



**City of Hamilton**  
**HAMILTON MUNICIPAL HERITAGE COMMITTEE**

**Meeting #:** 18-005  
**Date:** May 10, 2018  
**Time:** 12:00 p.m.  
**Location:** Room 264, 2nd Floor, City Hall  
71 Main Street West

Loren Kolar, Legislative Coordinator (905) 546-2424 ext. 2604

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**1. APPROVAL OF AGENDA**

(Added Items, if applicable, will be noted with \*)

**2. DECLARATIONS OF INTEREST**

**3. APPROVAL OF MINUTES OF PREVIOUS MEETING**

3.1 April 19, 2018

**4. DELEGATION REQUESTS**

**5. CONSENT ITEMS**

**6. PUBLIC HEARINGS / DELEGATIONS**

**7. STAFF PRESENTATIONS**

**8. DISCUSSION ITEMS**

8.1 Recommendation to Designate 378 Main Street East, Hamilton under Part IV of the Ontario Heritage Act (Ward 3) (PED18089)

(Deferred from the April 19, 2018 meeting)

8.2 Policy and Design Working Group Meeting Notes - March 19, 2018

8.3 Inventory & Research Working Group Meeting Notes - March 26, 2018

#### 8.4 Hamilton Municipal Heritage Committee Terms of Reference Review

### 9. MOTIONS

#### 9.1 Hamilton Municipal Heritage Committee's involvement in a Places of Faith Resource Event

### 10. NOTICES OF MOTION

### 11. GENERAL INFORMATION / OTHER BUSINESS

#### 11.1 Buildings and Landscapes

##### 11.1.a Endangered Buildings and Landscapes (RED)

Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)

(i) Tivoli, 108 James Street North, Hamilton (D) – A. Johnson

(ii) Book House, 167 Book Road East, Ancaster (R) – M. McGaw

(iii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – M. McGaw

(iv) Century Manor, 100 West 5th Street, Hamilton (D) – K. Garay

(v) Beach Canal Lighthouse (D) – J. Partridge

(vi) 18-22 King Street East, Hamilton (R)(NOI) – K. Stacey

(vii) 24-28 King Street East, Hamilton (R)(NOI) – K. Stacey

(viii) 1 St. James Place, Hamilton (D) – K. Stacey

(ix) 2 Hatt Street, Dundas – K. Stacey

(x) James Street Baptist Church, 96 James Street South, Hamilton (D) – A. Denham-Robinson

11.1.b Buildings and Landscapes of Interest (YELLOW):

(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)

(i) Delta High School, 1284 Main Street East, Hamilton (D) – D. Beland

(ii) St. Giles United Church, 85 Holton Avenue South (L) – D. Beland

(iii) 2251 Rymal Road East, Stoney Creek (R) – C. Dimitry

(iv) Former Valley City Manufacturing, 64 Hatt Street, Dundas – K. Stacey

(v) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas - K. Stacey

(vi) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North – G. Carroll

(vii) 1021 Garner Road East, Ancaster (Lampman House) - M. McGaw

11.1.c Heritage Properties Update (GREEN):

(Green = Properties whose status is stable)

(i) The Royal Connaught Hotel, 112 King Street East, Hamilton (R) – T. Ritchie

(ii) Auchmar, 88 Fennell Avenue West, Hamilton (D) – K. Garay

(iii) Jimmy Thompson Pool, 1099 King Street E., Hamilton (R) – T. Ritchie

(iv) Treble Hall, 4-12 John Street North, Hamilton (R) – T. Ritchie

(vi) 104 King Street West, Dundas (Former Post Office) – K. Stacey

11.1.d Heritage Properties Update (BLACK):

(Black = Properties that HMHC have no control over and may be demolished)

(i) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – K. Garay

11.2 Verbal Updates respecting the Around the Bay Race: Restoration and Commemoration of Historic Route Markers (no copy)

**12. PRIVATE AND CONFIDENTIAL**

13. ADJOURNMENT



## Hamilton

**HAMILTON MUNICIPAL HERITAGE COMMITTEE  
MINUTES 18-004  
12:00 p.m.  
April 19, 2018  
Room 264, 2<sup>nd</sup> Floor  
Hamilton City Hall  
71 Main Street West**

**Present:** Councillor M. Pearson  
A. Denham-Robinson (Chair), W. Arndt, D. Beland, G. Carroll,  
K. Garay, M. McGaw, T. Ritchie, R. Sinclair and K. Stacey

**Absent with  
Regrets:** Councillors A. Johnson and J. Partridge – Personal, C. Dmitry and  
T. Wallis

**THE FOLLOWING ITEMS WERE REFERRED TO THE PLANNING COMMITTEE FOR CONSIDERATION:**

1. **Recommendation to Remove the Property Located at 167 Book Road East, Ancaster from the Register of Properties of Cultural Heritage Value or Interest and Staff's Work Plan for Designation under Part IV of the Ontario Heritage Act (Ward 12) (PED18083) (Item 8.1)**

**(Arndt/Sinclair)**

- (a) That the property located at 167 Book Road East, Ancaster, shown on Appendix "A" to Report PED18083, currently included in the City of Hamilton's Register of Properties of Cultural Heritage Value or Interest not be designated as a property of cultural value or interest under Part IV of the Ontario Heritage Act;
- (b) That the subject property be removed from staff's designation work plan entitled "Requests to Designate Properties under Part IV of the Ontario Heritage Act: Priorities (as amended by Council on February 28, 2018)", attached as Appendix "E" to Report PED18083;
- (c) That the subject property be removed from the City's Register of Properties of Cultural Heritage Value or Interest as a non-designated property;
- (d) That the Documentation and Salvage Report, to be submitted by the applicant, be circulated to Council, to the Hamilton Municipal Heritage

Committee, and to the Hamilton Public Library's Local History & Archives Department for archival purposes; and

- (e) That Planning staff be directed to explore the potential of having an historical interpretive plaque erected on site detailing the history of the Book family.

**CARRIED**

**2. Recommendation to Designate 111 Kenilworth Access, Hamilton, under Part IV of the Ontario Heritage Act (Ward 4) (PED18088) (Item 8.2)**

**(Garay/Beland)**

- (a) That the designation of 111 Kenilworth Access, Hamilton (Barton and Kenilworth Reservoirs), shown in Appendix "A" to Report PED18088, as a property of cultural heritage value pursuant to the provisions of Part IV of the *Ontario Heritage Act*, be approved;
- (b) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED18088, be approved;
- (c) That the City Clerk be directed to take appropriate action to designate 111 Kenilworth Access, Hamilton (Barton and Kenilworth Reservoirs) under Part IV of the *Ontario Heritage Act*, in accordance with the Notice of Intention to Designate, attached as Appendix "C" to Report PED18088;
- (d) That the Public Works Department be directed to report back to Council on the preparation of a combined heritage conservation plan and management plan in consultation with Development Planning, Heritage and Design, Heritage Resource Management, and Municipal Law Enforcement staff, to guide the short to long term protection and preferred conservation treatment of the east portion of the property and to explore options for the future use of the property; and
- (e) That Council direct the Tourism and Culture Division of the Planning and Economic Department to include the Barton Reservoir, the Pipeline Trail and the Hamilton Waterworks National Historic Site of Canada in the Cultural Heritage Landscape Assessment Study.

**CARRIED**

**3. Recommendation to Designate 378 Main Street East, Hamilton under Part IV of the Ontario Heritage Act (Ward 3) (PED18089) (Item 8.3)**

**(Beland/Arndt)**

That Report PED18089 respecting a Recommendation to Designate 378 Main Street East, Hamilton under Part IV of the Ontario Heritage Act (Ward 3), be DEFERRED to the May 10, 2018 meeting, to allow for the representative of the property to attend the discussion of the report.

**CARRIED**

**4. Recommendation to Designate 1021 Garner Road East, Ancaster (Lampman House) Under Part IV of the Ontario Heritage Act (Ward 12) (PED18094) (Item 8.4)**

**(Arndt/Stacey)**

- (a) That the designation of 1021 Garner Road East, Ancaster, shown in Appendix "A" to Report PED18094, as a property of cultural heritage value pursuant to the provisions of Part IV of the Ontario Heritage Act, be approved;
- (b) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to PED18094, be approved;
- (c) That the City Clerk be directed to take appropriate action to designate 1021 Garner Road East, Ancaster under Part IV of the Ontario Heritage Act, in accordance with the Notice of Intention to Designate, attached as Appendix "C" to Report PED18094.

**CARRIED**

**FOR INFORMATION:**

**(a) CHANGES TO THE AGENDA (Item 1)**

The Clerk advised the Committee of the following changes to the agenda:

**1. ADDED DELEGATION REQUESTS**

- 4.1 Scott and Laurel Gallea, respecting Item 8.4, Recommendation to Designate 1021 Garner Road East, Ancaster (for today's meeting)
- 4.2 Jane Mulkewich, respecting Item 8.1, a Recommendation to Remove the Property Located at 167 Book Road East, Ancaster from the Register of Properties of Cultural Heritage Value or Interest and Staff's Work Plan for Designation (for today's meeting)

**(Sinclair/Garay)**

That Item 7.1, St. Clair Boulevard Heritage Conservation District Review – Meeting No.1 with the Hamilton Municipal Heritage Committee, Item 8.1, Recommendation to Remove the Property Located at 167 Book Road East, Ancaster from the Register of Properties of Cultural Heritage Value or Interest and Staff's Work Plan for Designation under Part IV of the Ontario Heritage Act (Ward 12) (PED18083), and Item 8.4, Recommendation to Designate 1021 Garner Road East, Ancaster (Lampman House) Under Part IV of the Ontario Heritage Act (Ward 12) (PED18094), be moved up the agenda after Delegation Requests, to accommodate the delegates and presenters.

**CARRIED**

**(Garay/Pearson)**

That the Agenda for the April 19, 2018 Hamilton Municipal Heritage Committee be approved, as amended.

**CARRIED**

**(b) DECLARATIONS OF INTEREST (Item 2)**

None.

**(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 3)**

**(i) March 15, 2018 (Item 3.1)**

**(Arndt/Ritchie)**

That the Minutes of the March 15, 2018 meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

**CARRIED**

**(d) DELEGATION REQUEST (Item 4)**

**(i) Scott and Laurel Gallea, respecting Item 8.4, Recommendation to Designate 1021 Garner Road East, Ancaster (for today's meeting) (Added Item 4.1)**

**(Stacey/Ritchie)**

That the delegation request from Scott and Laurel Gallea, respecting Item 8.4, Recommendation to Designate 1021 Garner Road East, Ancaster, be approved, for today's meeting.

**CARRIED**

**(ii) Jane Mulkewich, respecting Item 8.1, a Recommendation to Remove the Property Located at 167 Book Road East, Ancaster from the Register of Properties of Cultural Heritage Value or Interest and Staff's Work Plan for Designation (for today's meeting) (Added Item 4.2)**

**(Stacey/Ritchie)**

That the delegation request from Jane Mulkewich, respecting Item 8.1, a Recommendation to Remove the Property Located at 167 Book Road East, Ancaster from the Register of Properties of Cultural Heritage Value or Interest and Staff's Work Plan for Designation, be approved, for today's meeting.

**CARRIED**

**(e) CONSENT ITEM (Item 5)**

**(i) Information Report Regarding Discovery of Time Capsule at J.L. Grightmire Arena, Dundas (Ward 13) (PED18059) (Item 5.1)**

Jeremy Parsons, Cultural Heritage Planner, addressed the Committee with an overview of Report PED18059, respecting an Information Report Regarding Discovery of Time Capsule at J.L. Grightmire Arena, Dundas, with the aid of several photographic images. The images have been included in the official record and are available at [www.hamilton.ca](http://www.hamilton.ca).



**(Arndt/Beland)**

That Report PED18059, respecting an Information Report Regarding Discovery of Time Capsule at J.L. Grightmire Arena, Dundas, be received.

**CARRIED**

**(f) DELEGATIONS (Item 6)**

**(i) Scott and Laurel Gallea, respecting Item 8.4, Recommendation to Designate 1021 Garner Road East, Ancaster (Added Item 6.1)**

Scott Gallea addressed the Committee respecting Item 8.4, Recommendation to Designate 1021 Garner Road East, Ancaster. He addressed the Committee with his plans for lifting and rebuilding the basement of the house located at 1021 Garner Road East, Ancaster.

**(Pearson/Carroll)**

That the delegation from Scott Gallea respecting Item 8.4, Recommendation to Designate 1021 Garner Road East, Ancaster, be received.

**CARRIED**

For further disposition of this matter, refer to Items 4 and (h)(ii)

**(ii) Jane Mulkewich, respecting Item 8.1, a Recommendation to Remove the Property Located at 167 Book Road East, Ancaster from the Register of Properties of Cultural Heritage Value or Interest and Staff's Work Plan for Designation (Added Item 6.2)**

Jane Mulkewich addressed the Committee with a brief history of the property located at 167 Book Road East, Ancaster.

**(Garay/Arndt)**

That the delegation from Jane Mulkewich, respecting Item 8.1, a Recommendation to Remove the Property Located at 167 Book Road East, Ancaster from the Register of Properties of Cultural Heritage Value or Interest and Staff's Work Plan for Designation, be received.

**CARRIED**

For further disposition of this matter, refer to Items 1 and (h)(i)

**(g) STAFF PRESENTATIONS (Item 7)**

**(i) St. Clair Boulevard Heritage Conservation District Review – Meeting No.1 with the Hamilton Municipal Heritage Committee**

Chelsey Tyers, Cultural Heritage Planner, distributed copies of a presentation respecting a St. Clair Boulevard Heritage Conservation District Review, and introduced Lashia Jones, Cultural Heritage Specialist, Stantec Consulting Ltd.

Lashia Jones, Cultural Heritage Specialist, Stantec Consulting Ltd., addressed committee with an overview of the St. Clair Boulevard Heritage Conservation District Review, with the aid of a PowerPoint presentation. A copy of the presentation has been included in the official record, and is available at [www.hamilton.ca](http://www.hamilton.ca).

**(Stacey/McGaw)**

That the presentation respecting the St. Clair Boulevard Heritage Conservation District Review – Meeting No.1 with the Hamilton Municipal Heritage Committee, be received.

**CARRIED**

**(h) DISCUSSION ITEM (Item 8)**

**(i) Recommendation to Remove the Property Located at 167 Book Road East, Ancaster from the Register of Properties of Cultural Heritage Value or Interest and Staff's Work Plan for Designation under Part IV of the Ontario Heritage Act (Ward 12) (PED18083) (Item 8.1)**

Jeremy Parsons, Cultural Heritage Planner, distributed copies of a presentation and addressed the Committee respecting Report PED18083, a Recommendation to Remove the Property Located at 167 Book Road East, Ancaster from the Register of Properties of Cultural Heritage Value or Interest and Staff's Work Plan for Designation under Part IV of the Ontario Heritage Act (Ward 12). The presentation has been included in the official record and are available at [www.hamilton.ca](http://www.hamilton.ca).

**(Ritchie/Garay)**

That the presentation respecting Report PED18083, a Recommendation to Remove the Property Located at 167 Book Road East, Ancaster from the Register of Properties of Cultural Heritage Value or Interest and Staff's Work Plan for Designation under Part IV of the Ontario Heritage Act (Ward 12), be received.

**CARRIED**

M. McGaw, D. Beland, G. Carroll, and K. Garay requested to be recorded as OPPOSED to the recommendations in Report PED18083, a Recommendation to Remove the Property Located at 167 Book Road East, Ancaster from the Register of Properties of Cultural Heritage Value or Interest and Staff's Work Plan for Designation under Part IV of the Ontario Heritage Act.

For disposition of this matter, refer to Item 1.

**(ii) Recommendation to Designate 111 Kenilworth Access, Hamilton under Part IV of the Ontario Heritage Act (Ward 4) (PED18088) (tem 8.2)**

Chelsey Tyers, Cultural Heritage Planner, distributed copies of a presentation on Report PED18088 respecting a Recommendation to Designate 111 Kenilworth Access, Hamilton under Part IV of the Ontario Heritage Act (Ward 4). The presentation has been included in the official record, and available at [www.hamilton.ca](http://www.hamilton.ca).

**(Ritchie/Carroll)**

That the presentation on Report PED18088 respecting a Recommendation to Designate 111 Kenilworth Access, Hamilton under Part IV of the Ontario Heritage Act (Ward 4), be received.

**CARRIED**

For disposition of this matter, refer to Item 2.

**(iii) Recommendation to Designate 1021 Garner Road East, Ancaster (Lampman House) Under Part IV of the Ontario Heritage Act (Ward 12) (PED18094) (Item 8.4)**

Jeremy Parsons, Cultural Heritage Planner, distributed copies of a presentation and addressed the Committee with an overview of Report PED18094, respecting a Recommendation to Designate 1021 Garner Road East, Ancaster (Lampman House) Under Part IV of the Ontario Heritage Act (Ward 12). A copy of the presentation has been included in the official record, and is available at [www.hamilton.ca](http://www.hamilton.ca).

For disposition of this matter, refer to Item 4.

**(i) GENERAL INFORMATION/OTHER BUSINESS (Item 11)**

**(i) Correspondence from the Ministry of Tourism, Culture and Sport respecting the 2018 Ontario Heritage Conference, in Sault Ste. Marie, June 7 – 9, 2018 (Item 11.1)**

**(Garay/Sinclair)**

That the Correspondence from the Ministry of Tourism, Culture and Sport respecting the 2018 Ontario Heritage Conference, in Sault Ste. Marie, June 7 – 9, 2018, be received.

**CARRIED**

**(Garay/Sinclair)**

That the following members of the Hamilton Municipal Heritage Committee be approved to attend the 2018 Ontario Heritage Conference, in Sault Ste. Marie, June 7 – 9, 2018:

- G. Carroll
- K. Stacey

**CARRIED**

**(ii) Buildings and Landscapes (Item 11.2)**

**(McGaw/Sinclair)**

- (a) That the property at 1021 Garner Road East, Ancaster (Lampman House), be added to the list of Buildings and Landscapes of Interest (YELLOW), and
- (b) That M. McGaw report on 1021 Garner Road East, Ancaster (Lampman House) when appropriate.

**CARRIED**

**(Ritchie/Garay)**

That the following updates be received:

**(a) Endangered Buildings and Landscapes (RED):**

**(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)**

- (i) Tivoli, 108 James Street North, Hamilton (D) – A. Johnson

No report.

- (ii) Book House, 167 Book Road East, Ancaster (R) – M. McGaw

This property will be removed from the list upon Council ratification of the report.

For further disposition, refer to Item 1.

- (iii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – M. McGaw

No report.

- (iv) Century Manor, 100 West 5th Street, Hamilton (D) – K. Garay

No report.

- (v) Beach Canal Lighthouse (D) – J. Partridge

No report.

(vi) 18-22 King Street East, Hamilton (R)(NOI) – K. Stacey

No report.

(vii) 24-28 King Street East, Hamilton (R)(NOI) – K. Stacey

No report.

(viii) 1 St. James Place, Hamilton (D) – K. Stacey

No report.

(ix) 2 Hatt Street, Dundas – K. Stacey

No report.

(x) James Street Baptist Church, 98 James Street South,  
Hamilton (D) – A. Denham-Robinson

No report.

**(b) Buildings and Landscapes of Interest (YELLOW):  
(Yellow = Properties that are undergoing some type of change,  
such as a change in ownership or use, but are not perceived as  
being immediately threatened)**

(i) Delta High School, 1284 Main Street East, Hamilton (D) – D.  
Beland

No report.

(ii) St. Giles United Church, 85 Holton Avenue South (L) – D.  
Beland

No report.

(iii) 2251 Rymal Road East, Stoney Creek (R) – C. Dimitry

No report.

(iv) Former Valley City Manufacturing, 64 Hatt Street, Dundas –  
K. Stacey

No report.

(v) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas -  
K. Stacey

No report.

- (vi) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North – G. Carroll

No report.

- (vii) **1021 Garner Road East, Ancaster (Lampman House) – M. McGaw**

For further disposition, refer to Item 4.

**(c) Heritage Properties Update (GREEN):  
(Green = Properties whose status is stable)**

- (i) The Royal Connaught Hotel, 112 King Street East, Hamilton (R) – T. Ritchie

No report.

- (ii) Auchmar, 88 Fennell Avenue West, Hamilton (D) – K. Garay

K. Garay reported that discussions continue between City staff and the Royal Hamilton Light Infantry (RHLI).

- (iii) Jimmy Thompson Pool, 1099 King Street E., Hamilton (R) – T. Ritchie

No report.

- (iv) Treble Hall, 4-12 John Street North, Hamilton (R) – T. Ritchie

No report.

- (v) 104 King Street West, Dundas (Former Post Office) – K. Stacey

No report.

**(d) Heritage Properties Update (black):  
(Black = Properties that HMHC have no control over and may be demolished)**

- (i) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – K. Garay

Jeremy Parsons reported that staff have been in touch with the property owner regarding a site visit. The Councillor of the ward has been apprised of the current situation. A report on the property is partially completed but other details are currently being explored.

**CARRIED**

A. Denham-Robinson relinquished the Chair to discuss the next item.

**(iii) Information respecting a Workshop on Regenerating Places of Faith coordinated by a partnership between the National Trust for Canada, and Faith and the Common Good (Item 11.3)**

A. Denham-Robinson addressed the Committee respecting a Workshop on Regenerating Places of Faith coordinated by a partnership between the National Trust for Canada, and Faith and the Common Good. She is currently working with Jeremy Parsons, Cultural Heritage Planner, regarding the set up on a workshop in the Hamilton area. The workshop would be a partnership with the Hamilton Municipal Heritage Committee and the National Trust for Canada, and other heritage organizations.

**(Garay/Sinclair)**

That the information respecting a Workshop on Regenerating Places of Faith coordinated by a partnership between the National Trust for Canada, and Faith and the Common Good, be received.

**CARRIED**

A. Denham-Robinson assumed the Chair.

**(j) ADJOURNMENT (Item 12)**

**(Pearson/Beland)**

That, there being no further business, the Hamilton Municipal Heritage Committee, be adjourned at 2:18 p.m.

**CARRIED**

Respectfully submitted,

Alissa Denham-Robinson, Chair  
Hamilton Municipal Heritage Committee

Loren Kolar  
Legislative Coordinator  
Office of the City Clerk



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Planning Division**

<b>TO:</b>	Chair and Committee Members Hamilton Municipal Heritage Committee
<b>COMMITTEE DATE:</b>	April 19, 2018
<b>SUBJECT/REPORT NO:</b>	Recommendation to Designate 378 Main Street East, Hamilton under Part IV of the <i>Ontario Heritage Act</i> (Ward 3) (PED18089)
<b>WARD(S) AFFECTED:</b>	Ward 3
<b>PREPARED BY:</b>	Chelsey Tyers (905) 546-2424 Ext.1202
<b>SUBMITTED BY:</b>	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

### RECOMMENDATION

- (a) That the designation of 378 Main Street East, Hamilton (Former Cathedral Boys' High School), shown in Appendix "A" to Report PED18089, as a property of cultural heritage value pursuant to the provisions of Part IV of the *Ontario Heritage Act*, be approved;
- (b) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED18089, be approved;
- (c) That the City Clerk be directed to take appropriate action to designate 378 Main Street East, Hamilton (Former Cathedral Boys' High School) under Part IV of the *Ontario Heritage Act*, in accordance with the Notice of Intention to Designate, attached as Appendix "C" to Report PED18089.

### EXECUTIVE SUMMARY

On August 4, 2013, the Stinson Community Association requested that the subject property be designated under Part IV of the *Ontario Heritage Act* (see location map attached as Appendix "A" to Report PED18089).

On October 23, 2013, Council added the property to the City of Hamilton Register of Property of Cultural Heritage Value or Interest (PED13167).

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*OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.*

*OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.*



**SUBJECT: Recommendation to Designate 378 Main Street East, Hamilton under Part IV of the *Ontario Heritage Act* (Ward 3) (PED18089) - Page 2 of 8**

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In April, 2016, the City of Hamilton's Planning Division retained George Robb and Associates to prepare a comprehensive assessment of the cultural heritage value of 378 Main Street East, Hamilton. The historical research, the evaluation of the significance of the property, and the detailed description of the heritage attributes, were finalized by George Robb and Associates in March 2018 and are contained in the Cultural Heritage Assessment Report, attached as Appendix "D" to Report PED18089. Additionally, the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes and the draft Notice of Intention to Designate are attached as Appendices "B" and "C", respectively, to Report PED18089.

The subject property has been evaluated using both the City of Hamilton's Framework for Evaluating the Cultural Heritage Value or Interest of Property for Designation under Part IV of the *Ontario Heritage Act*, and the Criteria for Determining Cultural Heritage Value or Interest, as defined in Ontario Regulation 9 / 06 of the *Ontario Heritage Act*, in accordance with the Council-approved Designation Process. It has been determined that 378 Main Street East has design / physical value, historical / associative value and contextual value, and meets nine of the City's twelve criteria and seven of nine criteria as defined in Ontario Regulation 9 / 06. Therefore, staff recommends designation of the property under Part IV of the *Ontario Heritage Act*.

***Alternatives for Consideration – See Page 7***

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: N/A

Staffing: N/A

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. Formal objections may be made under the *Ontario Heritage Act* and heard before the Conservation Review Board prior to further consideration by Council of the designation By-law.

Designation under Part IV of the *Ontario Heritage Act* allows municipalities to recognize a property's cultural heritage value or interest and to conserve and manage the property through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the Act.

Where alterations to designated properties are contemplated, a property owner is required to apply for, obtain, and comply with a Heritage Permit, for any alteration that "is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes" (Sub-

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**SUBJECT: Recommendation to Designate 378 Main Street East, Hamilton under Part IV of the *Ontario Heritage Act* (Ward 3) (PED18089) - Page 3 of 8**

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section 33(1)). Designation does not restrict the use of a property, prohibit alterations or additions, or restrict the sale of a property. The City of Hamilton also provides heritage grant and loan programs to assist in the continuing conservation of properties, once they are designated.

## **HISTORICAL BACKGROUND**

The subject property, municipally known as 378 Main Street East, Hamilton (see Appendix “A” to Report PED17168) is known locally as the Cathedral Boys’ High School.

The School was built in 1928 and funded by the Hamilton Catholic population. This school was the first purpose built Catholic High School in Hamilton. Designed by Hutton and Souter, the Former Cathedral Boys’ High School was designed in the architectural style known as Modern Gothic, Collegiate Gothic or Neo-Gothic. Hutton and Souter were prominent architects responsible for a number of other significant buildings in Hamilton such as the Delta Collegiate High School, the Royal Connaught Hotel, and the John Sopinka Courthouse.

In 1951, a wing was built to memorialize students that fought and lost their lives in the First and Second World Wars. Constructed in a vernacular style, the architect is unknown.

In September 1992, the Cathedral Boys’ High School and Cathedral Girls’ High School (on Main Street East, two blocks east of Cathedral Boys’ High School) were integrated.

In September 1995, the publicly funded Cathedral High School opened at King Street East and Wentworth Street North, replacing Cathedral Boys’ High School and Cathedral Girls’ High School.

The property is currently owned by Good Shepherd Hamilton.

On August 4, 2013, the Stinson Community Association requested that the subject property be designated under Part IV of the *Ontario Heritage Act*. In response, Council added the property to the City of Hamilton Register of Property of Cultural Heritage Value or Interest and designation work plan on October 23, 2013 (PED13167).

In April 2016, the City of Hamilton’s Planning Division retained George Robb and Associates to prepare a comprehensive assessment of the cultural heritage value of 378 Main Street East, Hamilton (see Appendix “D” to Report PED18089).

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**SUBJECT: Recommendation to Designate 378 Main Street East, Hamilton under Part IV of the *Ontario Heritage Act* (Ward 3) (PED18089) - Page 4 of 8**

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## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

### **Provincial Policy Statement:**

Section 2.6 of the Provincial Policy Statement pertains to Cultural Heritage and Archaeology. Sub-section 2.6.1 states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved”. The recommendations of this Report are consistent with this policy.

### **Urban Hamilton Official Plan:**

Volume 1, Section B.3.4 - Cultural Heritage Resources Policies of the Urban Hamilton Official Plan (UHOP) states that the City shall “protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes” (B.3.4.2.1(a)), and “identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources” (B.3.4.2.1(b)). The policies also provide that the “City may, by By-law, designate individual and groups of properties of cultural heritage value under Parts IV and V, respectively, of the *Ontario Heritage Act*” (B.3.4.2.3).

The recommendations of this Report comply with these policies.

## **RELEVANT CONSULTATION**

Pursuant to Sub-section 29 (2) of the *Ontario Heritage Act*, Council is required to consult with its Municipal Heritage Committee respecting designation of property under Sub-section (1) of the Act. As per the Council-adopted Heritage Designation Process (attached as Appendix “E” to Report PED18089), the Draft Cultural Heritage Assessment Report prepared by George Robb Architect was presented to the Inventory and Research Working Group of the Hamilton Municipal Heritage Committee at their meeting on January 29, 2018. The Inventory and Research Working Group were satisfied with the Cultural Heritage Assessment and recommended that staff proceed with the recommendation to designate the subject property under the *Ontario Heritage Act*. Minor grammatical corrections were since made to the final report dated March 2018.

Staff also informed the Ward Councillor of the request to designate and the recommendations of this Report. The Ward Councillor did not express any concerns with the recommendation to designate 378 Main Street East, Hamilton.

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**SUBJECT: Recommendation to Designate 378 Main Street East, Hamilton under Part IV of the *Ontario Heritage Act* (Ward 3) (PED18089) - Page 5 of 8**

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**ANALYSIS AND RATIONALE FOR RECOMMENDATION**

The intent of municipal designation, under Part IV of the *Ontario Heritage Act*, is to enable a process for the management and conservation of cultural resources. Once a property is designated, the municipality is enabled to manage alterations to the property through the Heritage Permit process and to ensure that the significant features of the property are maintained through the provision of financial assistance programs and the enforcement of Property Standards By-laws.

Designation is guided by the process of cultural heritage evaluation and assessment. The evaluation process, as documented in the Cultural Heritage Assessment, attached as Appendix “D” to Report PED18089, attempts to clearly identify those heritage values associated with a property. 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.

**Council-Adopted Evaluation Criteria:**

A set of criteria were endorsed by the City of Hamilton Municipal Heritage Committee on June 19, 2003, and were adopted by Council on October 29, 2008 (Appendix “B” of Report PED08211), as the Cultural Heritage Evaluation Criteria: A Framework for Evaluating the Cultural Heritage Value or Interest of Property for Designation under Part IV of the *Ontario Heritage Act*. The criteria are 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*, as well as deriving a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes.

Through the consultants’ evaluation, the property meets nine of the City’s twelve criteria pertaining to built heritage value.

**Ontario Regulation 9 / 06: Criteria for Determining Cultural Heritage Value or Interest:**

Section 29 (1) of the *Ontario Heritage Act* permits the Council of a municipality to designate property to be of cultural heritage value or interest where property meets the criteria prescribed by provincial regulation. In 2006, the Province issued Ontario Regulation 9 / 06: Criteria for Determining Cultural Heritage Value or Interest. According to Sub-section 1(2) of Ontario Regulation 9 / 06, a property may be designated under Section 29 of the *Ontario Heritage Act* where it meets one or more of the identified criteria. Ontario Regulation 9 / 06 identifies criteria in three broad categories: Design / Physical Value; Historical / Associative Value; and, Contextual Value.

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As outlined in the attached Cultural Heritage Assessment Report (see Appendix “D” to Report PED18089), the subject property satisfies seven of the nine criteria contained in Ontario Regulation 9 / 06 in all three categories.

1. **Design / Physical Value:**

- i. The property is a representative example of the architectural style known as Modern Gothic, Collegiate Gothic or Neo-Gothic.
- ii. The property does demonstrate a high degree of craftsmanship in the stone work on the front façade and east and west elevations, the treatment of the ceremonial entrance porch and the terrazzo floor laid by Midgley & West in the 1951 wing’s ground floor lobby.
- iii. The property does not demonstrate a high degree of technical and scientific achievement.

2. **Historical / Associative Value:**

- i. The property does have direct associations with the local Catholic population and Diocese of Hamilton and the beginnings of Catholic High School education in Hamilton. The 1951 wing constructed as a memorial has associations with the First and Second World Wars.
- ii. The property does have the potential to yield information about Hamilton’s Catholic population which banded together to build a high school of the same quality as publicly funded high schools.
- iii. The property does reflect the work of Hutton and Souter, prominent architects responsible for a number of other notable buildings in Hamilton such as the Delta Collegiate High School, the Royal Connaught hotel, and the John Sopinka Courthouse (previously known as Dominion Public Building).

3. **Contextual Value:**

- i. The property is considered to have contextual value as it dominates the corner of Main Street East and Emerald Street.
- ii. The property is not considered to be linked to its surroundings as its surroundings have changed drastically since the school was built in 1928.
- iii. The property is considered a landmark in the Stinson neighbourhood and along Main Street East.

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**SUBJECT: Recommendation to Designate 378 Main Street East, Hamilton under Part IV of the *Ontario Heritage Act* (Ward 3) (PED18089) - Page 7 of 8**

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**Conclusion:**

The consultants have determined that the subject property, 378 Main Street East, Hamilton is of cultural heritage value or interest, sufficient to warrant designation under Part IV of the *Ontario Heritage Act*. Staff concurs with the findings of the Cultural Heritage Assessment Report and recommends designation of 378 Main Street East, Hamilton under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value or Interest and the Description of Heritage Attributes, attached as Appendix “B” to Report PED18089 and the draft Notice of Intention to Designate attached as Appendix “C” to Report PED18089.

**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 long - term legal protection to these significant heritage resources (designation provides protection against inappropriate alterations, new construction and demolition), and would not fulfil the expectations established by existing municipal and provincial policies.

Without designation, the property would not be eligible for the City’s heritage grant and loan programs. 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. Staff does not consider declining to designate the property to be an appropriate conservation alternative.

**ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**

**Built Environment and Infrastructure**

*Hamilton* is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

**Culture and Diversity**

*Hamilton* is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

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**SUBJECT: Recommendation to Designate 378 Main Street East, Hamilton under  
Part IV of the *Ontario Heritage Act* (Ward 3) (PED18089) - Page 8 of 8**

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**APPENDICES AND SCHEDULES ATTACHED**

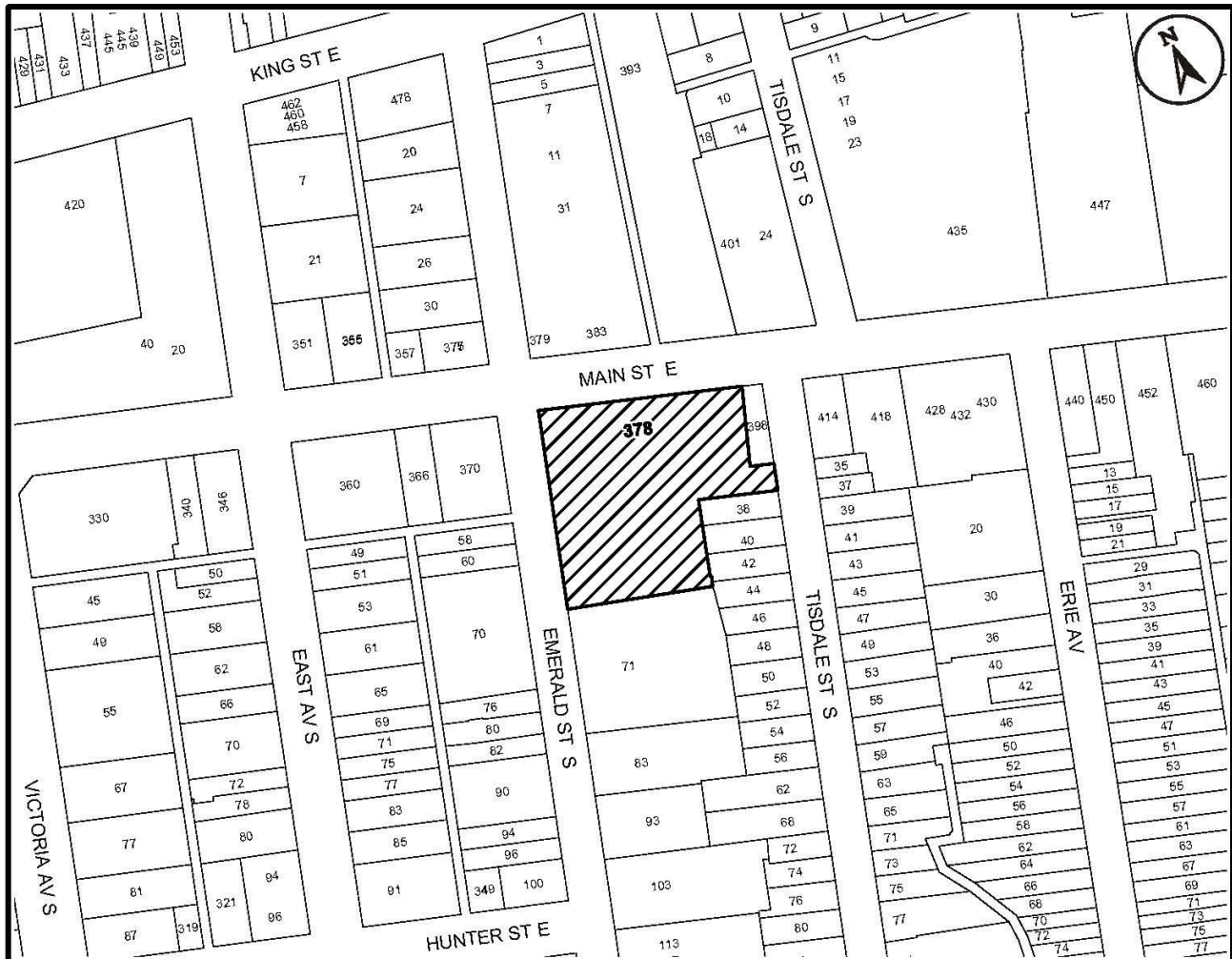
- Appendix “A”: Location Map
- Appendix “B”: Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes
- Appendix “C”: Notice of Intention to Designate
- Appendix “D”: Cultural Heritage Assessment Report on the Former Cathedral Boys’ High School 378 Main Street East, Hamilton, dated March 2018
- Appendix “E”: Council-Adopted Heritage Designation Process

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● Site of the Application



Ward 2 Key Map

N.T.S.



# Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:

378 Main St E

Date:

August 13, 2013

Appendix "A"

Scale:  
N.T.S.

Planner/Technician:

AG/AL

### Subject Property



378 Main Street East



378 Main Street East, Hamilton (Former Cathedral Boys’ School)

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

### **Description of the Designated Property**

The heritage designation applies to the entire roughly L-shaped property at the southeast corner of Main Street East and Emerald Street South. The heritage designation recognizes both the school built in 1928 and the memorial wing built in 1951. The designation focuses on the front, east, and west facades of the 1928 building, the Emerald Street South facade of the 1951 wing and selected interior features.

### **Statement of Cultural Heritage Value or Interest**

The former Cathedral Boys’ High School stands as the first purpose-built school for privately funded Catholic high school education in Hamilton. The building of the school in 1928 represents a major accomplishment of the Catholic Diocese of Hamilton, which was established in 1856, and a milestone in the development of separate school education at the secondary level. The school demonstrates the ability of Hamilton’s Catholic population in the early twentieth century to fund the building of their own separate high school as beautiful and up-to-date as the publicly funded secondary schools.

For Cathedral Boys’ High School, the Diocese chose the same architectural firm who had designed Delta Collegiate Institute for the public school board four (4) years earlier. Cathedral Boys’ High School at 378 Main Street East takes its place in a trio of landmark schools built along Main Street East between 1918 and 1928 – Memorial Public School at 1175 Main Street East by Gordon Hutton in 1918, Delta Collegiate Institute at 1284 Main Street East by Gordon Hutton and William Souter in 1923-24, and Cathedral Boys’ High School at 378 Main Street East also by Hutton & Souter in 1928. They share similarities in the design of their front facades, but each is unique. All garnered attention in the architectural press.

The front, east, and west facades of the 1928 building epitomize the architectural style frequently labelled Tudor Gothic in the early twentieth century and now known as Modern Gothic, Collegiate Gothic or Neo-Gothic. Over a steel frame, rock-faced Credit Valley sandstone laid in broken courses is used for the body of the facades; and ashlar Indiana limestone provides the trim. The stone carving on the facades, but especially on the front facade, is of the highest order. The stone plaque bearing the name, Cathedral School, and Christian cross carved in stone and called a botonée or cathedral cross identify the school and relate to its origins in a room in St. Mary’s Parish School which first offered high school education for boys in 1912. St. Mary’s Parish held the cathedral of the Diocese at the time. The exceptional quality of the building’s stonework extends as far as to the facades’ uppermost windows whose pointed hood-moulds end in a variety of bosses.

The 1928 building was designed with three (3) entrances – a ceremonial entrance on the front facade and everyday entrances on the east and west facades. The pointed-arched entrances on the east and west are placed in projecting vestibules; and the pointed arch on the front serves as the portal to an entry porch, which is recessed from the front facade and almost wholly enclosed. In addition to the imposing portal, the architects have created a solemn space inside the entry porch by the use of a marble staircase, marble wainscoting, vaulted ceiling, pendant ceiling lamp, and oak-and-glazed double doors at the top of the staircase. Exquisite attention to detail is shown even at the level of the doors’ escutcheons whose motifs of pointed arches keep with the school’s Modern Gothic style.

The 1951 wing, also built to a high standard, memorializes students who had attended the school and died in the First or Second World War – a poignant tribute to young Canadians whose lives were cut short by war. The west facade of the wing complements the west facade from 1928 by maintaining the same height and perpetuating the rhythm of tripartite windows. The window bays framed in limestone contain window sash consisting of fixed glass block uppers and operable clear glass lowers. The entrance bay is identified in the 1951 facade through its distinctive columnar window filled with glass block, its stone cornice and cross, and its well-detailed entrance. Together, the 1928 west facade in Modern Gothic style and the Modern 1951 west facade make an impressive sweep along Emerald Street South. Commanding the street corner, the school is a landmark in the Stinson neighbourhood.

Inside, the 1951 wing retains its mid-twentieth century character essentially in the stairwell and staircase design, ground-floor lobby whose floor is laid artistically in terrazzo, north-south corridor that organizes internal circulation through the wing, and basement cafeteria-auditorium. The interior of the 1928 building combines features from the original construction, alterations at the time when the wing was added in 1951 and fire safety interventions of unknown date. The early twentieth century character of the 1928 building survives in the stairwell and staircase design, aspects of the east-west corridor, corridor doorways, and basement gymnasium.

## **Description of Heritage Attributes**

### *Front, East and West Facades of 1928 Building*

Heritage attributes are replete on the front (north), east and west facades and include:

- the setback from Main Street East, the terraced rise up from the street and the front entrance walk of flat stone landings and low stone walls;
- rock-faced Credit Valley sandstone walls laid in broken courses, Indiana limestone trim and all stone carvings;
- the symmetrical front facade consisting of an entrance bay in the middle, two (2) windowed bays to either side of the entrance bay and a pedimented blind bay at either end of the building;
- the front entrance pointed-arched portal with its embrasure, carved spandrels and wrought-iron gate;

- the buttresses to either side of the portal and their wall-mounted lamps and carved crests;
- the ceremonial entry porch, recessed from the front facade and almost wholly enclosed, and its marble staircase, marble wainscotting, vaulted ceiling decorated with a plaster relief in a pattern of grape vines and Tudor roses, and pendant ceiling lamp;
- the front entrance doorway composed of oak-and-glazed double doors with their door handles and escutcheons and a border of sidelights and transom light;
- the projecting vestibules on the building's east and west sides with their pointed-arched doorways;
- all window openings on the basement, ground and uppermost floors and original sash where it exists; and,
- the parapets and their battlements at both the main roof line and at the vestibules' roof line.

