**CITY OF HAMILTON**

**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**

*Development and Real Estate Division*

<table>
<thead>
<tr>
<th>Report to:</th>
<th>Submitted by:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chair and Members</td>
<td>Lee Ann Coveyduck</td>
</tr>
<tr>
<td>Planning &amp; Economic Development Committee</td>
<td>General Manager</td>
</tr>
<tr>
<td></td>
<td>Planning and Economic Development Department</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Date:</th>
<th>Prepared by:</th>
</tr>
</thead>
<tbody>
<tr>
<td>November 18, 2005</td>
<td>Sharon Vattay</td>
</tr>
<tr>
<td></td>
<td>(905) 546-2424, Ext 1220</td>
</tr>
</tbody>
</table>

**SUBJECT:**  Recommendation to Designate 281 Herkimer Street, Hamilton, Under Part IV of the **Ontario Heritage Act** (PED05194) (Ward 1)

---

**RECOMMENDATION:**

(a) That the designation of 281 Herkimer Street, as a property of cultural heritage value pursuant to the provisions of Part IV of the **Ontario Heritage Act**, 1990, be approved.

(b) That the Statement of Cultural Heritage Value and Description of the Heritage Attributes, attached as Appendix A to Report PED05194, be approved.

(c) That Corporate Counsel be directed to take appropriate action to designate 281 Herkimer Street under Part IV of the **Ontario Heritage Act**, in accordance with the Notice of Intention to Designate, attached as Appendix B to Report PED05194.

---

Lee Ann Coveyduck  
General Manager  
Planning and Economic Development Department

**EXECUTIVE SUMMARY:**

The Hamilton LACAC (Municipal Heritage Committee) directed staff to prepare a Cultural Heritage Assessment for the building at 281 Herkimer Street, formerly the Bank of Hamilton, and later, the Canadian Imperial Bank of Commerce. It has been determined that the property possesses cultural heritage value due to its association with the financial growth of the City of Hamilton and its well-preserved architectural integrity. Although currently owned by the City of Hamilton, the property has been
declared surplus and the heritage designation will provide some assurance that the new owners will maintain the heritage structure.

**BACKGROUND:**

The building at 281 Herkimer Street, a one-storey brick building dating 1919-1920, formerly occupied by the Canadian Imperial Bank of Commerce, has been vacant since 2000. The bank donated the property to the City of Hamilton in 2002. While there was a strong community interest in seeing the building being put to a new public use, the proposed renovation to a library branch was not considered feasible. City Council, at its October 26, 2005 meeting, approved a recommendation from Planning and Economic Development Committee, to declare the property as surplus and offer it for sale (PED 05021).

On January 27, 2005, the Hamilton LACAC (Municipal Heritage Committee) directed staff to prepare a Cultural Heritage Assessment for the property at 281 Herkimer Street, Hamilton, to determine whether the property is worthy of designation, and further, that if the property is determined to be of cultural heritage value or interest, that staff prepare “Reasons for Designation” for consideration by the Hamilton LACAC (Municipal Heritage Committee), through its appropriate sub-committee.

The property has since been assessed using a number of criteria and is recommended for designation (see Statement of Cultural Heritage Value and Description of Heritage Attributes attached as Appendix A to Report PED05194). The Cultural Heritage Assessment Report is attached as Appendix C to Report PED05194.

**ANALYSIS/RATIONALE:**

The intent in designating property is to enable a process of cultural resource management and conservation of identified, valued heritage features. This is usually undertaken through the consideration of subsequent heritage permit applications for alterations and additions to a property.

These designation options are typically guided by the process of cultural heritage evaluation and assessment. The process, as evidenced in the attached Appendix C to Report PED05194, attempts to clearly identify those heritage values associated with a property. Those properties with clearly defined and distinctive heritage attributes are considered to be more worthy of designation than those where heritage attributes are poorly demonstrated or non-existent.

Following the completion of the cultural heritage assessment and evaluation of the subject property, it was determined by heritage staff, along with the Inventory and Research Subcommittee and Municipal Heritage Committee, that there is sufficient cultural heritage value associated with this property to warrant designation under the Ontario Heritage Act.
ALTERNATIVES FOR CONSIDERATION:

Under Part IV of the Ontario Heritage Act, the designation of property is a discretionary activity on the part of Council. Council, as advised by its Municipal Heritage Committee, may consider two alternatives: agree to designate property or decline to designate property.

Decline to Designate

By declining to designate, the municipality would be unable to provide protection to this heritage resource (designation provides protection against inappropriate changes and demolition). Without designation the property would not be eligible for heritage grant and loan programs from all levels of government. Designation does not restrict the use of property, prohibit alterations and additions, nor does it restrict the sale of a property, or affect its resale value. Accordingly, staff does not consider this an appropriate conservation alternative. This alternative would not be in keeping with the “Triple Bottom Line” and would not move the City closer to the vision for a sustainable community.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial - Not applicable.
Staffing - Not applicable.
Legal - The designation process will follow the requirements of the Ontario Heritage Act and provide for adequate notice of Council’s intention to designate the property to the owner and the Ontario Heritage Foundation. Formal objections may be made under the Ontario Heritage Act and heard before the Conservation Review Board, prior to Council approving the designating By-law.

POLICIES AFFECTING PROPOSAL:

Official Plan policies of the City of Hamilton support the conservation, protection and management of cultural heritage features. Designation of 281 Herkimer Street will be in accordance with these policies.

RELEVANT CONSULTATION:

Pursuant to Subsection 29(2) of the Ontario Heritage Act, Council is required to consult with its Municipal Heritage Committee respecting designation of property under Subsection (1). At its meeting of October 27, 2005, the Hamilton LACAC (Municipal Heritage Committee) considered the Cultural Heritage Assessment (attached as Appendix C to Report PED05194), together with the Statement of Cultural Heritage Value and Description of Heritage Attributes (attached as Appendix A to Report PED05194), and recommended that Council designate the property at 281 Herkimer
SUBJECT: Recommendation to Designate 281 Herkimer Street, Hamilton, Under Part IV of the Ontario Heritage Act (PED05194) (Ward 1) - Page 4 of 4

Street, Hamilton, under Part IV of the Ontario Heritage Act, and that staff be directed to take appropriate action in this regard.

### CITY STRATEGIC COMMITMENT:

By evaluating the “Triple Bottom Line”, (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

**Community Well-Being is enhanced.** ☑ Yes ☐ No
Arts, culture, archaeological and cultural heritage are supported and enhanced.

Designation helps conserve Ontario’s heritage, an irreplaceable resource. Protecting our heritage through designation strengthens a community’s identity and distinctiveness. Heritage buildings, districts and landscapes create a unique sense of place and a rooted sense of local identity and continuity.

**Environmental Well-Being is enhanced.** ☑ Yes ☐ No
Waste is reduced and recycled.

It has been estimated that the rehabilitation of older buildings consumes 23% less energy than new construction, therefore, the drain on renewable and non-renewable resources is significantly lower than for new construction. The conservation of designated properties reduces the strain on dump and landfill sites where up to 60% of available space is currently filled with demolition and construction waste. Conservation of designated properties is more economically and environmentally sustainable than new construction, and the reuse of historic resources utilizes existing infrastructure. Our built heritage is a non-renewable resource.

