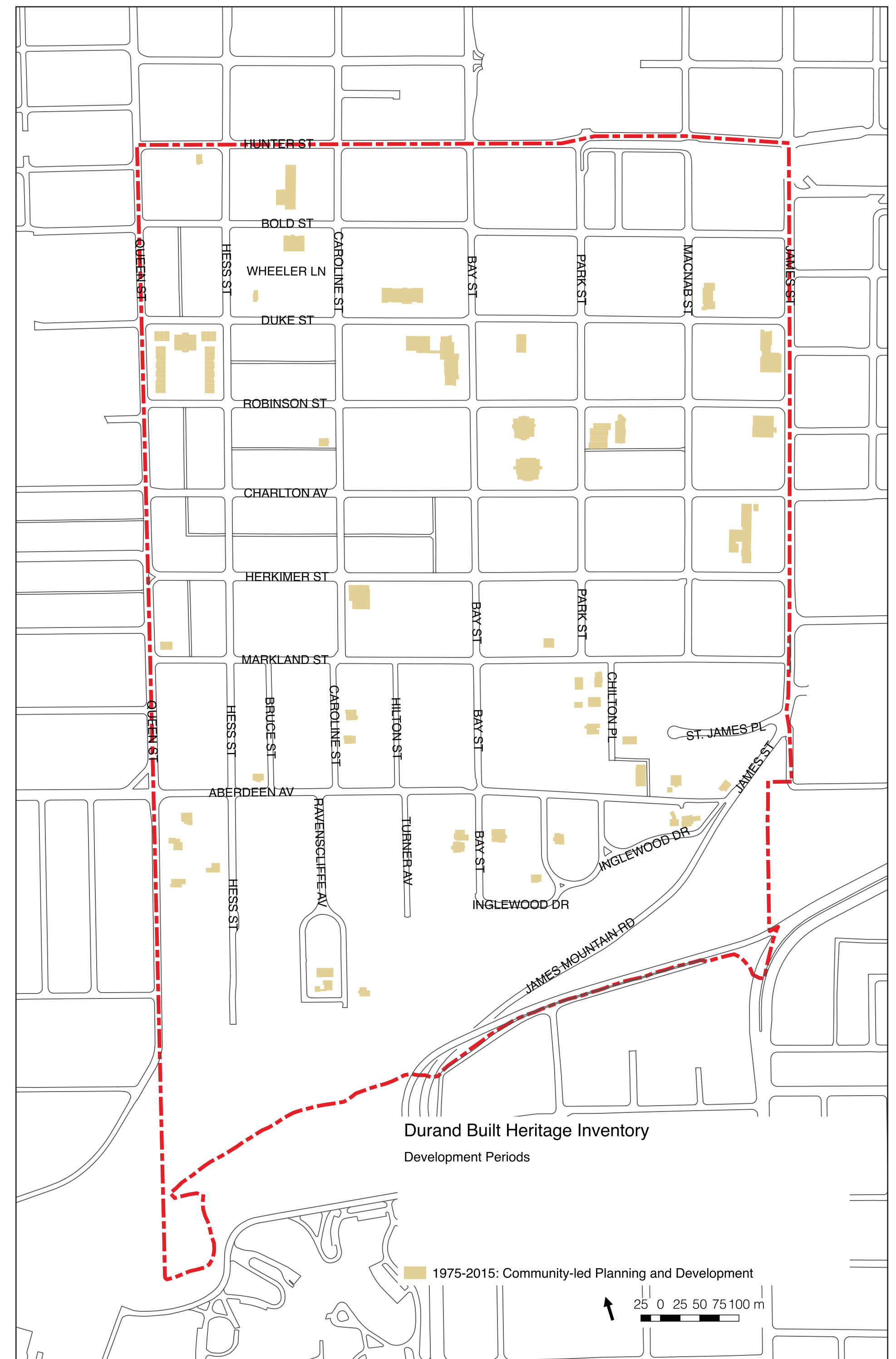


**1930 - 1945:**  
Wartime Austerity  
and Land-use Intensification



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## Periods of Development



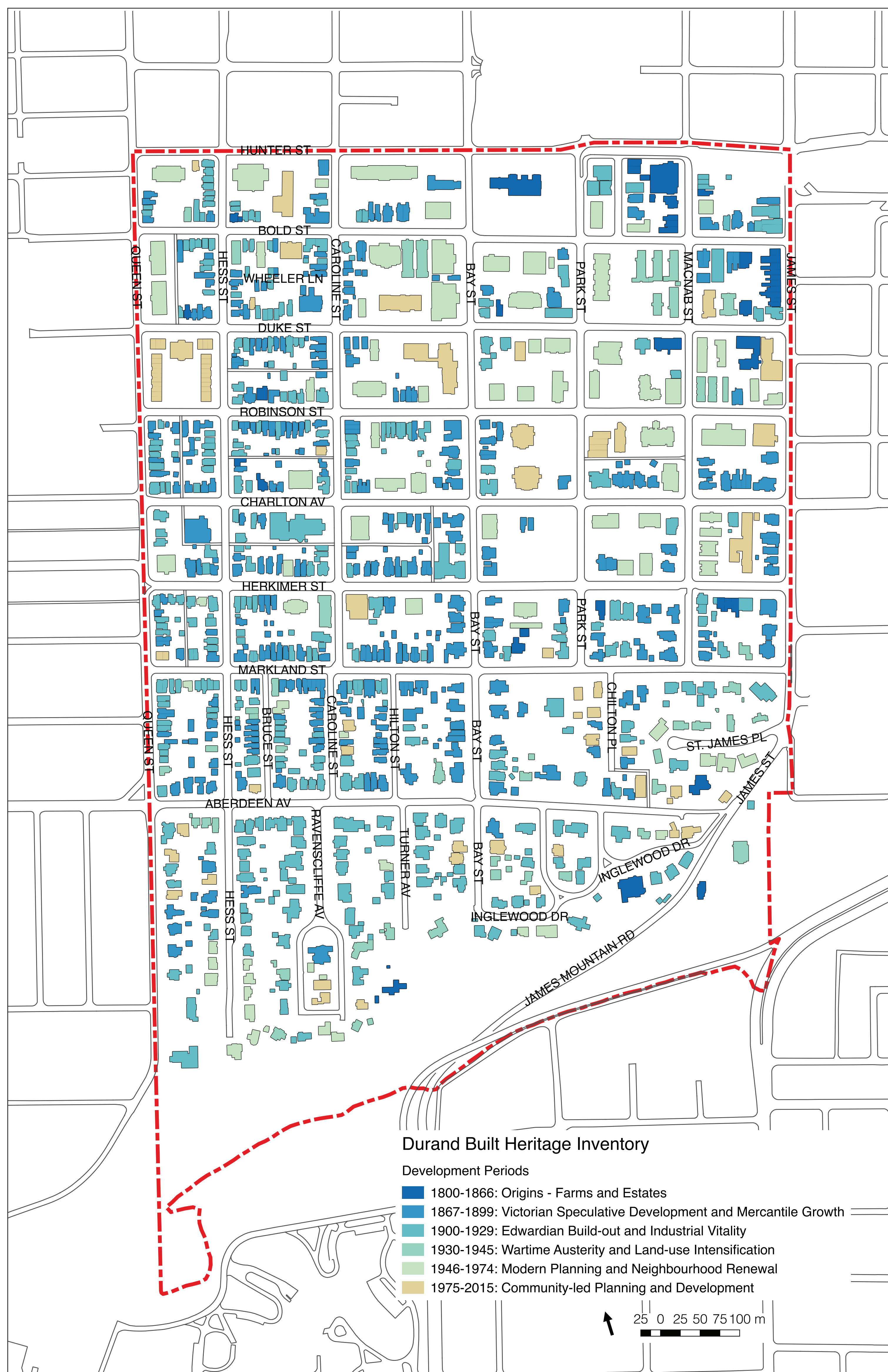
**1946 - 1974:**  
Modern Planning  
and Neighbourhood Renewal

**1975 - 2015:**  
Community-led Planning  
and Development



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## Periods of Development – At a Glance