#### *West Facade of 1951 Wing*

Heritage attributes are found across all six bays of the wing's west facade and include:

- the buff brick wall;
- limestone trim expressed as the grid-like frame around windows, stringcourses, the cornice atop each end bay, and roof line coping;
- windows with their fixed glass block uppers and operable clear glass lowers; and,
- the entrance bay at the building's southwest corner, featuring double doors, transom light, embrasure beside the doors, wall-mounted lamps and columnar window filled with glass block.

#### *1928 Building Interior*

Heritage attributes that are accessible to visitors and remain from the 1928 construction include:

- the east and west stairwells and staircases (but not the replacement fire doors);
- the terrazzo floor laid in a checkerboard pattern on the ground-floor east-west corridor;
- the front vestibule with its checkerboard terrazzo floor and wood-framed opening into the east-west corridor;
- the wood-framed transom light across the north-south corridor where it meets the east-west corridor;
- five-panelled oak corridor doorways each with a glazed panel and transom light; and,

- the six-panelled double doors to the gymnasium, industrial window sash emitting natural light into the gymnasium, the proscenium arch for the stage and ceiling trusses over the gymnasium space.

#### *1951 Wing Interior*

Heritage attributes that are accessible to visitors and capture the mid-twentieth century character of the 1951 construction include:

- the stairwell and staircase in the wing's southwest corner and the entrance to each floor that has double doors in a wall made of glass blocks;
- the ground-floor lobby's terrazzo floor and baseboard, rounded corners, and operable steel sash window with bronze hardware and travertine marble sill;
- the terrazzo floor and baseboard for the ground-floor north-south corridor and the metal-and-glass frame across the corridor; and,
- the cafeteria-auditorium in the basement, featuring a terrazzo floor in a checkerboard pattern, black mastic baseboard, circular posts with black mastic base trim, fixed glass block and operable clear glass windows, an operable steel sash window, and a short staircase in the room's southeast corner leading outdoors to the schoolyard.

CITY OF HAMILTON

## Notice of Intention to Designate

### 378 Main Street East, Hamilton (Former Cathedral Boys' School)

The City of Hamilton intends to designate 378 Main Street East, Hamilton, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

#### Statement of Cultural Heritage Value or Interest

The Cathedral Boys' school was built in 1928 in the architectural style known as Modern Gothic, Collegiate Gothic or Neo-Gothic. It was the first purpose built school in Hamilton for Catholic high school education, funded entirely by the local Catholic population.

The 1951 Wing is also considered to be of cultural heritage value as it was built as a memorial to students that fought and died in World War I and II.

The full Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment may be found online via [www.hamilton.ca](http://www.hamilton.ca) or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, City Hall, Hamilton, Ontario, L8P 4Y5, during regular business hours.

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this [REDACTED] day of [REDACTED], 2018.

City Clerk  
Hamilton, Ontario

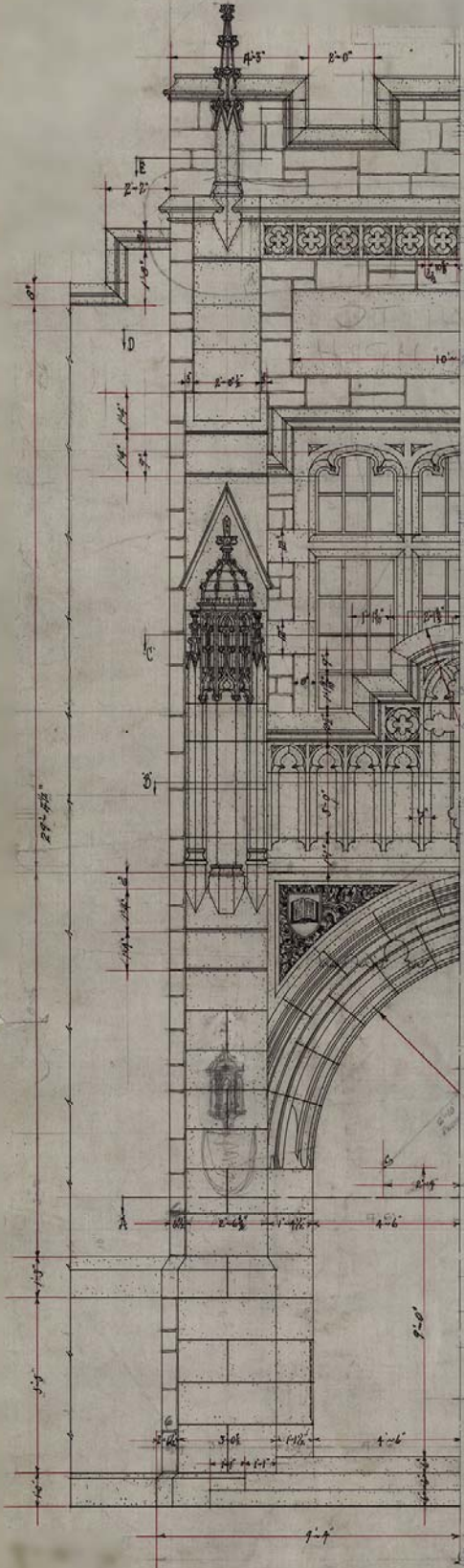
**CONTACT:** Chelsey Tyers, Cultural Heritage Planner, Phone: (905) 546-2424 ext. 1202, E-mail: [chelsey.tyers@hamilton.ca](mailto:chelsey.tyers@hamilton.ca)

# Cultural Heritage Assessment Report on the Former Cathedral Boys' High School 378 Main Street East, Hamilton, Ontario

by Paul Dilse, Heritage Planning Consultant  
in association with  
Peter Stewart, Partner, George Robb Architect &  
Francine Antoniou, Architect, George Robb Architect

for the City of Hamilton

March, 2018



Hutton and Souter, "Catholic High School, Cor.  
Emerald and Main Streets – Drawing No. 8 – Half  
Elevation," Apr. 1928, Archives of Ontario, C 12-1-0-  
676.1, Container L-1203, Barcode B 867663.

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## Acknowledgements

The authors wish to thank the following people for their assistance in fieldwork and documentary research:

- Asyia Patel, assistant cultural heritage planner, and Chelsey Tyers, cultural heritage planner, City of Hamilton Planning Division
- Staff of the Hamilton Central Library
- Staff of the Toronto Reference Library
- Erin Strouth, Senior Archivist, Archives of Ontario
- Alan Whittle, Director, Community Relations and Planning, Good Shepherd Hamilton
- Dominy Williams, Director, and Anne Lamanes, Archival Assistant, Bishop Farrell Library and Archives



## Cultural Heritage Assessment Report on the Former Cathedral Boys' High School

### 1.0 Introduction

The heritage designation of the former Cathedral Boys' High School was first pursued in 1989, but was deferred until the school became vacant and faced pressure from redevelopment or demolition.

In 2013, the Stinson Community Association requested heritage designation of the former Cathedral Boys' High School. In response, the City of Hamilton added the property to the municipal Register of Property of Cultural Heritage Value or Interest. This listing under Section 27 (1.2) of the *Ontario Heritage Act* gives the school temporary protection against demolition. City Council also directed that a cultural heritage assessment be carried out to determine whether the property is of cultural heritage value and worthy of designation under Part IV of the *Ontario Heritage Act*.

In 2016, the City of Hamilton engaged George Robb Architect in association with heritage planner and historian Paul Dilse to carry out the cultural heritage assessment of the former school – one of three properties assigned to the George Robb Architect team. On November 9, 2016, Alan Whittle of Good Shepherd Hamilton greeted Peter Stewart, Francine Antoniou and Paul Dilse for photographic recording of the school. Most as-found photographs featured in the report date from the November 2016 site visit although a few images are from an April 27, 2016 preliminary visit or from reshoots on January 13, 2017. Paul Dilse's historical research, starting in January 2017 and continuing through to May, included trips to the Archives of Ontario, Toronto Reference Library, Hamilton Central Library, and Bishop Farrell Library and Archives.

The report follows the customary format for cultural heritage assessments in the City of Hamilton. Two sets of criteria are used to evaluate cultural heritage value – those adopted by the City of Hamilton and those prescribed in Ontario Regulation 9/06.

### 2.0 Property Location

The former school occupies a roughly L-shaped site at the southeast corner of Main Street East and Emerald Street South (see Fig. 1 in Appendix A). The property has about 250 feet of frontage on King Street East and the same on Emerald Street South. The property's legal description is Plan 626, Lot 1 and Part of Lot 2; RCP 1360, Lots 4 to 7. The property is found in the Lower City's Stinson neighbourhood.

### 3.0 Physiographic Context

The Stinson neighbourhood where the property is located belongs in the physiographic region known as the Iroquois Plain, the lowland that borders the western end of Lake Ontario (Fig. 2). Settled at an early time and largely urbanized, the Iroquois Plain supports the most densely inhabited area in Ontario.

### 4.0 Settlement Context (Site History)

#### 4.1 The Early Years of Catholic High School Education in Hamilton

Largely through the efforts of Monsignor Peter J. Maloney, privately funded Catholic high school education began at the Diocese of Hamilton in a portion of St. Mary's Parish School on Mulberry Street in 1912. The boys' school became known as Cathedral High School for Boys since St. Mary's Parish had held the "cathedral" (the bishop's chair or cathedra) of the Diocese since 1856. The girls' school started a year later, in 1913.

The boys' high school program was relocated to St. Patrick's Parish in 1921. Space was made available in the parish clubhouse.

#### 4.2 A Purpose-built School

In September 1928, a purpose-built school for 250 boys opened at Main Street East and Emerald Street South. The architectural press took notice of the school designed by Hutton & Souter Architects and erected by general contractor, Pigott Construction Company, calling the school "imposing" and "an architectural gem." *Contract Record and Engineering Review* provided the following architectural description:

"With the opening early in September of the new Cathedral Separate School, in Hamilton, Ont., a most imposing addition was made to the already large number of buildings of an educational nature in that city. ...

"The building is of reinforced concrete and steel frame faced with Credit Valley sandstone and trimmed with a light buff Indiana limestone. It is trimmed throughout with quarter-cut oak and the floors are of terrazzo. An interesting design has been worked out in marble and a general use of wide brass strips gives a pleasing effect. The windows are very beautiful, in cathedral style and give the maximum of light. In keeping with the building the steps have been carried out in stone, thus avoiding the displeasing contrast sometimes noticeable in buildings of this kind which have concrete steps."

The article listed the sub-trades who worked under Pigott. They included Hamilton-

based Hill Brothers for the plaster work, the Muskoka Wood Manufacturing Company which supplied the high-grade maple flooring, the Hamilton Ornamental Iron Works for the ornamental iron work, and the Italian Mosaic and Tile Company of Toronto for the marble and terrazzo work.

*The Journal of the Royal Architectural Institute of Canada* also featured the school in an article illustrated with photographs and simplified floor plans.

The \$250,000 school, 120 feet long by 75 deep, provided nine classrooms on two floors, a chemical laboratory, the principal's office, a board room for the Separate School Board, a combined auditorium and gymnasium seating between 800 and 1,000 people, a lunch room with kitchen, locker and coat rooms, rooms for supplies and washrooms.

Plans, elevations and sections drawn in ink on coated linen are preserved at the Archives of Ontario, and the set of eight drawings by Hutton and Souter are reproduced as Figures 3 through 10. Figures 11 to 14 are reproductions of exterior photographs taken when the building was new. A fire insurance plan drawn in 1933 documents the school's construction materials (Fig. 15).

#### **4.3 The Memorial Wing**

On September 9, 1951, a wing added to the 1928 building was formally opened and blessed. It was dedicated to students who had attended the school and died in the First or Second World War. Built and equipped at a cost of \$275,000, the wing and renovated old school were described in great detail by *The Canadian Register*, a Catholic paper which operated out of the school. Passages from the paper's several subtitled articles are joined together to provide an extensive description of the wing and renovated old school in 1951. Four photographs taken by Tom Bochsler accompanied the articles, and they are reproduced and referenced alongside the applicable text.

#### **“Beautiful Structure Is New School Wing”**

“The new Memorial Wing of Cathedral High School has been adjoined to the old building. The new wing faces on Emerald St. The new structure has a distinctive appearance, constructed of buff brick with cut stone trim. Two stone crosses surmount either end of the building. The glass block window uppers add to the pleasing appearance. Steel window sashes have been used throughout and the construction is completely fireproof. Entrances are located at the extreme end of the new building at the front and at the rear. Over the main entrance, a huge cross has been designed in the glass block window.

“At the rear of the building, what remains of the former campus has been surfaced with a cement-tarvia composition. The front of both the old and new buildings has been

beautifully landscaped by the Arthur Fitzsimmons Nurseries of Hamilton. Olmsted [Olmstead] and Parker Construction Co., held the general contract. ...”

Figure 16 reproduces Tom Bochslers’s view of the Emerald Street South facade of the Memorial Wing.

### **“Modern Is The Word For Everything New”**

“... All rooms have glass block uppers with glass pane lowers. This provides a maximum amount of light and avoids sun glare and shadow. The modern type of window also affords a maximum amount of ventilation.

“The corridors in the entire new school are terrazzo installed by Midgley & West, Hamilton, who also laid all the tile floorings and tiled walls. The walls of the corridors have been lined with a red mottled vitrocement dado. This was supplied by the Kent Tile & Marble Co. Ltd. The walls of the corridors in the old building have been similarly lined. Some of the dadoes are of a mottled green color.

“The new cafeteria-auditorium which will accommodate 800 persons has a terrazzo floor with black mastic trim base border. All rooms in the new building have this black mastic trim base border. This prevents scuffing of the walls. ... The cafeteria is painted a pastel yellow with a painted brown dado. The ceiling is buff and is finished in rough plaster for acoustic purposes. This spacious room is well-lighted with fluorescent lighting and has the glass block windows...

“Three new washrooms, one on each floor, are located off the corridors, near the junction of the old and new buildings. The one on the basement floor is dadoed with blue tile with black trim; the main floor is yellow tile with black trim, and the top floor is green tile with black trim.”

### **“All Conveniences In Modern Wing”**

“The eight new classrooms to be found in the new Memorial Wing of Cathedral High School are identical, with the exception of the color scheme. They have cork tile flooring which is durable, noiseless and restful on the feet. Ample blackboard space has been provided as well as ample tackboard space. The classrooms are painted in pastel shades: some in pastel green, pastel yellow and buff.

“In addition to the fluorescent lighting, each blackboard has four additional spotlights beaming on its surface. The windows have marble sills and steel sashes. ...

“The teachers’ room which is comfortably furnished contains a private washroom and cloakroom. The floor is finished in rubber tile. The walls are painted a pastel tan. Ample records space has been provided along with teachers’ lockers in the built-in plywood wall

cabinets.

"The Vocational Guidance which is located on the mezzanine of the upper floor is well-lighted, and has a mastic tile floor. The walls are painted in a buff color.

"The Commerce Department rooms are situated on the upper floor. They have cork tile floors. One room is finished in a pastel green shade, while the main room is of a pastel yellow hue. The two rooms are separated by large glass display windows. One room will be for display and advertising, while the other contain the typewriters and business machines."

Figure 17 reproduces Bochsler's overview of a typical classroom.

### **"Liturgical Chapel"**

"One of the most outstanding features of the New Memorial Wing of the Cathedral High School is the inclusion of a liturgically appointed Chapel which is located on the main floor. This important addition to the school has seating accommodation for over 40 persons – the average size class. ...

Figure 18 reproduces Bochsler's photo of the chapel.

### **"New Laboratory"**

"On the upper floor facing the western side, the modern new laboratory of the Cathedral High School is located. It is furnished with the latest in equipment. The flooring is of green and cream mottled mastic tile with black trim. The walls are finished in a pastel green shade. ... Nothing has been spared to make this the most up-to-date science department in the city."

Figure 19 reproduces Bochsler's photo of the science lab.

### **"Many Alterations In Old Building"**

"While the new Memorial Wing of Cathedral High School, Hamilton, has been constructed, many alterations have been made to the old building. All corridors have received a vitrocement dado. The corridors have also been lined with steel lockers. ...

"One of the former classrooms has been renovated to house the new library. ...

"The former lunch room has been converted into a book store. ...

"The walls of the old washroom has [sic] been refaced with vitrocement of mottled green

color. New black tile has been added.

“One of the former classrooms on the main floor has been decreased in size and floored with cork tile. The other portion of this classroom has been converted into an administration office along with the principal’s office. These offices have plywood panelled walls. ... The floors of these offices are finished in rubber tile of mottled buff with black border. The ceiling has been surfaced with acousticon squares. The unpanelled portion of the walls is painted a pastel blue. ...”

### “A Look Inside”

“The entire basement floor of the beautiful and modern school is taken up by a spacious cafeteria-auditorium with accommodation for 800 persons. The main floor of the new wing contains a long central corridor with recessed lockers and trophy cases. On this main floor, the teachers’ room is located. The Chapel is on this floor as well as five classrooms. The upper floor contains the modern science laboratory, the 2 rooms making up the commerce department and 3 additional classrooms. Another large central corridor with recessed lockers divides the top storey. Modern washrooms are located on every floor.

“There is a total of 18 classrooms in the entire school unit. The old building houses 10 classrooms, a library, dressing room, book store, gymnasium, boiler room, administration and principal’s office, Canadian Register Office and CYO office.”

Throughout, the articles in *The Canadian Register* stressed the wing’s modernity.

Architectural drawings for the Memorial Wing do not exist, and none of the detailed articles in *The Canadian Register* nor the newspaper coverage credit an architectural firm with the wing’s design.

By 1954, 500 boys were enrolled; and every classroom had been filled. In addition to its academic and business courses, the school had developed a city-wide reputation for its athletic program.

#### **4.4 The Latter Years of Cathedral Boys’ High School**

Cathedral Boys’ High School and Cathedral Girls’ High School were integrated as one student body of 1,140 students in September 1992. Grades 9 and 11 classes were held in the girls’ school, Grades 10 and 12 in the boys’ school, and Grade 13 split between the two. However, there were still segregated classes for mathematics and science in Grades 9 and 10 and for Grade 12 religion.

In September 1995, the publicly funded Cathedral High School opened at King Street East and Wentworth Street North, replacing Cathedral Boys' High School and Cathedral Girls' High School.

## 5.0 Property Description (As-found Appearance)

### 5.1 The School in its Setting and Surroundings

The "L"-shaped former school standing two-and-a-half storeys commands the street corner with its modest setbacks from both Main Street East and Emerald Street South (Fig. 20). Seven bays along Main Street East and eleven bays along Emerald Street South present in effect a wall to each street.

In its central location along a major arterial road, significant redevelopment has occurred around the school. The school is surrounded by a mix of buildings – Victorian single-detached and semi-detached house forms, early twentieth century low-rise apartment houses, somewhat taller mid-twentieth century apartment buildings, mid-twentieth century commercial buildings and a late twentieth century church.

### 5.2 Front Facade of Building Erected in 1928

The front facade of the original school (Fig. 21 to 23) is modelled on a design formulated by Gordon Hutton at Memorial Public School in 1918 and by him and William Souter at Delta Collegiate Institute (1923-24). To suit the small site at Main Street East and Emerald Street South, the front facade of Cathedral Boys' High School is smaller and flatter than Memorial's and Delta's; and it is faced exclusively in stone rather than primarily in brick (Fig. 24 and 25).

The front facade epitomizes the architectural style frequently labelled Tudor Gothic in the early twentieth century and now known as Modern Gothic, Collegiate Gothic or Neo-Gothic. Architectural historians, R.H. Hubbard, John Blumenson, Leslie Maitland and others, have explained the difference between the Gothic-inspired architecture of the nineteenth century and that of the first half of the twentieth century (see inset sidebar).

The symmetrical front facade consists of an entrance bay in the middle, two windowed bays to either side of the entrance bay, and at either end of the building a pedimented blind bay. Rock-faced Credit Valley sandstone laid in broken courses is used for the body of the facade, and ashlar Indiana limestone provides the trim.

The highly ornamented entrance bay (Fig. 26 and 27) is reached by a terraced rise up from the street. Grassed slopes replacing the original stone steps and flat stone landings are contained within low walls of Credit Valley sandstone and Indiana limestone to form a front entrance walk (Fig. 28).

At the top of the terrace is a portal to a ceremonial entry porch, recessed from the front facade and almost wholly enclosed. The pointed arch, which serves as the portal, is beautifully carved with an embrasure which emphasizes its three-dimensional quality through high relief (Fig. 29 and 30). Triangular stone panels (spandrels) shoulder the arch: one panel

**The Synonymous Names of the Gothic Style in the Twentieth Century: Modern Gothic/ Collegiate Gothic / Neo-Gothic / Tudor Gothic**

Picturesque Gothic, Gothic Revival and High Victorian Gothic styles of the nineteenth century were products of the Romantic movement whereas the Gothic style of the twentieth century came out of the system of architecture taught at the Ecole des Beaux-Arts in France at the end of the nineteenth century and in the early twentieth century. Onto grand compositions laid out symmetrically in the axial, ordered method of the Beaux-Arts Classical system were added features derived from the English Perpendicular Gothic period (during the reigns of the Tudors).

Characteristic of a Modern Gothic building is a long and low symmetrical mass, a squat central tower rising above a crenellated parapet, a monochromatic brick or stone cladding over steel frame, shallow pointed-arched doors and large windows with stone transoms and mullions. Inside, a pattern of organic motifs called strapwork may appear on ceilings.

Early examples of the style in Canada include:

- St. Mary's Church, Windsor, 1903-04, by the American architect, Ralph Adams Cram;
- All Saints' Cathedral, Halifax, 1907-10, also by Ralph Adams Cram;
- Rosedale Presbyterian Church, Toronto, 1908, by Chapman & Oxley;
- Burwash Hall, Victoria College, Toronto, 1910, by Henry Sproatt who had worked in the office of Cram & Goodhue; and,
- Hart House, University of Toronto, 1911-19, by Henry Sproatt, with the Soldiers' Tower added in 1924.

In Canada, the United States and England, the style became widely accepted as the style for large schools; thus the label of Collegiate Gothic to describe it. The best collections in Canada of buildings in the style are considered to be at Victoria College, Hart House and McMaster University (whose buildings were designed by William Lyon Somerville and J. Francis Brown, 1929).

On Henry Sproatt's death in 1934, the Journal of the Royal Architectural Institute of Canada explained Sproatt's interest in Collegiate Gothic architecture: " ... In his talks he always said, 'Each style has its place, but Gothic collegiate architecture is the one architecture developed for scholastic work. It has proved a success and a joy. Why throw it away?' He felt that a building not intended as a school might definitely call for another traditional style, or for purely modern treatment, but that the artist of all kinds must be free. ..."



is carved with an open book and foliage, and the other panel is carved with the “lamp of learning” and foliage (Fig. 31). The portal’s gate is made of wrought iron (Fig. 32). On the stone buttresses to either side of the portal is a cast-iron lamp and a carved stone crest (Fig. 33 and 34). Inside the entry porch, the architects have created a solemn space by the use of a marble staircase, marble wainscotting (dado), a vaulted ceiling decorated with a plaster relief in a pattern of grape vines and Tudor roses, and a cast-iron pendant ceiling lamp (Fig. 35 to 38). At the top of the staircase is an impressive doorway into the school’s front vestibule. In the doorway design, the stained oak and glazed double doors carry cast-iron handles and escutcheons. Like the lamps mounted on the buttresses and the pendant ceiling lamp that incorporates pointed arches, exquisite attention to detail is shown in the escutcheons whose motifs of pointed arches keep with the school’s Modern Gothic style (Fig. 39). Sidelights and transom light complete the doorway design.

The excellence of stone carving continues above the portal to the battlements on the entrance bay’s parapet (Fig. 40 to 44). To identify the school the stone carver, whose name is unrecorded, executed both a Christian cross called a botonée or cathedral cross and a name plaque spelling “Cathedral School.”

The windowed bays to either side of the entrance bay are much less decorated than the entrance bay (Fig. 45). However, the stonework is still of exceptional quality. The uppermost windows, for example, are surmounted by pointed hood-moulds which end in a variety of bosses (Fig. 46 and 47). Sadly, the appearance of the sash in these windows has suffered because of the flat-headed synthetic replacements that do not match the original fenestration.

The beauty of the front facade extends to the end bays (Fig. 48). Here, the broken-coursed Credit Valley sandstone predominates. But the end bays are also enlivened by carvings in Indiana limestone – gablets on the buttresses, a niche surmounted by a pointed arch and caps on the buttresses rising to finials (Fig. 49 and 50).

### **5.3 East Facade and South Elevation of 1928 Building and East Elevation of Memorial Wing from 1951**

The eastern view of the school includes three bays in the 1928 building, a reclad chimney stack, a one-storey frame addition that projects outward from the 1928 building and the memorial wing from 1951 which is set back from the 1928 building (Fig. 51).

Architectural interest is concentrated in the three bays of the 1928 building. Treated as a facade, the east-facing bays contain the everyday eastern entrance to the school and a considerable area devoted to windows (Fig. 52). As in the front facade, Credit Valley

sandstone and Indiana limestone are used as facing materials.

The entrance bay is located at the southern end of the east facade (Fig. 53). A concrete staircase with iron tube railings climbs nine steps to a projecting vestibule (Fig. 54 and 55). The pointed-arched doorway giving access to the interior east-to-west corridor is intact except for the replacement metal fire doors: the pointed transom light over the double doors retains its division of five panes of glass, the Indiana limestone embrasure with quoins continues to frame the doorway, and the stone hood-mould still surmounts the doorway. Above the doorway, the projecting vestibule walls ascend to a parapet with battlements. Immediately above the vestibule is a pair of pointed windows lighting the stairwell inside (Fig. 56). They are completely intact – double sashes, limestone surrounds and limestone hood-mould with bosses.

The fenestration in the east facade's two bays north of the entrance bay is also true to the 1928 composition (Fig. 57 to 59). Even the wood window sash survives. The fine quality of stonework is evident in each triplet of windows at the basement level and in each tripartite grouping of windows on the upper floors. The stone carver who made the limestone surrounds and hood-moulds has delighted in terminating the hood-moulds with different bosses – a Tudor rose in full bloom or a rose in bud.

As on the front facade and at the east facade's vestibule, the east facade's roof line is crenellated (Fig. 60).

The south elevation of the 1928 building is a much plainer elevation than the front and east facades since it is treated as the rear of the building away from public view (Fig. 61). It is faced in buff brick. The chimney stack, made of brick but now re-clad, rises above the gymnasium and east-west corridor walls.

Also removed from public view is the east or rear elevation of the 1951 wing (Fig. 62 and 63). The elevation is faced in buff brick, and much of the elevation is taken up by windows.

#### **5.4 West Facades of 1928 Building and 1951 Wing and Wing's South Elevation**

The west side of the school is an impressive sweep of five stone-clad bays in the 1928 building and six brick-clad and limestone-trimmed bays in the 1951 wing (Fig. 64). The bays in the 1951 wing are generally wider than the bays in the 1928 building.

The design of the 1928 east facade is mirrored on the west except that the west facade is two bays wider (Fig. 65 to 69). This results in the entrance bay centred in the west facade.

The west facade of the 1951 wing contrasts against the 1928 facade in its cladding and larger windows, but the wing maintains the same height as the 1928 building and perpetuates the rhythm of the earlier bays of tripartite windows. In fact, the wing's west facade in its Modern architectural style complements the 1928 facade. At either end of the 1951 west facade, there is a narrow bay surmounted by a stone cornice and cross (Fig. 70). Three bays of wide, flat-headed windows and another narrow windowed bay lie between (Fig. 71). Window sash consists of fixed glass block uppers and operable clear glass lowers. Atop these four bays is stone coping in place of the 1928 facade's crenellated parapet. The west facade's entrance bay is located at the wing's southern end (Fig. 72). The entrance bay is identified in the facade through its distinctive columnar window filled with glass block, its stone cornice and cross, and its well-detailed entrance (Fig. 73 and 74). The limestone embrasure around the double doors, the double doors themselves, the transom light above and the wall-mounted lamps all belong to the 1951 design. Only the marquee over the entrance has been altered.

The south elevation of the 1951 wing is treated as a rear elevation away from public view (Fig. 75).

## **5.5 Interior of 1928 Building**

The interior of the school erected in 1928 combines features from the original construction, alterations at the time when the wing was added in 1951 and fire safety interventions of unknown date.

An east-west corridor through the floor plate organizes circulation. A north-south corridor, which was added to connect the 1928 building to the 1951 wing, is a short span near the school's western side.

The east-west corridor is reached through the east or west vestibules. The west entrance vestibule is the one which is used today as the primary entrance into the school (Fig. 76). A stairwell with staircase leading up to the ground and upper floors and down to the basement is positioned immediately inside past the west entrance vestibule (Fig. 77 and 78). The staircase retains its metal newel post, metal balusters, wood handrail and terrazzo risers and treads.

Up the stairs on the ground floor and after going through a fire separation partition and fire doors, the east-west corridor meets the north-south corridor (Fig. 79 and 80). Marking the place where the corridors meet is a wood-framed transom light crossing the opening to the north-south corridor. The corridor floors are finished in a checkerboard pattern of brownish and yellowish terrazzo.

Inside the fire separation wall and facing north to the front of the 1928 building are two adjoining rooms, which were created during the 1951 alterations to make an administration office and principal's office (Fig. 81 to 85). The oak doors are from the 1928 construction while the plywood-panelled walls date to the 1951 alterations.

Another fire separation partition crosses the east-west corridor at the front entrance vestibule. The shallow vestibule is open to the corridor, an alteration of the 1928 layout where there were vestibule doors (Fig. 86). The east-west corridor on the ground floor continues eastward to another fire separation partition and fire doors (Fig. 87). Rooms 214 and 215, which were inaccessible on the date of the site visit, are entered through five-panelled oak doors typical of the early twentieth century (Fig. 88 and 89). One panel in the door serves as a window into the classroom, and a transom light above the door brings light borrowed from the classroom into the corridor.

At the far end of the ground floor, the east entrance vestibule, stairwell and staircase are identical to those on the west (Fig. 90 and 91). The staircase design from 1928 remains intact as the staircases rise to the school's upper floor (Fig. 92 to 94).

The east-west corridor on the upper floor has a plain grey terrazzo floor with darker terrazzo border (unlike the ground floor's corridor) and doorways like those on the ground floor (Fig. 95 and 96). Much of the south-facing wall of the corridor is directly beside the school's south external wall, and windows along the corridor offer views to the outdoors (Fig. 97 and 98).

Most of the upper-floor classrooms are arranged along the north side of the east-west corridor, but one classroom at the western end of the upper floor lies to the south. Upper-floor classrooms (Fig. 99 to 116) contain several features dating to the 1928 construction – plain grey terrazzo floor, brownish terrazzo border and baseboard around the floor, five-panelled oak door with a glazed panel and a transom light, oak chair rail, built-in cabinet made of oak and with glazing, long canted blackboard with oak frame and chalkboard, and tripartite windows (some with their original sash and others as replacements).

The north-south corridor on the upper floor is plain (Fig. 117).

As on the ground and upper floor, the basement's circulation is organized around the east-west corridor. The corridor is laid in a grey terrazzo floor with a darker terrazzo border (Fig. 118). Corridor doors from the 1928 construction still exist although all have been painted white (Fig. 119 to 121). The main room in the basement is the gymnasium (Fig. 122 to 128). Features remaining from the 1928 construction include its double doors, industrial window sash, a proscenium arch for the stage (now missing) and

ceiling trusses.

The closest exit from the gymnasium is the basement stairs up to the east vestibule entrance (Fig. 129). The staircase design from 1928 extends to the basement level.

## 5.6 Interior of 1951 Wing

The wing whose mass is built along Emerald Street South is organized internally by a north-south corridor.

Entry into the wing is located in the wing's southwest corner (Fig. 130). On entering the wing, a stairwell leading up to the ground and upper floors and down to the basement fills the wing's southwest corner (Fig. 131). The stairwell and staircase design from the 1951 construction is continuous from floor to floor: the landings are laid in grey terrazzo with a contrasting green terrazzo border, the risers and treads are also in green terrazzo, a solid plain balustrade with wooden top rail boxes in the stairs, metal tubes serve as handrails, and entrances to each floor have double doors in a wall made of glass blocks (Fig. 132).

The ground-floor lobby is beautifully appointed with a terrazzo floor (Fig. 133 and 134). Grey and brownish terrazzo is combined to form an eight-sided star motif with three-dimensional effect, and brownish terrazzo is laid as a border and baseboard to define the edges of the lobby. The border and baseboard curve at the lobby's northwest and northeast rounded corners. A large, multi-paned industrial window casts light on the star motif. The operable steel sash window carries bronze hardware and rests on a travertine marble sill (Fig. 135). The ground-floor lobby leads to a room in the wing's southeast corner (Fig. 136).

The room in the southeast corner is lit by two of the same operable steel sash windows with bronze hardware and travertine marble sills (Fig. 137). One wall of the room is lined with plywood cupboards (Fig. 138).

The ground-floor lobby also leads to the north-south corridor through the wing (Fig. 139). The corridor's floor is laid in grey and brownish terrazzo – grey for the field and brown for the border and baseboard. A metal-and-glass frame of sidelights and transom light crosses the corridor (Fig. 140). The join between the wing's grey and brownish terrazzo floor and the 1928 building's checkerboard terrazzo occurs near the corridor's north end (Fig. 141).

In its present use, the ground-floor classrooms have been partitioned and converted to bedrooms (Fig. 142 and 143). Elements survive from the 1951 construction – cork

floors, wall niches for statuary, and blackboards.

On the wing's upper floor, classrooms are arranged to either side of the north-south corridor (Fig. 144). Room 20 is typical: A simple wood door with a window provides entry to the classroom, cork is laid on the classroom floor, and the classroom is lit by a large tripartite window with fixed glass block uppers and operable clear glass lowers (Fig. 145 and 146).

The upper floor also contains a washroom decorated in the style when the wing opened in 1951 (Fig. 147).

The staircase in the wing's southwest corner leads down to the basement entrance which is like the entrances on the other floors – double doors set in a glass block wall (Fig. 148 and 149). The doors swing open to a bright cafeteria-auditorium lit naturally by a shorter version of the glass block and clear glass windows or by multi-paned operable steel sash and artificially by fluorescent lighting which was considered a modern form of lighting when the wing was constructed in 1951 (Fig. 150 and 151). The cafeteria floor is laid in a checkerboard pattern of terrazzo, black mastic serves as baseboard, and two rows of circular posts with black mastic trim stretch across the cafeteria's length. A secondary exit from the cafeteria is provided by a short staircase designed in keeping with the main staircase (Fig. 152). The stairs lead up to the schoolyard on the east side of the school property.

The north-south corridor in the basement has a grey terrazzo floor (Fig. 153).

## 6.0 Cultural Heritage Evaluation

### 6.1 City of Hamilton Criteria

A set of criteria were endorsed by the City of Hamilton Municipal Heritage Committee on June 19, 2003 and were adopted by Council as The City of Hamilton: Cultural Heritage Evaluation Criteria on October 29, 2008 (Appendix "B" of Report PED08211). The criteria are used to assess the cultural heritage value of a property. They pertain to a property's archaeological resources, built heritage resources and place in a cultural heritage landscape. This evaluation assists in determining a property's merit for designation under the *Ontario Heritage Act* as well as deriving a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes.

#### 6.1.1 Archaeology

The reasons for designation of a property may address archaeological resources.

Twelve criteria are 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 evaluating an archaeological site are predicated on the presence of a known archaeological site. In the case of 378 Main Street East, there are no registered or reported archaeological sites located on the subject property. Therefore, only the criterion pertaining to archaeological potential applies in this assessment (see chart of criteria below):

Cultural Definition: N/A
Temporal Integrity: N/A
Site Size: N/A
Site Type: N/A
Site Integrity: N/A
Historical Association: N/A
Site Setting: N/A
Site Socio-political Value: N/A
Site Uniqueness: N/A
Site Rarity: N/A
Site Human Remains: N/A
Archaeological Potential: The property at 378 Main Street East has some archaeological potential because of its location on an historic route (Main Street).

### 6.1.2 Built Heritage

Twelve criteria are used to assess the built heritage value of a property, otherwise understood as historical and architectural value (see chart below and on the following pages). The twelve criteria are grouped under five aspects of built heritage value – historical associations, architecture and design, integrity, environmental context, and social value.

**Historical Associations**

**Thematic:** Cathedral Boys’ High School is important in the history of secondary school education in Hamilton as it is the first purpose-built school for privately funded Catholic high school education in Hamilton. Demand for secondary school education had increased after 1921 when the Province of Ontario raised the age of compulsory school attendance to 16. Publicly funded Delta Collegiate Institute at 1284 Main Street East was built in 1923-24 in response to the surge in secondary school enrollment. Four years later, the Catholic Diocese of Hamilton erected Cathedral Boys’ High School on the same street as Delta and to plans by the same architects.

**Event:** The former school is not associated with an event that has made a significant contribution to Hamilton, Ontario or Canada.

**Person and/or Group:** The building of Cathedral Boys’ High School represents a major accomplishment of the Catholic Diocese of Hamilton, which was established in 1856, and a milestone in the development of separate school education at the secondary level. The school’s name and the iconography displayed on its front facade relate to the school’s origins in St. Mary’s Parish School which provided room for boys at the high school level in 1912. St. Mary’s Parish held the cathedral of the Diocese.

The wing memorializes students who had attended the school and died in the First or Second World War – a poignant tribute to young Canadians whose lives were cut short by war.

**Architecture and Design**

**Architectural Merit:** On the school’s opening in 1928, the architectural press described it as “imposing” and “an architectural gem.” The front facade, east facade and west facade of the 1928 building epitomize the architectural style frequently labelled Tudor Gothic in the early twentieth century and now known as Modern Gothic, Collegiate Gothic or Neo-Gothic. The stone carving on these facades, but especially on the front facade, is of the highest order. The treatment of the ceremonial entry porch by the use of a marble staircase, marble wainscotting, vaulted plaster ceiling, cast-iron pendant ceiling lamp and oak-and-glazed doors is impressive.

The west facade of the wing, which was erected in 1951, complements the west facade from 1928. The terrazzo floor in the wing’s ground-floor lobby demonstrates excellent craftsmanship.



<p><b>Functional Merit:</b> When they were built, both the 1928 building and the 1951 wing offered a well-equipped and dignified facility for students and teachers.</p>
<p><b>Designer:</b> Cathedral Boys’ High School stands as part of a trio of landmark schools built along Main Street East between 1918 and 1928 – Memorial Public School at 1175 Main Street East by Gordon Hutton in 1918, Delta Collegiate Institute at 1284 Main Street East by Gordon Hutton and William Souter in 1923-24, and Cathedral Boys’ High School at 378 Main Street East also by Hutton &amp; Souter in 1928. They share similarities in the design of their front facades, but each is unique. All garnered attention in the architectural press. In the 1930s, the Hutton &amp; Souter firm grew in prominence in Hamilton. Gordon Hutton’s obituary in the July 1942 issue of <i>The Journal of the Royal Architectural Institute of Canada</i> named the firm’s best-known buildings – Royal Connaught Hotel addition (1931), Basilica of Christ the King (1933) and Dominion Public Building (now John Sopinka Courthouse, 1936). All are landmarks standing today.</p> <p>An architect is not credited with the design of the wing. Olmstead &amp; Parker Construction Company Ltd. of Hamilton held the general contract. Midgley &amp; West of Hamilton laid the beautiful terrazzo floor in the ground-floor lobby.</p>
<p><b>Integrity</b></p>
<p><b>Location Integrity:</b> The former school occupies its original site.</p>
<p><b>Built Integrity:</b> Alterations in 1951 to the 1928 building and fire safety interventions of unknown date have lessened the aesthetic coherence of the early twentieth century interior. The exterior of both the 1928 building and 1951 wing is intact.</p>
<p><b>Environmental Context</b></p>
<p><b>Landmark:</b> Cathedral Boys’ High School is a landmark in the Stinson neighbourhood and along Main Street East.</p>
<p><b>Character:</b> The former school is disassociated from its immediate surroundings. Significant redevelopment has occurred around the school.</p>
<p><b>Setting:</b> The school is singularly important architecturally in its immediate vicinity. A survivor from the early twentieth century, the school commands the corner of Main Street East and Emerald Street South.</p>

## Social Value

**Public Perception:** The request for heritage designation came from the Stinson Community Association. In the letter of request, the association identified the school's dramatic impact on the streetscape and the building's impressiveness and architectural integrity.

### 6.1.3 Cultural Heritage Landscapes

The reasons for designation of a property may address any cultural heritage landscape present at the site or any contribution the property makes to a larger cultural heritage landscape. A cultural heritage landscape is an historic area that contains a group of features linked together in their setting or surroundings. Examples that could merit designation under Part IV of the *Ontario Heritage Act* include a farmstead, a complex of industrial structures, a religious compound, a school campus, a park or garden and a fairground.

The property at 378 Main Street East is neither a cultural heritage landscape in itself nor does it contribute to a larger cultural heritage landscape.

## 6.2 Criteria in Ontario Regulation 9/06

In 2006, the Province of Ontario released Ontario Regulation 9/06 prescribing criteria for determining cultural heritage value or interest. Under Section 29 of the *Ontario Heritage Act*, municipal councils may designate individual property to be of cultural heritage value when the property meets one or more criteria set out in the regulation. In several ways, the provincial criteria are similar to the City's built heritage criteria. Below, the cultural heritage value of the former school property is assessed according to the nine provincial criteria.

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

The front facade, east facade and west facade of the 1928 building epitomize the architectural style frequently labelled Tudor Gothic in the early twentieth century and now known as Modern Gothic, Collegiate Gothic or Neo-Gothic. The west facade of the Memorial Wing erected in 1951 complements the west facade from 1928.

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

The stone carving on the front, east and west facades of the 1928 building, but especially on the front facade, is of the highest order. The treatment of the ceremonial entry porch by the use of a marble staircase, marble wainscotting, vaulted plaster ceiling, cast-iron pendant ceiling lamp and oak-and-glazed doors is impressive. The terrazzo floor laid by Midgley & West in the 1951 wing's ground-floor lobby demonstrates excellent craftsmanship.

The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.

The former school does not demonstrate a high degree of technical or scientific achievement.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Cathedral Boys' High School stands as the first purpose-built school for privately funded Catholic high school education in Hamilton. The building of the school in 1928 represents a major accomplishment of the Catholic Diocese of Hamilton, which was established in 1856, and a milestone in the development of separate school education at the secondary level. The 1951 wing memorializes students who had attended the school and died in the First or Second World War – a poignant tribute to young Canadians whose lives were cut short by war.

The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

Cathedral Boys' High School demonstrates the ability of Hamilton's Catholic population in the early twentieth century to fund the building of their own separate high school as beautiful and up-to-date as the publicly funded secondary schools.