**Economic Well-Being is enhanced.** ☑ Yes ☐ No
Hamilton’s high-quality environmental amenities are maintained and enhanced.

Designated properties can be recycled to lead useful and economically viable lives. When buildings are rehabilitated, the projects are labour intensive, usually using local trades and materials, thus serving as ideal sources of employment. In addition, statistics show that designation maintains, if not boosts, the value of property. Heritage conservation not only makes older neighbourhoods more attractive, it also increases their desirability and value.

**Does the option you are recommending create value across all three bottom lines?** ☑ Yes ☐ No
Value is created across all three bottom lines as per comments above.

**Do the options you are recommending make Hamilton a City of choice for high performance public servants?** ☑ Yes ☐ No
Designation and protection of the City’s cultural heritage resources exhibits Council’s commitment to an ongoing program of heritage management.

:SV
Attachs. (4)
STATEMENT OF CULTURAL HERITAGE VALUE AND DESCRIPTION OF HERITAGE ATTRIBUTES

Statement of Cultural Heritage Value

281 Herkimer Street, containing the former Bank of Hamilton branch building, possesses cultural heritage value due to its connection with the financial growth of the City of Hamilton. The Bank of Hamilton was one of the most prominent and influential enterprises in Hamilton from 1872 until 1923, at which time the bank was amalgamated with the Canadian Bank of Commerce. The Bank of Hamilton branch buildings were erected not only in this city, but across the country, carrying the Hamilton name as far west as Vancouver. Designed by Hamilton architect, Gordon J. Hutton, in association with Paul Domville, in 1919 to 1920, the building at 281 Herkimer Street remains a prominent landmark at the corner of Locke and Herkimer Streets in a well-established residential neighbourhood. The one-storey brick building with hipped roof and classical detailing is a well-preserved example of Edwardian Classicism and retains almost all of its original architectural features.

Description of Heritage Attributes

All elevations and the hipped roof, including all four brick facades, the front and west entranceways, the round-headed window openings on three sides, together with the denticulated wood cornice on all sides, and the following specific building features:

North (Front) Elevation
- Decorative wood portico with columns, pilasters and segmental pediment, together with wrought iron light fixture
- Windows including the double-hung, 15-over-15 wood frame windows and the elliptical fan-light over the door
- Wood and glass front door with original hardware

West (Side) Elevation
- Windows, including the double-hung, 15-over-15 wood frame windows
- Iron canopy and wrought iron brackets

East (Side) Elevation
- Windows, including the double-hung, 15-over-15 wood frame windows
And, the interior, specifically the:

- Open volume of the banking room
- Wood and glass vestibule
- Vault with decorative wood trim, including the clock
- Wood and marble dado
- Plaster ceiling
- Wood, glass and brass check desks
APPENDIX B TO REPORT PED05194

CITY OF HAMILTON

NOTICE OF INTENTION TO DESIGNATE

281 Herkimer Street, City of Hamilton

IN THE MATTER OF THE ONTARIO HERITAGE ACT and the property in the City of Hamilton known municipally as 281 Herkimer Street

NOTICE IS HEREBY GIVEN that the City of Hamilton intends to designate this property as being a property of cultural heritage value.

Statement of Cultural Heritage Value

281 Herkimer Street, containing the former Bank of Hamilton branch building, possesses cultural heritage value due to its connection with the financial growth of the City of Hamilton. The Bank of Hamilton was one of the most prominent and influential enterprises in Hamilton from 1872 until 1923, at which time the bank was amalgamated with the Canadian Bank of Commerce. The Bank of Hamilton branch buildings were erected not only in this city, but across the country, carrying the Hamilton name as far west as Vancouver. Designed by Hamilton architect, Gordon J. Hutton, in association with Paul Domville, in 1919 to 1920, the building at 281 Herkimer Street remains a prominent landmark at the corner of Locke and Herkimer Streets in a well-established residential neighbourhood. The one-storey brick building with hipped roof and classical detailing is a well-preserved example of Edwardian Classicism and retains almost all of its original architectural features.

Description of Heritage Attributes

The interior space as well as all exterior elevations and the hipped roof, including all four brick facades, the front and west entranceways, the round-headed window openings on three sides, together with the denticulated wood cornice on all sides, along with specific building features as outlined in the complete description of heritage attributes.

The complete description of heritage attributes may be viewed in the Office of the City Clerk, 2nd Floor, City Hall, 71 Main Street West, during regular business hours.
Any person may, within 30 days after the date of publication of this Notice, serve written notice of his or her objection to the proposed designation together with a statement for the objection and all relevant facts.

Dated at Hamilton, this ________ day of ________, 2005.

K. Christenson
City Clerk
Hamilton, Ontario
CULTURAL HERITAGE ASSESSMENT REPORT

281 Herkimer Street, Hamilton

City of Hamilton

Prepared by Sharon Vattay, Cultural Heritage Planner
Community Planning and Design Section
(Heritage and Urban Design)
Development and Real Estate Division
Planning and Economic Development Department

for the City of Hamilton LACAC
(Municipal Heritage Committee)

September, 2005
CULTURAL HERITAGE ASSESSMENT REPORT: A READER’S GUIDE

This cultural heritage assessment report is prepared as part of a standard process that assists in determining the cultural heritage value of properties and their prospective merit for designation under the Ontario Heritage Act.

This report is divided into eight sections.

Section 1 comprises an introduction.

Section 2, Property Location, briefly describes the physical location, legal description and dimensions of the property.

Section 3, Physiographic Context, contains a description of the physiographic region in which the subject property is located.

Section 4, Settlement Context, contains a description of the broad historical development of the settlement in which the subject property is located as well as the development of the subject property itself. A range of secondary sources such as local histories and a variety of historical and topographical maps are used to describe settlement history the subject property’s key heritage characteristics. Primary sources such as oral histories are sometimes used.

Section 5, Property Description, describes the subject property’s key heritage characteristics that provide the base information to be used in Section 6.

Section 6, Cultural Heritage Evaluation, comprises a detailed evaluation of the subject property using the three sets of evaluation criteria: archaeology; built heritage; and, cultural heritage landscapes.

Section 7, Cultural Heritage Value: Conclusions and Recommendations, comprises a brief summary of the Cultural Heritage Evaluation and provides a list of those criteria that have been satisfied in determining cultural heritage value. It also contains a recommendation as to whether or not the subject property should be designated under the Ontario Heritage Act.