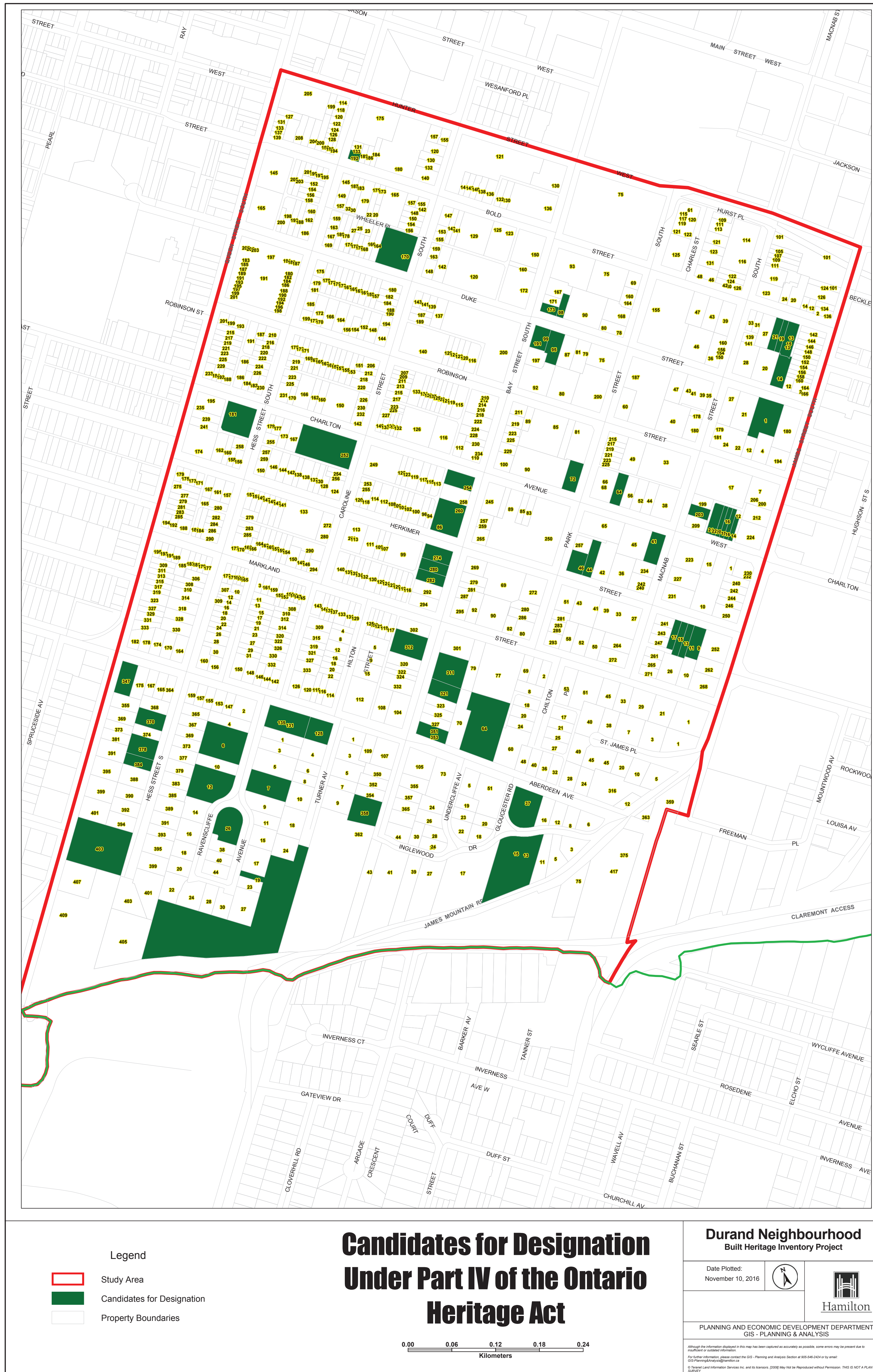
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## Project Recommendations



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# DURAND NEIGHBOURHOOD BUILT HERITAGE INVENTORY

## Project Study Area