<p>The property has historical or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p> <p>Hutton &amp; Souter have left an outstanding legacy of landmark buildings in Hamilton, including Delta Collegiate Institute (1923-24), Cathedral Boys' High School (1928), Royal Connaught Hotel addition (1931), Basilica of Christ the King (1933) and Dominion Public Building (now John Sopinka Courthouse, 1936).</p>
<p>The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</p> <p>The school is singularly important architecturally in its immediate vicinity. A survivor from the early twentieth century, the school commands the corner of Main Street East and Emerald Street South.</p>
<p>The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</p> <p>Significant redevelopment around the school has disassociated the former school from its immediate surroundings.</p>
<p>The property has contextual value because it is a landmark.</p> <p>Cathedral Boys' High School is a landmark in the Stinson neighbourhood and along Main Street East. It stands as part of a trio of landmark schools built along Main Street East between 1918 and 1928.</p>

## 7.0 Cultural Heritage Value

### 7.1 Conclusions and Recommendations

The property at 378 King Street East is eminently qualified for designation under Part IV of the *Ontario Heritage Act*. As explained in the foregoing section, the former school property satisfies seven of the nine criteria in Ontario Regulation 9/06 (only one criterion is necessary for designation under the *Ontario Heritage Act*). It also meets nine of the twelve built heritage criteria adopted by the City of Hamilton. In addition, the City of Hamilton criterion pertaining to the property's built integrity is partially met: The exterior of both the 1928 building and 1951 wing is intact; however, alterations in 1951 to the 1928 building and fire safety interventions of unknown date have lessened the aesthetic coherence of the early twentieth century interior.

Protection of the building through designation under the *Ontario Heritage Act* should focus on the exterior masonry facades which are the most visible to the public and on selected interior features that are accessible to visitors and are well-preserved.

In any adaptive reuse of the building, the conservation plan for the property should not only aim to preserve the building's heritage attributes as stated below in the proposed designation by-law but also seek creative ways for reusing interior features that are not named in the by-law.

The former Cathedral Boys' High School, Delta Collegiate Institute/ Delta Secondary School and Memorial Public School still stand as landmarks built along Main Street East. Delta is already designated under the *Ontario Heritage Act*. This report examining the merits of designating Cathedral concludes that Cathedral also deserves protection under the *Ontario Heritage Act*. A Cultural Heritage Assessment Report on Memorial Public School, now referred to as Memorial City Elementary School, is recommended.

## **7.2 Statement on Cultural Heritage Value or Interest and Description of Heritage Attributes**

Text recommended for inclusion in the designation by-law follows.

### **7.2.1 Description of the Designated Property**

The heritage designation applies to the entire roughly L-shaped property at the southeast corner of Main Street East and Emerald Street South. The heritage designation recognizes both the school built in 1928 and the memorial wing built in 1951. The designation focuses on the front, east, and west facades of the 1928 building, the Emerald Street South facade of the 1951 wing and selected interior features.

### **7.2.2 Statement Explaining the Designated Property's Cultural Heritage Value**

The former Cathedral Boys' High School stands as the first purpose-built school for privately funded Catholic high school education in Hamilton. The building of the school in 1928 represents a major accomplishment of the Catholic Diocese of Hamilton, which was established in 1856, and a milestone in the development of separate school education at the secondary level. The school demonstrates the ability of Hamilton's Catholic population in the early twentieth century to fund the building of their own separate high school as beautiful and up-to-date as the publicly funded secondary

schools.

For Cathedral Boys' High School, the Diocese chose the same architectural firm who had designed Delta Collegiate Institute for the public school board four years earlier. Cathedral Boys' High School at 378 Main Street East takes its place in a trio of landmark schools built along Main Street East between 1918 and 1928 – Memorial Public School at 1175 Main Street East by Gordon Hutton in 1918, Delta Collegiate Institute at 1284 Main Street East by Gordon Hutton and William Souter in 1923-24, and Cathedral Boys' High School at 378 Main Street East also by Hutton & Souter in 1928. They share similarities in the design of their front facades, but each is unique. All garnered attention in the architectural press.

The front, east, and west facades of the 1928 building epitomize the architectural style frequently labelled Tudor Gothic in the early twentieth century and now known as Modern Gothic, Collegiate Gothic or Neo-Gothic. Over a steel frame, rock-faced Credit Valley sandstone laid in broken courses is used for the body of the facades; and ashlar Indiana limestone provides the trim. The stone carving on the facades, but especially on the front facade, is of the highest order. The stone plaque bearing the name, Cathedral School, and Christian cross carved in stone and called a botonée or cathedral cross identify the school. These identifying signs relate to the school's origins which began in a portion of St. Mary's Parish School where high school education for boys was first offered in 1912: St. Mary's Parish held the cathedral of the Diocese at the time. The exceptional quality of the building's stonework extends as far as to the facades' uppermost windows whose pointed hood-moulds end in a variety of bosses.

The 1928 building was designed with three entrances – a ceremonial entrance on the front facade and everyday entrances on the east and west facades. The pointed-arched entrances on the east and west are placed in projecting vestibules; and the pointed arch on the front serves as the portal to an entry porch, which is recessed from the front facade and almost wholly enclosed. In addition to the imposing portal, the architects have created a solemn space inside the entry porch by the use of a marble staircase, marble wainscotting, vaulted ceiling, pendant ceiling lamp, and oak-and-glazed double doors at the top of the staircase. Exquisite attention to detail is shown even at the level of the doors' escutcheons whose motifs of pointed arches keep with the school's Modern Gothic style.

The 1951 wing, also built to a high standard, memorializes students who had attended the school and died in the First or Second World War – a poignant tribute to young Canadians whose lives were cut short by war. The west facade of the wing complements the west facade from 1928 by maintaining the same height and perpetuating the rhythm of tripartite windows. The window bays framed in limestone

contain window sash consisting of fixed glass block uppers and operable clear glass lowers. The entrance bay is identified in the 1951 facade through its distinctive columnar window filled with glass block, its stone cornice and cross, and its well-detailed entrance. Together, the 1928 west facade in Modern Gothic style and the 1951 west facade make an impressive sweep along Emerald Street South. Commanding the street corner, the school is a landmark in the Stinson neighbourhood.

Inside, the 1951 wing retains its mid-twentieth century character essentially in the stairwell and staircase design, ground-floor lobby whose floor is laid artistically in terrazzo, north-south corridor that organizes internal circulation through the wing, and basement cafeteria-auditorium. The interior of the 1928 building combines features from the original construction, alterations at the time when the wing was added in 1951 and fire safety interventions of unknown date. The early twentieth century character of the 1928 building survives in the stairwell and staircase design, aspects of the east-west corridor, corridor doorways, and basement gymnasium.

### **7.2.3 Description of Heritage Attributes at the Designated Property**

The following elements contribute to the property's cultural heritage value.

#### **Front, East and West Facades of 1928 Building**

Heritage attributes are replete on the front (north), east and west facades and include:

- the setback from Main Street East, the terraced rise up from the street and the front entrance walk of flat stone landings and low stone walls;
- rock-faced Credit Valley sandstone walls laid in broken courses, Indiana limestone trim and all stone carvings;
- the symmetrical front facade consisting of an entrance bay in the middle, two windowed bays to either side of the entrance bay and a pedimented blind bay at either end of the building;
- the front entrance pointed-arched portal with its embrasure, carved spandrels and wrought-iron gate;
- the buttresses to either side of the portal and their wall-mounted lamps and carved crests;
- the ceremonial entry porch, recessed from the front facade and almost wholly

enclosed, and its marble staircase, marble wainscotting, vaulted ceiling decorated with a plaster relief in a pattern of grape vines and Tudor roses, and pendant ceiling lamp;

- the front entrance doorway composed of oak-and-glazed double doors with their door handles and escutcheons and a border of sidelights and transom light;
- the projecting vestibules on the building's east and west sides with their pointed-arched doorways;
- all window openings on the basement, ground and uppermost floors and original sash where it exists; and,
- the parapets and their battlements at both the main roof line and at the vestibules' roof line.

### West Facade of 1951 Wing

Heritage attributes are found across all six bays of the wing's west facade and include:

- the buff brick wall;
- limestone trim expressed as the grid-like frame around windows, stringcourses, the cornice atop each end bay, and roof line coping;
- windows with their fixed glass block uppers and operable clear glass lowers; and,
- the entrance bay at the building's southwest corner, featuring double doors, transom light, embrasure beside the doors, wall-mounted lamps and columnar window filled with glass block.

### 1928 Interior

Heritage attributes that are accessible to visitors and remain from the 1928 construction include:

- the east and west stairwells and staircases (but not the replacement fire doors);
- the terrazzo floor laid in a checkerboard pattern on the ground-floor east-west corridor;



- the front vestibule with its checkerboard terrazzo floor and wood-framed opening into the east-west corridor;
- the wood-framed transom light across the north-south corridor where it meets the east-west corridor;
- five-panelled oak corridor doorways each with a glazed panel and transom light; and,
- the six-panelled double doors to the gymnasium, industrial window sash emitting natural light into the gymnasium, the proscenium arch for the stage and ceiling trusses over the gymnasium space.

### 1951 Interior

Heritage attributes that are accessible to visitors and capture the mid-twentieth century character of the 1951 construction include:

- the stairwell and staircase in the wing's southwest corner and the entrance to each floor that has double doors in a wall made of glass blocks;
- the ground-floor lobby's terrazzo floor and baseboard, rounded corners, and operable steel sash window with bronze hardware and travertine marble sill;
- the terrazzo floor and baseboard for the ground-floor north-south corridor and the metal-and-glass frame across the corridor; and,
- the cafeteria-auditorium in the basement, featuring a terrazzo floor in a checkerboard pattern, black mastic baseboard, circular posts with black mastic base trim, fixed glass block and operable clear glass windows, an operable steel sash window, and a short staircase in the room's southeast corner leading outdoors to the schoolyard.

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Toronto & Montreal: Underwriters Survey Bureau, 1927, revised to 1933. V. 2. Pl. 242.  
Hamilton Central Library.

## 9.0 Qualifications of Authors

Over a period of 14 years, Paul Dilse has collaborated with Peter Stewart and his staff at George Robb Architect on a number of projects involving heritage planning.

**Paul Dilse** has specialized in heritage planning and historical study since his graduation from the professional planning school at the University of Waterloo in 1979.

He has written official plan policies on heritage conservation for the former Municipality of Metropolitan Toronto and for the City of Cambridge (his related official plan background study, in which he delineated the boundaries of prospective heritage conservation districts, has remained a reference document there for three decades). In association with Peter Stewart, he has surveyed the entire rural and exurban municipality of the Town of Caledon to compile a comprehensive inventory of built heritage resources located on 1,643 properties. Also in collaboration with Mr. Stewart, he has assessed the cultural heritage value of two French Canadian Roman Catholic churches in rural Essex County. He successfully defended their designation under the *Ontario Heritage Act* at the Conservation Review Board. As well, he has documented the cultural heritage landscape of the David Dunlap Observatory in Richmond Hill, whose designation under the *Ontario Heritage Act* he defended at a Conservation Review Board hearing. He has also provided expert witness testimony at the Ontario Municipal Board, successfully defending the designation of the first heritage conservation district in the Town of Markham and contributing to the positive outcome in favour of retaining a complex of rare garden apartments in the Leaside neighbourhood of Toronto.

In addition to the Thornhill-Markham heritage conservation district, he has produced heritage conservation district plans for Old Port Credit Village in Mississauga (in association with Peter Stewart's team), the MacGregor/Albert neighbourhood in Waterloo, Lower Main Street South in Newmarket (with Mr. Stewart) and Werden's Plan neighbourhood in Whitby. His study of the George Street and Area neighbourhood in Cobourg led to its designation as a heritage conservation district – the fourth in the town. For Mr. Stewart's consulting team, he authored a report on the feasibility of establishing heritage conservation districts in downtown Brampton. Additionally with him, he has prepared conservation-based design guidelines for the historic commercial centres of Alliston, Beeton, Tottenham and Picton.

Since 2004 when municipalities in Central and Southwestern Ontario started requesting heritage impact assessments from him, he has written 56 such reports. Besides the heritage impact assessments, he has described and evaluated many other historic properties. With Peter Stewart and his staff, Paul Dilse has examined five properties for

the City of Hamilton – the Royal Connaught Hotel, Delta Collegiate Institute, Charlton Hall, Grace Anglican Church and Cathedral Boys' High School.

He has written text for commemorative plaques, including several for the Ontario Heritage Trust, and has planned an extensive program to interpret the history of the Freeport Sanatorium at the Grand River Hospital in Kitchener. His major work in 2011, a history of the Legislative Building in Queen's Park and a statement on its cultural heritage value, forms part of an historic structure report commissioned by the Legislative Assembly of Ontario.

Recent collaborations between Paul Dilse and Peter Stewart have included a strategic conservation plan for the Hamilton GO Centre Station (formerly, the Toronto, Hamilton & Buffalo Railway Station) and a report supporting the designation under the *Ontario Heritage Act* of Belfountain Conservation Area in Caledon.

Paul Dilse is qualified as a planner and historian by the Canadian Association of Heritage Professionals, of which he is a founding member.

**Peter Stewart** is a partner in the firm of George Robb Architect, established in 1952. In addition to professional accreditation as an architect since 1974, he is a member of the Canadian Association of Heritage Professionals (member of the Board from 2002 to 2006) and a member of the Architectural Conservancy of Ontario (member of the Board from 2006 to 2010).

The firm has had an ever-increasing involvement in conservation and adaptive reuse projects involving built heritage resources since its involvement in the restoration of the Duff-Baby House in Windsor for the Ontario Heritage Foundation (now Trust) in 1993. Other projects for the OHT have included exterior restoration of the Mather Walls House in Kenora, partial exterior restoration of the George Brown House in Toronto and the condition assessment for Fools' Paradise, the home and studio of artist Doris McCarthy. Other conservation projects have included the Eyer Homestead restoration and adaptive reuse for the Town of Richmond Hill (Parks and Recreation Ontario Innovation Award, 2011), exterior restoration of the former Lincoln County Courthouse for the City of St. Catharines in 2005 (Canadian Association of Heritage Professionals Building Award, 2005), the Leslie Log House restoration and adaptive reuse for the City of Mississauga (Mississauga Heritage Foundation Award, 2011) and several projects at the Todmorden Mills Museum and Arts Centre for the City of Toronto Culture Division. Other City of Toronto projects involving cultural heritage properties have been undertaken at Spadina House Museum, Montgomery's Inn Museum, CanStage Theatre on Berkeley Street and the Theatre Passe Muraille building.

Heritage conservation district plans, in association with Mr. Dilse, have included Old Port Credit Village in Mississauga (2004) and Lower Main Street South in Newmarket (2011). As a sub-consultant to Bousfield Planning, Mr. Stewart contributed to the team that updated the Churchville Heritage Conservation District Plan for the City of Brampton. In association with MHBC Planning, Mr. Stewart was involved in making heritage conservation district plans for Oil Springs in Lambton County (ACO and CAHP Planning Awards, 2011) Downtown Oakville and the Brooklin and College Hill neighbourhood in Guelph.

Also with MHBC Planning, he contributed to an analysis of the cottage community and its surroundings at Rondeau Provincial Park. The resulting assessment, *Rondeau - A Cultural Heritage Landscape*, received a planning award from the Canadian Association of Heritage Professionals in 2012.

As well as Peter Stewart's role in evaluating properties for designation by the City of Hamilton, he has advised the City on conservation projects at Ancaster Town Hall, West Flamborough Township Hall in Greensville, Dundurn Castle, the Chedoke estate and the garden walls of the Auchmar estate.

**Francine Antoniou** is a senior architect at George Robb Architect. In her 19 years of architectural practice, she has developed expertise in both heritage and sustainable construction.

Heritage restoration projects for George Robb Architect include the exterior restoration of the Mather Walls House in Kenora, foundation repair at Ancaster Town Hall in Hamilton, the front porch and vestibule restoration of Chappell House in Mississauga, the restoration and adaptive reuse of Leslie Log House also in Mississauga, basement repairs to Lambton House in Toronto and restoration work at Montgomery's Inn, Toronto.

For several reports, plans and presentations, she has taken as-found photographs, made camera-held reproductions of historic photographs, and laid out illustrations. In this regard, she has contributed to cultural heritage assessments in Hamilton, including for Delta Collegiate Institute, Charlton Hall, Hamilton GO Centre Station, Grace Anglican Church and Cathedral Boys' High School.

Ms Antoniou is a member of the Canadian Association of Heritage Professionals.

## Appendix A: Illustrations

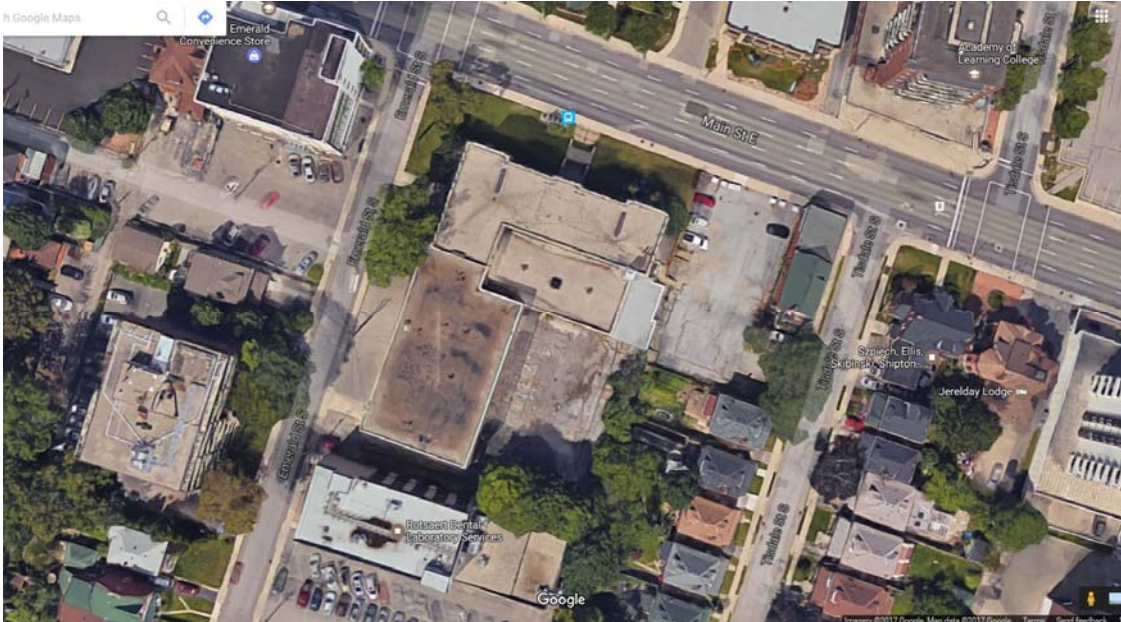


Fig. 1 The 2017 Google satellite image captures the former school at Main Street East and Emerald Street South in the Stinson neighbourhood.

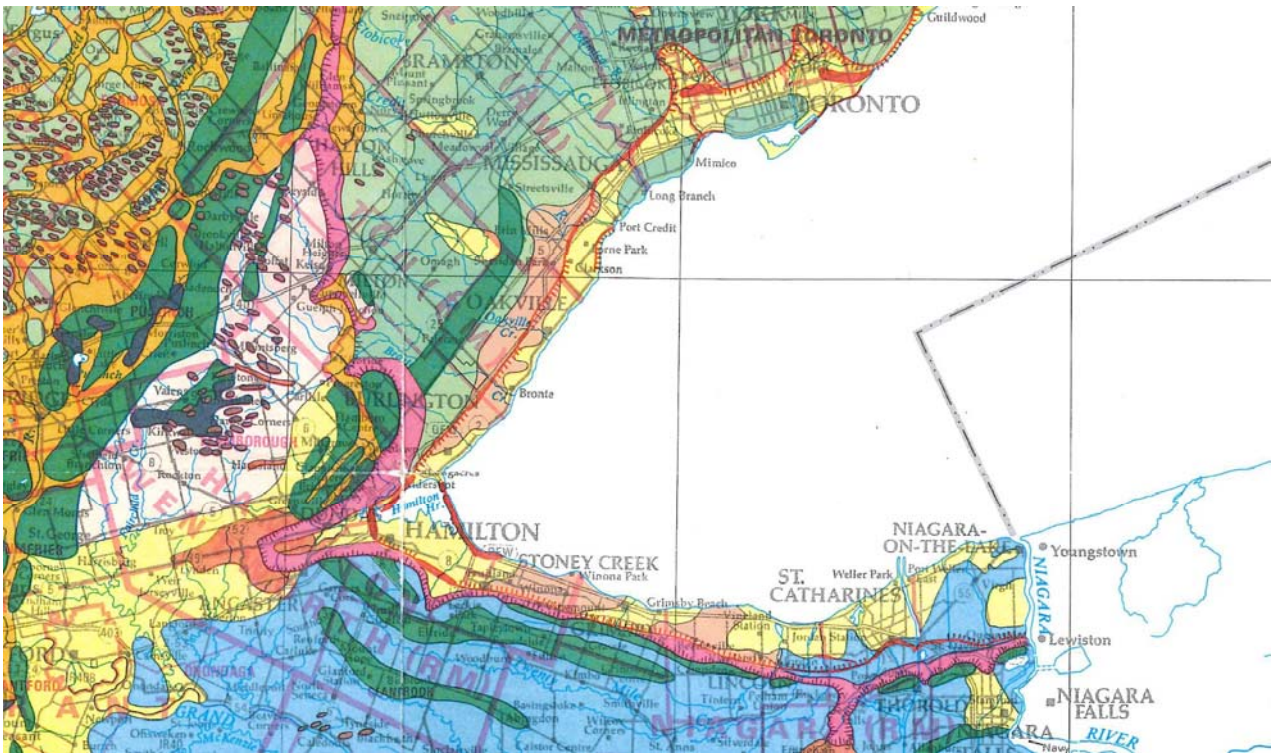
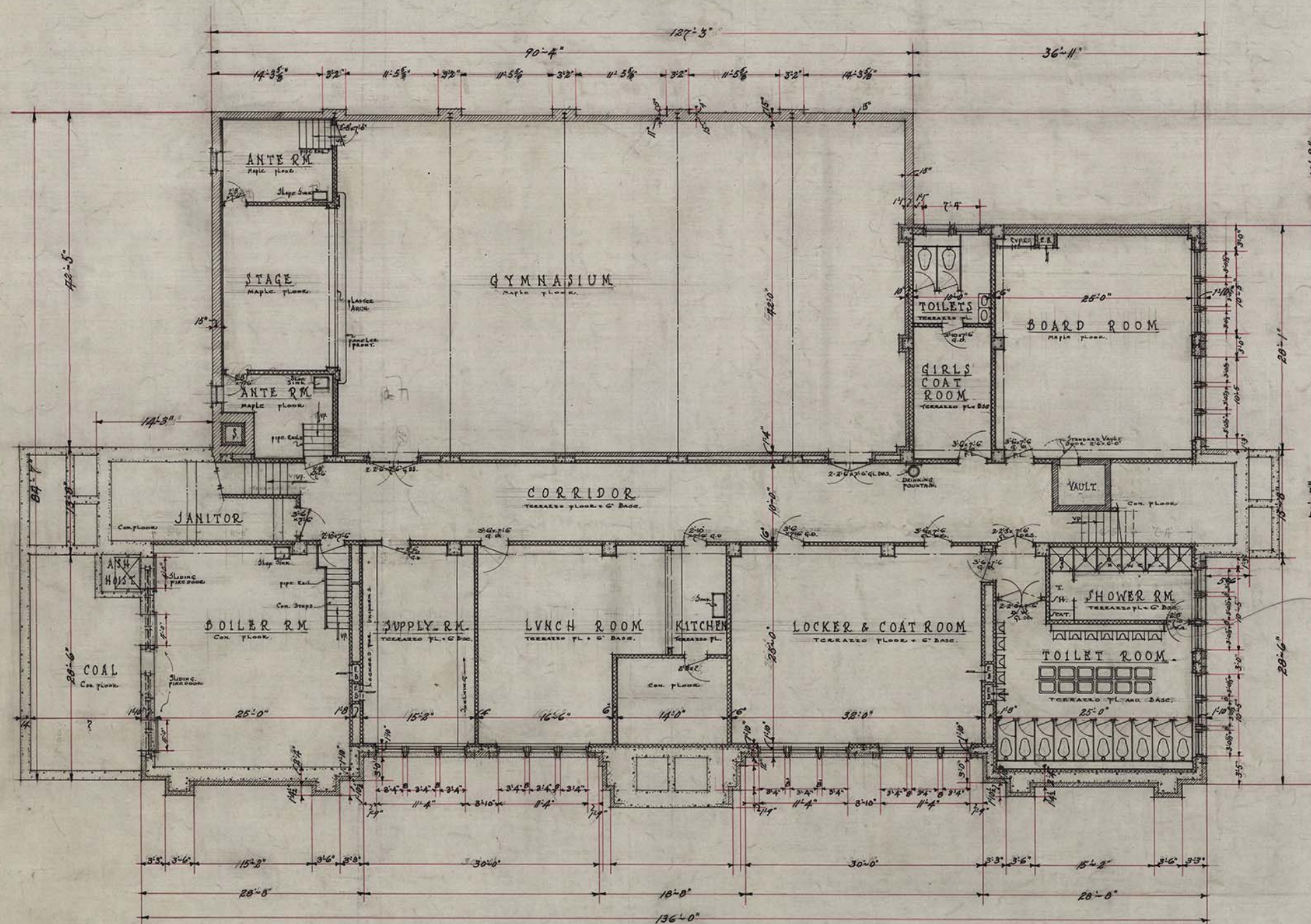


Fig. 2 Detail from Map P.2715 in L.J. Chapman's and D.F. Putnam's *Physiography of Southern Ontario* (Toronto: Ontario Ministry of Natural Resources, 1984). The narrow band hugging Lake Ontario represents the Iroquois Plain.



BASEMENT FLOOR PLAN

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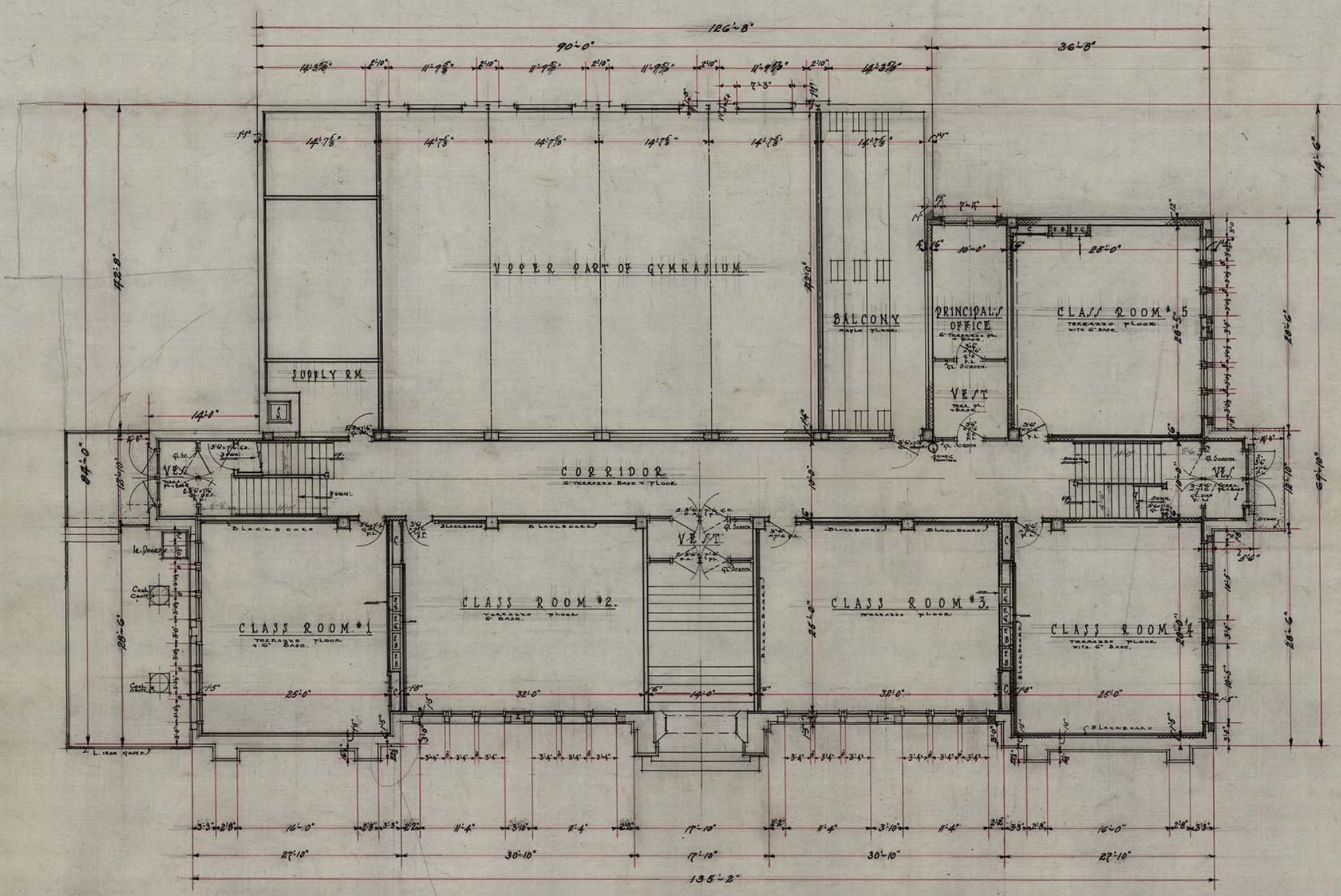
HUTTON AND SOVTER  
 ARCHITECTS HAMILTON ONT.

TITLE CATHOLIC HIGH SCHOOL  
 COR. EMERALD AND MAIN STREETS  
 FOR THE SEPARATE SCHOOL  
 BOARD OF HAMILTON

DRAWN BY A.S.H. DATE 28/10  
 TRACED BY A.S.H. DATE  
 APPROVED BY DATE MAR - 28 NO 1

Fig. 3 to 10 Hutton and Souter, "Catholic High School, Cor. Emerald and Main Streets," Mar./Apr. 1928, Archives of Ontario, C 12-1-0-676.1, Container L-1203, Barcode B867663.

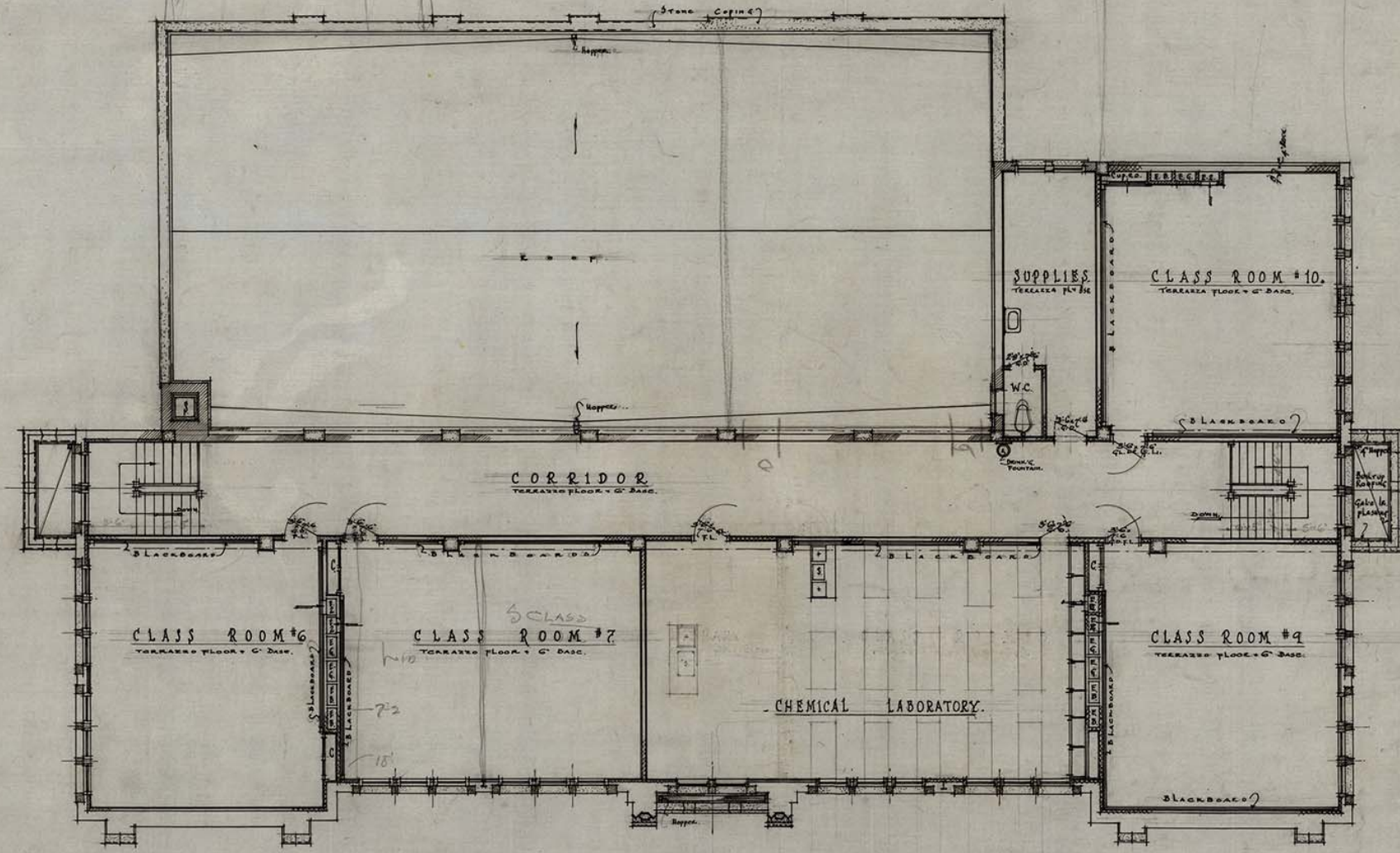




GROUND FLOOR PLAN.  
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APPROVED BY	DATE

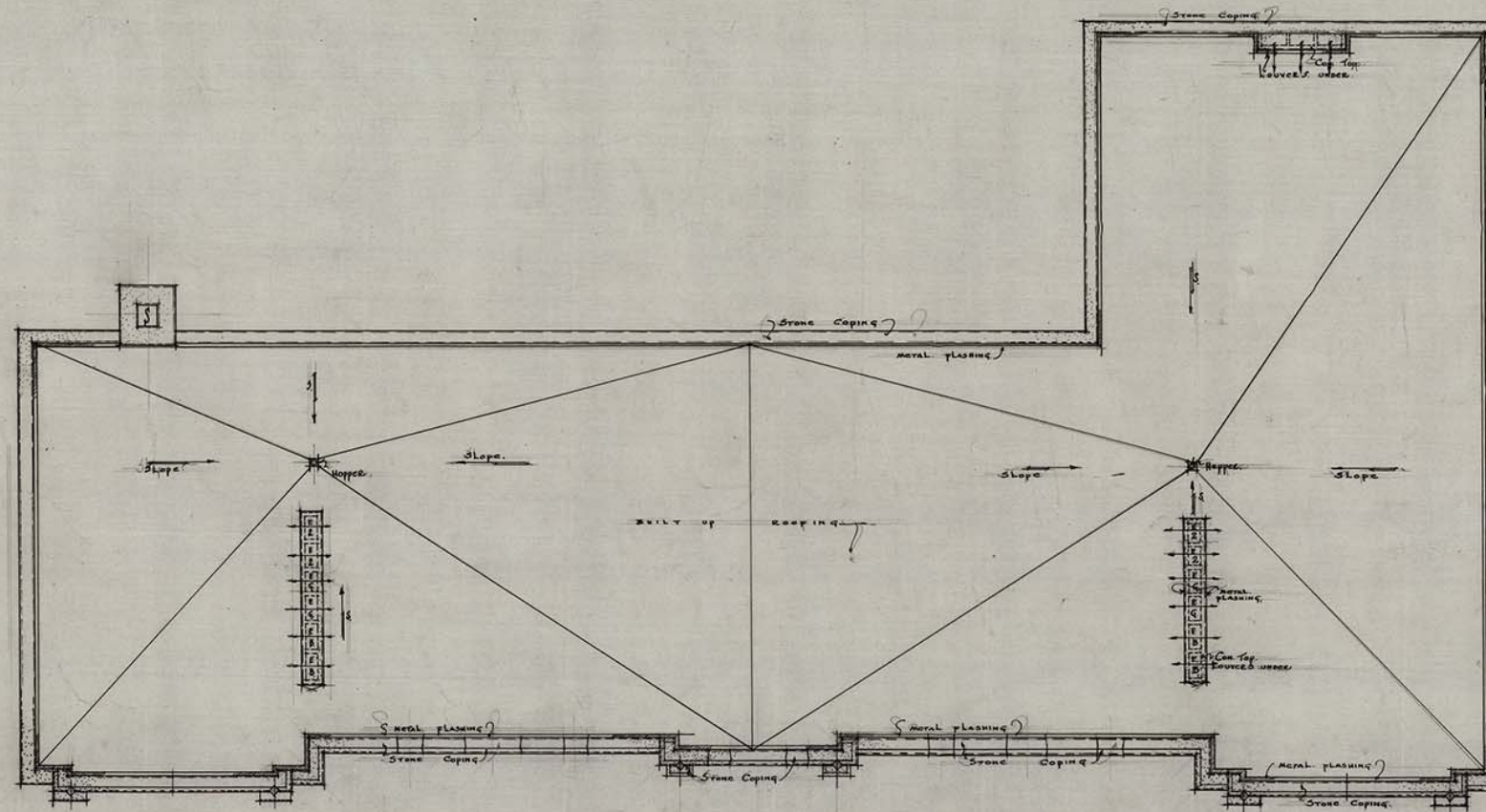
Fig. 4  
 33



SECOND FLOOR PLAN  
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APPROVED BY DATE MAR-28	

Fig. 5  
34

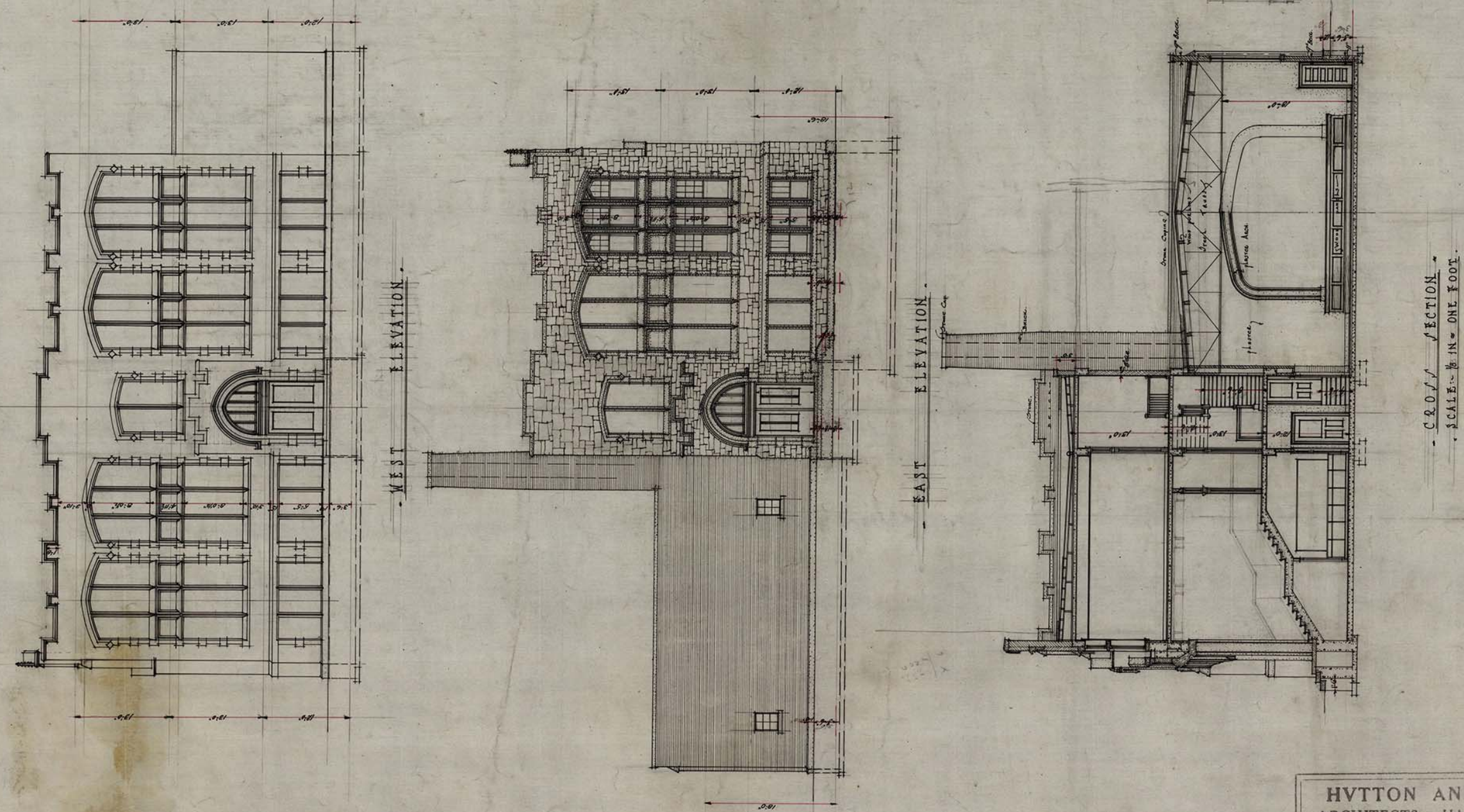


ROOF PLAN

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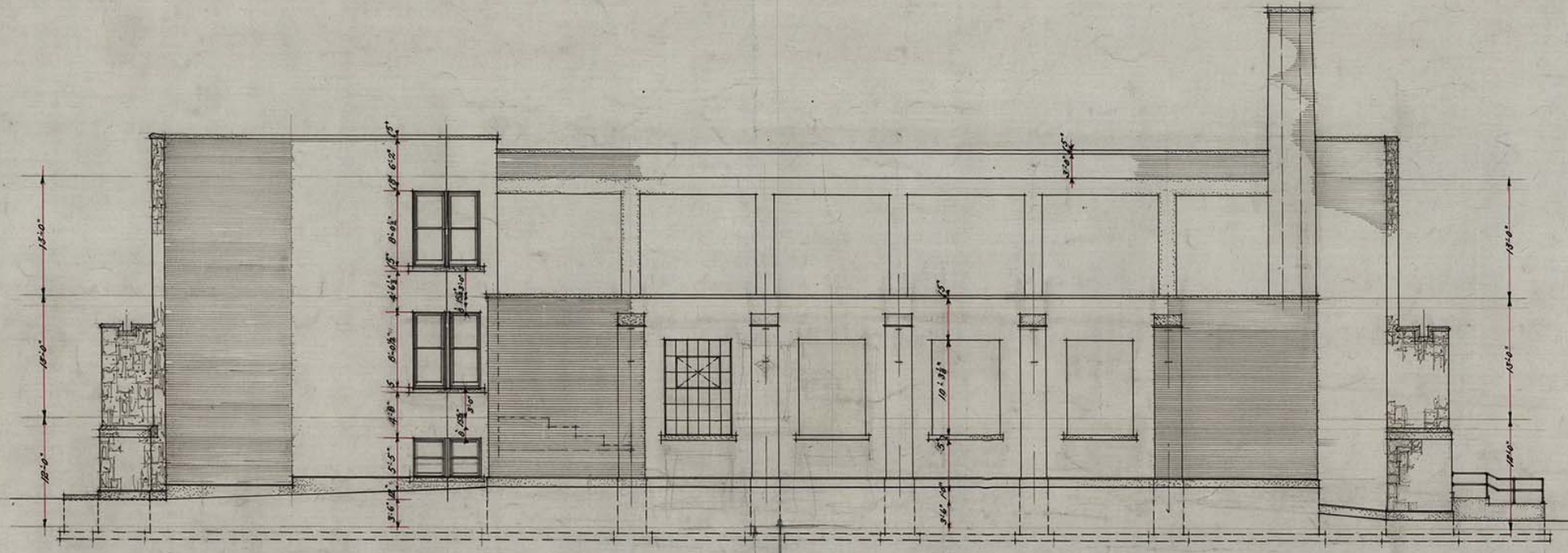
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APPROVED BY DATE MAR-1928	NO. 4

Fig. 6  
35

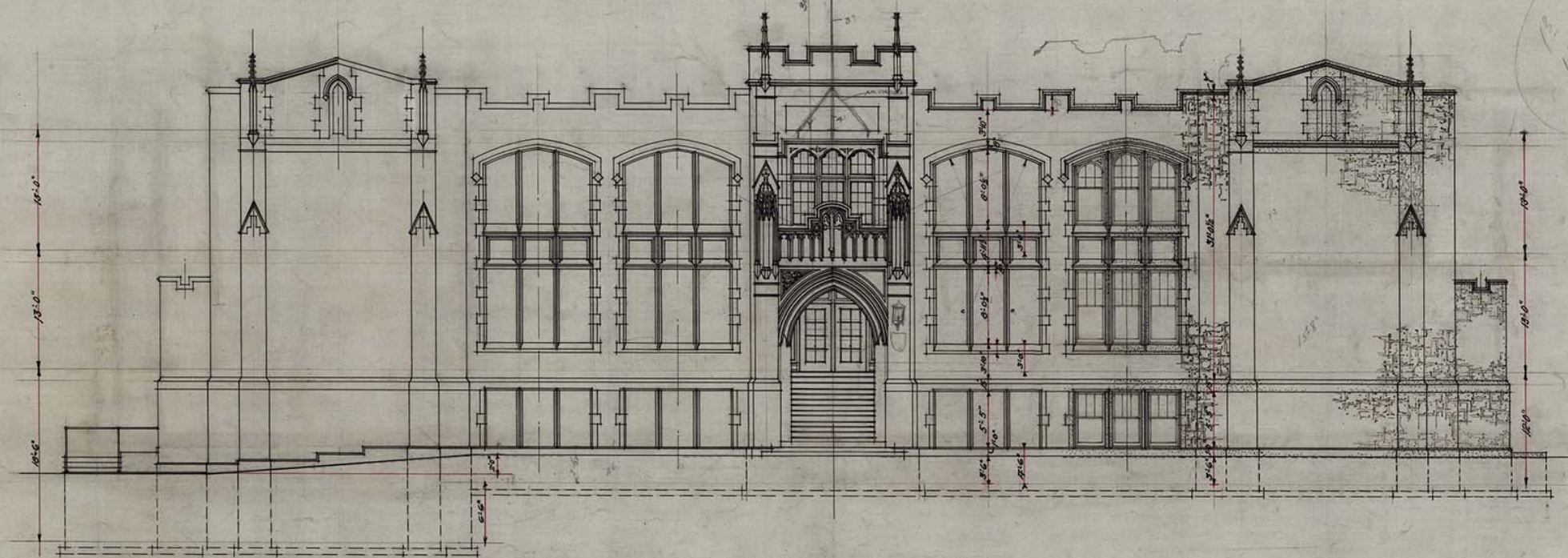


HUTTON AND SOVTER  
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COR. EMERALD AND MAIN STS.  
FOR: THE SEPARATE SCHOOL  
BOARD OF HAMILTON.  
DRAWN BY: A. D. H. DATE: 28/10  
TRACED BY: A. D. H. DATE:  
APPROVED BY: C. J. H. DATE: MAR. 28. NO. 5.