Section 8, Bibliography, comprises a list of sources used in the compilation of the report.
CULTURAL HERITAGE ASSESSMENT REPORT

281 Herkimer Street, Hamilton
City of Hamilton

TABLE OF CONTENTS

<table>
<thead>
<tr>
<th></th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>Introduction</td>
</tr>
<tr>
<td>2.0</td>
<td>Property Location</td>
</tr>
<tr>
<td>3.0</td>
<td>Physiographic Context</td>
</tr>
<tr>
<td>4.0</td>
<td>Settlement Context</td>
</tr>
<tr>
<td>5.0</td>
<td>Property Description</td>
</tr>
<tr>
<td>6.0</td>
<td>Cultural Heritage Evaluation</td>
</tr>
<tr>
<td>6.1</td>
<td>Archaeology</td>
</tr>
<tr>
<td>6.2</td>
<td>Built Heritage</td>
</tr>
<tr>
<td>6.3</td>
<td>Cultural Heritage Landscapes</td>
</tr>
<tr>
<td>7.0</td>
<td>Cultural Heritage Value: Conclusions and Recommendations</td>
</tr>
<tr>
<td>7.1</td>
<td>Conclusions</td>
</tr>
<tr>
<td>7.2</td>
<td>Recommendation</td>
</tr>
<tr>
<td>8.0</td>
<td>Bibliography</td>
</tr>
</tbody>
</table>
1.0 INTRODUCTION

This cultural heritage assessment examines the heritage attributes of the property located at 281 Herkimer Street in the City of Hamilton, comprising a one-storey bank branch building designed by the architects Hutton and Domville and constructed 1919-1920. The building is included on the City of Hamilton’s Inventory of Buildings of Architectural and/or Historical Interest.

The property has been evaluated according to a set of criteria, which was endorsed by the City of Hamilton Municipal Heritage Committee on June 19, 2003, and is used to identify the cultural heritage values of a property and to assess their significance. This evaluation assists in determining a property’s merit for designation under the Ontario Heritage Act, R.S.O. 1990, c. 0.18.

2.0 PROPERTY LOCATION

The subject property (281 Herkimer Street) is located at the corner of Herkimer and Locke Streets. It is situated on the south side of Herkimer Street, on the east side of Locke Street (refer to Location Map attached as Appendix C-1, Figure 1). The property has a lot frontage on Herkimer Street of 10.46 meters (34.33 feet) and a lot depth of 32.21 meters (105.67 feet), for a total lot area of 0.032 hectares (0.08 acres),\(^1\) and contains a one-storey, brick building, the principal focus of this cultural heritage assessment.

3.0 PHYSIOGRAPHIC CONTEXT

The subject property is located within the physiographic region known as the Iroquois Plain, the lowland bordering Lake Ontario, which extends around the western part of Lake Ontario, from the Niagara River to the Trent River—the earliest and most densely inhabited area in Ontario.\(^2\) The flat Iroquois Plain easily accommodated land transportation routes and was thus a prime area for settlement and development.

4.0 SETTLEMENT CONTEXT

First Nation Settlement

With the favourable physiographic setting and ameliorating climate, the Iroquois Plain has attracted human settlement for over 12,000 years. Prehistoric Native settlement of this area occurs early with Paleo-Indian and Early Archaic Cultures (12,000-7,000 BP). Middle and Late Archaic (7,000-3,000 BP) population sizes increased, more substantially in the following Woodland period (3,000-500 BP), typified by large Native villages interspersed with seasonal cabin and hunting

---

\(^1\) City of Hamilton GISNet, Municipal property assessment rolls (as accessed in July 2005).

sites.\textsuperscript{3}

The intensity of the prehistoric occupation is represented by the density of archaeology in the immediate locale. There are ten registered archaeological sites within three kilometres of the subject property, encompassing small campsites through to large villages, and spanning Early Paleo-Indian to late-Woodland Neutral and Iroquoian cultures, in addition to historic Euro-Canadian occupations.\textsuperscript{4} Most registered archaeological sites were identified in archaeological assessments of nearby land-developments or research projects. Additional unregistered sites are present in areas not formally archaeologically assessed.

As outlined below, the area now encompassing the intersection of Herkimer and Locke Streets was orchard as late as 1876, while by 1893 it was urbanized with an established street layout and residential buildings. It is likely that sites in the immediate vicinity of the subject property were removed or destroyed without being recorded during the historical settlement and modern redevelopment of the City of Hamilton and of this particular area.

**Euro-Canadian Settlement**

*The City of Hamilton*

The first Euro-Canadian settlers reached the Head-of-the-Lake, the future settlement site of Hamilton, in 1786. The area, named Barton Township by Lieutenant-Governor John Graves Simcoe, was declared the judicial centre of the District of Gore in 1816, due in large part to the efforts of George Hamilton, a prominent land-owner in the township.\textsuperscript{5}

Hamilton was incorporated as a Town by the Legislative Council of Upper Canada in 1833. The boundaries of the new town were Wellington Street on the east, Queen on the west, Burlington Bay on the north, and present day Aberdeen Avenue on the south.\textsuperscript{6} With the opening of the Burlington Canal, Hamilton embarked upon an era of prosperity and expansion. Within a decade, the town of Hamilton had experienced a population explosion and became the “largest and most important centre south and west of Toronto.”\textsuperscript{7}


\textsuperscript{4} Ontario Ministry of Culture. Ontario Archaeological Sites Database.


With the prosperity and expansion of the 1840s, Hamilton was in the position for incorporation as a city in 1846, and, as with many towns and cities in Ontario, continued population and commercial growth was fuelled by the arrival of the railway—the Great Western Railway in 1852 and the Hamilton & Lake Erie Railroad in 1872. The city’s physical expansion in the 1840s extended the limits east to Wentworth Street and west to Paradise Road.8

After suffering through a brief depression in the 1860s, Hamilton again experienced rapid growth during the late Victorian era, accelerating to an unprecedented pace during the industrial expansion of the 1880s and 1890s. These economic booms put the city in a strong economic and commercial position well into the first decades of the twentieth century—that period from which the subject building dates.9

*Kirkendale North Neighbourhood*

Barton Township was laid out in a formal grid of lots and concessions by land surveyor Augustus Jones in 1791. The Crown awarded the first lots as grants to United Empire Loyalist settlers, with most of these properties disposed of between 1796 and 1802. The subject property sits on a small portion of what was originally Concession 3, Lot 17—that land between Queen and Locke Streets, Main Street and Concession Road (present day Aberdeen Avenue). The Crown Patent for this lot was one of many that were awarded to Caleb Reynolds in 1796.10 By 1798 Reynolds owned most of the property from Bay Street to Locke Street, from the bay-front to Concession Road, for a total of over 500 acres.11

The lands between Queen to Locke were subsequently sold to James Mills, head of the well-known Hamilton mercantile family.12 (Appendix C-1, Figure 2 – Map of 1850-51) While Mills subdivided the land north of Bold Street (a natural dividing

---


11 Further land grants to Caleb Reynolds included an 800 acre parcel further to the west, near Cootes Paradise.

12 Mills built his house, “Holmstead,” on the present site of the Scottish Rite. Mills’ brother-in-law, Peter Hess, purchased the property directly to the east from Queen to Bay. *Dictionary of Hamilton Biography*, Volume 1, T. Melville Bailey, ed. (W.L. Griffin Limited, 1981): 154. Interestingly, James Mills’ son (Samuel Sylvester Mills) was a founding director of the Bank of Hamilton—the institution that would later purchase a piece of the family’s land to build the bank branch at Locke and Herkimer Streets.
line due to the stream), the lands south of Bold Street remained largely undeveloped until the third-quarter of the nineteenth century, leaving a substantial area of green space that was markedly different from the surrounding grid of residential streets to the east and the west. (Appendix C-1, Figures 3 and 4 – County Atlas 1875 and Bird’s Eye View 1876) This area was only opened to development in the 1890s when the grid of surrounding streets, between Queen and Locke, and between Bold and Markland, including Herkimer Street, was completed.

By the 1890s, this area, colloquially known as “Kirkendale,” had become a well-populated residential neighbourhood. Comprised mainly of two-storey brick dwellings, the neighbourhood also boasted a number of churches such as St. Joseph’s Roman Catholic Church (on the north-east corner of Herkimer and Locke), St. James Presbyterian Church (on the south-west corner of Herkimer and Locke), St. John’s Church (at Locke and Charlton) and the Stanley Avenue Baptist church (at Locke and Stanley). Around the turn of the century, the Hamilton Street Railway extended service to include a southerly route that ran along Locke Street turning east at Herkimer.13 Further neighbourhood amenities included the Hamilton Amateur Athletic Association at Charlton (formerly the Cricket Grounds) and by 1925, a Hamilton Library branch was opened at Locke and Stanley in a one-storey formerly residential building. (Appendix C-1, Figure 5 – Bird’s Eye View, 1893)

281 Herkimer Street Site

The subject property at 281 Herkimer Street was vacant until 1907 at which time a residential dwelling was erected. This two-and-one-half storey brick home was similar in size and appearance to those to the immediate east, 279 and 277 Herkimer, built the year before. (Appendix C-1, Figure 6 – Fire Insurance Atlas, 1911)

In 1919 the property was bought by the Bank of Hamilton for the purposes of erecting a branch building. Corner sites were favoured by banks for reasons of publicity, security, light and air. In order to accommodate this new building on the prominent corner location, the existing residential building was moved to the rear portion of the lot.14 (Appendix C-1, Figure 7) This building was eventually demolished in 1980.

As this was a stable residential section of the city, there appeared to be many objections to the erection of a bank building in the neighbourhood. The Hamilton


14 The architects’ account book refers to house-moving costs (Mills & Hutton, Building Record, 1911-1929 (Archives of Ontario)). The 1964 Fire Insurance Map shows a building at 277 Locke Street South with a building footprint same as the footprint of the building formerly at 281 Herkimer Street. A photograph in the Community Planning Department’s files shows that the building was similar to those at 279 and 277 Herkimer Street.
*Daily Times* reported that although many people would welcome the convenience of a bank in the vicinity, they feared the building would "not improve the locality." The fears were allayed when the "substantial and artistic building" design was advertised prior to construction.

**The Bank of Hamilton**

Established in September 1872, the Bank of Hamilton was the city's premier financial enterprise. Just two years after Hamilton's major financial institution, the Gore Bank, had been taken over by the Canadian Bank of Commerce, the Bank of Hamilton was founded and operated by some of the most prominent members of Hamilton's business community—Donald McInnes (later Senator McInnes) was the first president and Sir John Hendrie was the last president in 1923.

While begun as a local business, the Bank of Hamilton quickly expanded beyond the borders of the city—the first branch being established in Listowel in 1873. By 1883 there were nine branches across Ontario and by 1893 the branches had almost doubled to 17. The financial successes of the bank resulted in the need for a substantial headquarters as their leased space in the McInnes Block at King and John Streets was proving inadequate. Built 1892-93 at the southwest corner of King and James Streets, facing the Gore, and expanded in 1905, the Bank of Hamilton head office was called one of the handsomest buildings in the Dominion. (Appendix C-1, Figure 8)

By 1896 the Bank of Hamilton expanded beyond Ontario, opening two branches in Manitoba and in 1899 their Vancouver branch was opened. "Among Canadian banking corporations the Bank of Hamilton was one of the pioneers in noting the great possibilities of Western Canada." By 1919 the Bank of Hamilton had erected a District headquarter building in Winnipeg.

Indeed, 1919 was a significant year in the bank's history. World War I was a period of great commercial prosperity for Canada, and the Bank of Hamilton

---

15 *Hamilton Daily Times*, 4 November 1919: 5.


18 *Hamilton Spectator*, 18 June 1892. In 1905 the building was expanded with the addition of eight stories creating Hamilton's first skyscraper. This addition was designed by the architect Charles Mills (as discussed below).


20 This building still stands today in Winnipeg's historic Exchange District. The building is designated a National Historic Site.
profited through this period as a natural result of the accelerated industrial activity. Between 1919 and 1920, five new Bank of Hamilton branches were opened in Ontario—one of them being that at Locke and Herkimer Streets, opened June 12, 1920.\(^{21}\) With an increase in banking competition came the demand for customer convenience in the location of banks. In response to this demand, the Bank of Hamilton endeavoured to service as many Hamilton neighbourhoods as possible.

The Bank of Hamilton reached its zenith around 1920 with 170 branches across Canada and was lauded as an exceptional asset to the City, the *Hamilton Spectator* reporting:

> Thus the name of our city is carried to all parts of the country, a synonym of stability and growth. It is natural for Hamiltonians to experience a feeling of gratification and pride in the increasing prosperity of their home bank. Its honourable record and the commanding position it has attained in the financial world operate with a reflected credit upon the city as a whole.\(^{22}\)

Also in 1920, the Bank of Hamilton instituted the first women only branch in an effort to “meet modern needs.” Served by women, solely for women, the branch stood adjacent to the main office on James Street South.\(^{23}\)

By 1922, on the Bank’s fiftieth anniversary, the post-war economy had dried up. Although a merger with the Royal Bank in 1915 was prevented due to protests that the City of Hamilton would lose its prestige if the Bank of Hamilton lost its identity, a merger with the Canadian Bank of Commerce in 1923 could not be avoided.\(^{24}\) By December 31, 1923, the Bank of Hamilton ceased to exist. With the amalgamation, very few branches needed to be closed, and the branch at Locke and Herkimer was transferred to the Canadian Bank of Commerce, later the Canadian Imperial Bank of Commerce.\(^{25}\)

**Contemporary Context**

In 2000, the CIBC closed their branch at Locke and Herkimer Streets. In 2002, the Bank donated the property and building to the City of Hamilton in the hope that a public library branch might be implemented here. While there is a strong

---

\(^{21}\) *Hamilton Spectator*, 11 June 1920. The other branches in Hamilton at that time included the North End Branch, East End Branch, West End Branch, Deering Branch and Barton Street Branch. By 1921, the Bank of Hamilton had expanded to include 12 branches in the city. Very few of these buildings remain standing today.

\(^{22}\) *Hamilton Spectator*, 15 January 1919.


\(^{24}\) *Hamilton Spectator*, 21 August, 1915 and 28 August 1923.

\(^{25}\) The Imperial Bank of Canada and the Canadian Bank of Commerce amalgamated in 1961.
community interest in seeing the building being put to a new use, the library option was determined to not be feasible. The building continues to remain vacant.

Today the property is in very much the same context that it was when first developed as a bank branch. Largely a residential area, the building abuts the houses on Herkimer Street that were erected in 1906. (Appendix C-1, Figure 9) Institutional buildings, such as St. Joseph’s Church and St. Joseph’s School are adjacent to the building, while on the opposite street corner a service station continues to operate. In recent years Locke Street, particularly to the north of the subject property, has developed into a prime commercial street in the city.