Fig. 7  
36



SOUTH ELEVATION

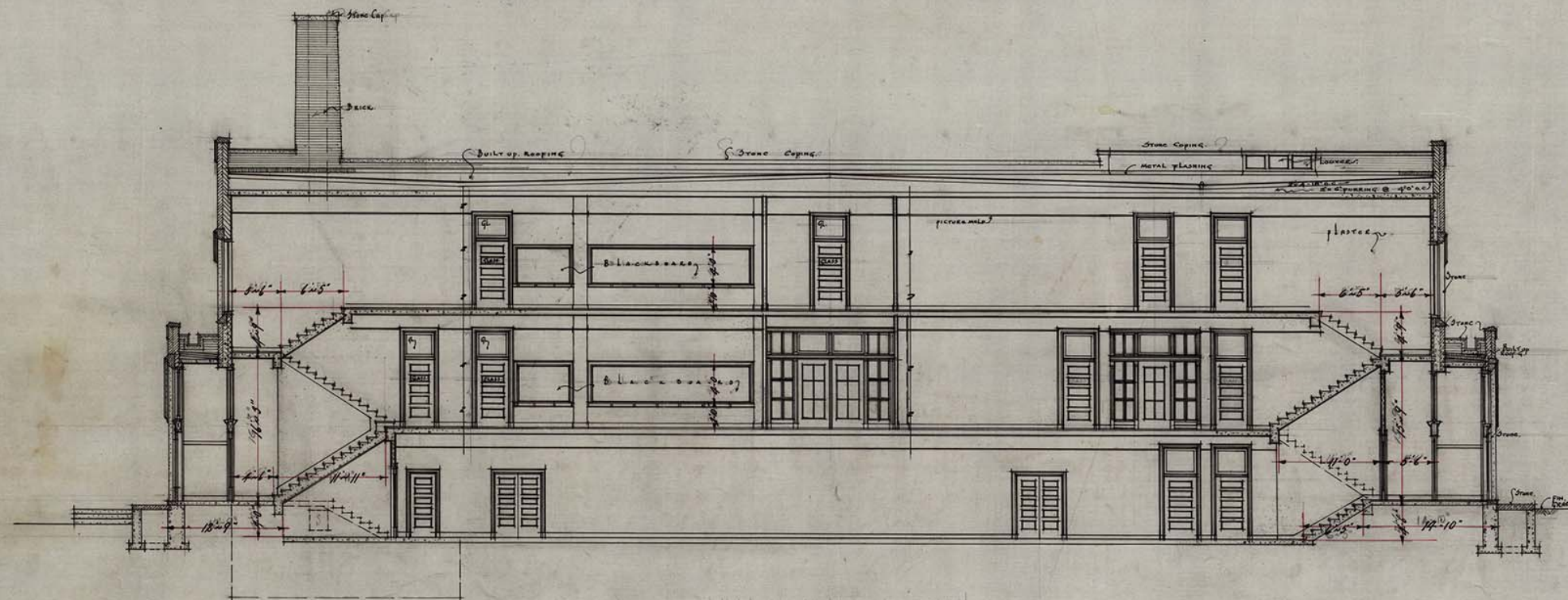


NORTH ELEVATION

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APPROVED BY DATE MAR. 1928	

Fig. 8  
37



LONGITUDINAL SECTION  
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HUTTON AND SOVTER  
ARCHITECTS HAMILTON ONT.

TITLE - CATHOLIC HIGH SCHOOL  
COR. EMERALD AND MAIN STREETS  
FOR THE SEPARATE SCHOOL  
BOARD OF HAMILTON

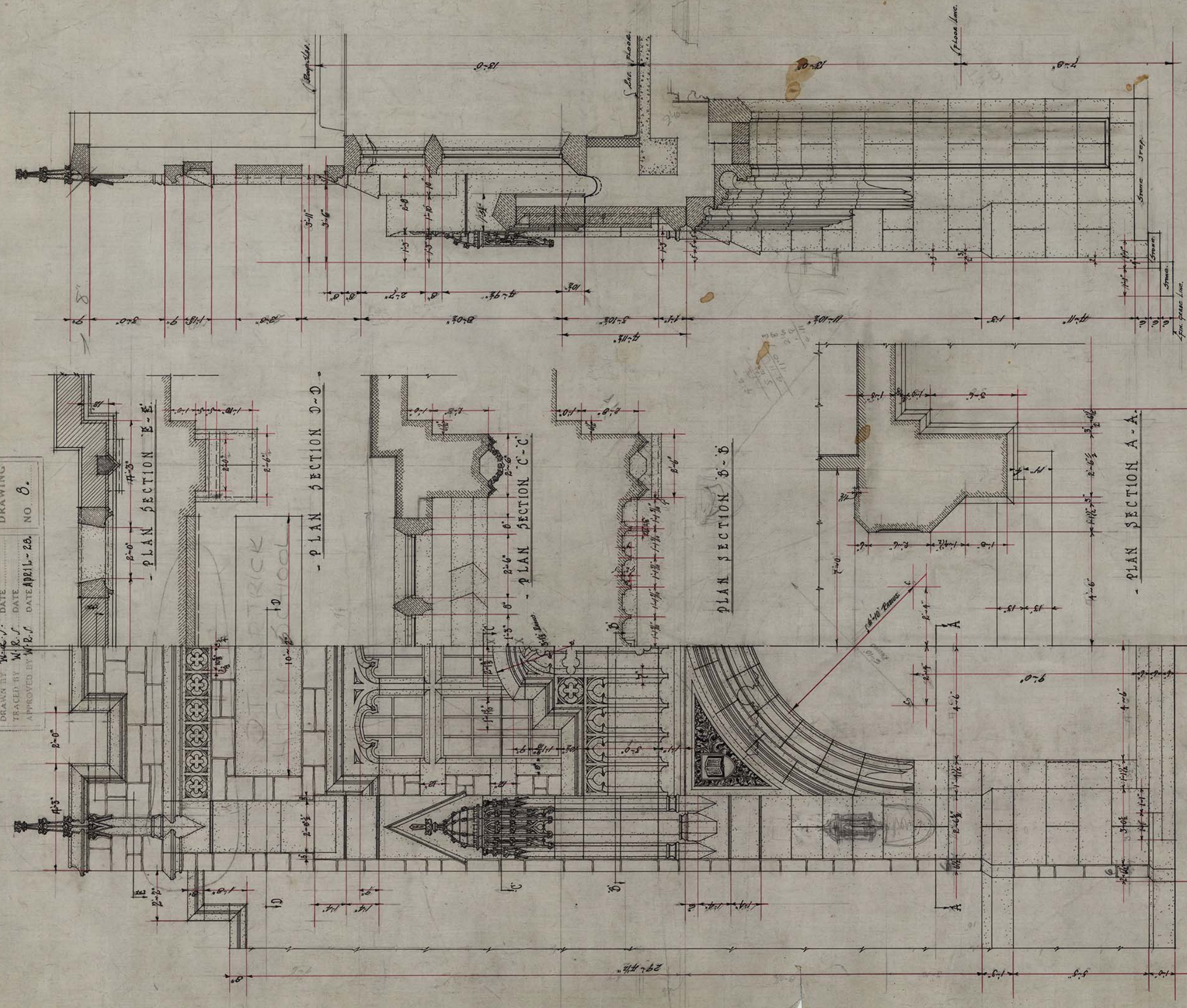
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TRACED BY *C.H.* DATE \_\_\_\_\_ NO. *7*  
APPROVED BY *C.H.* DATE *MAR 28*

Fig. 9  
38

HUTTON AND SOYLER  
ARCHITECTS HAMILTON, ONT.

TITLE: CATHOLIC HIGH SCHOOL  
COR. EMERALD AND MAIN STREETS  
FOR THE SEPARATE SCHOOL  
BOARD OF HAMILTON.

DRAWN BY: M.R.S. DATE: \_\_\_\_\_  
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APPROVED BY: M.R.S. DATE: APRIL - 20. NO. 8.



SECTION

HALF ELEVATION  
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Fig. 10  
39

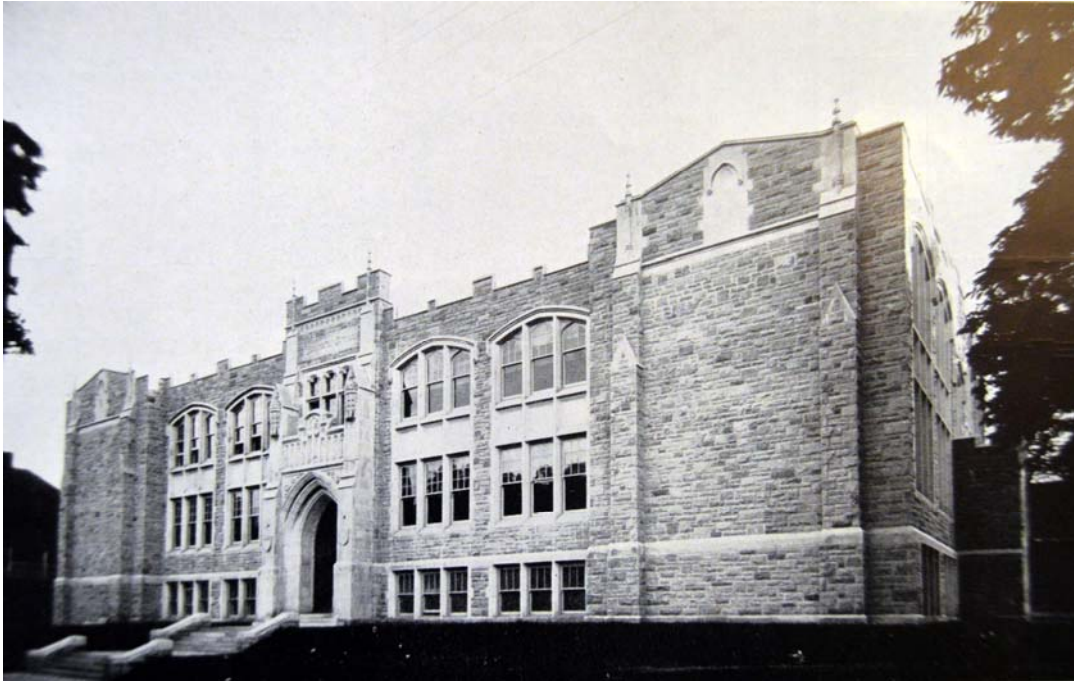


Fig. 11 Corner view of front facade and west elevation in 1929, reproduced from "The Cathedral Separate School, Hamilton, Ontario," *The Journal of the Royal Architectural Institute of Canada* V. 6 N. 7 (July 1929), p. 269.



Fig. 12 Detail of front facade in 1929, *op. cit.*, p. 271. Note the stone steps out front.



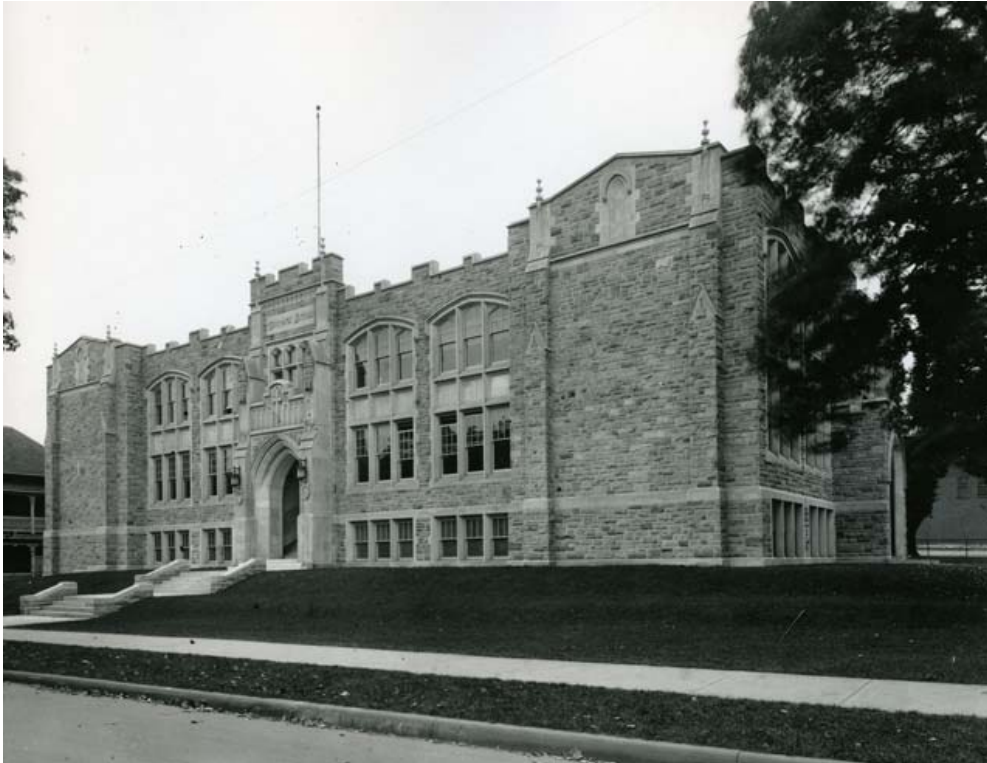


Fig. 13 Superior Engravers, Corner view of front facade and west elevation in 192?, PreView Database, Hamilton Public Library.

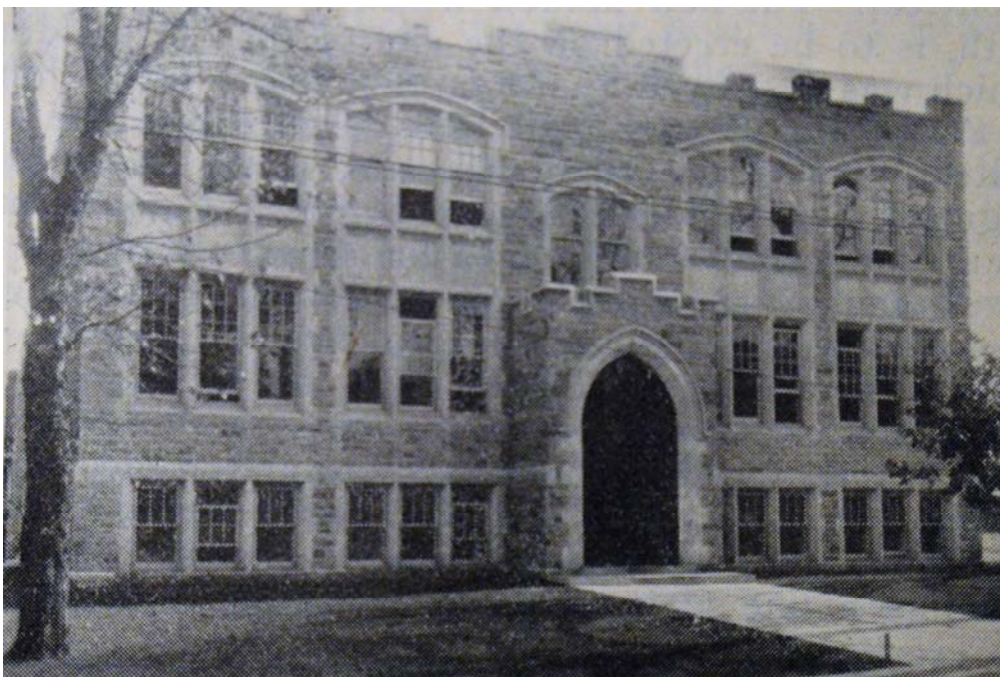


Fig. 14 West facade in 1928, reproduced from "Imposing Stone School in Hamilton," *Contract Record and Engineering Review* V. 42 N. 46 (14 Nov. 1928), p. 1189.

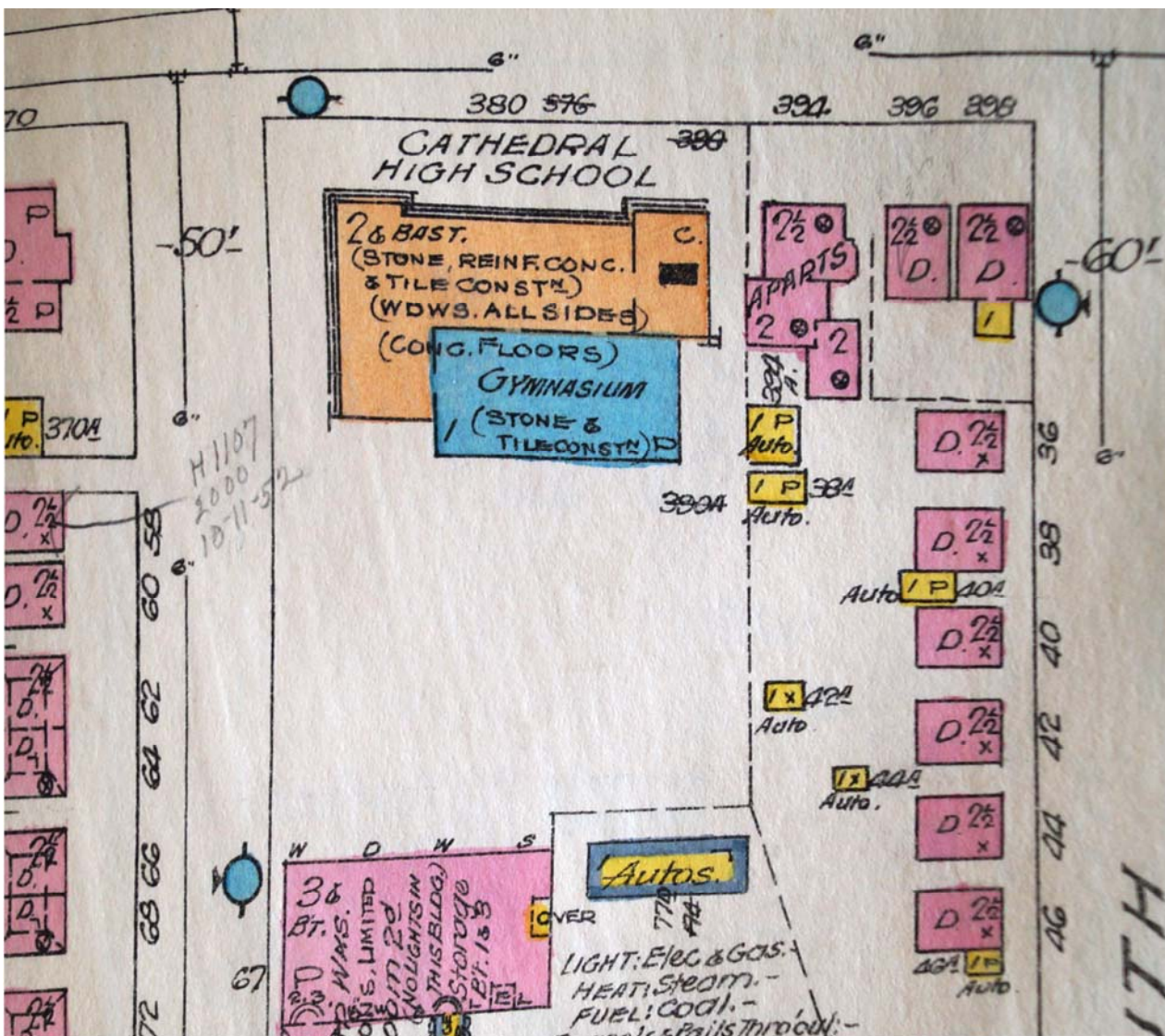


Fig. 15 Underwriters Survey Bureau Ltd., "Insurance Plan of the City of Hamilton, Ontario" (Toronto & Montreal: Underwriters Survey Bureau, 1927, revised to 1933) V. 2, Pl. 242, Hamilton Central Library.



Fig. 16 Emerald Street South (west) facade of Memorial Wing in 1951

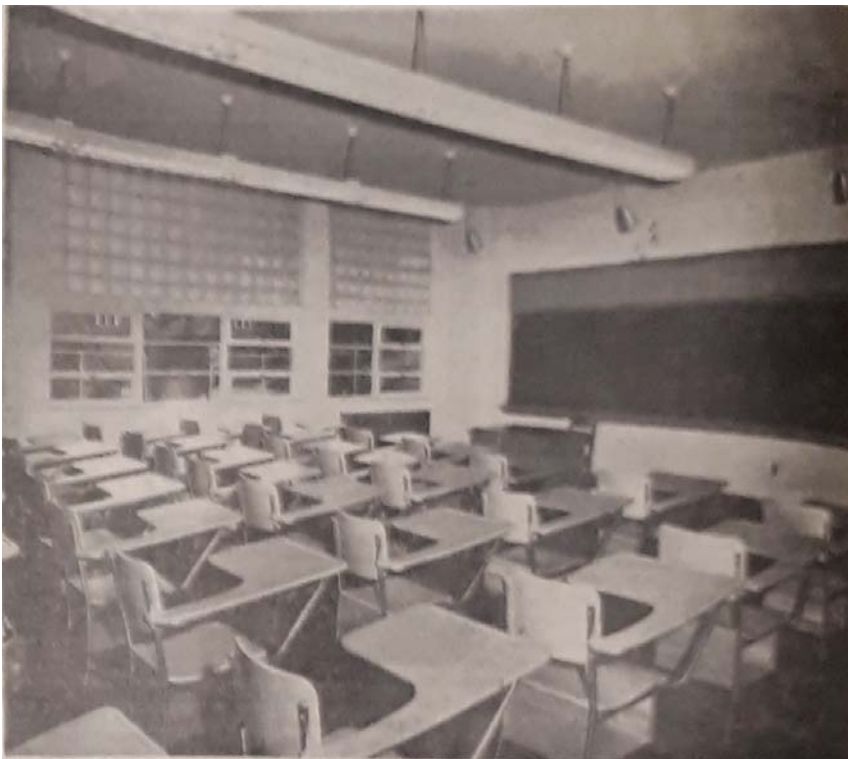


Fig. 17 Typical classroom in Memorial Wing, 1951

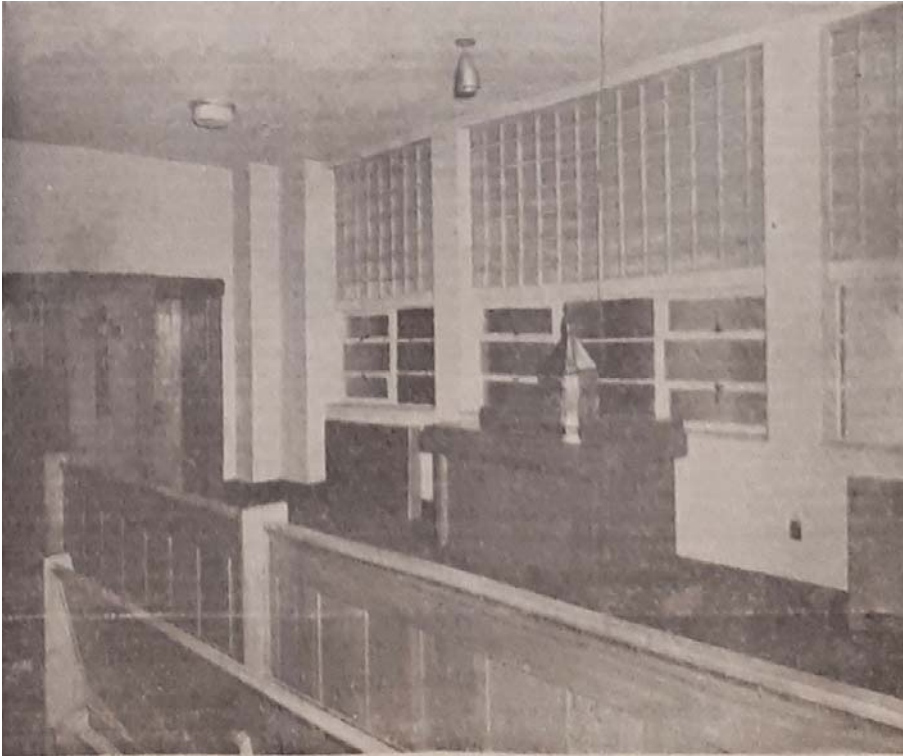


Fig. 18 Chapel in Memorial Wing, 1951

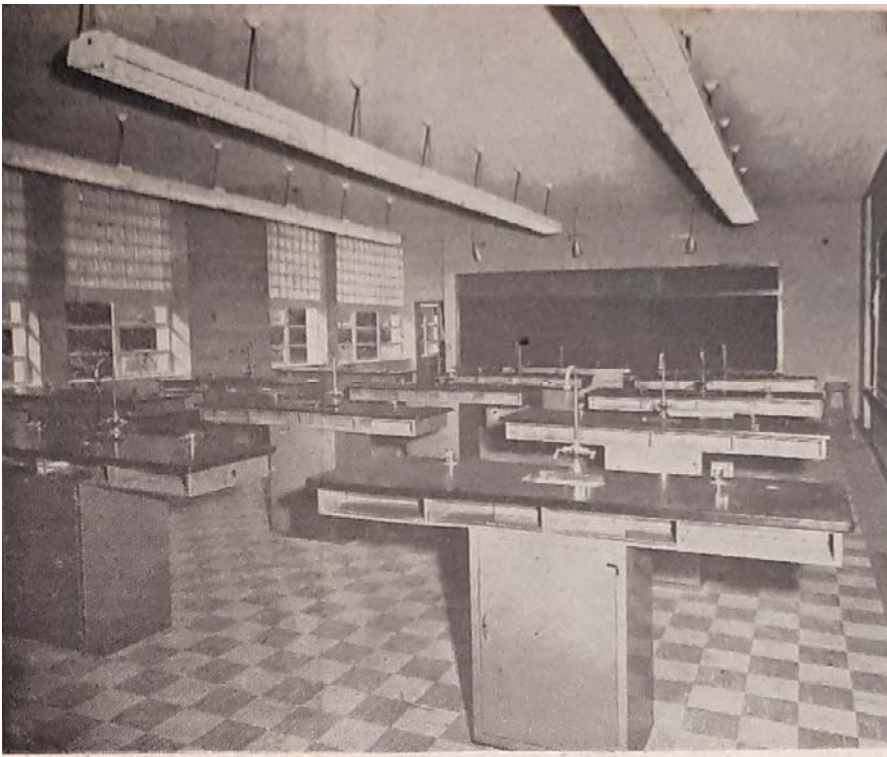


Fig. 19 Science lab in Memorial Wing, 1951



Fig. 20 Site plan, showing present-day layout of school on its lot



Fig. 21 Front facade of 1928 building as seen from north side of Main Street East



Fig. 22 Another view of front facade



Fig. 23 Front facade as seen from Emerald Street South



Fig. 24 "Memorial Public School, Hamilton, Ontario" (Niagara Falls, Ont.: F.H. Leslie Ltd., n.d.), [www.hamiltonpostcards.com/pages/schools.html](http://www.hamiltonpostcards.com/pages/schools.html).



Fig. 25 Hutton & Souter, "Delta Collegiate," photograph of front facade, n.d., Archives of Ontario, C 12-2-0-1, Container B-868, Barcode B230391.





Fig. 26 Front entrance bay



Fig. 27 Another view of entrance bay



Fig. 28 Front entrance terrace



Fig. 29 Front entrance portal



Fig. 30 Close-up view of portal, looking inside entry porch



Fig. 31 Triangular stone panel (spandrel) shouldering portal's pointed arch and carved with the "lamp of learning" and foliage



Fig. 32 Wrought-iron gate across portal



Fig. 33 Cast-iron lamp mounted on buttress framing portal, with carved crest below



Fig. 34 Another view of lamp and crest



Fig. 35 View as seen inside the entry porch, looking up the marble staircase to the doorway into the school's front vestibule



Fig. 36 Detail of marble staircase and wainscoting (dado)



Fig. 37 Entry porch's plaster ceiling relief in a pattern of grape vines and Tudor roses



Fig. 38 Entry's porch lamp hanging from vaulted ceiling. Note how pointed arches have been incorporated into the cast-iron lamp.



Fig. 39 Cast-iron door handle and escutcheon on stained oak and glazed doorway into vestibule. Note pointed arch in the design of the escutcheon.





Fig. 40 Front entrance bay above portal



Fig. 41 Detail of entablature over portal, depicting the Christian cross as a botonée or cathedral cross



Fig. 42 Elaborately carved gablet on buttress



Fig. 43 Another view of gablet



Fig. 44 Name plaque embossed with the words, "Cathedral School"



Fig. 45 Windowed bays to either side of the entrance bay. Note this view shows the bays east of the entrance bay.



Fig. 46 A variety of bosses at the end of hood-moulds over the uppermost windows. Note the boss in the shape of a Tudor rose on the left.



Fig. 47 Yet another boss

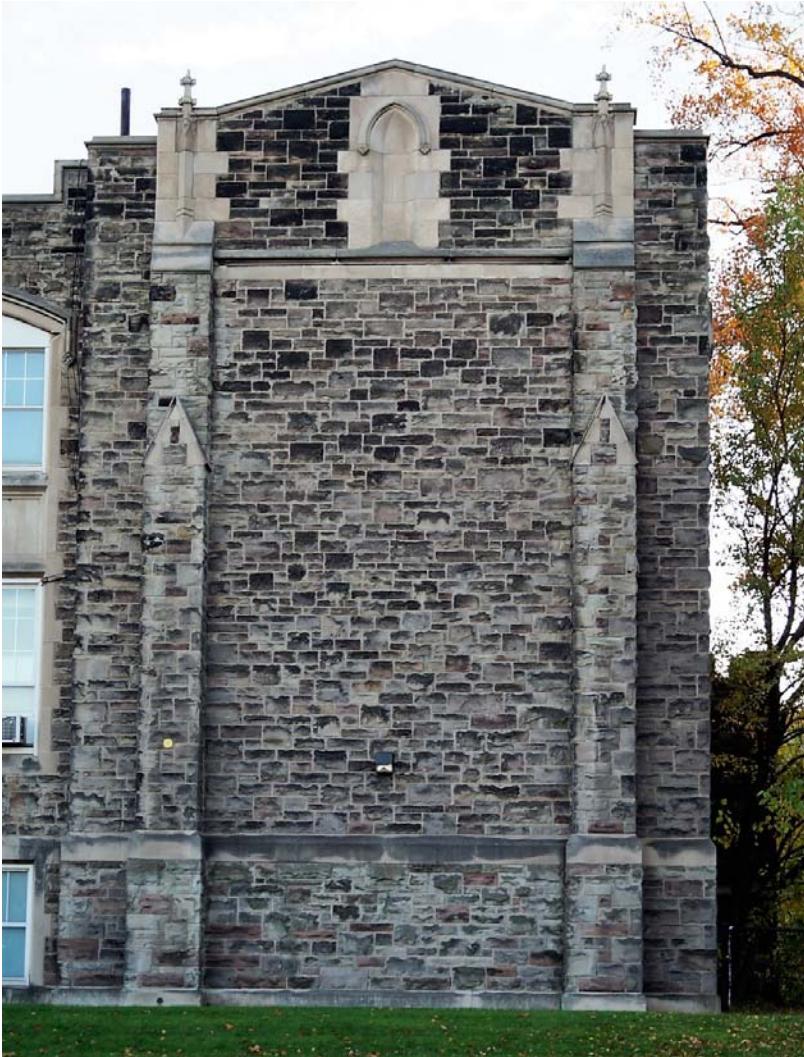


Fig. 48 Western end bay on front facade



Fig. 49 Gablet on buttress and cap of buttress



Fig. 50 Buttress cap rising to a finial



Fig. 51 Eastern view of school, showing from left to right: brick-clad wing from 1951, one-storey frame addition, re-clad chimney stack and three bays in the 1928 building



Fig. 52 East facade of 1928 building





Fig. 53 East entrance bay



Fig. 54 East entrance vestibule



Fig. 55 East entrance vestibule, showing how it projects from the east facade



Fig. 56 Pair of windows in east entrance bay



Fig. 57 Triple basement window in east facade



Fig. 58 Tripartite upper-floor windows in east facade



Fig. 59 Detail from upper-floor windows, showing hood-moulds that terminate in either a Tudor rose in full bloom or a rose in bud



Fig. 60 East facade battlements



Fig. 61 South elevation of 1928 building, with corner of 1951 wing on the left and one-storey addition on the right



Fig. 62 East or rear elevation of 1951 wing



Fig. 63 Another view of the east elevation of 1951 wing



Fig. 64 West facades of 1928 building and 1951 wing facing Emerald Street South



Fig. 65 West facade of 1928 building



Fig. 66 West entrance vestibule



Fig. 67 Pair of windows in west entrance bay



Fig. 68 Triple basement window in west facade





Fig. 69 Upper-floor windows in west facade



Fig. 70 Detail showing where stone-clad west facade meets wing's brick-clad west facade



Fig. 71 1951 west facade bay of windows grouped as three per floor



Fig. 72 1951 west facade entrance bay



Fig. 73 Entrance into wing



Fig. 74 Wall-mounted lamp at wing's entrance



Fig. 75 South or rear elevation of 1951 wing. Note how the front doorway's stone embrasure wraps around the corner to the south elevation and how the stone cornice also does the same.

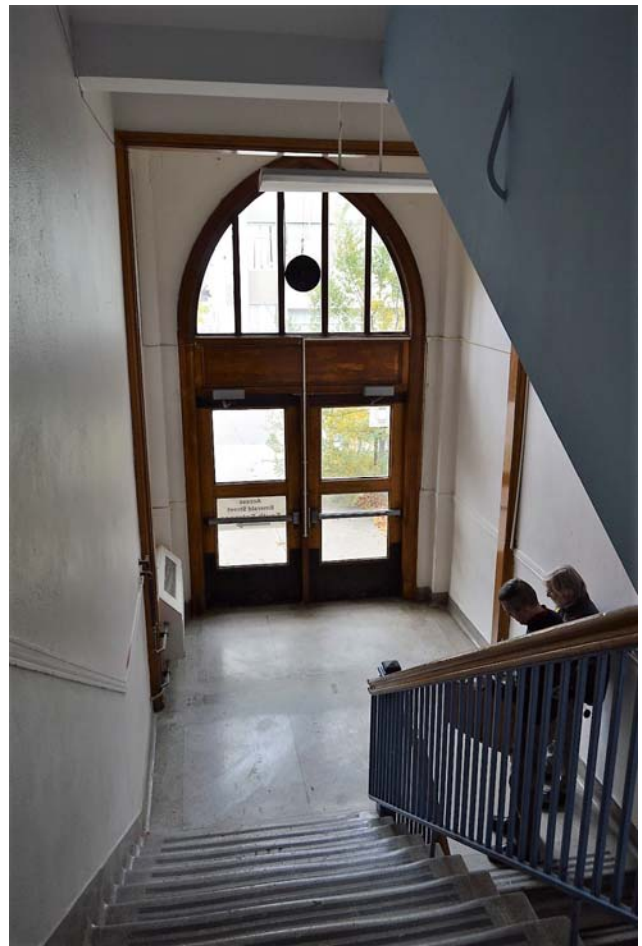


Fig. 76 West entrance vestibule and stairwell, looking west to outdoors



Fig. 77 West entrance staircase immediately past west entrance vestibule, looking up to the ground floor and down to the basement. Note the metal newel post, metal balusters, wood handrail and terrazzo risers and treads – all dating to the 1928 construction.



Fig. 78 Another view of the west entrance staircase



Fig. 79 Place on ground floor where the east-west corridor meets the north-south corridor. Note fire separation partition and fire doors to the left of the frame, door to the administration office, wood-framed transom light over the north-south corridor opening, and terrazzo floor in a checkerboard pattern.



Fig. 80 Transom light over north-south corridor opening



Fig. 81 Doorway to administration office (Room 213)



Fig. 82 Channelled plywood wainscoting in administration office



Fig. 83 Another view of administration office, illuminated by windows in the front facade





Fig. 84 Doorway to room adjoining administration office



Fig. 85 Room adjoining administration office



Fig. 86 Front entrance vestibule with fire separation partition on left of frame. Note holes in floor where the vestibule doors once stood.



Fig. 87 East-west ground-floor corridor, looking east from front entrance vestibule to fire separation partition and fire doors



Fig. 88 Doorway to Room 214 on ground floor



Fig. 89 Doorway to Room 215

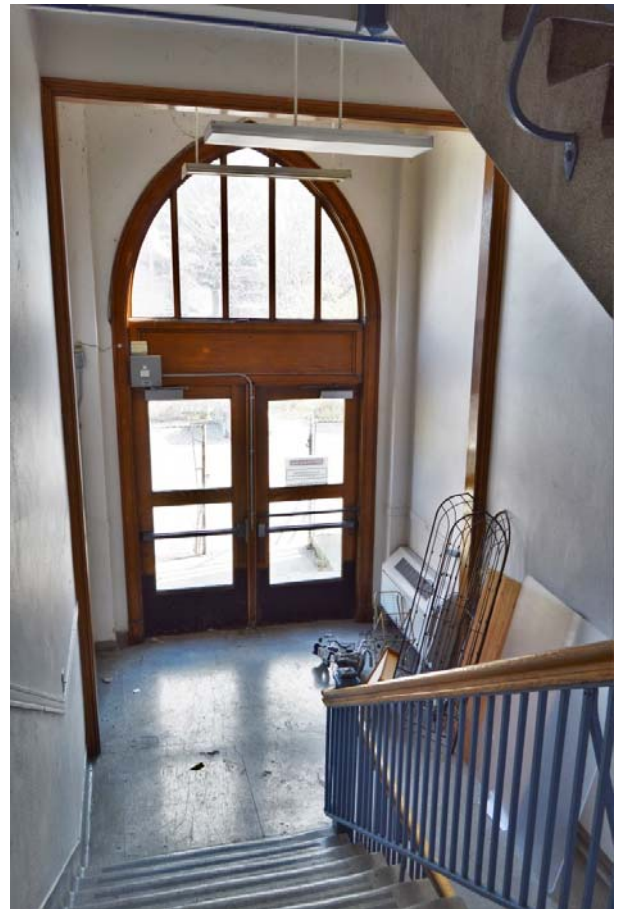


Fig. 90 East entrance vestibule



Fig. 91 East entrance stairwell and staircase

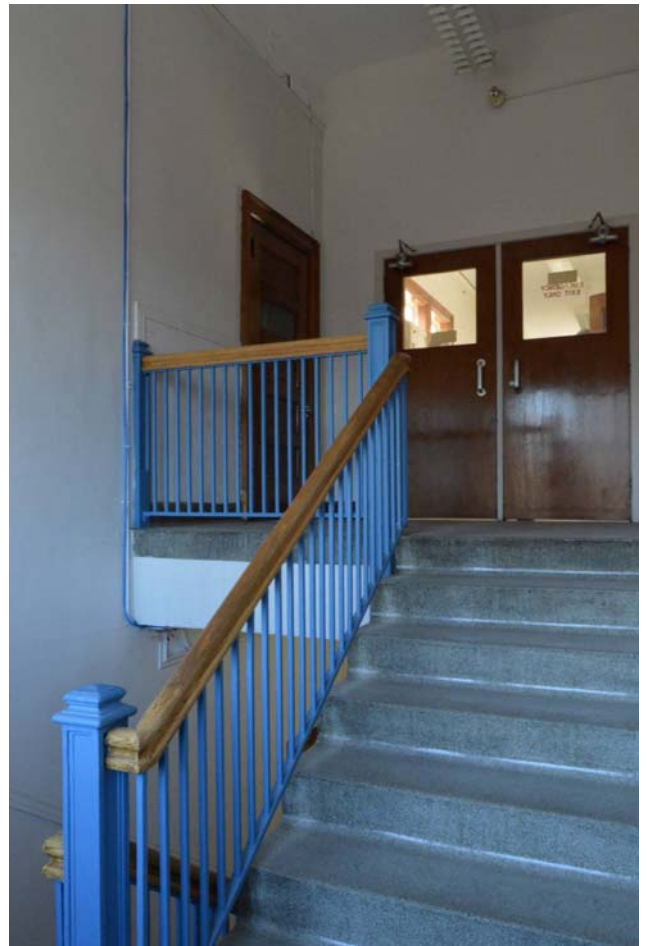


Fig. 92 East staircase, looking up to the upper-floor corridor



Fig. 93 East stairwell windows with original oak ledge and wood sash

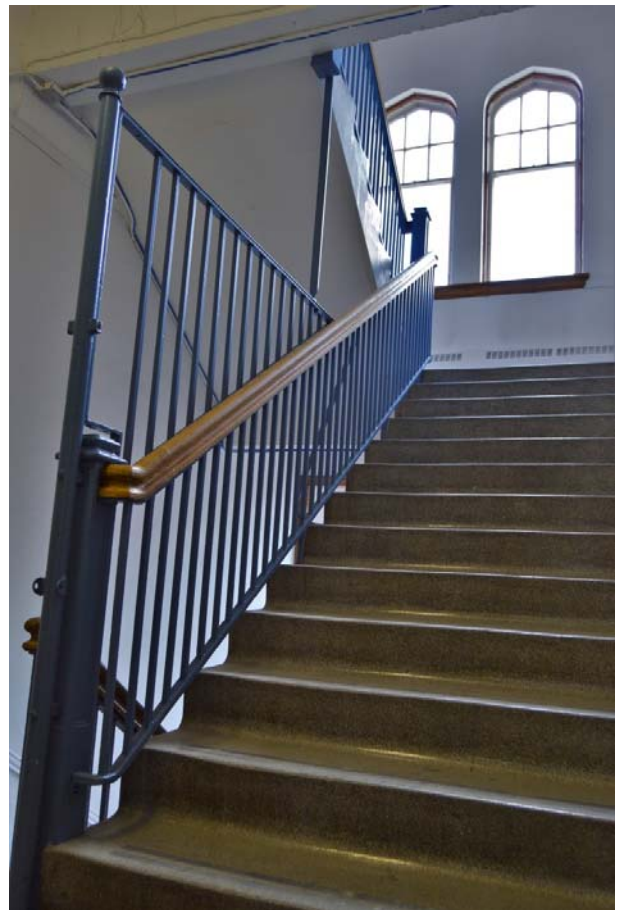


Fig. 94 West staircase, rising up to landing illuminated by stairwell windows identical to those on the east



Fig. 95 East-west corridor on upper floor, looking east. Note south wall of corridor (on the right of the frame) is directly beside the external south wall.