5.0 PROPERTY DESCRIPTION

The property located at 281 Herkimer Street comprises a one-storey bank branch building of brick construction built 1919-1920. (Appendix C-1, Figure 9) This building is characteristic of the Edwardian Classicist style popular in Ontario from 1900 to 1930. It was designed by the well-known Hamilton architects Gordon J. Hutton in association with Paul Domville.

Designer/Architect

Gordon Johnston Hutton (1881-1942) began his architectural practice in 1910, working in partnership with the prominent Hamilton architect Charles Mills (1860-1934). The origins of the firm date back to 1889 when Mills commenced his architectural practice. Mills designed a number of notable buildings in the city including the F.W. Watkins’ Store (1899); the Stanley Mills & Co. Building (1903); the Landed Banking and Loan Building (1907); and the Terminal Building (1907).26 By the early twentieth century, Mills had become the prime architect for the Bank of Hamilton, designing the eight storey addition to the Head Office on James Street South in 1905-06, creating Hamilton’s first skyscraper (no longer extant). Mills’ family members were major shareholders in the Bank, and this familial connection no doubt played a large part in the acquisition of the architectural contracts with the Bank.

Once Hutton joined with Mills, the Bank of Hamilton continued to provide the firm with numerous commissions.27 Together they designed a number of branches across Canada, including those in Vancouver (1910 and 1915), Saskatoon (1910) and Moose Jaw (1912). Hutton’s partnership with Mills ended around 1915, at which time Hutton continued in practice alone, designing scores of commercial, institutional and industrial buildings as well as further bank branches for the Bank.

---


27 Mills and Hutton’s office was conveniently located in the Bank of Hamilton office building on James Street South (City of Hamilton Directory, 1915). Hutton continued to operate out of this location until the 1930s.
of Hamilton, including those in Guelph (1915), Georgetown (1915) and Dunville (1920). The branch in Dunville is almost identical in design to the subject property.

In 1919, the young architect Paul Compton K. Domville (1893-1977), who had apprenticed with Mills & Hutton from 1911 to 1915 and had subsequently trained at the University of Pennsylvania, became an associate in Hutton’s practice. It was at this time that the commission for the Locke and Herkimer Street Branch of the Bank of Hamilton was awarded.

Shortly thereafter, William Russell Souter (1894-1971) joined Hutton and the firm Hutton & Souter was formed. In operation until 1940, prominent commissions in Hamilton included Cathedral High School (1928); Centenary Methodist Church (1923); the Dominion Public Building (1934); Cathedral of Christ the King (1933) and Loretto Academy (1933-34).

**Design**

In designing the branch at Locke and Herkimer, Hutton & Domville employed the fashionable Edwardian Classicist style so prevalent in bank branch architecture at the time. Since banks competed for clients, they recognized the value of an architectural image that would attract customers. They favoured architectural forms which expressed wealth, integrity, endurance and confidence. This branch designed for the Bank of Hamilton followed in this high architectural quality. Indeed, in 1919, the *Hamilton Daily Times* referred to the building as “substantial and artistic” and noted that this was “quite in keeping with the bank’s record and the architectural demands of the vicinity.”

The architectural character of the surrounding buildings and of the neighbourhood in general was given consideration in determining the style of the building. With a good number of the buildings in the immediate area being built around the turn of the century, the late-Victorian and Edwardian styles of architecture were common. Edwardian architecture is a transitional style from the nineteenth century eclecticism to the twentieth century Beaux-Arts Classicism and is characterized by a simple yet formal composition. The Edwardian style emphasized classical

---

28 Some of the buildings designed by Hutton include the Dominion Cannons (44-56 Hughson Street South); the Grafton Company Store (16-18 James Street North); the Imperial Cotton Company Factory (Sherman Avenue North); and Memorial School (Main and Ottawa Streets).


31 *Hamilton Daily Times*, 4 November 1919: 5.

motifs, often finding an outlet in the prominent frontispiece, such as the columns and pediment of the portico on the Locke and Herkimer Streets branch. Other defining features include balanced facades, simplified but large roofs, smooth, unadorned brick surfaces and generous fenestration.

**Building Type**

While bank buildings existed in Canada since the 1820s, the building type of the bank branch only appeared once branch banking was legalized in 1841. The type came to embody a fairly common programme, focused primarily on a simple, functional layout with the banking room with tellers’ cages and a vault.

The need to have this banking room well-lit, necessitated large window openings. In the case of the Locke and Herkimer Streets branch, these are elongated round-headed windows—three on the side elevations and two on the front. (Appendix C-1, Figure 10) The light requirement, along with the need for security, made corner sites the most desirable for the bank branch building type. While windows may have posed a threat to security, as was typical for the bank building type, the sills are raised well above the street level giving even the most modestly scaled buildings a sense of impregnability. The raised foundation, providing for five steps up to the front door, also adds to the sense of the building’s secure access and importance.

While many bank buildings historically included a residential component for the bank manager, often on the second floor) this practice ceased around the turn of the twentieth century. In the case of the branch at Locke and Herkimer, the bank manager resided in the house behind, which had been moved in order to accommodate the construction of the bank in 1919.

The layout of the bank branch building was one of function, efficiency and, first and foremost, security. The architects were given the task of providing a suitable premise with up-to-date equipment and attractive spaces. Hutton had a good knowledge of the requirements having designed numerous other bank branch buildings for the Bank of Hamilton prior to this one. The building’s programme is consistent with many other bank branch buildings in Canada at the time. (Appendix C-1, Figure 11)

---

33 Corner sites, if on two major city streets, would often allow the architect to exploit the visibility on both streets by employing a corner entrance. This was not the case at the Locke and Herkimer Streets branch.

34 City of Hamilton, Assessment Rolls, 1921, 1924 and 1925.

Building Description - Programme

The whole interior forms a single chamber, giving the place a feeling of importance—the ceiling height of 16 feet was sufficient to give an impressive scale to the whole interior which measures 45 by 31 feet. Today, a drop ceiling and applied acoustical tiles hides the original plaster ceiling and temporarily diminishes the effect of the internal space. A small upper level mezzanine on the south end of the room (originally open to the room below but now enclosed) and a full basement provides for approximately 270.45 square meters (2911 square feet) of interior space.

Built into this main banking room were the vestibule on the north wall and the vault on the opposite wall—both of which exist today. The use of a heated vestibule was common for bank branches of this era, providing added security as well as customer comfort. A diminutive yet impressive space of wood and glass created a favourable impression on the client upon entering. (Appendix C-1, Figure 12) The vestibule was designed by the architects with elegant classically inspired woodwork including reeded-panel lintels punctuated with oval ornaments. (Appendix C-1, Figure 13) Corinthian pilasters, manufactured from compo, and classical pediments echo the details on the exterior of the building.36 Originally containing quarry tile floors with tile base, the area is now covered in carpeting. The vestibule doors are no longer extant.

Also built into the main banking room is the substantial vault (approximately 8 feet by 7 feet), placed centrally along the back wall of the building. As noted on the extant mechanisms, the vault was supplied by J & J Taylor Safe Works of Toronto. With security always at the fore in bank design, the walls of the vault are 15 inches thick, lined on the inside with pressed brick, and its location in the central area allowed for supervision on three exposed walls.

As the most important feature of the bank building type, the vault is architecturally defined by a decorative wood surround. A segmental arch with keystone is set within a classically inspired door frame of pilasters and pediment. As was standard for all banks, a centrally placed clock is set within the woodwork over the vault door. According to the architectural drawings, the metal-faced clock was supplied by the bank itself. (Appendix C-1, Figure 14)

Other than the vestibule and the vault, the banking room was originally divided only by the waist-high bank counter which created a visible and impregnable line between public and banker. The bank counter top has been altered with the removal of the original teller’s cage, but the base of wood with marble trim still exists. Today, the interior space has been altered to include a row of three offices, formed by six-foot high partition walls, running along the right side of the room as

---

36 Compo, or composition, is a composite material consisting of resin, linseed oil, animal glue and whitening. A malleable material, compo is formed in moulds to produce architectural ornamentation that, when stained, would simulate carved wood. Compo was used extensively from the late eighteenth century on, particularly by British and North American designers.
one enters. These offices necessitated the removal of a portion of the original wood panelled bank counter.\textsuperscript{37}

The public space, as it originally existed (approximately one-third of the entire interior space) was positioned on the north-east quadrant of the room and was large enough to allow for sufficient circulation around the centrally located check desk. Like all other interior elements, such as the tellers cage and fixtures, the check desk was designed by the architects in a style fitting the bank’s architecture—this wood desk with scrolled brackets, plate glass top and brass trim is still in place. Being a branch, the building contained only one teller’s cage, standard in size at about six feet square, but this is no longer extant.

While the public space and vestibule had a quarry tile floor, the secure section of the space had a maple hardwood floor (a noise-absorbing material). Currently the entire floor area is covered with a modern, rubberized tile, however, the clay quarry tiles are extant beneath this newer material. The interior walls are of plaster with a dado rail running around the room at the height of the window sills. While the west, north and portion of the east wall, which are out of the public area, have a simple painted burlap below the wooden dado rail, in the public area there is a wooden panelled dado with marble base trim. The architects also designed a decorative profile for the plaster ceiling which has four plaster beams spanning the width of the room. This plaster ceiling still exists but is currently hidden from view by the drop ceiling and applied acoustical tiles. Ductwork has also been added and is suspended from the original plaster ceiling.

The basement is accessed by a staircase in the south-west corner of the building.\textsuperscript{36} Formerly, a second staircase in the south-east corner also provided access to the basement but this was removed to make way for a secondary vault on the first floor. Both of these staircases formerly provided access to the mezzanine, now accessed only by that staircase on the south-west corner. The basement space contained washrooms for the staff. (Appendix C-1, Figure 15) Also in the basement was a fireproof book vault, directly beneath the main first floor vault. Almost one-half of the basement space, at the front of the building, was reserved for the Boiler Room and Coal storage area.

In 1991 a small, one-storey extension was added on the south-west portion of the building. Assessed from the interior by the basement stairs and on the exterior by doors onto Locke Street, this addition, designed by Kyles, Kyles & Garrett architects, accommodated the automated teller machines.\textsuperscript{39}

\textsuperscript{37} The wooden counter fronts remain in storage in the basement of the building (as of September 2005).

\textsuperscript{36} This staircase also provides access up to the former mezzanine which since being enclosed forms a small storage area.

\textsuperscript{39} Building Permit, dated 19 February 1991.
Building Description

North/Front Elevation

The building is constructed of Milton rug brick in a brownish tone laid in a Flemish bond. (Appendix C-1, Figure 16) There is minimal stone dressing—stone only being used for the window sills and the window keystones. A rubbed concrete foundation raises the building two feet above street level. The hipped roof was originally of green slate with a galvanized iron ridge, however this was replaced in 1966 with black asphalt shingles. A decorative wood balustrade originally wrapped around the roof line on the north and west facades, with short returns only on the east and south facades. This feature, probably removed when the re-roofing took place, created a much more elaborate and formal design than is now apparent. Below the roof line is a decorative, denticulated wood cornice, broken at the front over the main entrance portico. This cornice continues around all four facades.

The main façade of the building, facing Herkimer Street, is defined by a centrally located entrance portico and flanking windows. (Appendix C-1, Figure 17) The main feature on the front elevation is the shallow wooden porch consisting of a classical segmentally-arched pediment supported by two Corinthian columns, with the capitals fashioned out of plaster. Behind the columns are two Corinthian pilasters superimposed on the rusticated wood door surround. The words “Bank of Hamilton” were originally included on the entablature over the portico. The building retains its original wood and plate glass entrance door with the original hardware. Above the door is a semi-circular fanlight with wooden tracery. The original light fixture hangs above the door. (Appendix C-1, Figures 18 and 19)

Two round-headed elongated windows flank the front entrance. (Appendix C-1, Figure 20) The wooden casement contains a double-hung, 15 over 15 pane window, with an elliptical portion at the top. A brick course springing from stone voussoirs creates the segmental arch over the window which is capped by a stone keystone.

A small bronze sign for the Bank of Hamilton was once attached to the lower right corner of the building. This was later replaced by a sign for the Bank of Commerce which has since been removed. A metal cover to the left of the entrance now covers a night deposit box that was added to the façade in 1966.

West Elevation

The west façade faces onto Locke Street and is therefore of an equally high design quality as the front façade. (Appendix C-1, Figure 21) Three large round-headed regularly spaced window openings define the façade. The same materials and configuration as the front windows, these also have stone sills, voussoirs and keystone. Below the three windows are three smaller basement windows. A secondary entrance door is located towards the rear of the building. The plate glass and wood door has been replaced with a solid panel door, as has the glass...
transom light. An original galvanized iron awning is supported by decorative wrought iron brackets. A small bronze sign for the Bank of Hamilton was once attached to the west wall at about eye level for the passing pedestrian—this has also been removed.

The small, one-storey addition from 1991 is a brick, wood and glass structure which attempted to echo the architectural vocabulary of the original bank building. A “pediment” is used over the entrance door, and imitation muntin bars are used in the windows. (Appendix C-1, Figure 22)

East Elevation

With only a few feet between this elevation and the neighbouring residence, the east façade is barely visible. (Appendix C-1, Figure 23) Nevertheless, the architect was mindful of the overall architectural design and the need for light emitting windows on three sides of the building and therefore three windows parallel those on the west façade. Due to the reduced visibility, the decorative stone keystones were not utilized on this façade. A chimney which serviced the boiler room in the basement protrudes between the two northern most windows.

South/Rear Elevation

The rear façade is devoid of any openings and consists only of a solid Milton rug brick wall. (Appendix C-1, Figure 24) Originally this wall would have been hardly visible since the original house that had been moved on the site stood only a few feet behind this elevation. Today this elevation is partially obscured due to the rear addition of 1991. The lack of openings on this facade is also attributed to the location of the secure vault inside.

Interior

Historically, it was necessary for banking quarters to create an atmosphere of permanence and dignity through consistent architectural character. Costly materials were, however, not necessary to give the sense of richness and formality, and the materials used on the interior of this building were relatively simple.