Fig. 96 Plain terrazzo floor (grey field with darker border) and oak doorways on upper floor



Fig. 97 South-facing window pair on upper-floor corridor



Fig. 98 Detail of oak surrounds for south-facing window pair





Fig. 99 Room 26 on upper floor



Fig. 100 Another view of Room 26



Fig. 101 Room 26 terrazzo floor marred with holes



Fig. 102 Room 26 blackboard/tack board, built-in cabinet, door and chair rail



Fig. 103 Room 26 detail of grey terrazzo floor, brownish terrazzo border and baseboard, built-in oak cabinet, oak chair rail and oak door casing



Fig. 104 Room 26 oak chalk ledge

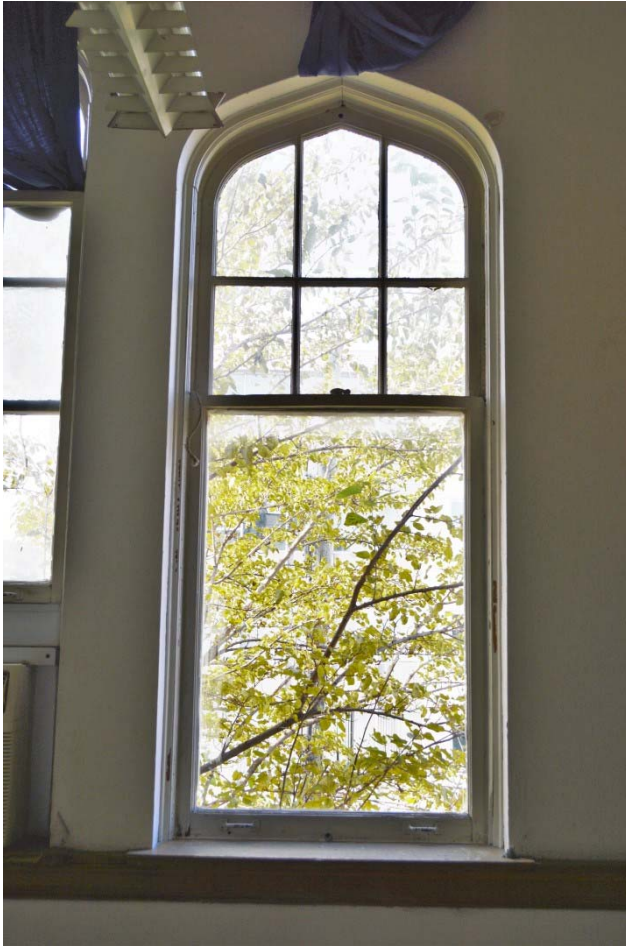


Fig. 105 Original wood window sash in Room 26

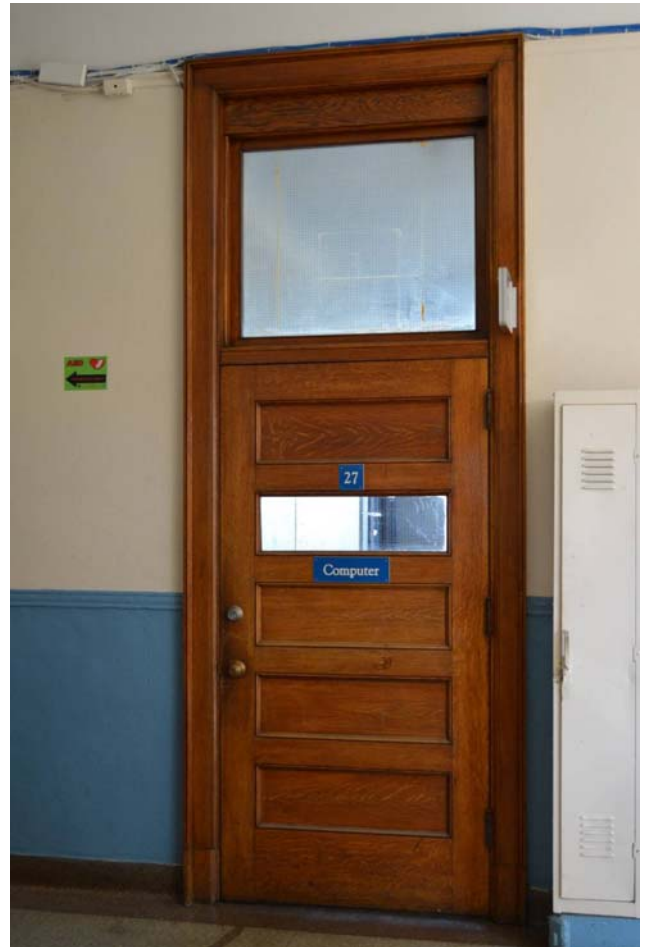


Fig. 106 Room 27 corridor doorway



Fig. 107 Room 27



Fig. 108 Room 28



Fig. 109 Another view of Room 28



Fig. 110 Room 28 tripartite windows. Note that the sash on the left is original and the sash on the right is a replacement.



Fig. 111 Room 28 tripartite window in front facade entrance bay



Fig. 112 Another view of Room 28



Fig. 113 Narrow Room 29 with oak cabinets along one wall



Fig. 114 Detail of Room 29 cabinets





Fig. 115 Room 30



Fig. 116 Room 25 on south side of east-west corridor

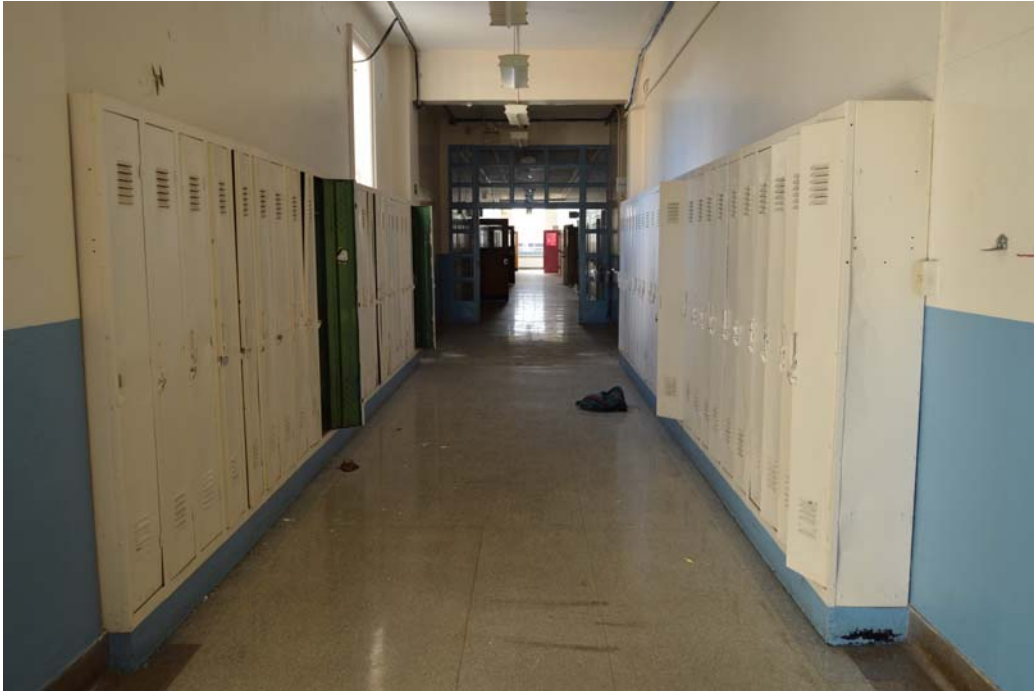


Fig. 117 North-south corridor on upper floor, looking south to 1951 wing



Fig. 118 East-west corridor in basement, looking east. Note grey terrazzo floor with darker terrazzo border.



Fig. 119 Room 108 corridor door in basement



Fig. 120 Room 111 corridor door



Fig. 121 Room 102 (gymnasium) corridor doors



Fig. 122 Inside gymnasium doors.  
Note how the double doors are deep set.



Fig. 123 Gymnasium, looking east toward altered stage. Note the industrial window sash.



Fig. 124 Proscenium arch



Fig. 125 Another view of the arch



Fig. 126 Detail of arch



Fig. 127 Gymnasium, looking west. Note ceiling trusses.



Fig. 128 Gymnasium ceiling trusses



Fig. 129 Basement stairs, looking up to east vestibule entrance

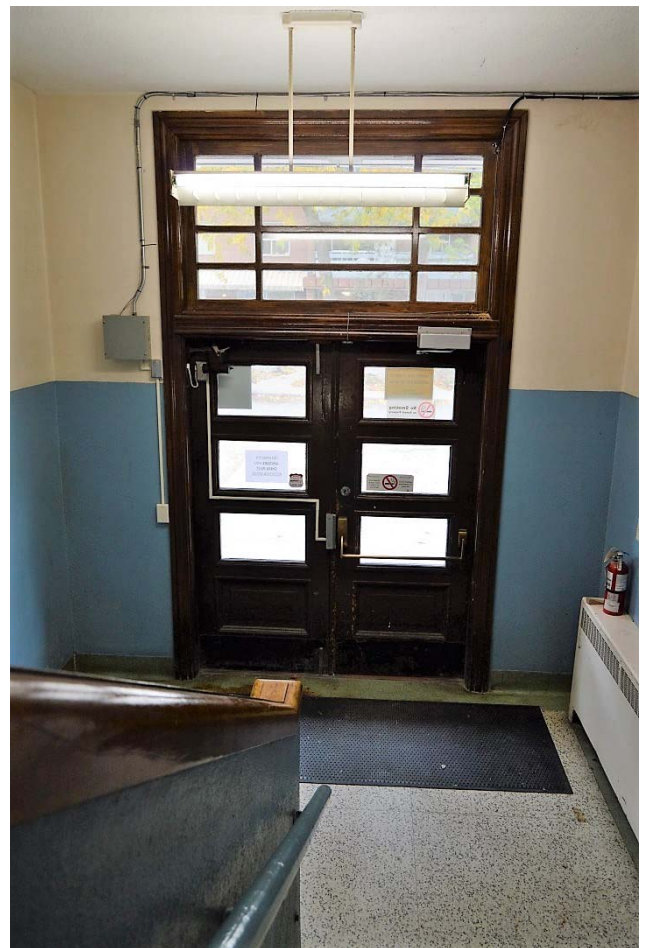


Fig. 130 Inside wing's entrance in wing's southwest corner





Fig. 131 Stairwell inside entry to wing, looking up to the ground floor and down to the basement

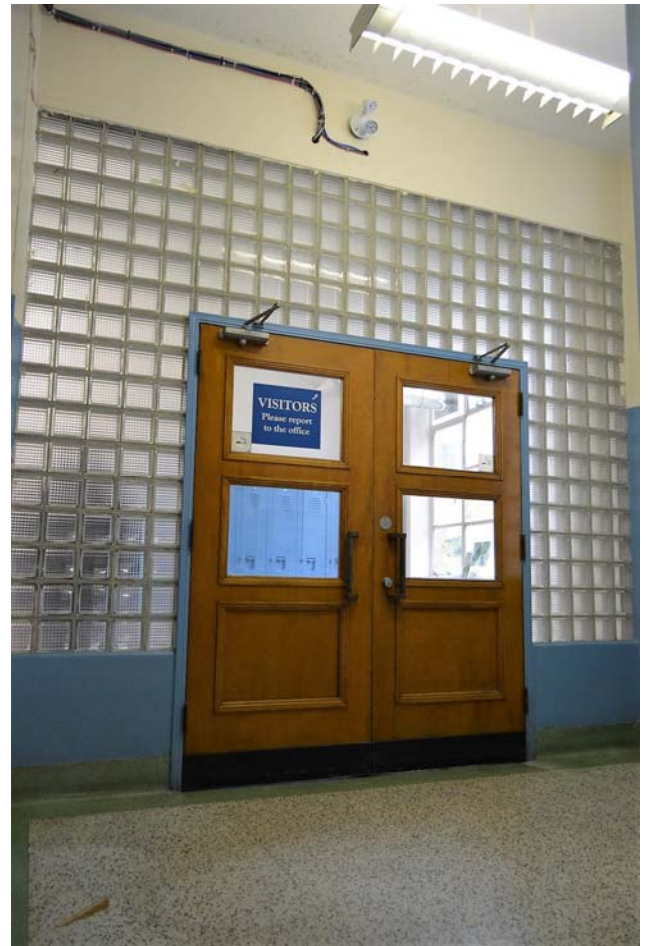


Fig. 132 Ground-floor entrance wall of glass blocks centred by double wood-and-glazed doors



Fig. 133 Ground-floor lobby, looking west to entrance wall. Note patterning of grey and brownish terrazzo for the lobby's floor.



Fig. 134 Ground-floor lobby, looking south to multi-paned industrial sash window. Note how the window casts light on the star motif in the terrazzo floor.



Fig. 135 Detail of window in ground-floor lobby. Note bronze hardware for the operable sash as well as the travertine marble sill.



Fig. 136 Ground-floor lobby, looking east. Note rounded northeast corner and how the terrazzo border and baseboard curve around it. An alteration to the original layout, the blue wall on the north side of the lobby is a partition used to enclose a control room for the former school's present use as a halfway house for prisoners entering back into society. The door opening leads to a room in the wing's southeast corner.



Fig. 137 Ground-floor room in wing's southeast corner, looking south. Note the operable steel sash windows with bronze hardware and travertine marble sills.



Fig. 138 Ground-floor room in wing's southeast corner, looking north to a wall of plywood cupboards



Fig. 139 Ground-floor north-south corridor, looking north. Note grey terrazzo floor with brownish terrazzo border and base and metal-and-glass frame of sidelights and transom light crossing the corridor.

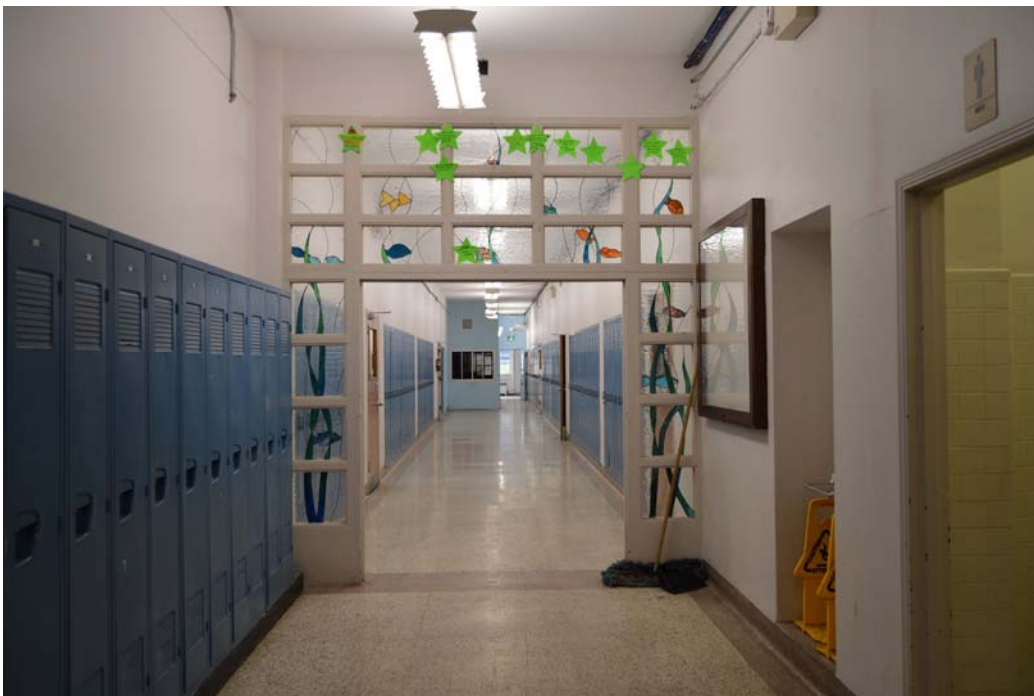


Fig. 140 South-facing view, showing metal-and-glass frame across ground-floor corridor. Note control room jutting into the corridor where the corridor meets the lobby.



Fig. 141 Detail showing where wing's ground-floor corridor in grey and brownish terrazzo meets 1928 building's checkerboard terrazzo



Fig. 142 Sample room on ground floor. Note cork floor from 1951 construction.



Fig. 143 Another view of a sample room on ground floor. Note wall niche and blackboard from 1951 construction.



Fig. 144 Detail of upper-floor corridor where terrazzo floor in wing meets terrazzo floor in 1928 building



Fig. 145 Typical door to upper-floor classroom



Fig. 146 Typical upper-floor classroom. Note cork floor and tripartite window with fixed glass block uppers and operable clear glass lowers.





Fig. 147 Upper-floor washroom. Note the green-and-black tiled wainscoting and the window pair with glass block uppers and clear glass lowers.



Fig. 148 Staircase down to basement



Fig. 149 Basement entrance at foot of stairs



Fig. 150 Basement cafeteria-auditorium, looking north



Fig. 151 Detail of cafeteria's terrazzo floor laid in a checkerboard pattern

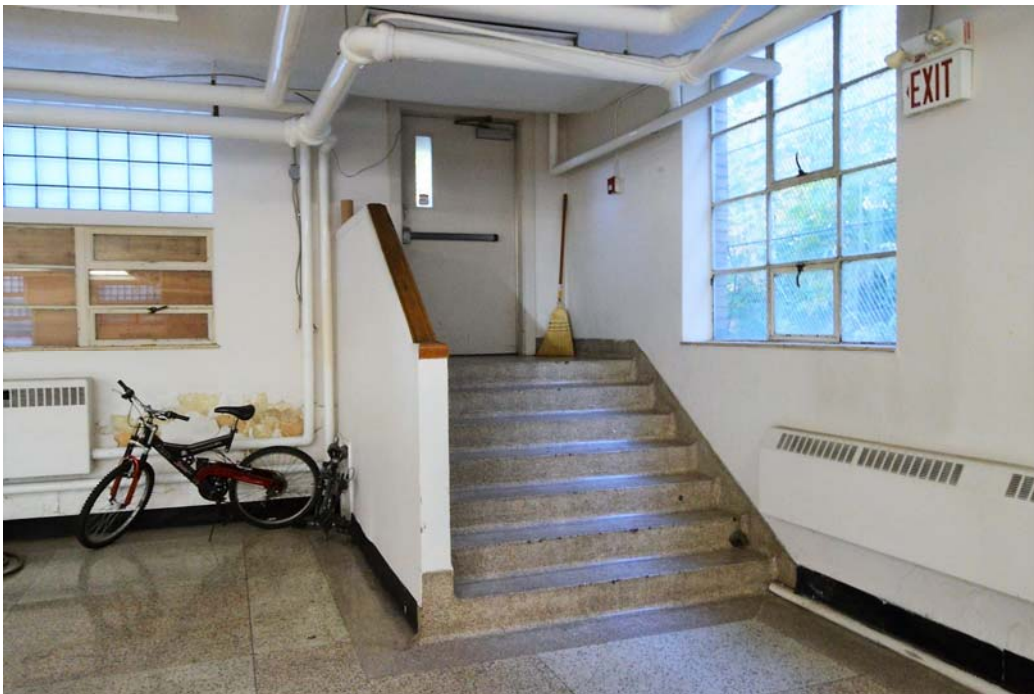
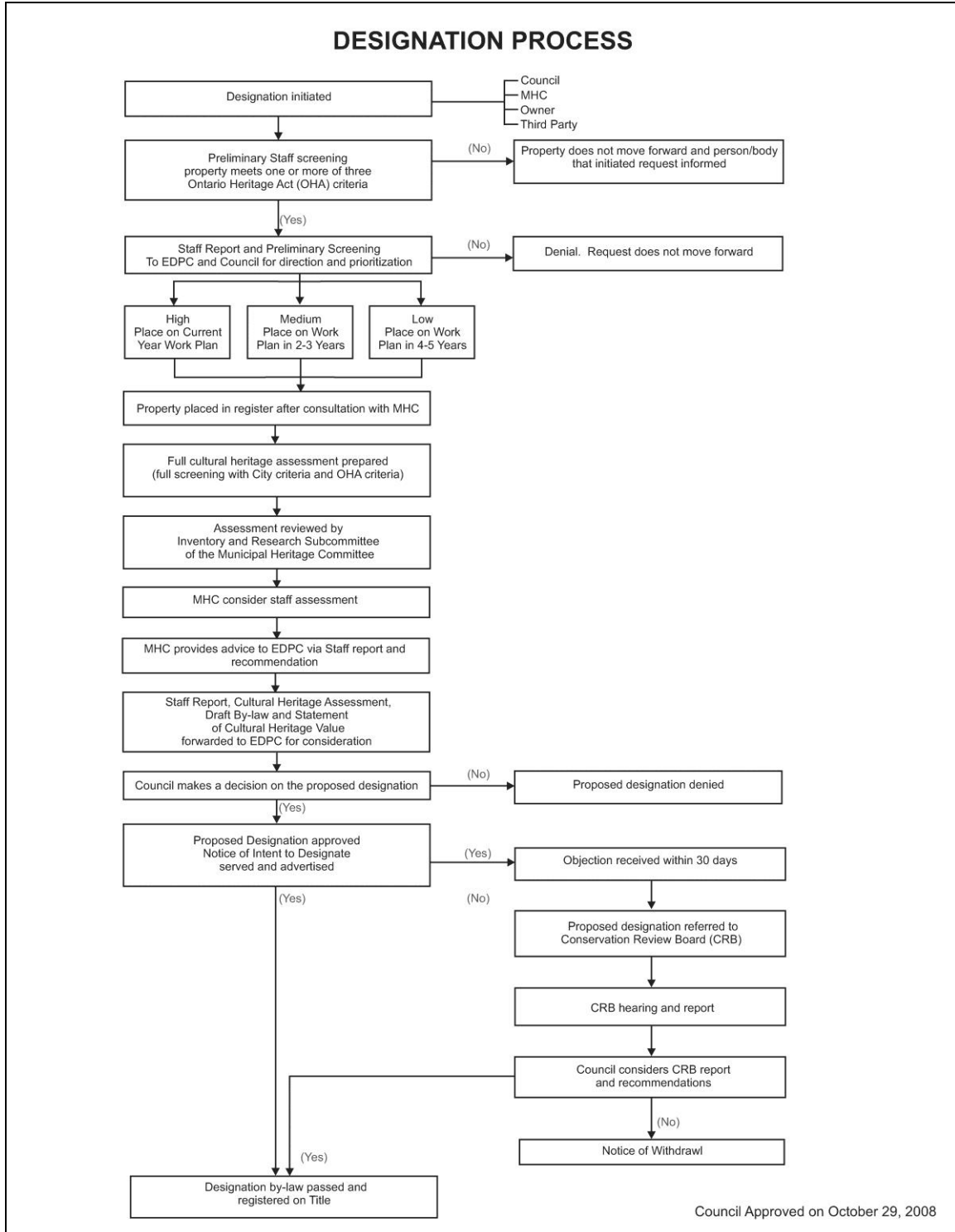


Fig. 152 Exit stairs from the cafeteria east to the schoolyard outdoors



Fig. 153 North-south corridor in wing's basement, looking from the cafeteria northward to the east-west basement corridor of the 1928 building





**MEETING NOTES**  
**POLICY AND DESIGN WORKING GROUP**

**Monday, March 19, 2018**

**3:00 pm**

**Hamilton City Hall, Room 233**

---

Attendees: K. Stacey, A. Denham Robinson. K. Wakeman, C. Priamo

Regrets: T. Wallis

Also Present: C. Tyers

---

**THE POLICY AND DESIGN WORKING GROUP NOTES FOR THE INFORMATION OF THE HAMILTON MUNICIPAL HERITAGE COMMITTEE WITH RESPECT TO:**

**(a) CHANGES TO THE AGENDA**

None

**(b) DECLARATIONS OF INTEREST**

A. Denham Robinson declared an interest in 122 and 126 Augusta Street.

**(c) REVIEW OF PAST MEETING NOTES**

The meeting notes of February 12<sup>th</sup>, 2018 were accepted as submitted.

**(d) CULTURAL HERITAGE IMPACT ASSESSMENT -122 AND 126 AUGUSTA STREET, HAMILTON**

The Policy and Design working group reviewed the Cultural Heritage Impact Assessment (CHIA) for 122 and 126 Augusta Street, Hamilton. The following comments were made by the working group; the building is important to the character of the neighbourhood; the building is a rare remaining example of this style of architecture in the neighbourhood. The working group suggested that the building should be retained with the possibility of relocating it either on the site or within the neighbourhood.

**(e) CULTURAL HERITAGE IMPACT ASSESSMENT -299-307 JOHN STREET AND 97 ST. JOSEPH'S DRIVE, HAMILTON**

**POLICY AND DESIGN WORKING GROUP  
MEETING NOTES****March 19, 2018  
Page 2 of 2**

The working group reviewed the Scoped Heritage Impact Assessment for 299-307 John Street South and 97 St. Joseph's Drive. The group expressed concern for the shadowing effect that would be created by the height of the new buildings on the Church of the Ascension, particularly during their morning worship services. The working group also noted that the buildings would be similar in height to the escarpment and that the view from the top of the escarpment public space (Sam Lawrence Park) would be obscured.

**(f) OTHER BUSINESS**

None

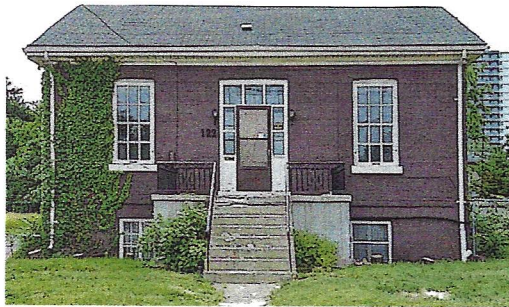
**(g) ADJOURNMENT**

The Policy and Design Working Group Meeting was adjourned at 5:00 pm.

**Next meeting date:** April 16<sup>th</sup>, 2018



## Research for Application to Designate 122 Augusta Street, Hamilton ON



### Criteria

A property must meet one or more of the following requirements for consideration for designation under the Ontario Heritage Act.

### Design or physical value

**Is a rare, unique, representative or early example of a style, type, expression, material or construction method**

- Neo Classical worker's cottage pre Victorian in style; Georgian in form and footprint with centre hall plan and classical features Relates to the period and close in design of the Raich House on Mary Street in Beasley which is a designated property
- Is one of few of the remaining neoclassical cottage style in Corktown
- Example of style of residential architecture in Ontario in the period c. 1810 – 1850; this is a late example

Displays a high degree of craftsmanship or artistic merit; NO

Demonstrates a high degree of technical or scientific achievement: NO

### Historical or associative value

**Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community**

- Is connected through owner, Thomas Hilliard, an employee of the Great Western Railway in the 1860's and 70's to the industrial character of Corktown ; the property passed to his descendants and remained in his family until the late 1940's

1940's

**Yields, or has potential to yield, information that contributes to an understanding of a community or culture;**

- Is illustrative of the character and early development of Corktown and working class culture of the community with association to the railway in 19<sup>th</sup> century Hamilton

Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community: NO

**Contextual value**

**Is important in defining, maintaining or supporting the character of an area; Is physically, functionally, visually or historically linked to its surroundings;**

- Important evidence of evolution of residential building styles in Corktown in the nineteenth century and linked architecturally and historically with the early development of the community; it is one of the few remaining buildings of this pre-Victorian period and style in the community and a significant asset to the historical and architectural character of the street and neighbourhood
- Shows the lifestyle and accommodation of the working class in mid nineteenth century Hamilton

Is a landmark: NO

**Heritage Attributes**

Those attributes (i.e. materials, forms, location and spatial configurations) of the property, buildings and structures that contribute to the property's cultural heritage value or interest, and which should be retained to conserve that value.

**Style, massing, scale or composition;**

- Neoclassical 3 bay vernacular worker's cottage

**Features of a property related to its function or design;**

Neoclassical features

- divided sidelights and transom of front entrance,
- Pitched gable roof with eave returns

- centre hall plan
- double hung 6 over 6 sash windows 6.5 feet high; original hand-blown glass panes
- Original finely crafted interior wood molding on baseboards, doors, door and window surrounds and crown moulding;
- 11' ceilings on the main floor
- Has a style variation in the inclusion of a raised basement with casement windows;

### **Features related to a property's historical associations**

- 1.5 storey worker's cottage from pre-Victoria period
- On a relatively large lot and set back from the street
- Owned by Great Western Railway employee, his family and descendants for 90 years

### **Interior spatial configurations, or exterior layout**

- original Centre hall plan with central stair and 4 main floor rooms (washroom has been added)

### **Materials and craftsmanship**

- Double brick construction
- Original finely crafted interior wood molding on baseboards, doors, door and window surrounds and crown moulding; original hand-blown window panes

### **Features of the current design not original**

- Back screened porch
- Front concrete stoop and stairs
- First floor bathroom
- Interior wood panelling

### **Missing heritage features**

- 2 chimney stacks each side of gable roof

# CULTURAL HERITAGE IMPACT ASSESSMENT



122 & 126 Augusta Street and 125 & 127 Young Street  
Hamilton, ON

FINAL REPORT

30 August 2017

**MEGAN HOBSON**

M.A. DIPL. HERITAGE CONSERVATION

**Built Heritage Consultant**

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	<b>APPENDIX C: MEASURED DRAWINGS - 122 AUGUSTA STREET (MCLAREN/MEASUREX)</b>	<b>ATTACHED</b>
	<b>APPENDIX D: PROPOSED DEVELOPMENT (LINTACK ARCHITECT)</b>	<b>ATTACHED</b>

## **1.0 BACKGROUND & METHODOLOGY**

This *Cultural Heritage Impact Assessment (CHIA)* report has been prepared by heritage consultant Megan Hobson as a requirement for a development application to construct a 4-storey residential building containing 27 residential units fronting on Augusta Street with surface parking at the rear for 21 cars and vehicular access from Young Street.

The subject property is a large parcel that extends through the block, midway between Walnut and Catharine Street South, with frontage on Augusta and Young Streets. The proposed development will require demolition of a 1.5 storey brick dwelling located at 122 Augusta Street that is included on the *City's Inventory of Buildings of Architectural and/or Historical Interest*.

In addition, the subject property is adjacent to a number of properties on the north side of Young Street and the south side of Augusta Street that are included on the *City's Inventory of Buildings of Architectural and/or Historical Interest*. These properties contain 1-2.5 storey detached, semi-detached and row housing dating from the late 19<sup>th</sup> to early 20<sup>th</sup> century. This is an established residential neighbourhood with historic character that is currently zone for one and two family homes.

Under the *Urban Hamilton Official Plan*, a *Cultural Heritage Impact Assessment (CHIA)* is required to ensure that new development is contextually appropriate and will maintain the integrity of all on-site and adjacent cultural heritage resources. In a memo dated February 10, 2017, heritage staff requested that a scoped *Cultural Heritage Impact Assessment* be submitted and incorporated into an *Urban Design Brief*. This report fulfills those requirements.

A site visit was undertaken by the consultant on June 15<sup>th</sup>, 2017 to assess and document the current condition of the property and its relationship to the neighbourhood. Site photos are included in Appendix A of this report. The consultant carried out historical research and undertook a review of relevant planning policies. A title search to determine past ownership of Lot 10 (containing 122 Augusta Street) was undertaken by Sue Belanger and a summary of the land records is included in Appendix B of this report. Measured drawings of the dwelling at 122 Augusta Street were prepared by MeasureX and are included in Appendix C of this report. Drawings of the proposed development were provided by Lintack Architects and are included in Appendix D of this report.

## 2.0 PHYSICAL CONTEXT

### 2.1 LOCATION

The subject property is located in Corktown, a residential neighbourhood in Hamilton between the downtown core and the Niagara Escarpment to the south. Land uses and densities in this area vary widely, with commercial and office uses on main arteries (spilling over to some side streets), and a mix of low and high density residential elsewhere. The subject property is located in the block that is bounded by Augusta Street on the north, Young Street on the south, Walnut Street on the east and Catharine Street on the west and is located just south of the CP rail line.

The subject property extends through a block that predominantly contains 1-2.5 storey single-detached, semi-detached residences and row housing but there are two large apartment blocks located on Catharine Street South and there are professional offices on the south side of Young Street. There are former industrial buildings directly opposite the subject property on the north side of Augusta Street. One is vacant, the other is a residential care facility. There is an elevated railway line actively used for freight and passenger transit nearby (CP & GO Transit). There is a small park on the east side of Walnut Street called Shamrock Park.



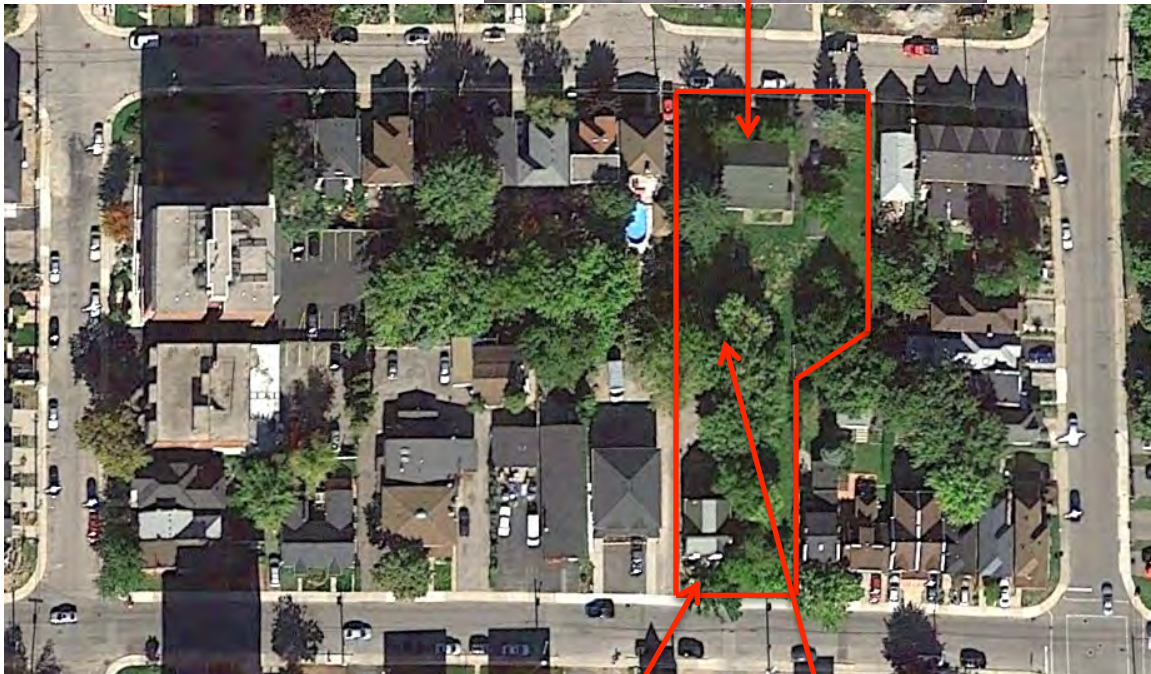
Aerial view of the subject property; 122-126 Augusta Street & 125-127 Young Street

## 2.2 SITE DESCRIPTION

The municipal address of the subject property is 122 & 126 Augusta Street and 125 & 126 Young Street. There are 3 existing buildings located on the subject property:

- 1.5 storey brick dwelling at 122 Augusta Street
- 2.5 storey brick dwelling at 125 Young Street with a detached brick garage at the rear

### 122 AUGUSTA STREET



### 125 YOUNG STREET AND DETACHED GARAGE



### 2.3 122 & 126 AUGUSTA STREET

See: Appendix A: Site Photos  
Appendix B: As-Found Drawings

The 1.5 storey brick dwelling located at 122 Augusta Street is unique within the context of the streetscape in terms of its low building height, 3-bay symmetrical façade, square plan and side gable roof. The house is set further back from the road than adjacent properties and it has a large amount of open space on either side. The house is currently vacant and the doors are boarded shut. There is graffiti painted on the boards covering the back porch.



122 Augusta Street – large front and side yards



122 Augusta Street – vacant and boarded up



**122 & 126 Augusta Street** – large rear yard that extends through to Young Street



**126 Augusta** – vacant lot

## 2.4 125 & 127 YOUNG STREET

See: Appendix A: Site Photos

The 2.5 storey brick dwelling located at 125 Young Street appears to be divided into residential units and there is an exterior metal fire escape attached at the rear. There is a paved driveway on the west side of the lot. There is currently no barrier between this property and the vacant lot at 127 Young Street.



**125 Young Street** – a single detached dwelling that has been divided up into rental units

There is a 1-storey brick garage located behind the house. The garage is not being used and was not accessible to the consultant because the roof has collapsed and it is currently covered with a plastic tarp.



**125 Young Street** – unused detached brick garage located in the rear yard

There is a vacant lot at 127 Young Street that is grassed over and does not have any driveway access from Young Street. There is chain link fencing separating adjacent properties on the east side. It is open to the side yard of 125 Young Street and the rear yard of 122 Augusta.



**127 Young Street** - vacant lot that extends into rear yard of 122 Augusta Street (visible in background)

### 3.0 HISTORICAL CONTEXT

#### 3.1 CORKTOWN

Corktown is one of Hamilton's oldest residential neighbourhoods. It is located between James Street South and Wellington Street South and extends from King Street East to the base of the Escarpment. The name reflects the predominantly Irish origin of those who settled here. The southern portion of Corktown is located within the original town site laid out by George Hamilton in 1819, extending south and east from the Wentworth District Courthouse located in Prince's Square to the base of the Niagara Escarpment. Though there were some affluent early immigrants that settled in Corktown, those that arrived after the potato famines in Ireland in the 1840s and '50s were some of the city's poorest residents who came as labourers and many lived in shanties with dirt floors when they first arrived.



*The 'Corktown' neighbourhood was already well established by 1842 when this early map of the city was made. Red dot indicates location of the subject property. [Source: 1842 Map of Hamilton]*

The subject property is located in the physical and social centre of historic Corktown:

Young Street was its main street and its capital and social centre was Liberal Dan "Dude" Sullivan's grocery and liquor store, first at Walnut and Augusta Streets, then on the corner of Young and Cherry Street (Ferguson Avenue).<sup>1</sup>

<sup>1</sup> Marjorie Freeman Campbell, *A Mountain and A City*; 172 and Bill Manson, *Footsteps in Time*; 107.

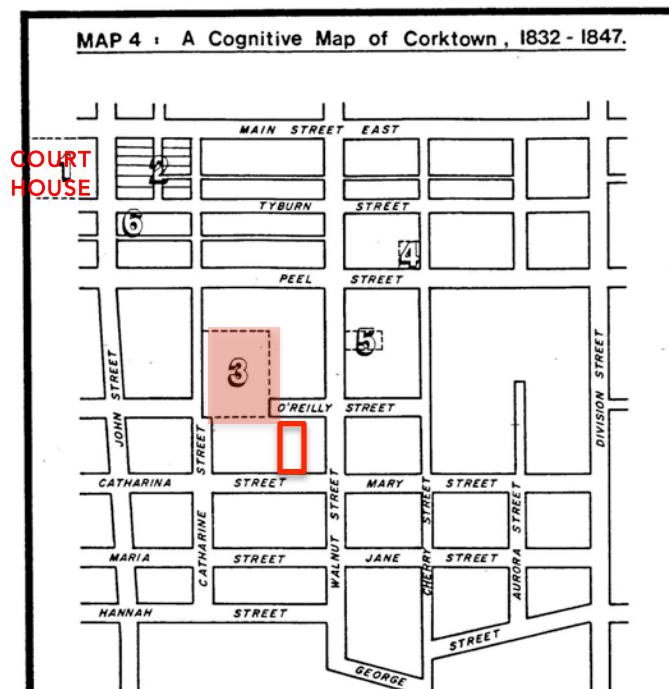


**Corktown Tavern, 175 Young Street**  
**The 2nd location of Dan "Dude" Sullivan's grocery and liquor store,**  
**Originally located on the corner of Walnut & Augusta.**

Sullivan's influence in Corktown was legendary and the name 'Corcoran's Court' was given to the area he presided over located north of Young and east of Catharine. This is the area where the subject property is located and where many of the important social activities in Corktown took place:

*Here in the earliest days of Corktown were concentrated the wakes, the weddings and christenings, the cock fights, election celebrations and occasional dance<sup>2</sup>*

Another important figure who lived in this part of Corktown was Miles O'Reilly, district court judge for the whole of the Gore District. Miles O'Reilly moved to Corktown in 1830 and built a large estate called "The Willows" on Catharine Street South opposite Augusta Street.<sup>3</sup>



**Historically, the subject property (red outline) is located behind the O'Reilly Estate (shaded red)**  
**[Source: A. Holman, Corktown, 1832-47; the Founding of Hamilton's Pre-Famine Catholic Irish Settlement, MA Thesis, 1989]**

<sup>2</sup> Ibid. Campbell; 173

<sup>3</sup> See entry in the *Dictionary of Hamilton Biography*, Vol. 1; 'Miles O'Reilly (1806-1890)'

The O'Reilly estate was one of the important landmarks associated with the early development of Corktown as a residential neighbourhood. It helped to establish the area around Catharine Street South and Augusta Street as a desirable residential area. At mid-century there were several large villa estates in Corktown but these have all disappeared, with the exception of the Rock Castle, 95 Arkledun Avenue, built for the wealthy foundry owner Alex Carpenter in 1848. By the 1890s the streets in Corktown were lined with a mix of modest one-storey brick cottages and workers row housing and more ornate 2-2.5-storey detached, semi-detached and terrace housing. By 1915 the area was completely built up.