The interior is dominated for the most part by the wood trim and features, such as the banking counter, the vestibule, and the architect-designed check desk. The trim around the vault and along the floor and dado rail is stained a dark colour to give a sense of richness. The clay quarry tile floor (beneath the rubberized tiles) meets with a marble base around the perimeter of the former public space, while in the remainder of the room the wood baseboard is employed. The plaster ceiling (beneath the drop ceiling) has four plaster beams at regular intervals spanning across the width of the room. Other features include the tin clock face over the vault and the steel vault door.
6.0 CULTURAL HERITAGE EVALUATION

Since amendment in 2002, the Ontario Heritage Act now enables municipalities to designate property of cultural heritage value or merit that is real property including buildings and structures.

On June 19, 2003, the City of Hamilton Municipal Heritage Committee endorsed a set of evaluation criteria for use in assessing cultural heritage resources. The application of these criteria assists in determining the cultural heritage value of a property and its prospective merit for designation under the Ontario Heritage Act. The subject property has been evaluated against these criteria (Archaeology, Built Heritage, and Cultural Heritage Landscapes) as follows:

6.1 ARCHAEOLOGY

Identified or potential archaeological resources can be considered as values meriting inclusion into the reasons for designation of a property. A set of twelve criteria is used to evaluate an archaeological site or measure archaeological potential to determine what attributes, if any, warrant designation under Part IV of the Ontario Heritage Act.

The first eleven criteria for designation of an archaeological site are predicated on the presence of an archaeological site. In the case of 281 Herkimer Street, there are no registered or reported archaeological sites located on the subject property. As a result, only the archaeological potential criterion applies in this assessment.

<table>
<thead>
<tr>
<th>Cultural Definition: N/A</th>
<th>Site Setting: N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Temporal Integrity: N/A</td>
<td>Site Socio-political Value: N/A</td>
</tr>
<tr>
<td>Site Size: N/A</td>
<td>Site Uniqueness: N/A</td>
</tr>
<tr>
<td>Site Type: N/A</td>
<td>Site Rarity: N/A</td>
</tr>
<tr>
<td>Site Integrity: N/A</td>
<td>Site Human Remains: N/A</td>
</tr>
<tr>
<td>Historical Association: N/A</td>
<td>Archaeological Potential: Applicable</td>
</tr>
</tbody>
</table>

Archaeological Potential

The subject property comprises a one-storey building, situated in an urban context first developed in the early twentieth century. Based on the history and intensity of development and redevelopment activities, both on the subject property and in the area overall, the lot has experienced significant disturbance and therefore has minimal archaeological potential and therefore this criteria is not satisfied.
6.2 BUILT HERITAGE

A set of twelve criteria is used to identify and assess the built heritage values of property. All twelve of the criteria were applicable in the case of 281 Herkimer Street and eleven were satisfied.

<table>
<thead>
<tr>
<th>Historical Associations</th>
<th>Integrity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thematic: Applicable</td>
<td>Location Integrity: Applicable</td>
</tr>
<tr>
<td>Event: Not Applicable</td>
<td>Built Integrity: Applicable</td>
</tr>
<tr>
<td>Person and/or Group: Applicable</td>
<td>Environmental Context</td>
</tr>
<tr>
<td>Architecture and Design</td>
<td>Landmark: Applicable</td>
</tr>
<tr>
<td>Architectural Merit: Applicable</td>
<td>Character: Applicable</td>
</tr>
<tr>
<td>Functional Merit: Applicable</td>
<td>Setting: Applicable</td>
</tr>
<tr>
<td>Designer: Applicable</td>
<td>Social Value</td>
</tr>
<tr>
<td></td>
<td>Public Perception: Applicable</td>
</tr>
</tbody>
</table>

HISTORICAL ASSOCIATIONS

Thematic

The subject property is associated with the economic development of the City of Hamilton in the late nineteenth and early twentieth centuries. It is an example of the branch banking phenomenon that developed in the late nineteenth century and is a physical record of the bank’s desire to provide banking service to various important residential neighbourhoods in the City of Hamilton. Accordingly, this criterion has been satisfied.

Event

Research to date reveals that there are no significant events associated with the subject property.

Person and/or Group

The Bank of Hamilton was one of the most important and successful banks in Hamilton’s history, established by prominent members of city’s business community in the 1870s, and early in its history this Bank made a significant contribution to the financial well-being of the City of Hamilton. The city’s name was disseminated across the country through the Bank as branches opened up as far west as Vancouver. Accordingly, this criterion has been satisfied.

ARCHITECTURE AND DESIGN

Architectural Merit

The subject building, in its composition, layout, design and materials, is an excellent example of early twentieth century bank branch building type. It is also
an extremely well-preserved example of Edwardian architecture. Accordingly, this criterion has been satisfied.

Functional Merit
This building was purposely built for the bank branch function and consists of a single-storey building housing primarily the banking room and vault. Accordingly, this criterion has been satisfied.

Designer
Gordon Hutton, who designed this building in association with Paul Domville, was an important figure in Hamilton’s architectural history. He worked both with Charles Mills, and, later with William Russell Souter. Domville brought to the practice knowledge of architectural design that he had gained while studying in Philadelphia. This building is illustrative of Hutton’s work, especially when working specifically for the Bank of Hamilton. Accordingly, this criterion has been satisfied.

Integrity
Location Integrity
The subject building remains in its original location at Locke and Herkimer Streets and is thus a reminder of the type of amenities made available in this primarily residential neighbourhood. This section of the street continues to function as it did at the time of the building’s construction—that is, as a residential area with local neighbourhood conveniences. Accordingly, this criterion has been satisfied.

Built Integrity
The subject building retains its original architectural configuration of the one-storey bank branch building. Virtually all of the original architectural features and materials both on the exterior and interior are intact, short of the wood balustrade and the cloth window awnings. Changes to the original building, such as the small rear addition, have been minimal and have not altered the overall composition or architectural quality. Accordingly, this criterion has been satisfied.

Environmental Context
Landmark
The subject building is considered a landmark in the Kirkendale neighbourhood. It stands prominently in the neighbourhood at the corner of two highly travelled streets. It is a unique feature given that no other bank buildings are found in the immediate area. Accordingly, this criterion has been satisfied.

Character
The subject property is located in an area that retains its historic character. The subject building thus contributes to the character of the streetscape. It is well-integrated with its surroundings. Accordingly this criterion has been satisfied.
Setting
The setting of the subject property has been little altered from the original. Accordingly, this criterion has been satisfied.

SOCIAL VALUE
Public Perception
The subject property was included in the former City of Hamilton’s Inventory of Buildings of Historical and/or Architectural Interest, and has been a matter of public record since 1983. Since the building left the ownership of the Canadian Imperial Bank of Commerce, there has been strong public interest in the building and many in the neighbourhood would like to see it put to use. Therefore, this criterion has been satisfied.

6.3 CULTURAL HERITAGE LANDSCAPES
Cultural Heritage Landscapes can be considered as values meriting inclusion into the reasons for designation of property. A set of nine criteria is used to determine which cultural heritage landscape values and attributes, warrant designation under Part IV of the Ontario Heritage Act as a Cultural Heritage Landscape.

The application of criteria for designation of a property as a Cultural Heritage Landscape depends upon the property’s characteristics. Types of cultural heritage landscapes that have been identified for prospective inventory and evaluation work are as follows:

<table>
<thead>
<tr>
<th>Farm complex</th>
<th>Waterscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hamlet</td>
<td>Railway</td>
</tr>
<tr>
<td>Commercial core/streetscape</td>
<td>Abandoned road r.o.w.</td>
</tr>
<tr>
<td>Industrial complex</td>
<td>Public park</td>
</tr>
<tr>
<td>Cemetery/church/rectory or other religious complex</td>
<td>Private garden/estate</td>
</tr>
<tr>
<td>Roadscape</td>
<td>Agricultural fairground</td>
</tr>
<tr>
<td>Residential area</td>
<td></td>
</tr>
</tbody>
</table>

The subject property at 281 Herkimer Street is currently, and was historically, surrounded by residential buildings of varying ages and architectural styles. However, in the assessment, only the subject building and its immediate lot are being evaluated for its cultural heritage value. Accordingly, the subject property is not considered to be a cultural heritage landscape for the purposes of this assessment and evaluation.
7.0 CULTURAL HERITAGE VALUE: CONCLUSIONS AND RECOMMENDATIONS

7.1 Conclusions

The subject property satisfies 11 of the 12 criteria pertaining to built heritage:

**Thematic**: The subject property is associated with the economic development of the City of Hamilton in the late nineteenth and early twentieth centuries. It is an example of the branch banking phenomenon that developed in the late nineteenth century and is a physical record of the bank’s desire to provide banking service to various important residential neighbourhoods in the City of Hamilton.

**Person and/or Group**: The Bank of Hamilton was one of the most important and successful banks in Hamilton’s history, established by prominent members of city’s business community in the 1870s, and early on this Bank made a significant contribution to the financial well-being of the City of Hamilton. The city’s name was disseminated across the country through the Bank as branches opened up as far west as Vancouver.

**Architectural Merit**: The subject building, in its composition, layout, design and materials, is an excellent example of early twentieth century bank branch building type. It is also an extremely well-preserved example of Edwardian architecture.

**Functional Merit**: This building was built for the function of a bank branch and consists of a single-storey building housing primarily the banking room and vault.

**Designer**: Gordon Hutton, who designed this building in association with Paul Domville, was an important figure in Hamilton’s architectural history. He worked both with Charles Mills, and, later with William Russell. Domville brought to the practice knowledge of architectural design that he had gained while studying in Philadelphia. This building is illustrative of Hutton’s work, especially when working specifically for the Bank of Hamilton.

**Location Integrity**: The subject building remains in its original location at Locke and Herkimer Streets and is thus a reminder of the type of amenities made available in this primarily residential neighbourhood. This section of the street continues to function as it did at the time of the building’s construction—that is, as a residential area with local neighbourhood conveniences.

**Built Integrity**: The subject building retains its original architectural configuration of the one-storey bank branch building. Virtually all of the original architectural features and materials both on the exterior and interior are intact, short of the wood balustrade and the cloth window awnings. Changes to the original building, such as the small rear addition, have been minimal and have not altered the overall composition or architectural quality.
Landmark: The subject building is considered a landmark in the Kirkendale neighbourhood. It stands prominently in the neighbourhood at the corner of two highly travelled streets. It is a unique feature given that no other bank buildings are found in the immediate area.

Character: The subject property is located in an area that retains its historic character. The subject building thus contributes to the character of the streetscape. It is well integrated with its surroundings.

Setting: The setting of the subject property has been little altered from the original.

Public Perception: The subject property was included in the former City of Hamilton’s Inventory of Buildings of Historical and/or Architectural Interest, and has been a matter of public record since 1983. Since the building left the ownership of the Canadian Imperial Bank of Commerce, there has been strong public interest in the building and many in the neighbourhood would like to see it put to use.

7.2 Recommendation
The building located at 281 Herkimer Street, Hamilton, is concluded to be a property of cultural heritage value for the purposes of the Ontario Heritage Act and is recommended for designation under Part IV.
8.0 Bibliography

Publications


Made-in-Hamilton Quarterly (The Hamilton Manufacturer), Summer 1919 and January 1921.


Newspapers and Magazines

*Hamilton Daily Times*, 4 November 1919.


*Hamilton Spectator*, 18 June 1892; 21 August 1915; 15 January 1919; 11 June 1920; 28 August 1923.

Maps

Augustus Jones, Barton Township Survey, 1791

Plan of the Town of Hamilton, District of Gore, 1842

Marcus Smith, Map of the City of Hamilton in the County of Wentworth, 1850

*Illustrated Historical Atlas of the County of Wentworth* Ontario, 1875

Bird’s Eye View of the City of Hamilton, 1876

Toronto Lithographing Co., Bird’s Eye View of Hamilton, 1893

Fire Insurance Plan of Hamilton, Ontario, 1911

Fire Insurance Plan of Hamilton, Ontario, 1964

Miscellaneous

City of Hamilton GISNet, Municipal property assessment rolls (as assessed June 2005).


Vernon’s City of Hamilton Directory, 1913-21


Ontario Ministry of Culture. Ontario Archaeological Sites Database.
Figure 1: Location Map
Figure 2 – Map of the City of Hamilton in the County of Wentworth, 1850-51 (Detail showing the property of James Mills Esq. between Queen and Locke Streets and future location of 281 Herkimer Street)
Figure 3 – Illustrated Historical Atlas of Wentworth County Atlas, 1875 (Detail of Ward 3, showing future location of 281 Herkimer Street)

Figure 4 – Bird's Eye View of the City of Hamilton, 1876 (Detail including subject property)
Figure 5 – Bird’s Eye View of the City of Hamilton, 1893 (Detail including subject property)
Figure 6 – Goad’s Fire Insurance Plan of Hamilton Ontario, 1911 (Detail of the property at 281 Herkimer Street)

Figure 7 – 277 Locke Street, formerly, 281 Herkimer Street (City of Hamilton, Heritage and Urban Design)
Figure 8 – Bank of Hamilton Head Office, James Street South
Figure 9 – Bank of Hamilton, Locke and Herkimer Streets Branch (City of Hamilton, Heritage and Urban Design)
Figure 10 – Bank of Hamilton, Locke and Herkimer Streets, 1920 (Archives of Ontario)
Figure 11 – Bank of Hamilton, Locke and Herkimer Streets Branch, Ground Floor Plan (Archives of Ontario)
Figure 12 – View of vestibule

Figure 13 – Detail of woodwork

Figure 14 – View of Vault
Figure 15 - Bank of Hamilton, Locke and Herkimer Streets Branch, Basement Plan (Archives of Ontario)
Figure 16 - Bank of Hamilton, Locke and Herkimer Streets Branch, 1920 (Archives of Ontario)
Figure 17 - Bank of Hamilton, Locke and Herkimer Streets Branch, Front Elevation
(Archives of Ontario)
Figure 18 – Front door

Figure 19 – Hardware

Figure 20 – Front window
Figure 21 - Bank of Hamilton, Locke and Herkimer Streets Branch, West Elevation
(Archives of Ontario)

Figure 22 – Rear addition facing Locke Street
Figure 23 - Bank of Hamilton, Locke and Herkimer Streets Branch, East Elevation (Archives of Ontario)
Figure 24 - Bank of Hamilton, Locke and Herkimer Streets Branch, South/Rear Elevation (Archives of Ontario)