*Typical one-storey row housing built in Corktown (mid-19<sup>th</sup> century)*



*Late Victorian terrace housing in Corktown (late-19<sup>th</sup> century)*

## Railways & Industrial Development

In the late 19th century the residential character of Corktown was impacted by two rail lines that bisected the neighbourhood. First the *Hamilton & Lake Erie Railway* line completed in 1873 that ran up Cherry Street (now Ferguson Street), and then the *Toronto Hamilton and Buffalo Railway (TH&B)* line that ran along Hunter Street and then cut diagonally through Corktown, east of Catharine South. Industrial development occurred adjacent to these tracks including rail yards and warehouses. The subject property is close to both of these railway lines and there are two former industrial sites directly opposite the Augusta Street frontage.



**Former Ogilvie Five Roses building, 121 Augusta Street**

Built in the early 20<sup>th</sup> century, it is now the Community Adolescent Network of Hamilton.  
This property is directly opposite from the subject property.

In 1930 the TH&B constructed a new station on Hunter Street. To alleviate traffic problems where the line crossed busy north-south roads, they constructed a tunnel through the affluent Durand neighbourhood. East of the new station, through the Corktown neighbourhood, the track was elevated so that road and pedestrian traffic could pass under the railway line.



**North west corner of Augusta Street & Walnut Street**

Elevated TH&B railway crossing over Walnut Street.  
Former Storage & Transfer Co. Ltd. warehouse built c. 1900 (visible on the left) is currently vacant.

### Late 20<sup>th</sup> Century Infill & Re-Development

Even greater impacts occurred, as a result of Urban Renewal in the Post War era and changes to zoning downtown that resulted in the construction of high-rise apartment buildings in Corktown.



**South east corner of Augusta Street and Catharine Street South**

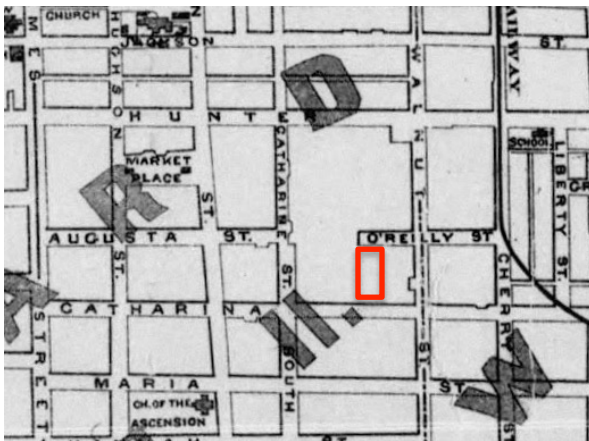
Modern apartment buildings on Catharine Street South dwarf the historic housing stock.



### 3.2 O'REILLY STREET (NOW AUGUSTA STREET)

Historically, the subject property is adjacent to the block where Corktown's most prominent early resident, Miles O'Reilly built a large estate called "The Willows" in the 1830s. The O'Reilly Estate (since demolished) was located on Catharine Street South between Young and Augusta and was one of the important landmarks associated with the early development of Corktown. When the 3-acre estate was laid out, with its numerous outbuildings and extensive gardens, Augusta Street ended at Catharine Street South at the entrance to O'Reilly's property. East of his property, what is now Augusta Street was called O'Reilly Street because it was originally the rear lane into the estate.

Miles O'Reilly (1806-1890) was one of Hamilton's most influential lawyers in the 1830s and later became Judge for the Gore District. He was a founding member of Christ's Church Cathedral (Anglican) in 1836. It has been noted that when "The Willows" was built in the 1830s it would have "stood in stark contrast to the dwellings of the Irish-Catholics which surrounded it". Miles O'Reilly's son James Edwin O'Reilly (1833-1907) and his daughter Emma Gregory also built large houses beside their father's property that fronted on Catharine Street South.<sup>4</sup>



*1882 Map - Augusta Street ends at the O'Reilly Estate and then becomes O'Reilly Street to Cherry (now Ferguson). Young Street is called Catharina Street.*



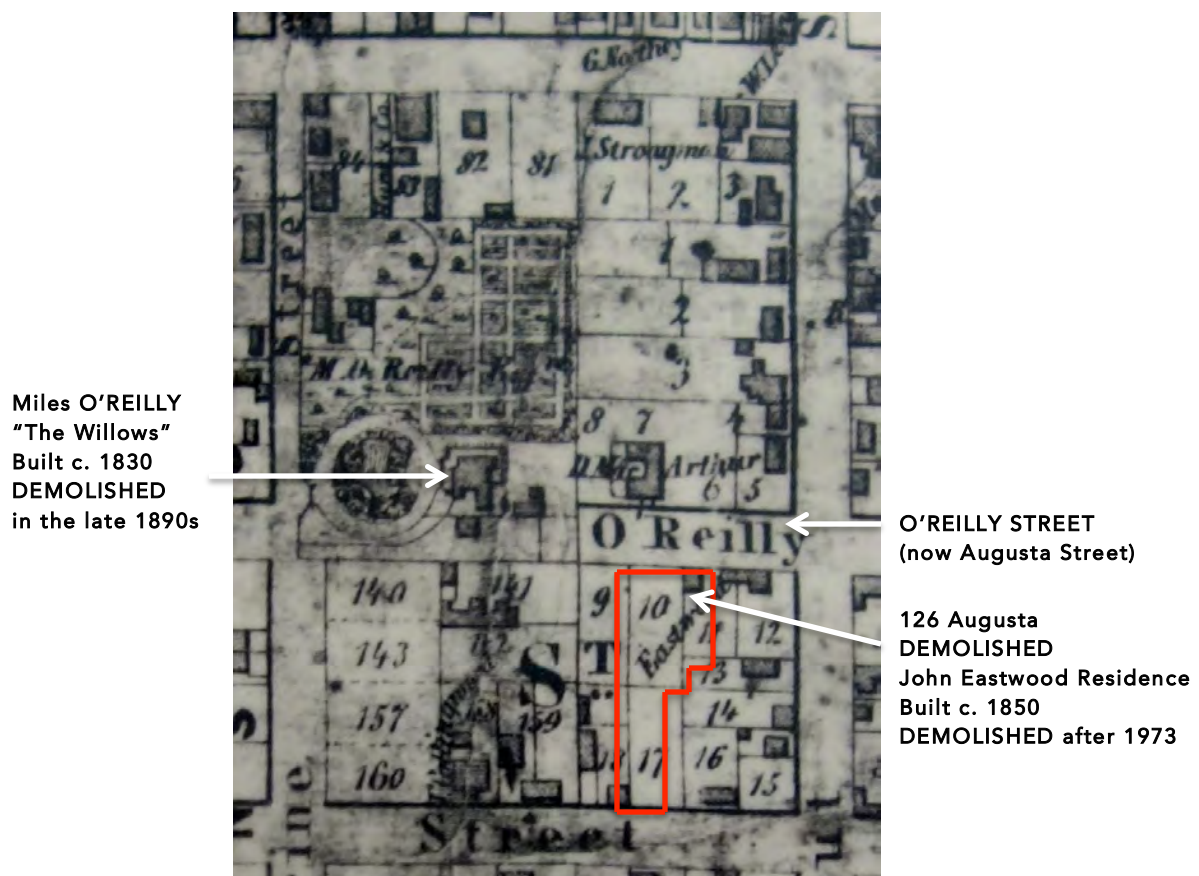
*1912 Map - The O'Reilly Estate is gone and Augusta Street now extends through to Ferguson. Catharina Street is renamed Young Street. Baillie Street has been put through from Hunter to Augusta and the TH&B railway line cuts diagonally through the area.*

<sup>4</sup> Magill, My Mother the Judge (1955)

### 3.3 122 & 126 AUGUSTA STREET (FORMERLY #2 & #4 O'REILLY STREET)

The Marcus Smith Map of Hamilton provides an accurate record of buildings and prominent landowners in Hamilton in 1851 when it was published. The O'Reilly Estate is illustrated in detail showing a large house with a circular carriage turn in front, numerous outbuildings behind, and surrounded by extensive gardens. Behind the O'Reilly Estate, the name "John Eastwood" appears on the south side of O'Reilly Street and there is a small house located in the north west corner of Lot 11. Lot 11 on the Marcus Smith map corresponds to the municipal address 126 Augusta Street, a portion of the subject property. Census Records from 1851 & 1861 confirm that John Eastwood was living in a 2-storey frame house on O'Reilly Street with his wife Catharine, daughter Catharine and son John who is described as a "stationer".

#### Historic Mapping 1 – 1851 Marcus Smith Map:



*Subject property outlined in red on the 1851 Marcus Smith map. [Source: McMaster Map Library]*

John Eastwood's house shown on the 1851 Marcus Smith Map on Lot 11 is probably the 2-storey frame building that formerly occupied the vacant lot at 126 Augusta Street and was listed on the *Canadian Inventory of Historic Buildings (CIHB)* in 1973. This building is still listed on the City of Hamilton's *Inventory of Buildings of Architectural and/or Historical Interest*, although it appears to have been demolished some time ago.



**John Eastwood Residence, 126 Augusta Street (formerly #4 O'Reilly Street)  
Built c. 1850, demolished after 1973  
[Source: Canadian Inventory of Historic Buildings (CHIB) Inventory card photo, 1973]**

John Eastwood was employed by Buchanan, Harris & Co., a large mercantile business jointly owned by Isaac Buchanan and Robert William Harris, as a clerk and later as a porter. John Eastwood's son, John M. Eastwood, apprenticed as a bookbinder and eventually ran a successful paper business. He was the proprietor of John Eastwood & Co, booksellers, stationers and newsagents, with premises on King Street East overlooking the fountain in Gore Park. John M. Eastwood would later marry Florence Mary Gibson, daughter of Senator William Gibson.<sup>5</sup> In 1911, a north end park located at the end of Ferguson Street near the bay was renamed Eastwood Park in his honor.<sup>6</sup>

The 1.5 story brick house currently standing at 122 Augusta Street does not appear on the 1851 Marcus Smith map. It appears to have been built a short time later in the late 1860s by Thomas Hilliard (also called Hillier) who owned Lots 9 & 10 on the south side of O'Reilly Street as well as a lot on Walnut Street between O'Reilly Street and Young Street. Thomas Hilliard was a "baggage master" at the Great Western Railway. Land records indicate that Hilliard had owned Lots 9 & 10 on the south side of O'Reilly Street since 1851 but City Directories show that he lived on his property on Walnut Street until the 1860s. The earliest surviving record of him living on the south side of O'Reilly Street is the 1866 City Directory that lists him as living at #2 O'Reilly Street and John Eastwood living at #4 O'Reilly Street.



**Thomas Hilliard Residence, 122 Augusta Street (formerly #2 O'Reilly Street)  
Built c. 1866, extant  
[Source: M. Hobson, 2017]**

<sup>5</sup> Mary Anderson, *The Life & Writings of Mary Baker McQuesten*

<sup>6</sup> Ontario Worker Arts & Heritage Centre, *Workers' City; Eastwood Park*

The 1876 Birdseye View of Hamilton provides a fairly accurate pictorial record of buildings. It shows the O'Reilly Estate and there are two houses behind the estate on the south side of O'Reilly Street that appear to be the houses of Thomas Hilliard (122 Augusta Street) and John Eastwood (126 Augusta Street).

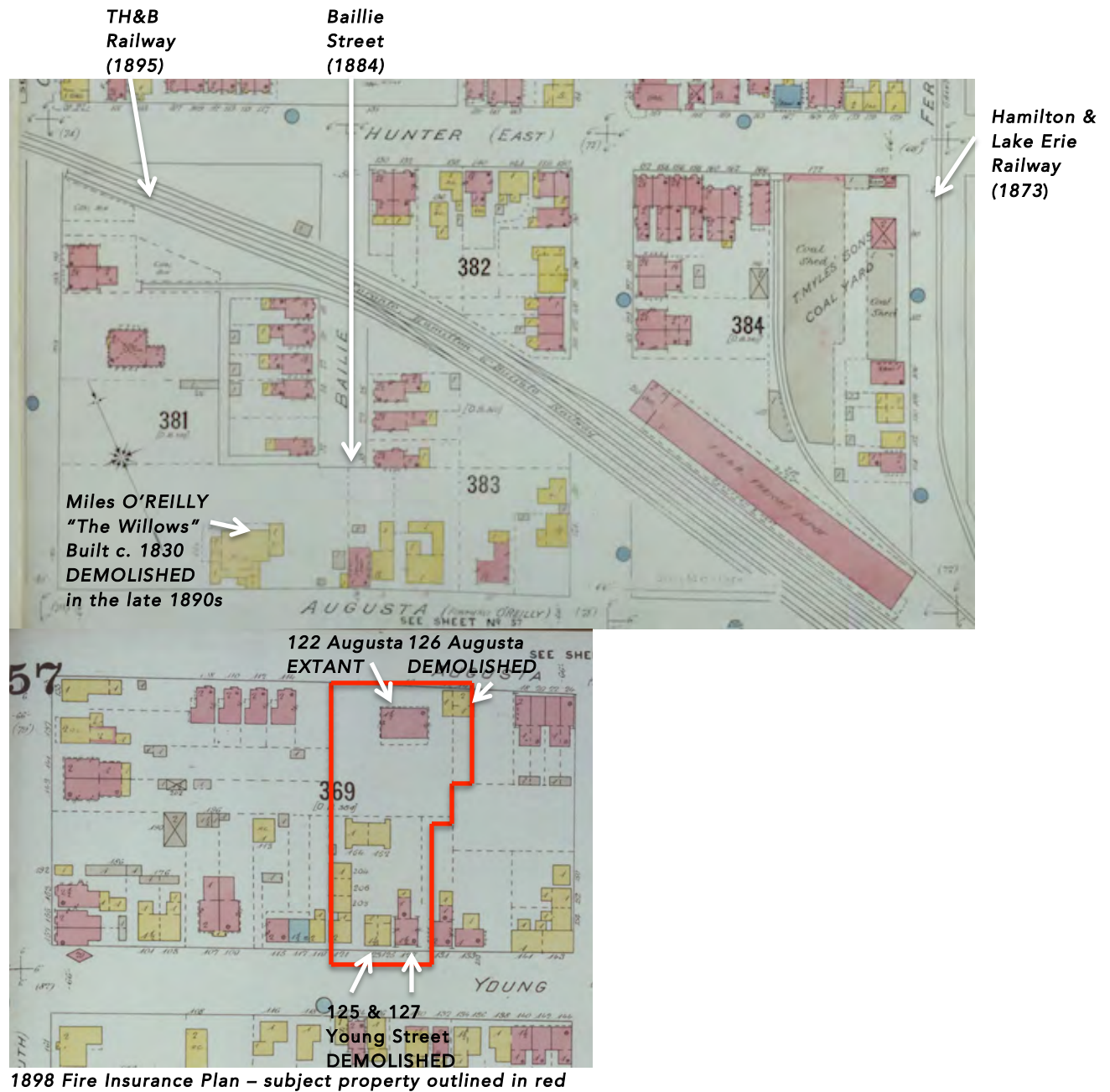
**Historic Mapping 2 – 1876 Birdseye' View:**



122 & 126 Augusta Street on the 1876 Birdseye' View of Hamilton

The 1.5 storey brick house at 122 Augusta Street and the 2-storey frame house that formerly stood at 126 Augusta Street both appear on the earliest Fire Insurance map of this area dating from 1898. Also visible on this map are several other houses still standing on this block. By the time the 1911 map was done, all of the lots had been developed. The Willows was demolished in the late 1890s and replaced by the brick row that still stands on the north side of Augusta Street.

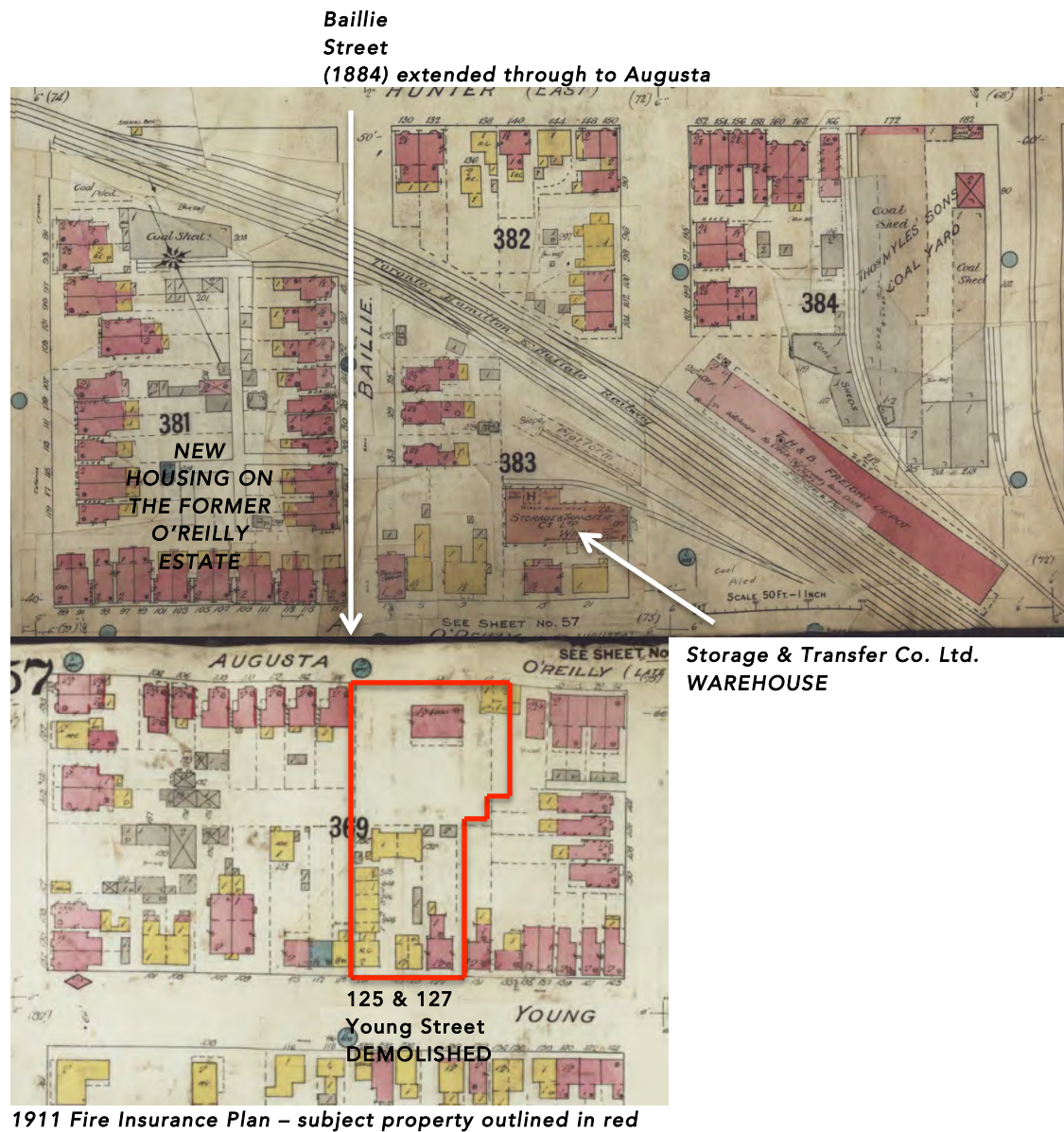
**Historic Mapping 3: 1898 Fire Insurance Map**



### 3.4 125 & 127 Young Street

The Fire Insurance maps from 1898 and 1911 show a collection of frame buildings at 125 Young Street and a 2-storey brick dwelling at 127 Young Street. None of these buildings have survived. The frame buildings may have been associated with some sort of workshop or industrial activity. It is possible that the brick garage that is located on this property is associated with these activities and replaced earlier frame buildings some time after 1915. The house that is currently located at 125 Young Street was built c. 1930 and does not appear to be related in terms of materials and architectural character to the detached garage behind it.

#### Historic Mapping 4 – 1911 Fire Insurance Map:



## 4.0 PLANNING CONTEXT

### 4.1 URBAN HAMILTON OFFICIAL PLAN

The subject property is currently zoned Urban Protected Residential for one and two family dwellings (Zoning Designation "D"). This zoning is in place for most of this block and the block across the street on the north side of Augusta Street because they contain small-scale residential buildings that are 1-2.5 storeys in height. This existing housing stock primarily consists of buildings constructed in the late 19<sup>th</sup> and early 20<sup>th</sup> century and most of these buildings are included on the city's *Inventory of Buildings of Architectural and/or Historical Interest*.



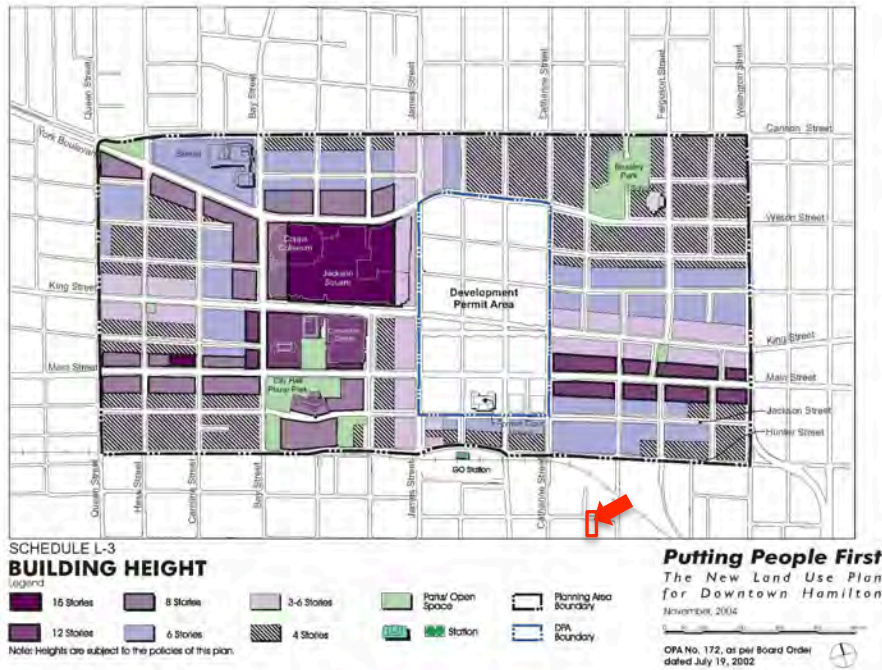
The subject property (shaded red) is located in an area with Residential Zoning Designation "D" for 1-2 family dwellings. Most of these properties contain 1-2.5 storey dwellings that are listed on the Heritage Inventory.

### 4.2 RESIDENTIAL INFILL IN ESTABLISHED NEIGHBOURHOODS

Corktown is one of four residential neighbourhoods adjacent to the downtown core that have a high concentration of cultural heritage resources including built heritage and cultural heritage landscapes. Intensification of these downtown residential areas has a number of benefits including reduction of urban sprawl, efficient use of existing infrastructure and diversification of housing choices. The City of Hamilton has prepared a general guide called *Residential Intensification Guide; Achieving Appropriate Intensification* that states, "compatibility with the surrounding neighbourhood is critical". Compatibility is based on the density, character, height, traffic, parking and ownership of the proposed development in relation to adjacent properties. The *Guide* provides a number of 'techniques' for incorporating intensification projects into the character of the neighbourhood.

Stronger planning tools that can be used to guide intensification in historic neighbourhoods include *District Designation* under *Part V of the Ontario Heritage Act* or adoption of a *Secondary Plan*. Both of these strategies provide area specific design guidelines for new development. In Hamilton, 2 historic residential neighbourhoods adjacent to the core have special planning policies in place; the Durand-Markland neighbourhood is designated as a *Heritage Conservation District* and the Strathcona neighbourhood has a *Secondary Plan*. A

small portion of Corktown falls within the boundary of the *Downtown Secondary Plan* but areas south of Hunter Street, where the subject property is located do not have any special policies in place for residential infill, other than general policies in the *Urban Hamilton Official Plan*. The Downtown Secondary Plan allows Medium Density development in North Corktown, primarily stacked townhouses and low-rise apartments (under 6 stories) with mid-rise development (6-8 stories) permitted near the GO Station (see Schedule L-3).



**Schedule L3 Downtown Secondary Plan** – the subject property (red outline) is close to an area that is zoned for mid-rise development up to 6 stories in height.

The subject property is located just outside the *Downtown Secondary Plan* area in an area of Corktown that generally retains a small residential scale with some earlier mid-rise apartment buildings (under 8 storeys) and some recent low-rise residential infill (under 4 storeys). There are two existing apartment buildings on Catharine Street South just west of the subject property that are 6-8 storeys in height. There are two new infill projects that are 3 and 2.5 storeys in height located in blocks adjacent to the block where the subject property is located. Both of these are corner sites that front onto north-south roads.



Left: Recently completed 3- storey multiple-unit residential on Walnut at Young Street.  
 Right: Recently approved 2.5-storey multiple-unit residential that wraps around the corner of Young & Catherine, currently under construction.



### 4.3 CORKTOWN NEIGHBOURHOOD CHARACTER

There is a high concentration of properties in the Corktown neighbourhood that are included on the *Inventory of Buildings of Architectural and Historical Interest*. A small number of properties have been designated under Part IV of the Ontario Heritage Act, including examples of late 19<sup>th</sup> century row housing that are representative of the character of Corktown's residential streets.



**219 Ferguson Avenue South**, Designated Part IV Ontario Heritage Act – “the finest surviving example of a High Victorian terrace in Corktown”. [Source: *Hamilton Heritage Volume 5*; p. 93]

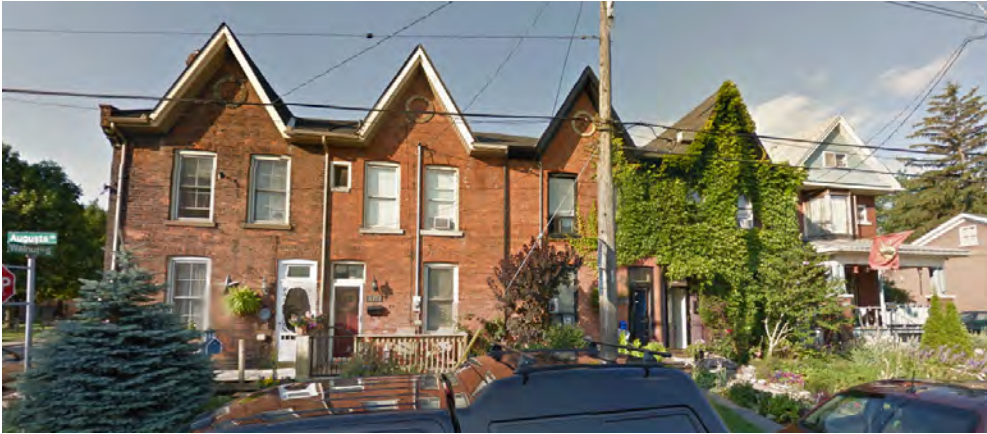
The subject property fronts onto two quiet east-west streets that have a small-scale residential character. The Augusta Street frontage is flanked by intact historic streetscapes with a consistent scale and character. The Young Street frontage has an intact historic streetscape to the east of the subject property.



**Augusta Street** - looking west from the subject property towards Catharine Street South

The character of the existing neighbourhood is primarily defined by 2-2.5 storey brick single detached, semi-detached and row housing that was built c. 1850-1910. The lots

have narrow frontages and deep back yards. Front setbacks are generally consistent, with small front yards containing landscaping or parking. The houses are tightly packed with small side yards and there are no driveways or garages. The subject property is not consistent with the predominant character of the area because it has a lower roof height, a deeper front setback and large side yards.



**South side of Augusta Street** – intact streetscape to the east of the subject property characterized by a 2.5 storey brick row constructed c. 1870 and a 2.5 storey single detached Queen Anne style brick residence constructed c. 1900.



**122 & 126 Augusta Street** – the subject property has a large frontage on the south side of Augusta Street comprised of a vacant lot and a 1.5 storey brick dwelling constructed in the 1860s



**South side of Augusta Street** – intact 19<sup>th</sup> century streetscape to the west of the subject property characterized by 2.5 storey single detached brick residences constructed c. 1890-1900.



**North side of Augusta Street** – intact 19<sup>th</sup> century streetscape opposite the subject property characterized by 2 storey brick row constructed c. 1900



**North side of Augusta Street** – view from the subject property of the intact 19<sup>th</sup> century streetscape on west side of Baillie Street (left) and the former Five Roses flour mill directly opposite

#### 4.4 CULTURAL HERITAGE RESOURCES ON THE SUBJECT PROPERTY

##### 4.4.1 122 & 126 AUGUST STREET

The subject property contains a 1.5 single-detached brick dwelling located at 122 Augusta Street that is included on the City's *Inventory of Buildings of Architectural and/or Historical Interest*. The proposed development will require demolition of this building. This building is currently vacant and boarded up. It is a vernacular dwelling with Neo-classical influences that was built in the 1860s. This building is different from other buildings on the street in terms of its small scale and classical design elements and the lot configuration differs because it is set back further from the road and has large side yards.



**122 Augusta Street** – the applicant proposes to demolish this dwelling

##### 4.4.2 125 & 127 YOUNG STREET

The subject property contains a 2.5 storey brick dwelling located at 127 Young Street that does not have heritage status. It will be retained *in situ* with no changes proposed to its current use as a triplex. It is an Arts & Crafts style dwelling built c. 1930. Architecturally and contextually, it contributes well to the streetscape. It has undergone some modification to accommodate rental units, including installation of an exterior metal fire escape that is attached at the rear. There is a detached 1-storey brick garage on this property that will be demolished.



**125 Augusta Street** – the applicant proposes to retain this dwelling in situ on a separate lot. The brick garage at the rear will be demolished.

The garage is currently not being used and was not accessible to the consultant because the roof has failed and the building is covered with a plastic tarp. Based on its materials and construction, it was probably built c. 1920-40. It is constructed of red brick that has been painted. The windows are wood frame casement windows. This is a utilitarian structure that does not have significant historical and/or architectural interest to warrant inclusion on the heritage register. It is located in a rear yard and is not visible from the street.

#### 4.5 CULTURAL HERITAGE RESOURCES ADJACENT TO THE SUBJECT PROPERTY

The subject property is 'adjacent' to several properties on the south side of Augusta Street and the north side of Young Street that are included in the City's *Inventory of Buildings of Architectural and/or Historical Interest*. Heritage staff has identified the following listed heritage properties as 'adjacent' to the subject property

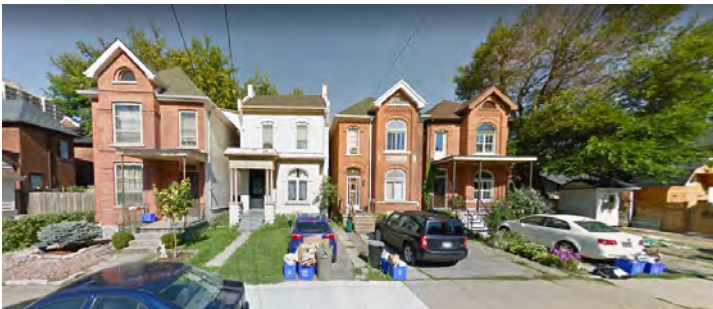
- 112, 114, 116, 118, 128, 130, 132, 134 and 136 Augusta Street
- 117, 119, 121, 131, 133, 135, 137, and 139 Young Street

Based on research and site analysis carried out by the consultant, it appears that the *Inventory* list currently being consulted by heritage staff may be out of date. It is recommended that heritage staff consider updating the *Inventory* by removing the following properties:

- 118 Augusta Street - does not have architectural of historic interest
- 117 Young Street - does not have architectural of historic interest
- 119-121 Young Street - does not have architectural of historic interest

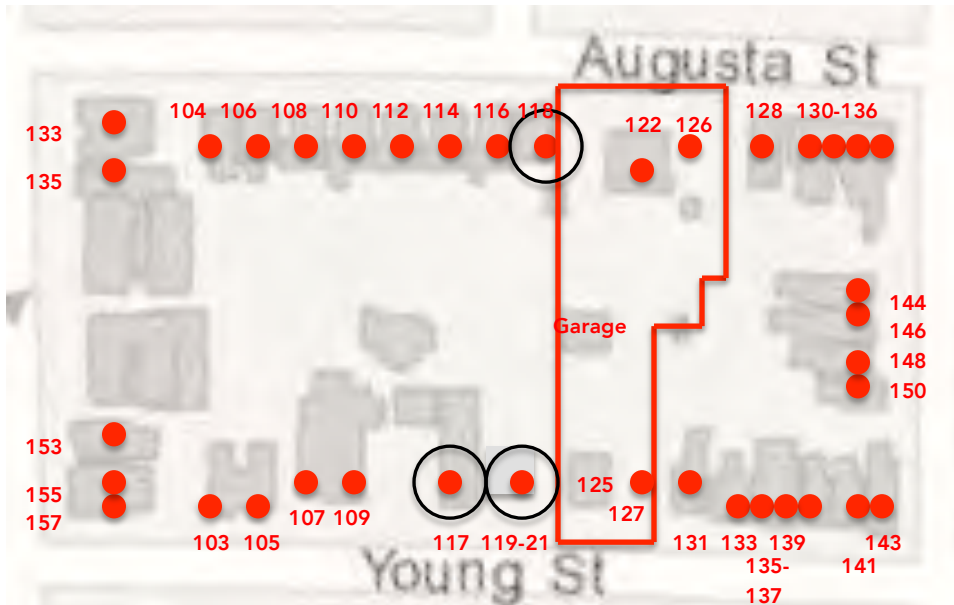
It should also be noted that the subject property extends through the block and therefore the proposed driveway and parking area are adjacent to the rear yards of buildings on Walnut Street South that are included on the *Inventory*:

- 144 Walnut Street South
- 146 Walnut Street South
- 148 Walnut Street South
- 150 Walnut Street South



144, 146, 148 & 150 Walnut Street South – these properties are included on the *Inventory* and have rear yards abutting the driveway and parking area of the proposed development

The mapping below shows the high concentration of heritage properties in the block where the subject property is located:



- Red dots - properties currently included on the Inventory
- Black circles - properties that the consultant recommends removing from the Inventory



118 Augusta Street, built c. 1940 – does not have architectural or historical interest and the consultant recommends removal from the Inventory



117 Young Street, date of construction unconfirmed – does not have architectural or historical interest and the consultant recommends removal from the Inventory



119-121 Young Street, built c. 2015 – does not have architectural or historical interest and the consultant recommends removal from the Inventory

## 5.0 HERITAGE VALUE

See Appendix A: Site photos

See Appendix B: Land Records (Lot 10)

See Appendix C: As-found Drawings (122 Augusta)

### 5.1 STATEMENT OF CULTURAL HERITAGE VALUE: 122 AUGUSTA STREET



*122 Augusta Street, Listed on the Inventory*

122 Augusta Street is a modest 3-bay vernacular brick cottage with Neo-classical features including a front entrance with divided sidelights and transom, a side gable roof with eave returns, and a centre hall plan. It is a late vernacular example of a style that primarily influenced residential architecture in Ontario in the period c. 1810-50, after which the influence of picturesque Victorian styles pre-dominates. This is not a common house-type found in the Corktown neighbourhood today, the closest comparison would be the Regency cottage at 13 Augusta Street that is somewhat similar, but with a hipped roof and without a raised basement. This example has decorative roof brackets and the main entrance does not have sidelights.



*13 Augusta Street, Listed on the Inventory*

122 Augusta Street is somewhat unusual in that it has a raised basement with casement windows, a building form and window style that are more commonly found in rural Quebec before 1850.<sup>1</sup> The main floor windows are 6 over 6 sash windows. The foundation walls are rubble stone and the house appears to be double-brick construction as there are headers visible along every 7<sup>th</sup> course. The 2-storey enclosed porch at the rear is not original but has a rubble stone foundation and small stone cellar that is original to the house.



**Window well**



**Stone cellar**

The original configuration of the interior probably included a kitchen and bedrooms on the lower level and two large parlours on the main floor, perhaps with additional bedrooms at the back. There are two small rooms in the attic that may have been servants' quarters. The ceilings on the main floor are just over 11 feet high with large windows that are 6 ½ feet tall (78 x 40 inches). The ceiling height in the basement is 9'4" and in the attic the ceiling is 6'2" in the centre, sloping down to 4'2" at the outer walls.



**Front hall – main door with sidelights & transom**



**Attic room (freestanding chimney flue)**

The windows on the main floor are 6 over 6 sash windows that are well crafted with fine muntin bars. The glazing panes appear to be hand blown due to the presence of small imperfections in the glass. The doors are solid wood paneled doors but most of the original door handles have been removed.

<sup>1</sup> Leslie Maitland, *Neoclassical Architecture in Canada*; 81.





**Main floor - 6 over 6 sash windows**



**Basement – 8-pane double-casement windows**

The millwork on the main floor is substantial, including baseboards that are 15 inches high and 8-inch casings around doors and windows. There is a high level of finish in the basement level also with baseboards that are 7 inches high and 6-inch casings around doors and windows.

The staircases are enclosed and do not have railings or banisters. No fireplaces were visible and have either been removed or are hidden behind new drywall. All of the original interior walls are finished with lathe and plaster. Original wood flooring appears to have been removed or covered with new flooring including wall-to-wall carpeting and sheet vinyl. The attic has 5 inch unfinished wood plank floors.



**Internal staircases to main floor (left) and attic (right)**

The house appears to have been built c. 1866 by Thomas Hilliard (also called Hillier), a “baggage master” employed by the Great Western Railway. Hilliard purchased two lots behind the O’Reilly Estate on Catharine Street South from Miles O’Reilly and Oliver Springer before this area was surveyed. At that time Augusta Street terminated at the O’Reilly Estate and this

section of Augusta was a just a laneway from Walnut Street into the back of O'Reilly Estate and was called O'Reilly Street. The original address of 122 Augusta Street was therefore #2 O'Reilly Street. The lot Hilliard purchased from Miles O'Reilly had a condition that prevented him from building on the front portion of the lot that probably accounts for the large front yard.

After Thomas Hilliard's death the house passed to his daughter Roseanna Begley and then to her daughter Annie Hilliard Wholton who then left it to her daughter Olive Marjorie Wholton. The Hilliard/Wholton family is therefore associated with this property from 1851 when Thomas Hilliard purchased the lot to 1949 when the last family member sold it to Murray and Matilda Minler. Research did not uncover any evidence that the Hilliard/Wholton family has significance to the community.

The house has undergone a number of modifications including removal of two brick chimneys, parging of the stone foundation, painting of the exterior masonry, construction of a concrete stoop at the main entrance and addition of a 2-storey enclosed porch at the rear.



*1973 photo showing two brick chimneys that have since been removed.*

The interior has been divided up so the basement level is a separate unit and the main floor is divided into two units. Each of these units has a separate kitchen. The bathrooms contain older fixtures suggesting that they were installed earlier than the kitchens.



*The interior has been divided up into 3 units with separate kitchens and bathrooms.*

## 5.2 EVALUATION ACCORDING TO ONTARIO REGULATION 09/06

**Evaluation of Cultural Heritage Value or Interest Summary Table  
122 AUGUSTA STREET, HAMILTON**

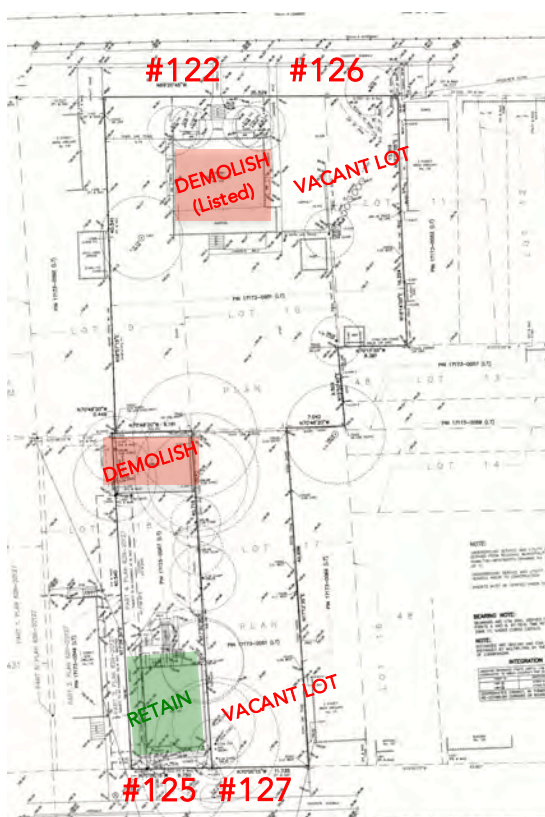
<b>Criteria for Determine Cultural heritage value or interest</b>	<b>Assessment (Yes/No)</b>	<b>Rationale</b>
<b>1. Design or physical value:</b>		
a) Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	NO	<i>It is a late example of a 3-bay vernacular cottage with Neoclassical features that has been considerably modified including removal of chimneys and fireplaces, painting of the masonry, parging of the rubble stone foundation, addition of a two storey sun porch at the rear, addition of a concrete stoop at the main entrance, re-configuration of the interior into 3 separate units and installation of modern kitchens.</i>
b) Displays a high degree of craftsmanship or artistic merit	NO	<i>The original wood windows and interior millwork display a moderate degree of craftsmanship.</i>
c) Demonstrates a high degree of technical or scientific achievement	NO	<i>It is a well-constructed small residential building but it does not demonstrate a high degree of technical or scientific achievement.</i>
<b>2. Historical or associative value:</b>		
a) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	NO	<i>It is associated with Thomas Hilliard (also called Hillier). Hilliard was an employee of the Great Western Railway in the 1860s and 70s who rose from "labourer" to "night watchman" to "baggage master". After his death c. 1890, his descendants owned this property and the adjacent property 126 Augusta Street (John Eastwood Residence, c. 1850) until the late 1940s.</i>  <i>There is no evidence that Thomas Hilliard or his descendants are persons that are significant to the community.</i>

b) Yields, or has potential to yield, information that contributes to an understanding of a community or culture	YES	<i>It contributes to an understanding of the character and early development of Corktown around the O'Reilly Estate and specifically, the section of Augusta Street between Catharine &amp; Walnut Street that was known as O'Reilly Street.</i>
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	<i>It is a common vernacular building type that does not reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.</i>
<b>3. Contextual value:</b>		
a) Is important in defining, maintaining, or supporting the character of an area	NO	<i>It is not important in defining the character of the area because the character of the area is defined by 2-2.5 storey brick duplexes and row housing that was built in the late 19<sup>th</sup> &amp; early 20<sup>th</sup> centuries. It is a relic of an earlier period when this section of Augusta Street, between Catharine and Walnut Streets, was named O'Reilly Street.</i>
b) Is physically, functionally, visually, or historically linked to its surroundings	YES	<i>It is physically and historically linked to the early development of Corktown when Augusta Street east of Catharine Street South was O'Reilly Street (ie; c. 1830s-1880s)</i>
c) Is a landmark	NO	<i>It is a modest private dwelling that is not a landmark.</i>

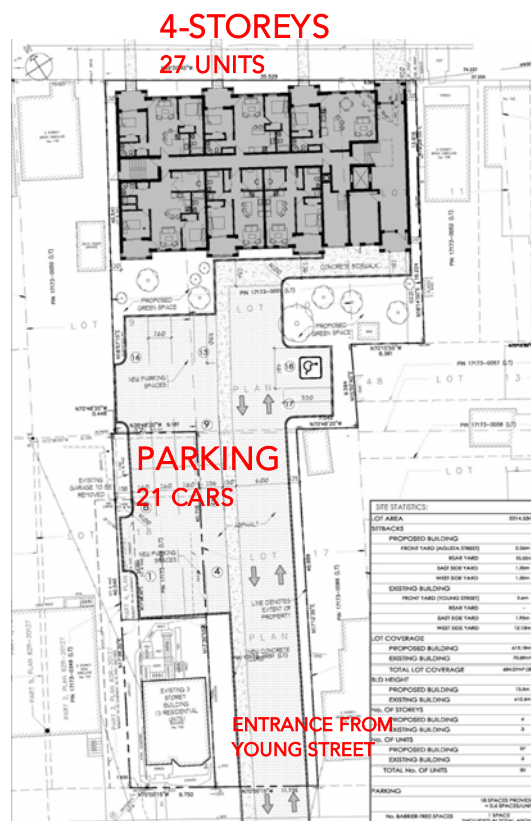
## 6.0 PROPOSED DEVELOPMENT

### See Appendix D – Drawings of the Proposed Development (Lintack Architects)

The applicant proposes to construct a 4-storey residential building containing 27 residential units. Parking will be located at the rear with access from Young Street where there is currently an empty lot. The proposed development will require demolition of a 1.5 storey brick building fronting on Augusta Street that is adjacent to an empty lot. An existing dwelling on Young Street will be retained but the detached brick garage located behind will be demolished. The interior area of the lot will be paved and a new driveway from Young Street will provide access to the parking area.



**Survey** - buildings shaded red are to be demolished.



**Proposed Site Plan** – parking will be located at the rear with access from Young Street

There will be a basement level containing gym facilities and storage. The 1<sup>st</sup> floor is raised and will contain 6 units. The 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> floors will contain 7 units. A rooftop patio is proposed for the roof. There will be 4 entrances from Augusta Street, 3 of these entrances have flights of stairs leading up to individual units, the fourth entrance is located at grade at the east end of the building and provides access to a ground floor lobby. There are covered porches at the entrances.

The 4<sup>th</sup> floor is set back slightly and the façade is articulated with recessed covered porches and balconies. The roofline is flat and the exterior cladding materials are stucco for the basement level, red brick for the 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> floors and black metal siding on the 4<sup>th</sup> floor. Architectural detailing includes squared columns extending up the 1<sup>st</sup> & 2<sup>nd</sup> floors and plate glass enclosed balconies. Window openings are similar to

traditional rectangular windows with the exception of the entrance to the lobby that has larger areas of glazing and glazed sliding doors to the balconies.



**Proposed Development** - Augusta Street elevation, view looking west



**Proposed Development** - Augusta Street elevation, view looking east

## 7.0 IMPACTS & RECCOMENDED MITIGATION MEASURES

### 7.1 NEIGHBOURHOOD CHARACTER

The proposed development has the potential to enhance the neighbourhood. The subject property is a large parcel with frontage on two streets that offers an opportunity for intensification in an area that is close to the downtown core and major transit systems including the Hunter Street GO Station that is within walking distance. It is comprised of 2 vacant lots and 2 lots containing existing dwellings, one facing Young Street and the other facing Augusta Street. The house at 125 Young Street contains three residential units and is contributing well to the neighbourhood. The house at 122 Augusta Street is vacant and boarded shut.

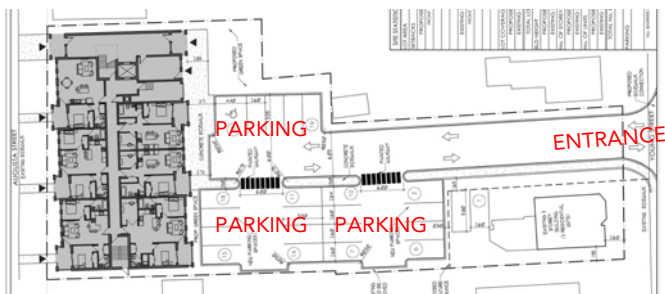


122 Augusta Street – front and rear views

The house at 122 Augusta Street has not been well maintained and trees on the site have been removed. The rear porch floor has collapsed and the concrete stoop in front needs replacing. It is a small house on a large lot on a street that is otherwise continuously lined with 2.5 storey dwellings with small front and side yards. The house at 122 Augusta Street, in its current state, is therefore not contributing well to the Augusta streetscape. Re-development of this parcel represents an opportunity to strengthen this streetscape by inserting new development that is more consistent with the roof heights and front setbacks of adjacent heritage buildings.

In terms of intensification goals, this is an underutilized site. The proposed development will add new residential units to the neighbourhood, retaining the existing number of residential units on Young Street and increasing the number of units on Augusta Street from 3 to 27.

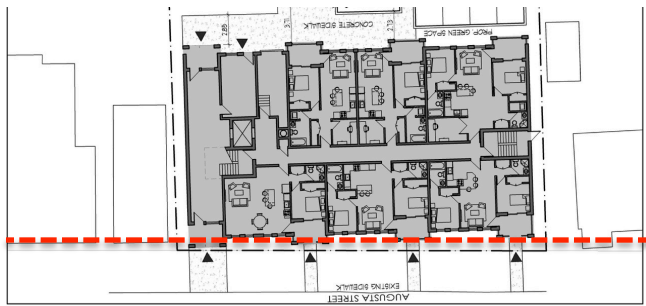
Due to the large frontage on Augusta Street and the opportunity for vehicular access from Young Street, this increase can be accommodated with a low-rise building that is reasonably compatible with the height of the existing housing stock and parking can be accommodated in the rear, out of sight from the street. The size and configuration of this parcel can therefore accommodate the proposed development without major impacts to adjacent properties.



- SURFACE PARKING LOCATED BEHIND THE BUILDING
- DRIVEWAY ACCESS FROM YOUNG STREET UTILIZES AN EXISTING VACANT LOT
- SUPPORTS THE PEDESTRIAN ENVIRONMENT
- ENHANCES THE AUGUSTA STREETSCAPE

The massing, height and modern architectural style of the proposed development will primarily have an impact on the Augusta Street streetscape. The architect has employed a number of design measures in the design of the Augusta Street façade in order to reduce these impacts and make it more compatible with the character of the existing neighbourhood. These design measures include the following:

- 4<sup>th</sup>-floor set-back and darker cladding material
- front set-back consistent with adjacent properties
- primary cladding material that is similar to adjacent properties (i.e.; red brick)
- front entrances and porches that face the street similar to adjacent properties
- horizontal alignment of floors with adjacent properties
- vertical alignment of bays that is similar to adjacent properties
- wall articulation with alternating projecting bays similar to adjacent properties
- wall-to-window ratio that is similar to adjacent properties (with the exception of the lobby entrance)
- door/window proportions that are similar to adjacent properties (with the exception of the lobby entrance)
- location of door/window openings, that is similar to adjacent properties (with the exception of the lobby entrance)
- parking and vehicular access located at the rear



Site Plan

- FRONT SETBACK CONSISTENT WITH ADJACENT HERITAGE PROPERTIES



Augusta Street elevation

- BUILDING HEIGHT COMPATIBLE WITH ADJACENT HERITAGE PROPERTIES
- 4<sup>TH</sup> FLOOR SETBACK & DARKER CLADDING MATERIAL

The choice of red brick as the primary cladding material is compatible with adjacent built heritage resources. Typical cladding materials in Corktown include limestone for foundations



and window sills and red brick for walls, piers, lintels and decorative banding. It is recommended that the architect provide samples of the proposed cladding materials to be reviewed by the Design Review Panel and heritage staff prior to final approval, to ensure that the materials and palette are compatible with the existing neighbourhood character.



**Building materials of adjacent properties:** limestone for foundations and window sills, red brick for walls, piers, lintels and decorative banding.

The development proposes a modern architectural style. Modern design elements include a flat roof with rooftop amenity space, upper floor balconies, and projecting bays on the main elevation that extend up 2 floors and frame the recessed ground floor entrances and the 2<sup>nd</sup> floor balconies. Modern materials include metal cladding on the 4<sup>th</sup> floor, metal windows units, metal hand rails at entrances and plate glass panels around balconies.



**Modern architectural style:** the design of the proposed development does not imitate the character of the existing streetscape but is sensitive to the rhythm, scale and materials of adjacent properties.

It is recommended that this design be further developed based on input from the Design Review Panel. The following minor revisions are recommended for consideration:

- Reduce the amount of plate glass at the lobby entrance
- Replace the plate glass panels on the balconies with traditional materials such as metal or wood railings
- Refine the profile and colour of the projecting cornice detail
- Introduce elements that will give added texture and articulation to the wall surface

Historic building forms such as the low-rise or 'walk-up' apartments could be used as a reference, not to be imitated, but to as a guide for achieving compatibility. These buildings were quite successfully integrated into 19<sup>th</sup> century residential neighbourhood in Hamilton in the early 20<sup>th</sup> century.



Early 20<sup>th</sup> century 'walk-up' apartment building on Duke Street,

## 7.2 CULTURAL HERITAGE RESOURCES

There will be direct impacts to 122 Augusta Street because the proposed development requires demolition of a 1.5 storey brick dwelling that was constructed in the 1860s. Based on an Evaluation according to Ontario Regulation 09/06 included in this report, it has been determined that 122 Augusta Street does not sufficiently meet criteria for Designation under Part IV of the Ontario Heritage Act and designation is therefore not recommended. However, it has been determined that this property has historic and contextual values that contribute to an understanding of the early development of Corktown, and therefore mitigation measures to conserve those values are recommended.



**122 Augusta Street** – demolition is proposed

The research and documentation undertaken in this *Heritage Impact Assessment Report* is an appropriate form of mitigation that has already been undertaken by the owner and includes the following:

- Title search to document past ownership
- Research to document site chronology and building evolution
- Photographic documentation
- Measured drawings

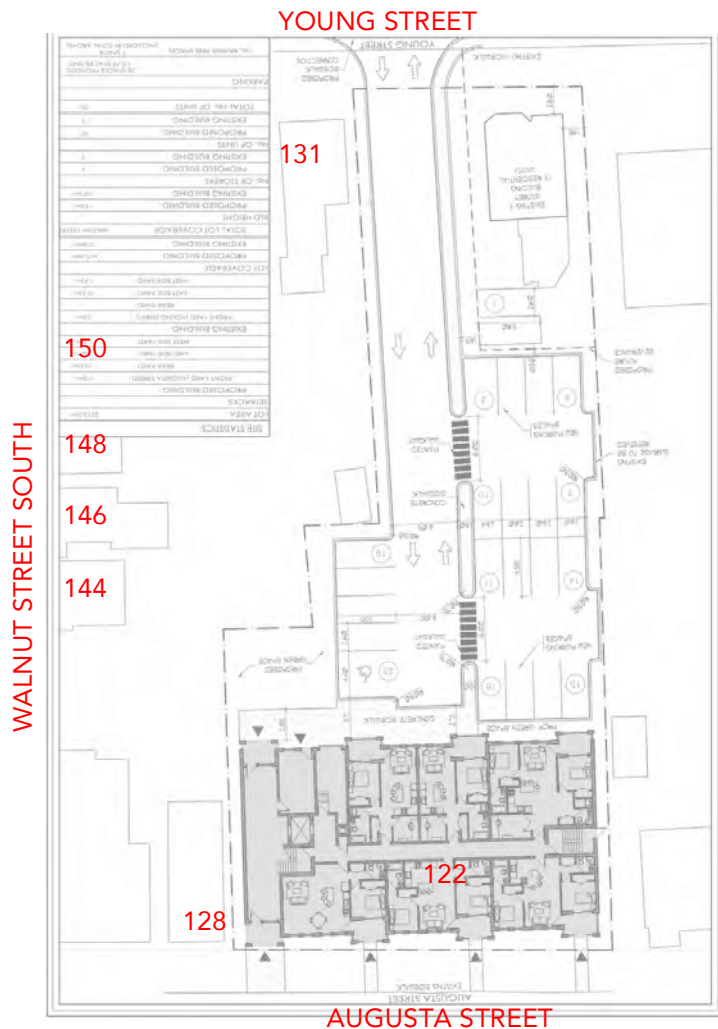
Additional mitigation that could be considered include the following:

- Make the research and documentation included in this report available to individuals and organizations interested in the history of the area
- Remove the original wood windows and interior millwork prior to demolition so that they can be re-used elsewhere
- Develop an appropriate form of commemoration in consultation with heritage staff, the heritage committee, and the local community, such as a display and/or plaque in the lobby or at the entrance, or, if the building is being named, consider using the name O'Reilly

The proposed development will have indirect impacts on a number of adjacent properties that are included on the *Inventory of Buildings of Architectural or Historical Interest*. Based on the definition of 'adjacency' in the *Urban Hamilton Official Plan*, heritage staff has identified several

heritage properties on Young and Augusta Streets that are considered 'adjacent' to the proposed development. The consultant has identified properties included in this list that should be removed from the *Inventory* because they are vacant lots or lots containing new buildings that do not have architectural or historical interest. In addition, the consultant notes that there are heritage properties on Walnut Street South that have rear yards backing onto the parking area of the proposed development and consideration should be given to indirect impacts on these properties.

Adjacent heritage properties will be indirectly impacted by a 'change in neighbourhood character' but the change in height and density is 'moderate' and in general the consultant finds that negative impacts have been successfully mitigated through design measures. Some suggestions have been provided for minor revisions to be considered by the Design Review Panel. Heritage properties that are directly adjacent (i.e.; abutting) the proposed development may require additional mitigation.








Heritage properties on the subject property and directly adjacent to (i.e.; abutting) the subject property require mitigation

Potential Impacts and specific recommendations for each property are outlined in the chart below:

ADDRESS	PHOTO	HERITAGE STATUS	POTENTIAL IMPACT ON HERITAGE VALUE	RECOMMENDED MITIGATION
112 AUGUSTA		LISTED	INDIRECT IMPACTS <ul style="list-style-type: none"> <li>Alteration to streetscape character</li> </ul>	NO FURTHER MITIGATION REQUIRED MITIGATED THROUGH DESIGN MEASURES <ul style="list-style-type: none"> <li>Limit height and density</li> <li>Harmonize mass, setback, setting and materials</li> </ul>
114 AUGUSTA		LISTED	INDIRECT IMPACTS <ul style="list-style-type: none"> <li>Alteration to streetscape character</li> </ul>	NO FURTHER MITIGATION REQUIRED MITIGATED THROUGH DESIGN MEASURES <ul style="list-style-type: none"> <li>Limit height and density</li> <li>Harmonize mass, setback, setting and materials</li> </ul>
116 AUGUSTA		LISTED	INDIRECT IMPACTS <ul style="list-style-type: none"> <li>Alteration to streetscape character</li> </ul>	NO FURTHER MITIGATION REQUIRED MITIGATED THROUGH DESIGN MEASURES <ul style="list-style-type: none"> <li>Limit height and density</li> <li>Harmonize mass, setback, setting and materials</li> </ul>
122 AUGUSTA		INVENTORY	DIRECT IMPACTS <ul style="list-style-type: none"> <li>This building will be demolished</li> </ul>	MITIGATION REQUIRED <ul style="list-style-type: none"> <li>Documentation</li> <li>Salvage</li> <li>Commemoration</li> </ul>
126 AUGUSTA		INVENTORY	NO IMPACTS <ul style="list-style-type: none"> <li>This is a vacant lot</li> </ul>	NO MITIGATION REQUIRED <ul style="list-style-type: none"> <li>This property should be removed from the <i>Inventory</i></li> </ul>

128 AUGUSTA		INVENTORY	INDIRECT IMPACTS <ul style="list-style-type: none"> <li>• Shadows</li> <li>• Land disturbances</li> </ul>	MITIGATION REQUIRED <ul style="list-style-type: none"> <li>• Follow recommendations in shadow study to reduce shadow impacts if required</li> <li>• Maintain existing grade and ensure proper drainage</li> </ul>
130 AUGUSTA		INVENTORY	INDIRECT IMPACTS <ul style="list-style-type: none"> <li>• Alteration to streetscape character</li> </ul>	NO FURTHER MITIGATION REQUIRED MITGATED THROUGH DESIGN MEASURES <ul style="list-style-type: none"> <li>• Limit height and density</li> <li>• Harmonize mass, setback, setting and materials</li> </ul>
132 AUGUSTA		INVENTORY	INDIRECT IMPACTS <ul style="list-style-type: none"> <li>• Alteration to streetscape character</li> </ul>	NO FURTHER MITIGATION REQUIRED MITGATED THROUGH DESIGN MEASURES <ul style="list-style-type: none"> <li>• Limit height and density</li> <li>• Harmonize mass, setback, setting and materials</li> </ul>
134 AUGUSTA		INVENTORY	INDIRECT IMPACTS <ul style="list-style-type: none"> <li>• Alteration to streetscape character</li> </ul>	NO FURTHER MITIGATION REQUIRED MITGATED THROUGH DESIGN MEASURES <ul style="list-style-type: none"> <li>• Limit height and density</li> <li>• Harmonize mass, setback, setting and materials</li> </ul>
136 AUGUSTA		INVENTORY	INDIRECT IMPACTS <ul style="list-style-type: none"> <li>• Alteration to streetscape character</li> </ul>	NO FURTHER MITIGATION REQUIRED MITGATED THROUGH DESIGN MEASURES <ul style="list-style-type: none"> <li>• Limit height and density</li> <li>• Harmonize mass, setback, setting and materials</li> </ul>

117 AUGUSTA		INVENTORY	NO IMPACTS <ul style="list-style-type: none"> <li>This building does not have historical or architectural interest</li> </ul>	NO MITIGATION REQUIRED <ul style="list-style-type: none"> <li>This property should be removed from the <i>Inventory</i></li> </ul>
119-121 YOUNG		INVENTORY	NO IMPACTS <ul style="list-style-type: none"> <li>This building does not have historical or architectural interest</li> </ul>	NO MITIGATION REQUIRED <ul style="list-style-type: none"> <li>This property should be removed from the <i>Inventory</i></li> </ul>
131 YOUNG		LISTED	INDIRECT IMPACTS <ul style="list-style-type: none"> <li>Land disturbances</li> <li>Change in land use</li> <li>Traffic</li> <li>Privacy</li> <li>Security</li> <li>Spillover from exterior lighting</li> </ul>	MITIGATION REQUIRED <ul style="list-style-type: none"> <li>Maintain existing grade and ensure proper drainage</li> <li>Ensure that there is an adequate landscape buffer separating the driveway and parking areas</li> <li>Prevent spillover from exterior lighting</li> <li>Ensure that fixtures at the Young Street entrance, such as signage or mail boxes are compatible with the existing neighbourhood character</li> </ul>
133 YOUNG			NO IMPACTS	NO MITIGATION REQUIRED
135-137 YOUNG			NO IMPACTS	NO MITIGATION REQUIRED

139 YOUNG			NO IMPACTS	NO MITIGATION REQUIRED
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### 7.3 LANDSCAPE ELEMENTS

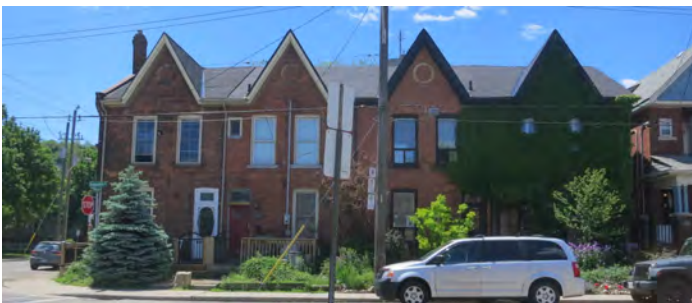
It is recommended that a more detailed landscape plan be provided that includes the following:

- Landscape elements and fencing that provide a green buffer zone and a visual screen between adjacent yards and the proposed driveway and parking areas
- Street trees and landscape elements that enhance the green edge of the street

Although some of the front yards of adjacent properties on Augusta Street have been paved to accommodate parking, these properties would originally have had landscaped front yards. There are several examples on the street that have retained small gardens and shade trees in the front yard. The proposed development provides an opportunity to strengthen the green edge of the street and increase the tree canopy.



**106-112 Augusta Street** – shade trees and landscape elements enhance the streetscape



**130-136 Augusta Street** – ornamental trees and front gardens enhance the streetscape



## 8.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a member in good standing of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 7 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society of Architectural Historians* and the *Canadian Historical Review*.

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## APPENDIX A: PHOTO-DOCUMENTATION OF 122 AUGUSTA STREET

### EXTERIOR



Main elevation on Augusta Street



Rear elevation



Side elevation (west side)



Side elevation (east side)



**Modern concrete stoop and wrought iron railings**



**Modern concrete window well**



Front entrance with wood storm with modern metal door



Dressed stone door sill at main entrance



Front entrance wood paneling





Upper floor window



Dressed stone window sill on main elevation

**YARD**



**Front yard**



**Rear yard – #125 Young Street and old brick garage visible in the background**



Side yard – east side - #128 Augusta Street visible on the right.



Side yard – west side - #118 Augusta Street visible on left.

INTERIOR

BASEMENT



Kitchen – modern vinyl flooring



Kitchen – wood casement window



Kitchen – stairs to main floor visible on the right



Kitchen - fireplace?



Kitchen – stairs to main floor



Kitchen – entrance to bathroom that is located in the west end of the porch



Kitchen - step down to bathroom



Bathroom off the kitchen that is located in the west end of the porch

**BASEMENT – HALLWAY**



Hallway to bedrooms

**BASEMENT - BEDROOMS**



Bedroom 1 – modern drywall ceiling and modern hardwood flooring





Bedroom 1 – wood casement window



Bedroom 1 – baseboard and door trim



Furnace room



Furnace room window – enclosed under the front stoop



Bedroom 2 – modern wood paneling



Bedroom 2 – wood casement window



**Bedroom 2 – closet – modern hardwood flooring**



**Bedroom 2 – modern ceiling tiles**



Bedroom 3 – wood casement window 1



Bedroom 3 – wood casement window 2



Bedroom 3 – detail of window 2

**PORCH**



**Porch – east end**



**Exterior wall of house - parged rubble stone**



Exterior wall of porch - rubble stone



Porch - west end





Entrance to stone cellar



Stone cellar

**STAIRS TO MAIN FLOOR**



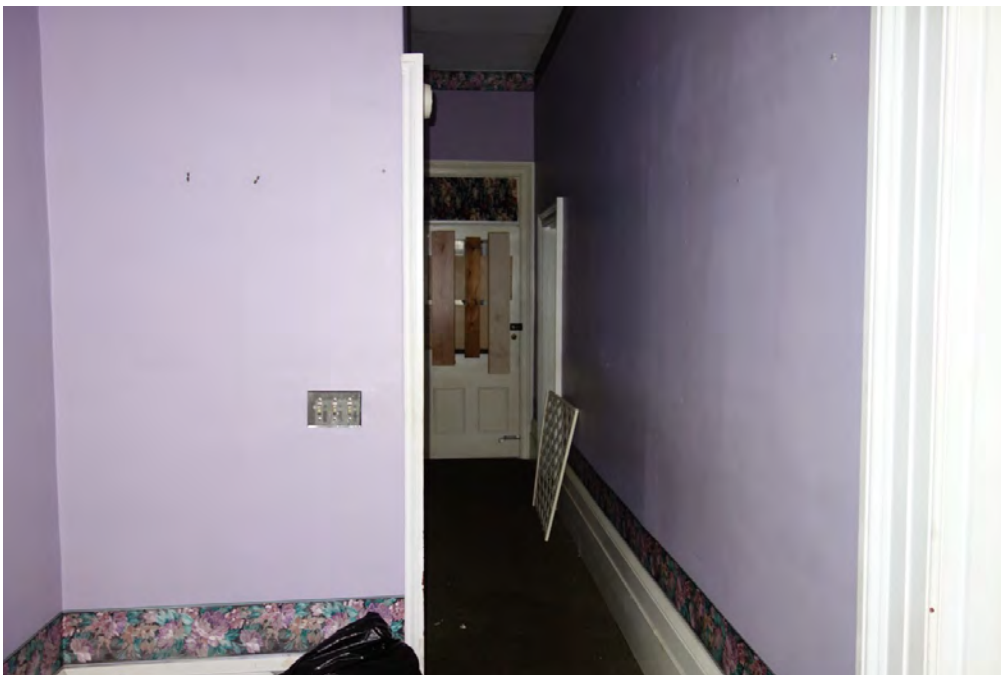
**Enclosed stairs to the main floor – modern carpeting & hand rail**

MAIN FLOOR

HALLWAY



Front entrance on the main floor



Main floor hallway - back door to the porch



Woodwork in the hallway on the main floor



Door casing on the main floor



West parlour



West parlour – 6 over 6 wood sash window



West parlour – door to hallway



West parlour – door to hallway – modern wall-to-wall carpet



West parlour – dry-wall partition wall containing a chimney



West parlour – ceiling plaster damage



**Kitchen 2 – behind the West parlour**



**Modern carpet and vinyl flooring in the west parlour and kitchen**





Kitchen 2 – located behind the west parlour



Kitchen 2 - window



**Bathroom 2 – located behind the west parlour**



**Bathroom 2 - window**



East parlour – modern hardwood flooring



East parlour – modern hardwood flooring



**Kitchen 3 – located behind the east parlour – 6 over 6 wood sash windows**



**Kitchen 3 – located behind the east parlour – modern cabinets and wall-to-wall carpet**



Porch – east end – the floor has collapsed at this end



Porch – west end – tongue & groove wood ceiling



Exterior brick wall visible inside porch – divided transom above the door



Exterior brick wall - wood window sill



Enclosed stairs to the attic

**ATTIC**



**Attic hallway – west end**



**Attic hallway – east end**





Freestanding chimney stack



Plaster damage



Wide plank wood flooring



End wall



Window - 2 over 2 wood sash



Wood plank door



End wall



Window - 2 over 2 sash



Free-standing chimney stack



Wide plank wood flooring



**Wood plank door**



**Wood baseboard**

## APPENDIX B: LAND RECORDS

CHAIN OF TITLE: Lot 10, Oliver Tiffany Springer Survey, Registered Plan 28, Hamilton

INST. NO.	DATE	TYPE	GRANTOR	GRANTEE	LANDS
PATENT	1861	Grant	Crown	Richard SPRINGER	
571	1837	Will	Estate of Richard SPRINGER	David R. SPRINGER	Part Lots 10 & 11; Concession IV; Twp of Barton (190 acres)
715 "C"	1851	B&S	Oliver Tiffany SPRINGER	Thomas HILLIARD, labourer	<b>Lot 10</b> on the Oliver Tiffany Springer Survey, 92 links (60.72') on North/South x 2 chains (132') on East/West
7710GR	1916	Will	Rossana BEGLEY, widow (daughter of Thomas HILLIARD)	Annie Hilliard WHOLTON (daughter)	Devised land to her daughter, Annie Hilliard Wholton, that she had obtained as devise of the Estate of Thomas Hilliard (also known as Thomas Hillier).
12507NS	1932	Will	Ann Hilliard WHOLTON Estate	Oliver Marjorie WHOLTON, Spinster (daughter)	.."property situate in the City of Wentworth and known as <b>Number 122 Augusta</b> "...FIRSTLY "being composed of <b>Town Lot 10</b> fronting on O'Reilly Street and in the block between Walnut, Catharine, O'Reilly and Mary Streets" ... " <b>together with the right to use the private alley</b> " (as in #715"C") AND SECONDLY "being composed of <b>parts of Lots numbers Ten and Eleven</b> on the south side of R'Reilly Street in Oliver Tiffany Sprnger's Survey (as in #92712) [see Chain for Lot 9 for copy] AND THIRDLY 'Town Lot number Six fronting on Walnut Street also being a part of Lot number Thirteen in the Third Concession of Barton"
158031NS	1949		Estate of Olive Marjorie WHOLTON	Murray R. MINLER & Matilda E. MINLER	<b>Part Lots 9 &amp; 10</b> [see Chain for Lot 9 for copy]
223889HL	1963		Murray R. MINLER & Matilda E. MINLER	Gordon WILLIAMS	[see Chain for Lot 9 for copy]
241005CD	1983		Estate of Gordon Francis WILLIAMS	Edna Rose WILLIAMS	<b>Part Lots 10, Part Lots 9, 11, 17</b>
WE1144112	2016		Estate of Edna Rose WILLIAMS	Italia Canning, Estate of Edna Rose WILL	[see Chain for Lot 9 for copy]
WE1146346	2916		Italia Canning, Estate Trustee of Edna Rose WILLIAMS	CURRENT OWNER	

NOTE: Title search performed by Sue Belanger, Registered Title Searcher

PLAN 48

Plan 28 J. G.

PLAN  
of Lot 115 in the 1st Concession  
of the Township of  
BARTON  
showing the Survey of  
Aspinger Bay in the  
CITY OF HAMILTON  
Compiled from plans of  
the original Survey by

Wm. Beattie  
of London  
in 1811

ROAD ALLOWANCE BETWEEN 5th & 1st CONCESSION



Plan 28



**APPENDIX C: AS-FOUND DRAWINGS (122 August Street)**

Survey by A.T. McLaren (PART OF LOTS 9, 11 & 17, ALL OF LOT 10)

Architectural Drawings provided by Measurex & Lintack Architects

TOPOGRAPHIC SURVEY  
OF PART OF  
LOTS 9, 11 & 17  
AND ALL OF  
LOT 10  
WEST SIDE OF WALNUT STREET  
REGISTERED PLAN 48  
IN THE  
CITY OF HAMILTON

SCALE 1:150 METRIC

S.D. McLAREN, O.L.S. - 2016



BENCHMARK:  
MONUMENT 001196.3U3491

POST OFFICE ON THE SOUTHWEST  
CORNER OF KING STREET EAST AND  
JOHN STREET SOUTH, TABLET IN  
THE EAST STONE FOUNDATION WALL,  
8.26 M SOUTH OF THE  
NORTHEAST CORNER, 2.71 M BELOW A  
WINDOW SILL AND 42 CM ABOVE  
SIDEWALK LEVEL.

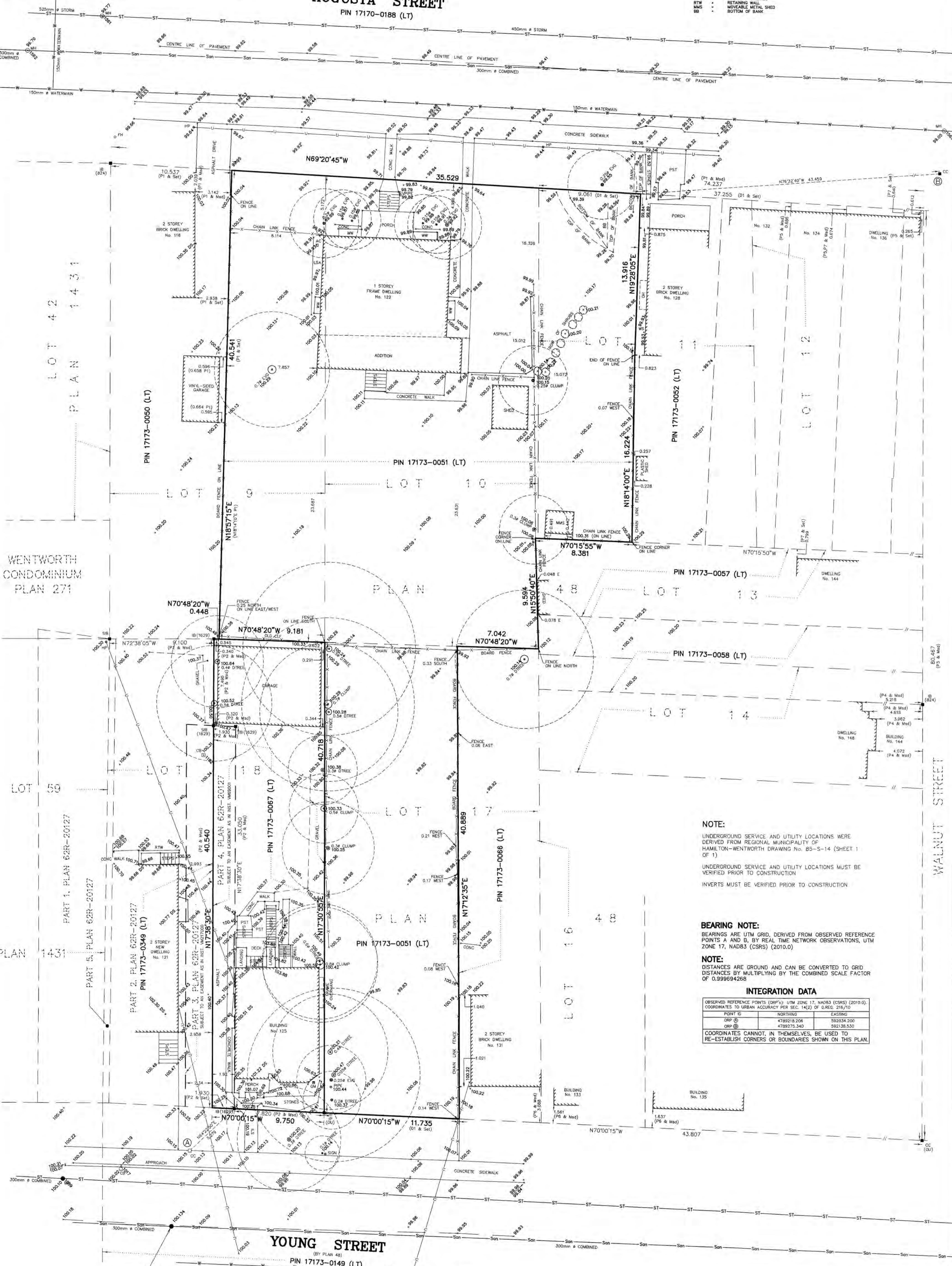
ELEVATION: 96.871 metres CGVD-1928:1978

LEGEND:

- MONUMENT SET
- MONUMENT FOUND
- ▣ IRON BAR
- ▣ PLASTIC BAR
- ▣ IRON PIPE
- ▣ PLASTIC PIPE
- ▣ CUT CROSS
- ▣ STANDARD IRON BAR
- ▣ CUT CROSS
- ▣ CC
- ▣ R24
- ▣ MSE
- ▣ CHAIN LINK FENCE
- ▣ LANDSCAPED AREA
- ▣ INTER-LOCKING STONE
- ▣ PATO STONES
- ▣ MSH
- ▣ MH
- ▣ FH
- ▣ WW
- ▣ WS
- ▣ OF
- ▣ GARAGE FLOOR
- ▣ DIAMETER
- ▣ EVERGREEN
- ▣ DECIDUOUS TREE
- ▣ VERTICAL PIPE
- ▣ GAS METER
- ▣ CONC
- ▣ CONCRETE
- ▣ AC
- ▣ OVERHANG
- ▣ HYDRO PIPE
- ▣ OVERHEAD UTILITIES
- ▣ RETAINING WALL
- ▣ RTW
- ▣ MMS
- ▣ BB

- P1 DONOTES PLAN BY A.T. McLAREN, O.L.S. DATED APRIL 19, 1989 FILE 23659
- P2 PLAN 62R-20127
- P3 PLAN BY A.T. McLAREN, O.L.S. DATED DECEMBER 17, 1994 FILE 20508
- P4 PLAN BY A.T. McLAREN, O.L.S. DATED JUNE 20, 1994 FILE E-15083
- P5 PLAN BY A.T. CLARKE, O.L.S. DATED JUNE 20, 1994 FILE E-10376
- P6 PLAN BY A.T. CLARKE, O.L.S. DATED FEBRUARY 21, 1991 FILE E-10376
- P7 PLAN BY A.T. CLARKE, O.L.S. DATED OCTOBER 23, 1986 FILE E-7386
- P8 PLAN BY A.T. CLARKE, O.L.S. DATED JUNE 20, 1990 FILE E-10080
- P9 INSTRUMENT 0224015

AUGUSTA STREET  
PIN 17170-0188 (LT)



NOTE:  
UNDERGROUND SERVICE AND UTILITY LOCATIONS WERE DERIVED FROM REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH DRAWING No. B5-S-14 (SHEET 1 OF 1)  
UNDERGROUND SERVICE AND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION  
INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION

BEARING NOTE:  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

NOTE:  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999694268

INTEGRATION DATA

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ORP @	4789275.340	592136.530

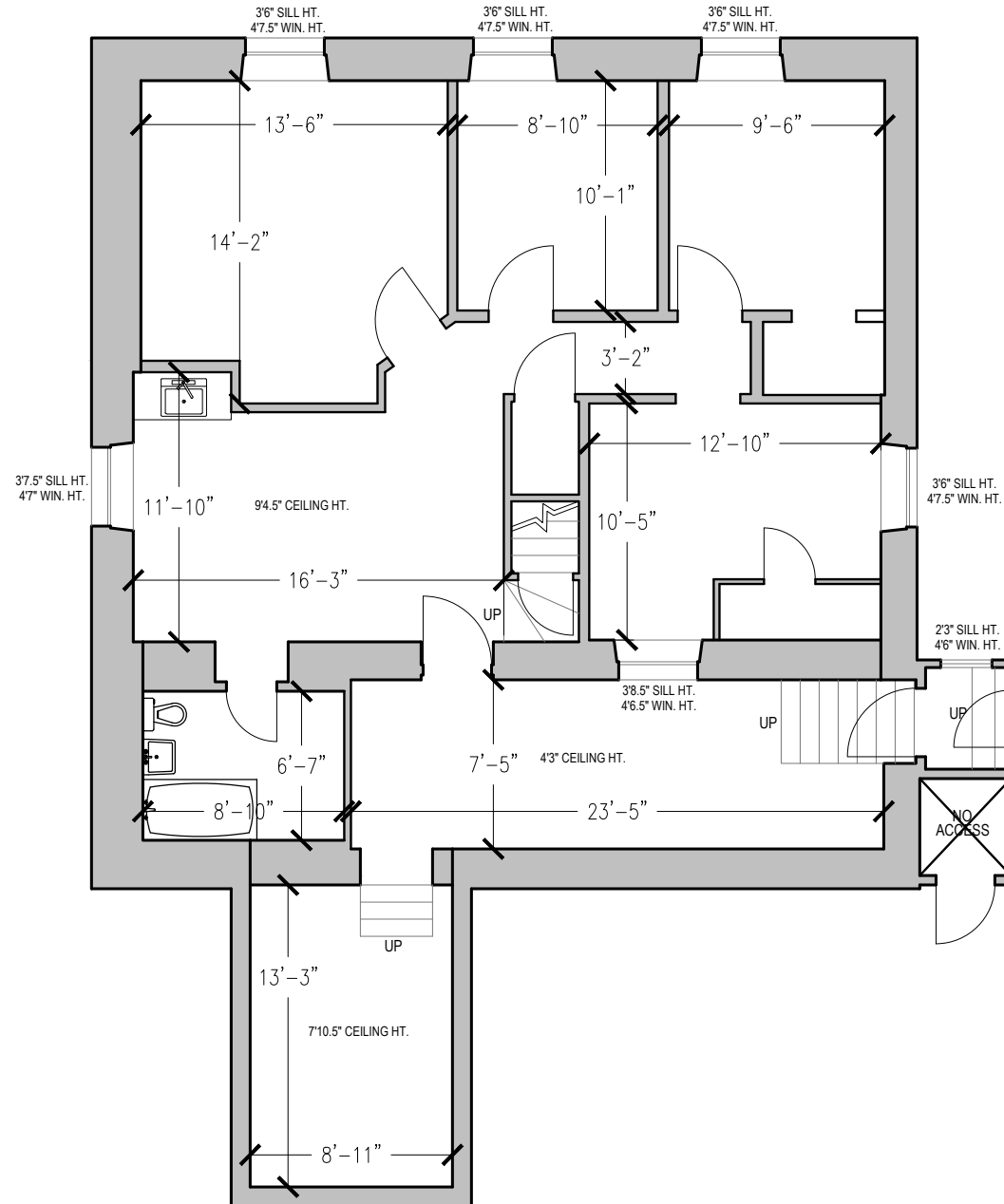
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

METRIC NOTE  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE:  
I CERTIFY THAT  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM  
2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF NOVEMBER, 2016  
DATE: NOVEMBER 14, 2016  
S. DAN McLAREN, O.L.S.

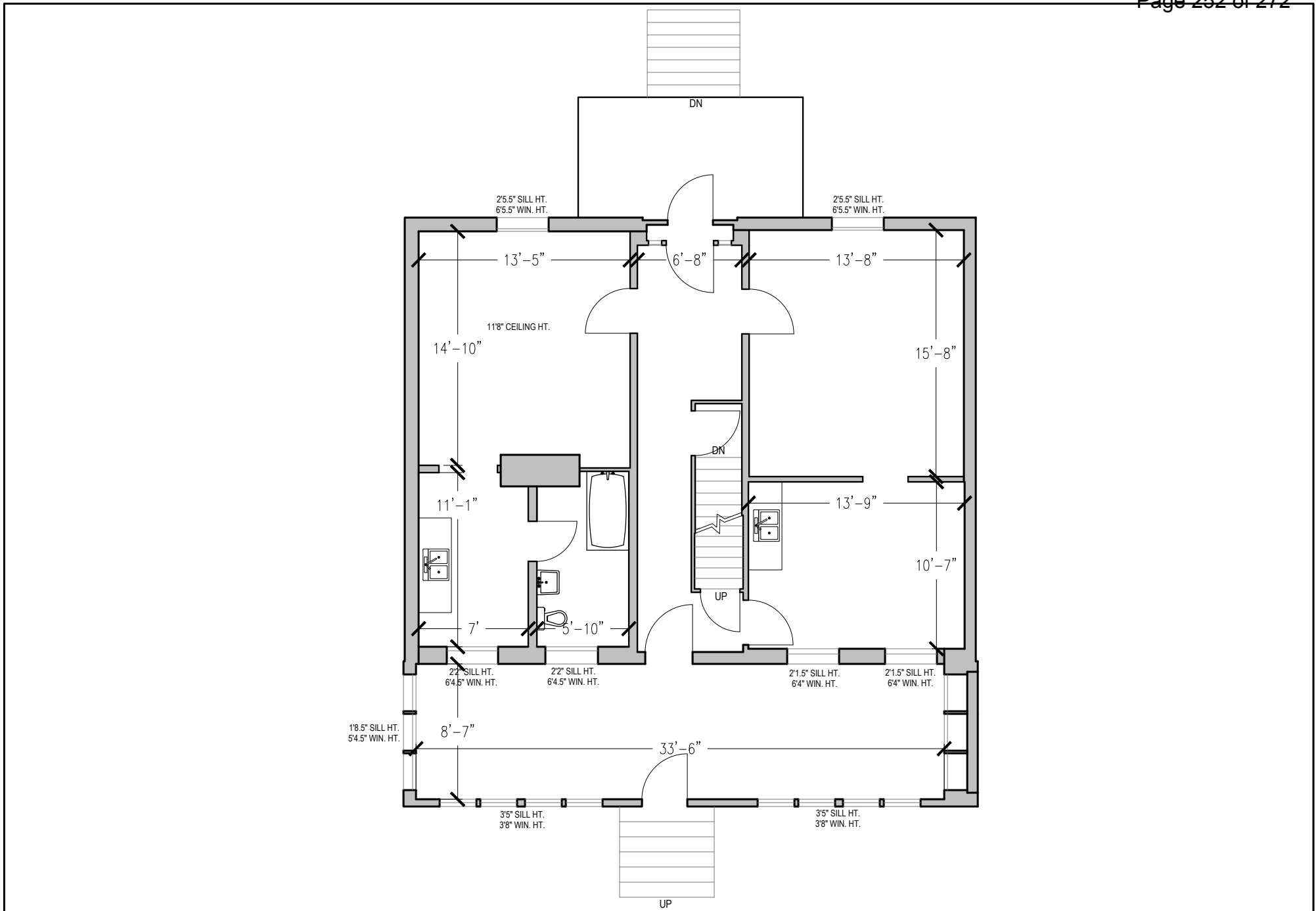
A.T. McLaren Limited  
11550 AND CONSTRUCTION SURVEYING  
59 JOHN STREET SOUTH, SUITE 230  
HAMILTON, ONTARIO, L8N 2B9  
PHONE: (905) 527-8559 FAX: (905) 527-0332  
Checked: [Signature] Scale: 1:150 Drawn: [Signature] Date: [Signature] File No: 35156

SITE BENCH MARK  
MANHOLE  
ELEV. 100.134



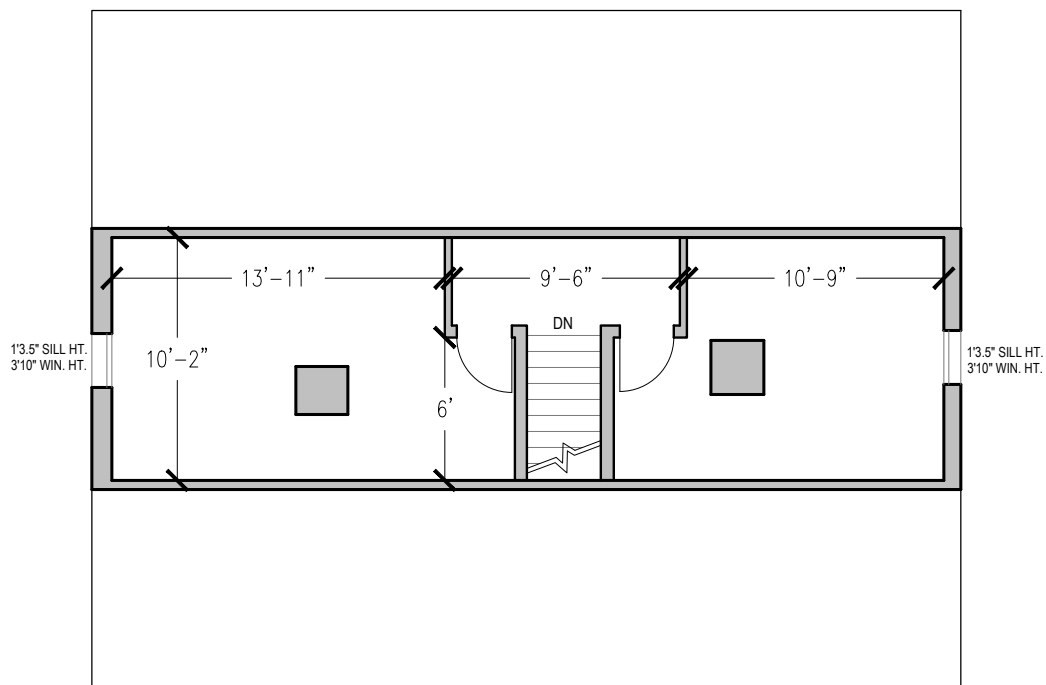
122 AUGUSTA STREET  
HAMILTON, ONTARIO

BASEMENT



122 AUGUSTA STREET  
HAMILTON, ONTARIO

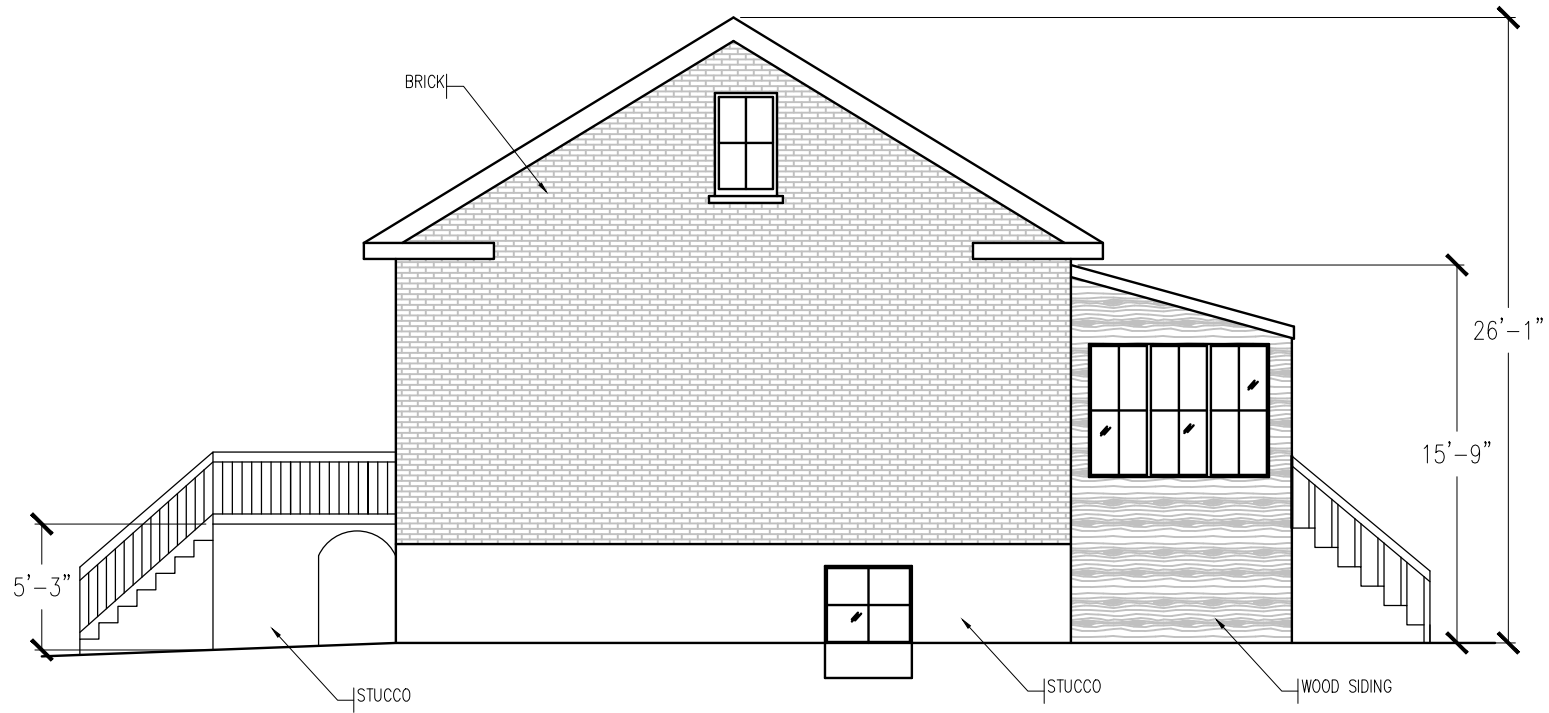
GROUND FLOOR





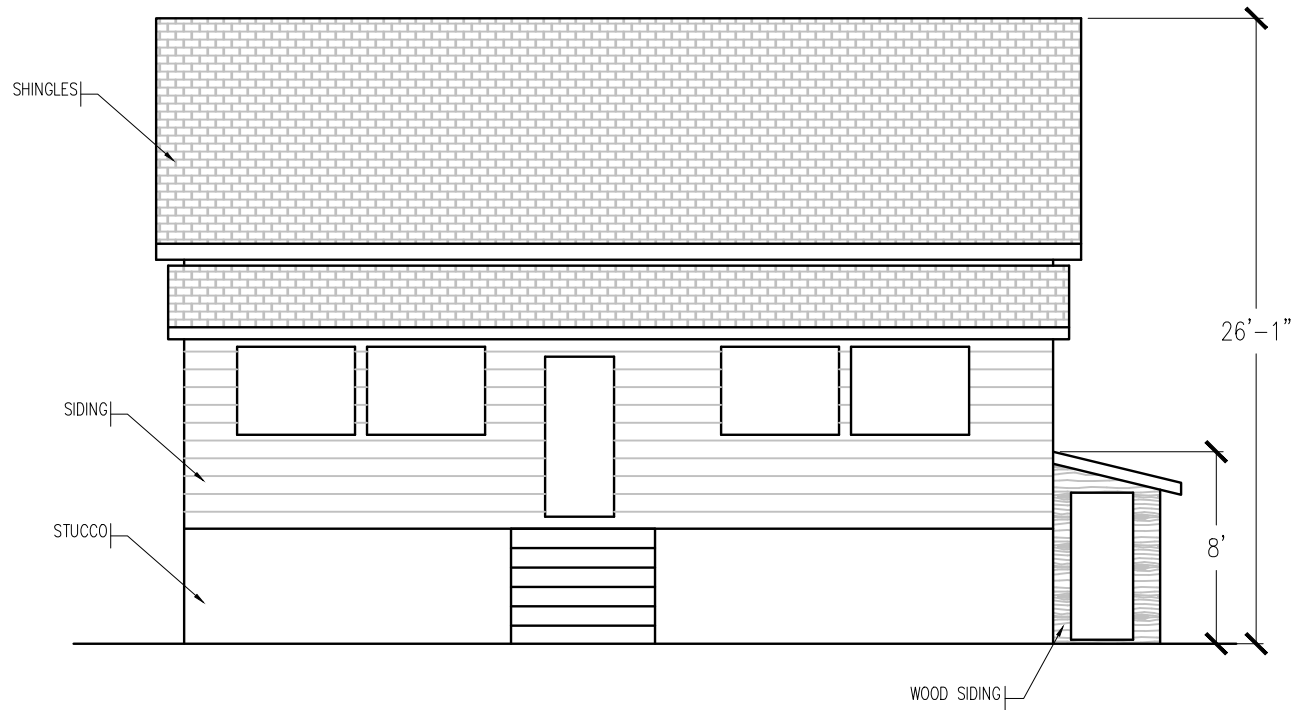
122 AUGUSTA STREET  
HAMILTON, ONTARIO

NORTH ELEVATION



122 AUGUSTA STREET  
HAMILTON, ONTARIO

WEST ELEVATION



122 AUGUSTA STREET  
HAMILTON, ONTARIO

SOUTH ELEVATION





122 AUGUSTA STREET  
HAMILTON, ONTARIO

EAST ELEVATION

## **APPENDIX D: PROPOSED DEVELOPMENT**

Architectural Drawings provided by Lintack Architects

TOPOGRAPHIC SURVEY  
OF PART OF  
LOTS 9, 11 & 17  
AND ALL OF  
LOT 10  
WEST SIDE OF WALNUT STREET  
REGISTERED PLAN 48  
IN THE  
CITY OF HAMILTON

SCALE 1:150 METRIC

S.D. McLAREN, O.L.S. - 2016



**BENCHMARK:**  
MONUMENT 001196.3U3491

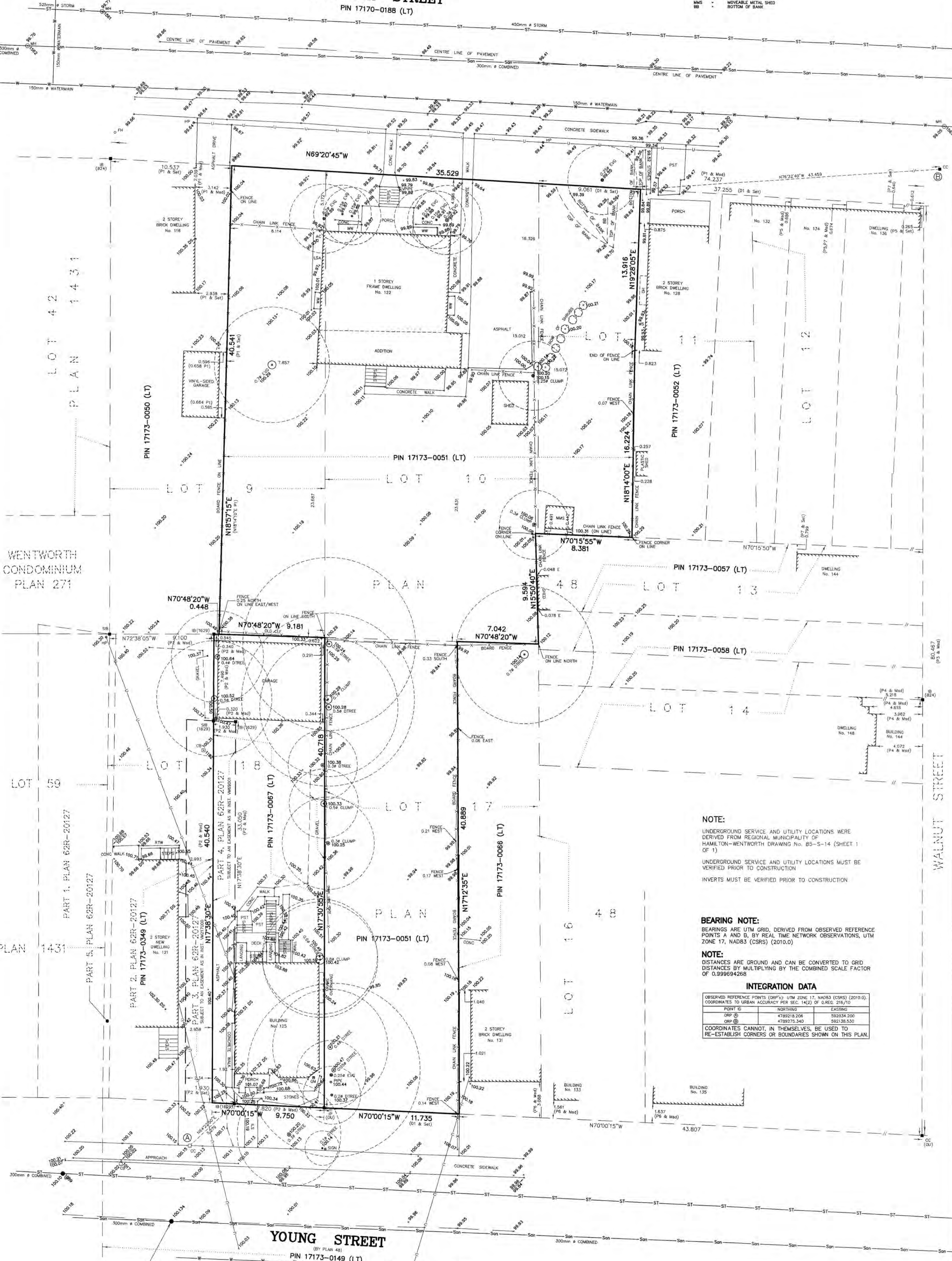
POST OFFICE ON THE SOUTHWEST  
CORNER OF KING STREET EAST AND  
JOHN STREET SOUTH, TABLET IN  
THE EAST STONE FOUNDATION WALL,  
8.26 M SOUTH OF THE  
NORTHEAST CORNER, 2.71 M BELOW A  
WINDOW SILL AND 42 CM ABOVE  
SIDEWALK LEVEL.

ELEVATION: 96.871 metres CGVD-1928:1978

**LEGEND:**

- MONUMENT SET
- MONUMENT FOUND
- ▬ IRON BAR
- ▬ IRON PIPE
- ▬ PLASTIC BAR
- ▬ CUT CROSS
- ▬ STANDARD IRON BAR
- ▬ CUT CROSS
- ▬ A.T. McLAREN, O.L.S.
- ▬ HEADS
- ▬ CHAIN LINK FENCE
- ▬ LANDSCAPED AREA
- ▬ INTER-LOCKING STONE
- ▬ PAVS STONES
- ▬ MANHOLE
- ▬ CAST IRON BASIN
- ▬ FIRE HYDRANT
- ▬ WINDOW SILL
- ▬ WINDOW SILL
- ▬ GARAGE FLOOR
- ▬ DIAMETER
- ▬ EVERGREEN
- ▬ DECIDUOUS TREE
- ▬ VERTICAL PIPE
- ▬ GAS METER
- ▬ CONCRETE
- ▬ AIR CONDITIONER
- ▬ OVERHANG
- ▬ HYDRO PILE
- ▬ OVERHEAD UTILITIES
- ▬ RETAINING WALL
- ▬ RTW
- ▬ MOVABLE METAL SHED
- ▬ BOTTOM OF BANK

**AUGUSTA STREET**  
PIN 17170-0188 (LT)



WENTWORTH  
CONDOMINIUM  
PLAN 271

**NOTE:**  
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HAMILTON-WENTWORTH DRAWING No. B5-S-14 (SHEET 1  
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**SITE BENCH  
MARK**  
MANHOLE  
ELEV. 100.134

**METRIC NOTE**  
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SHOWN ON THIS PLAN ARE IN  
METRES AND CAN BE  
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BY DIVIDING BY 0.3048

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NOVEMBER 14, 2016

DATE

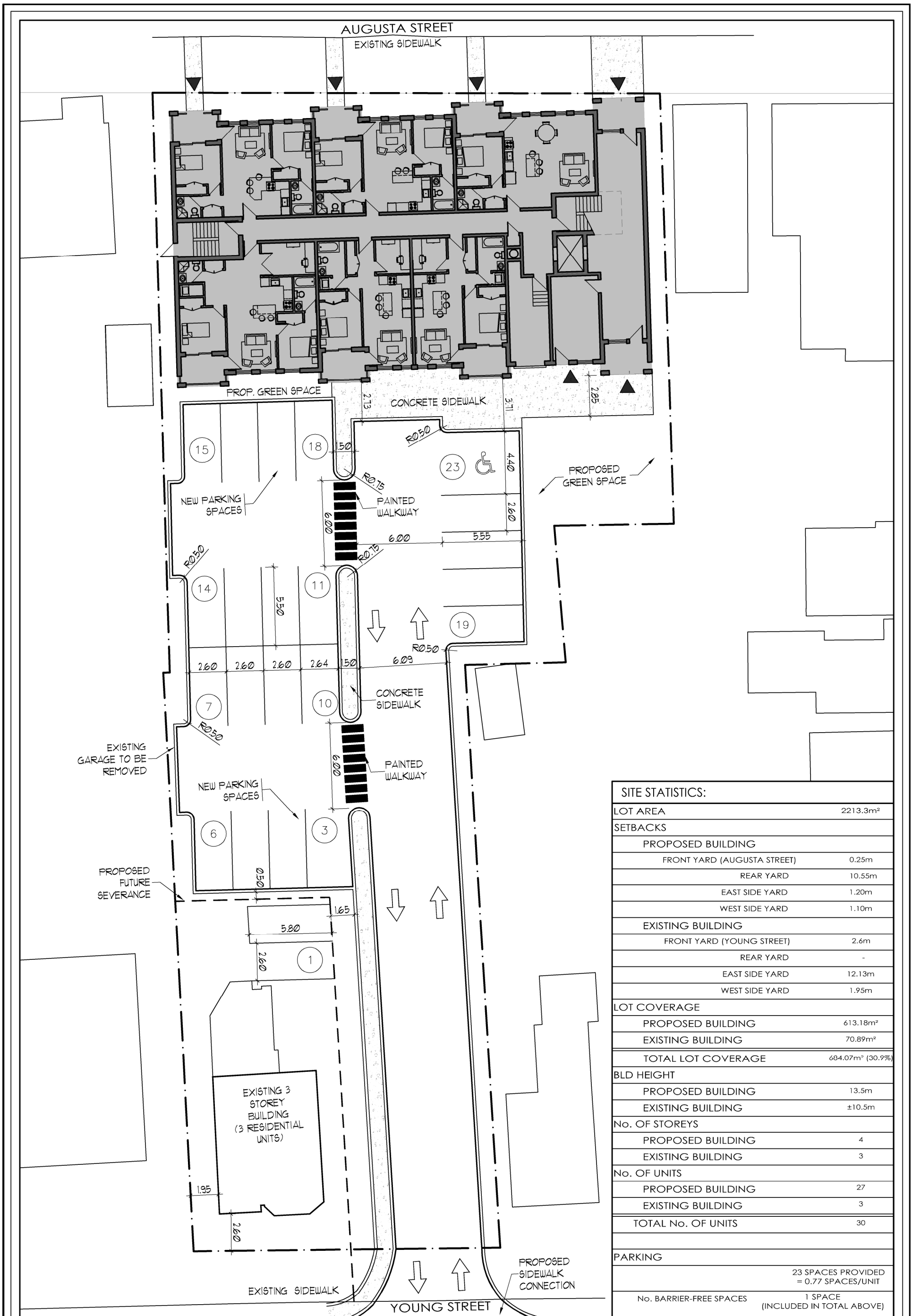
S. DAN McLAREN, O.L.S.

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REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN  
PART WITHOUT THE WRITTEN PERMISSION OF S.D. McLAREN, O.L.S.

**A.T. McLaren Limited**  
11550 AND CONSTRUCTION SURVEYING

59 JOHN STREET SOUTH, SUITE 230  
HAMILTON, ONTARIO, L8N 2B9  
PHONE (905) 527-8559 FAX (905) 527-0032

Drawn: DG  
Checked: RBW  
Scale: 1:150  
Date: 11/15/16  
Page No: 35156



SITE STATISTICS:	
LOT AREA	2213.3m <sup>2</sup>
SETBACKS	
PROPOSED BUILDING	
FRONT YARD (AUGUSTA STREET)	0.25m
REAR YARD	10.55m
EAST SIDE YARD	1.20m
WEST SIDE YARD	1.10m
EXISTING BUILDING	
FRONT YARD (YOUNG STREET)	2.6m
REAR YARD	-
EAST SIDE YARD	12.13m
WEST SIDE YARD	1.95m
LOT COVERAGE	
PROPOSED BUILDING	613.18m <sup>2</sup>
EXISTING BUILDING	70.89m <sup>2</sup>
TOTAL LOT COVERAGE	684.07m <sup>2</sup> (30.9%)
BLD HEIGHT	
PROPOSED BUILDING	13.5m
EXISTING BUILDING	±10.5m
No. OF STOREYS	
PROPOSED BUILDING	4
EXISTING BUILDING	3
No. OF UNITS	
PROPOSED BUILDING	27
EXISTING BUILDING	3
TOTAL No. OF UNITS	30
PARKING	
23 SPACES PROVIDED = 0.77 SPACES/UNIT	
No. BARRIER-FREE SPACES	1 SPACE (INCLUDED IN TOTAL ABOVE)

Proposed  
**CORKTOWN PRIME  
RESIDENCE**

AUGUSTA STREET  
HAMILTON, ON

SCALE:

1:250

DATE:

JULY 2017

**LINTACK ARCHITECTS**

INCORPORATED

244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3B3  
T: 905.522.6165 • F: 905.522.2209 • E: information@lintack.com  
www.lintack.com

**SITE**

JOB No.

16.090

DWG. No.

**A1.1**



PROPOSED

**AUGUSTA + YOUNG**  
RESIDENTIAL DEVELOPMENT

HAMILTON, ON

SCALE:

NTS

DATE:

NOV 2016

**LINTACK ARCHITECTS**

**I N C O R P O R A T E D**

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www.lntack.com

STREET VIEW

JOB No.

16.090

DWG. No.

**A4.1**

NOV 2016

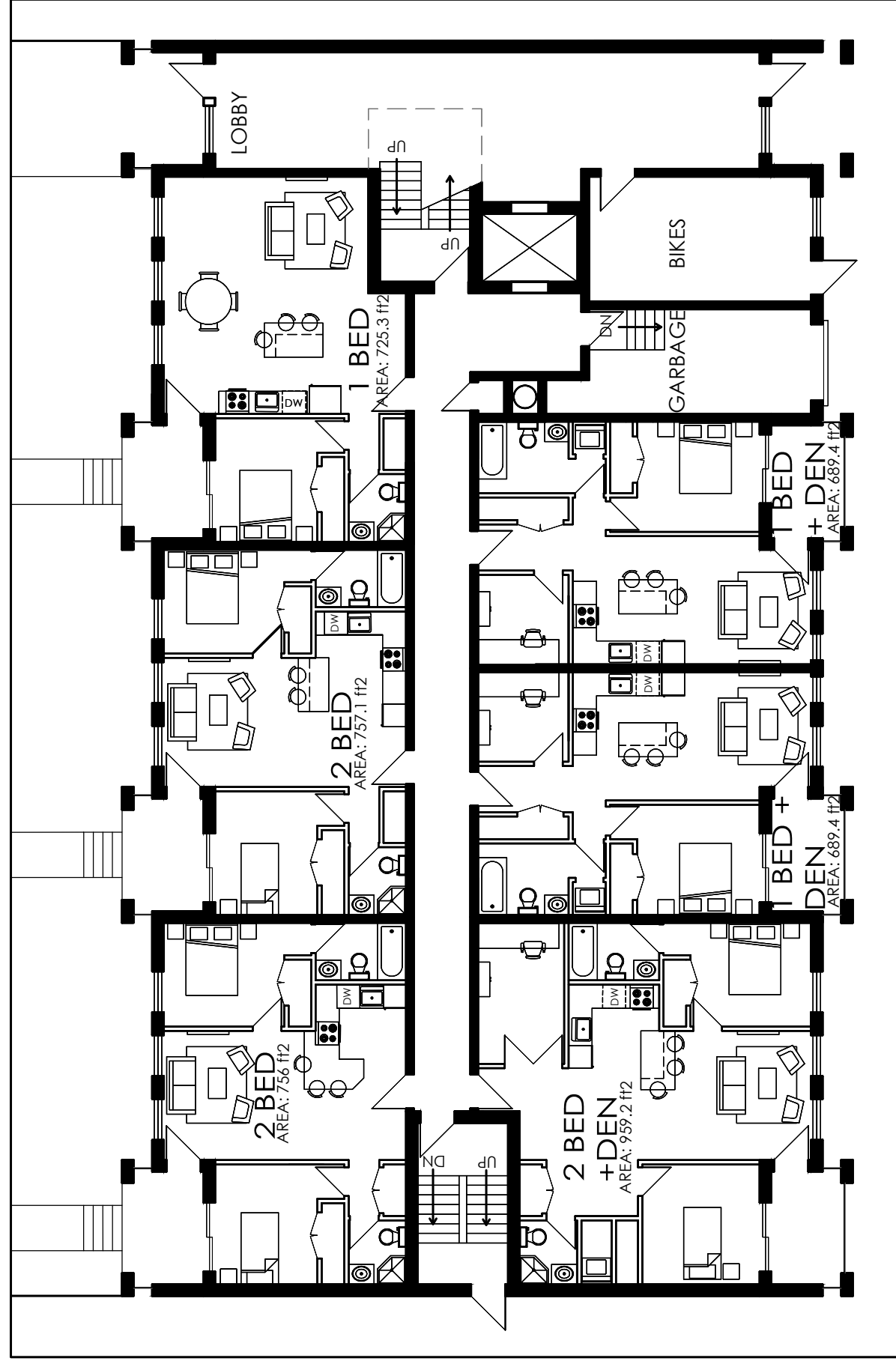


PROPOSED  
**AUGUSTA + YOUNG**  
 RESIDENTIAL DEVELOPMENT  
 HAMILTON, ON

SCALE: NTS  
 DATE: NOV 2016

**LINTACK ARCHITECTS**  
 I N C O R P O R A T E D  
 244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3B3  
 T: 905.522.6165 • F: 905.522.2209 • E: information@lntack.com  
 www.lntack.com

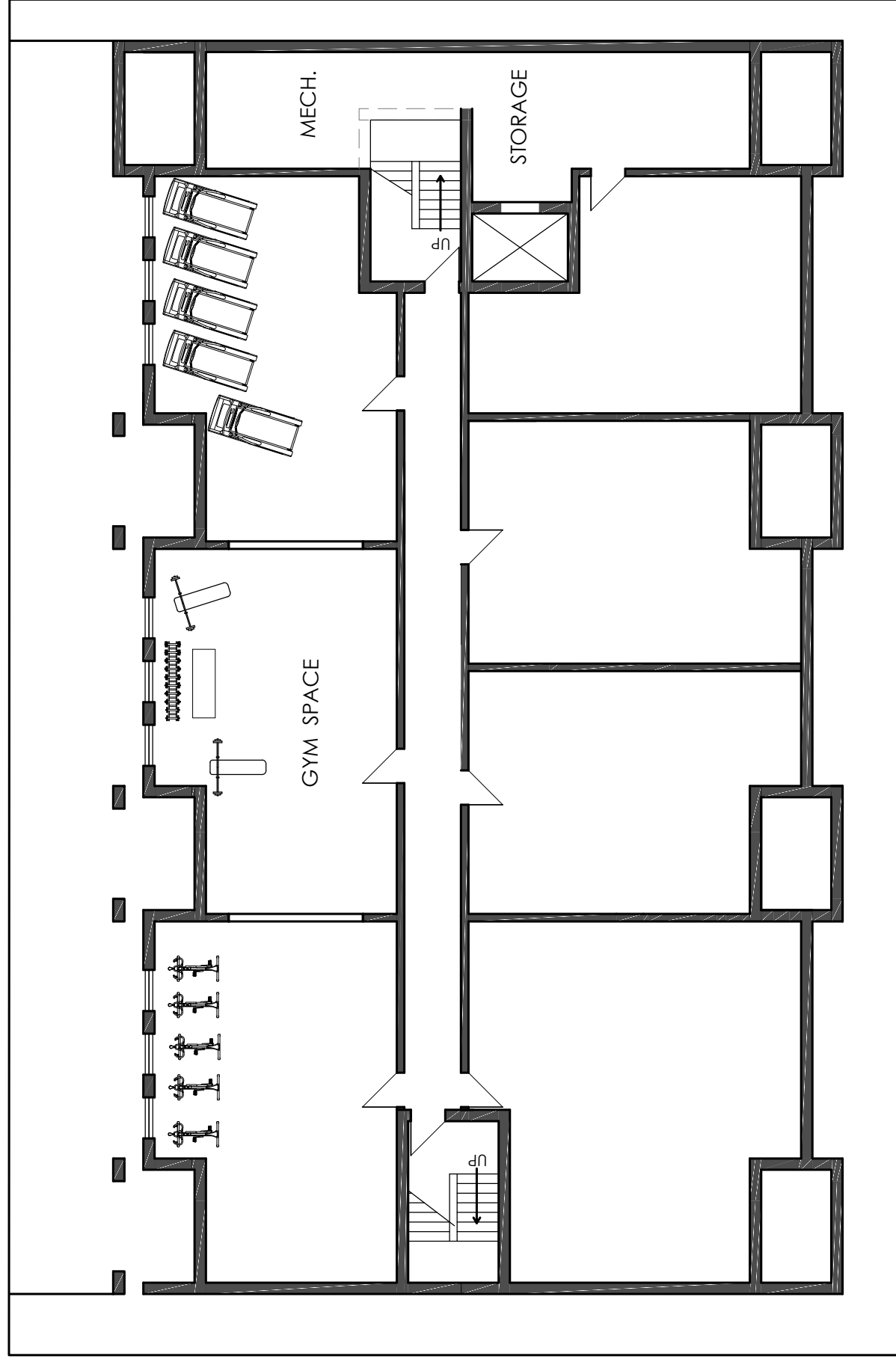
STREET VIEW 2  
 JOB No. 16.090  
 DWG. No. **A4.2**  
 NOV 2016



2 FIRST FLOOR PLAN

SCALE 1: 150

A2.1



1 BASEMENT PLAN

SCALE 1: 150

A2.1

PROPOSED  
**AUGUSTA + YOUNG**  
 RESIDENTIAL DEVELOPMENT

HAMILTON, ON

**LINTACK ARCHITECTS**

**I N C O R P O R A T E D**

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 www.lintack.com

SCALE:

1:150

DATE:

NOV 2016

FLOOR PLANS  
 LEVELS B-1

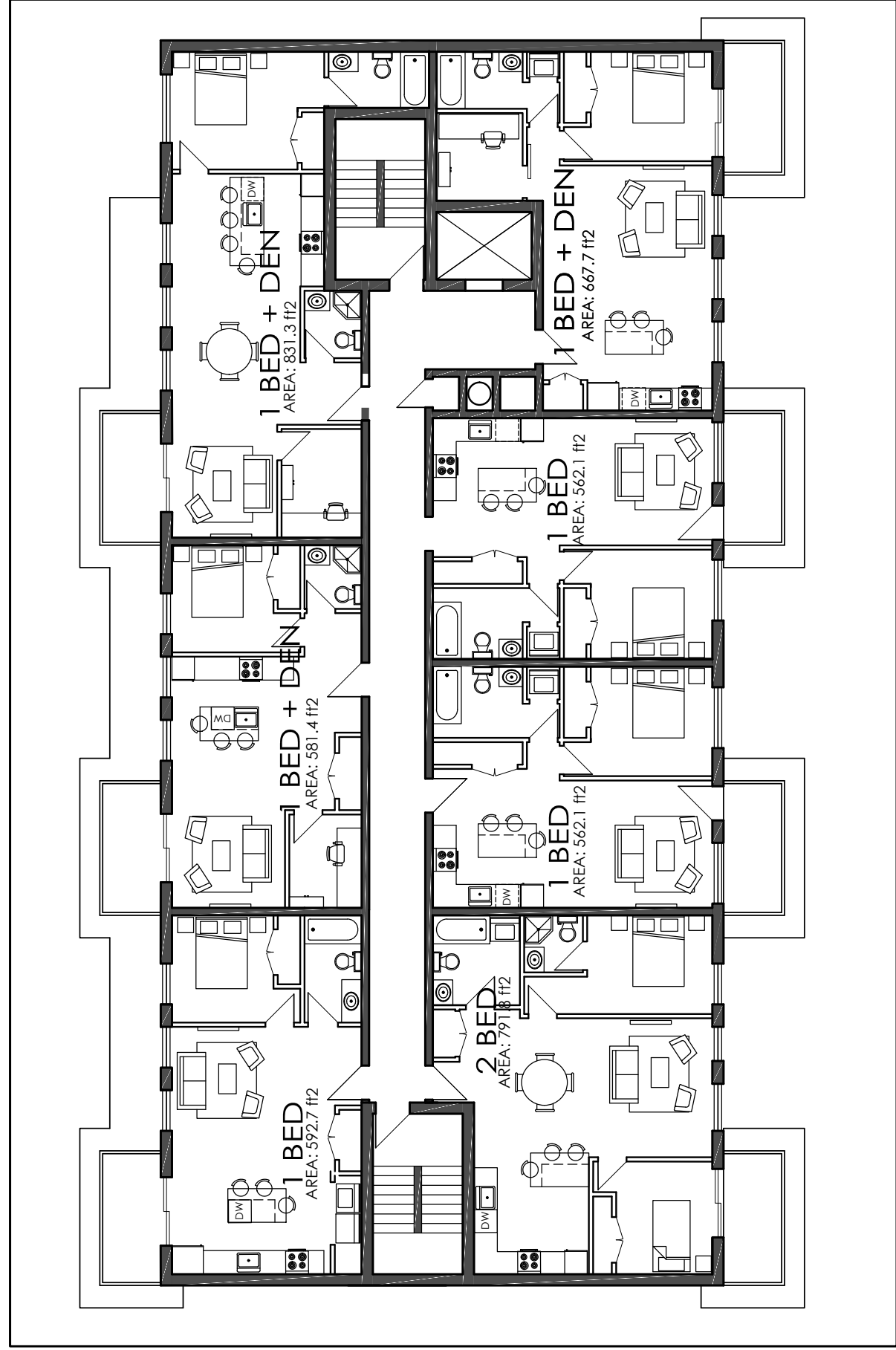
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DWG. No.

**A2.1**

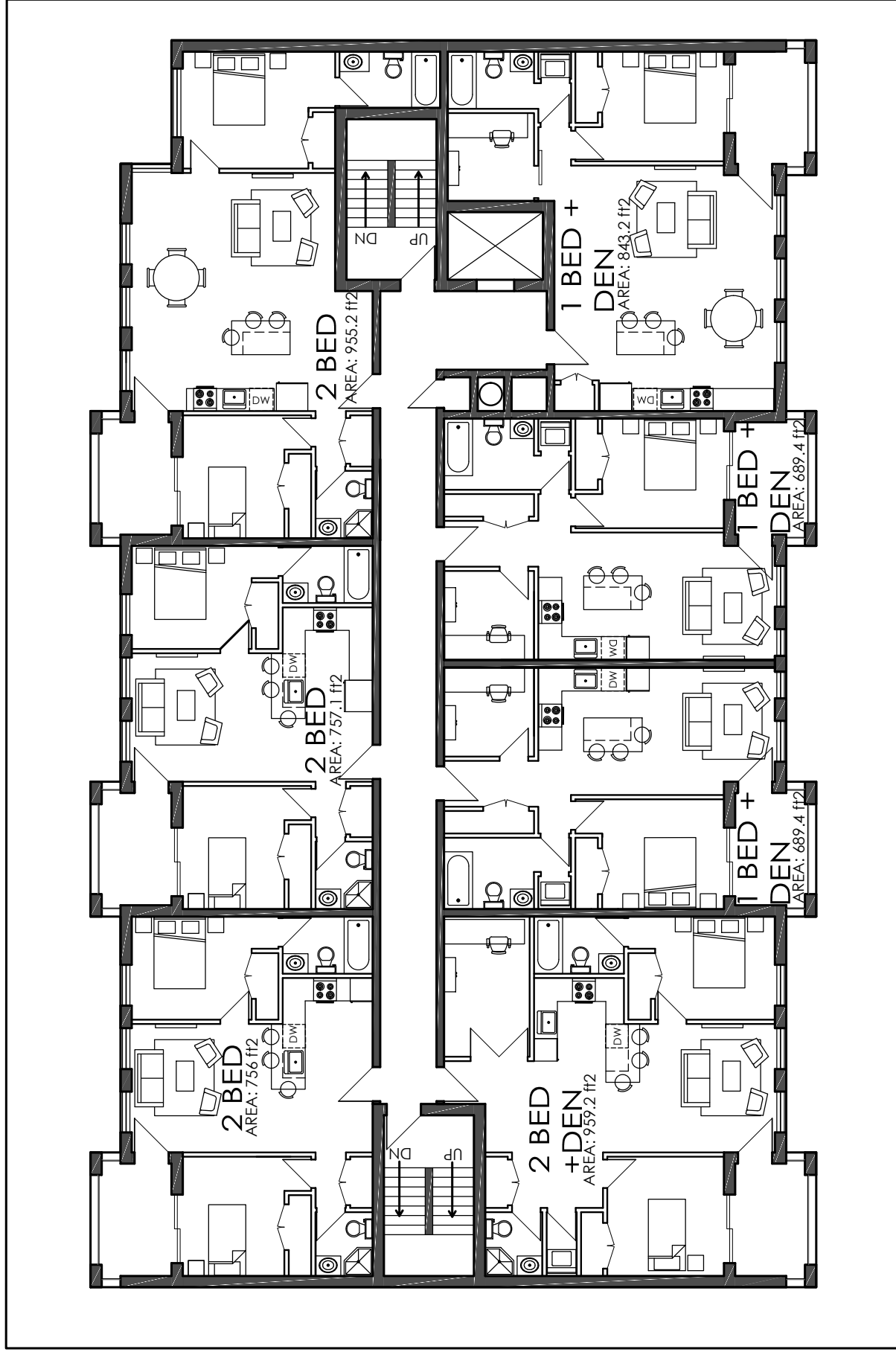
NOV 2016



2 FOURTH FLOOR PLAN

SCALE 1: 150

A2.2



1 SECOND & THIRD FLOOR PLAN

SCALE 1: 150

A2.2

PROPOSED  
AUGUSTA + YOUNG  
RESIDENTIAL DEVELOPMENT

HAMILTON, ON

SCALE:

1:150

DATE:

NOV 2016

LINTACK ARCHITECTS

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FLOOR PLANS  
LEVELS 2-4

JOB No.

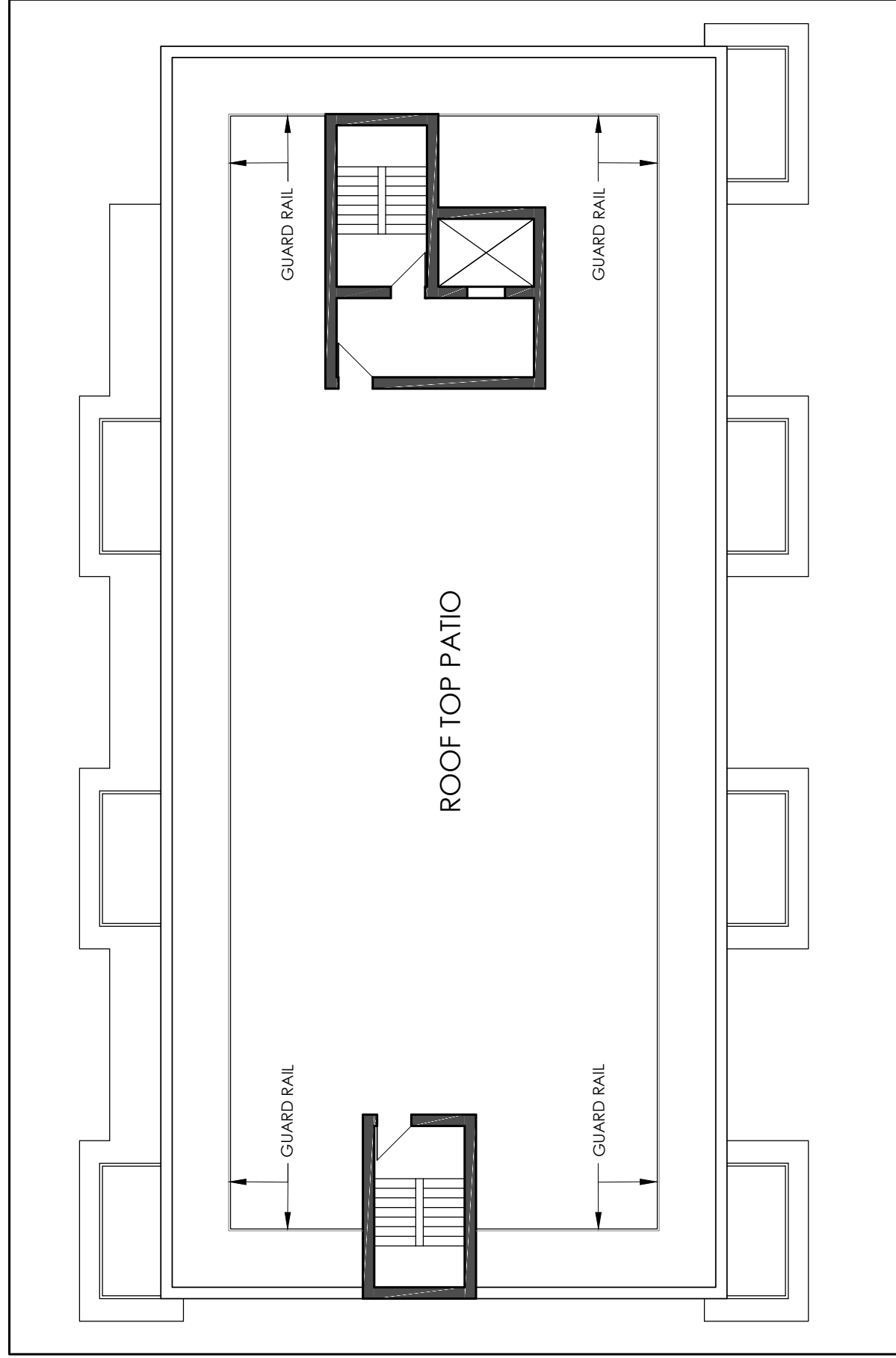
16.090

DWG. No.

A2.2

NOV 2016





**1** ROOF TOP PATIO  
 A2.3 SCALE 1: 150

PROPOSED  
**AUGUSTA + YOUNG**  
 RESIDENTIAL DEVELOPMENT  
 HAMILTON, ON

SCALE:  
 1:150  
 DATE:  
 NOV 2016

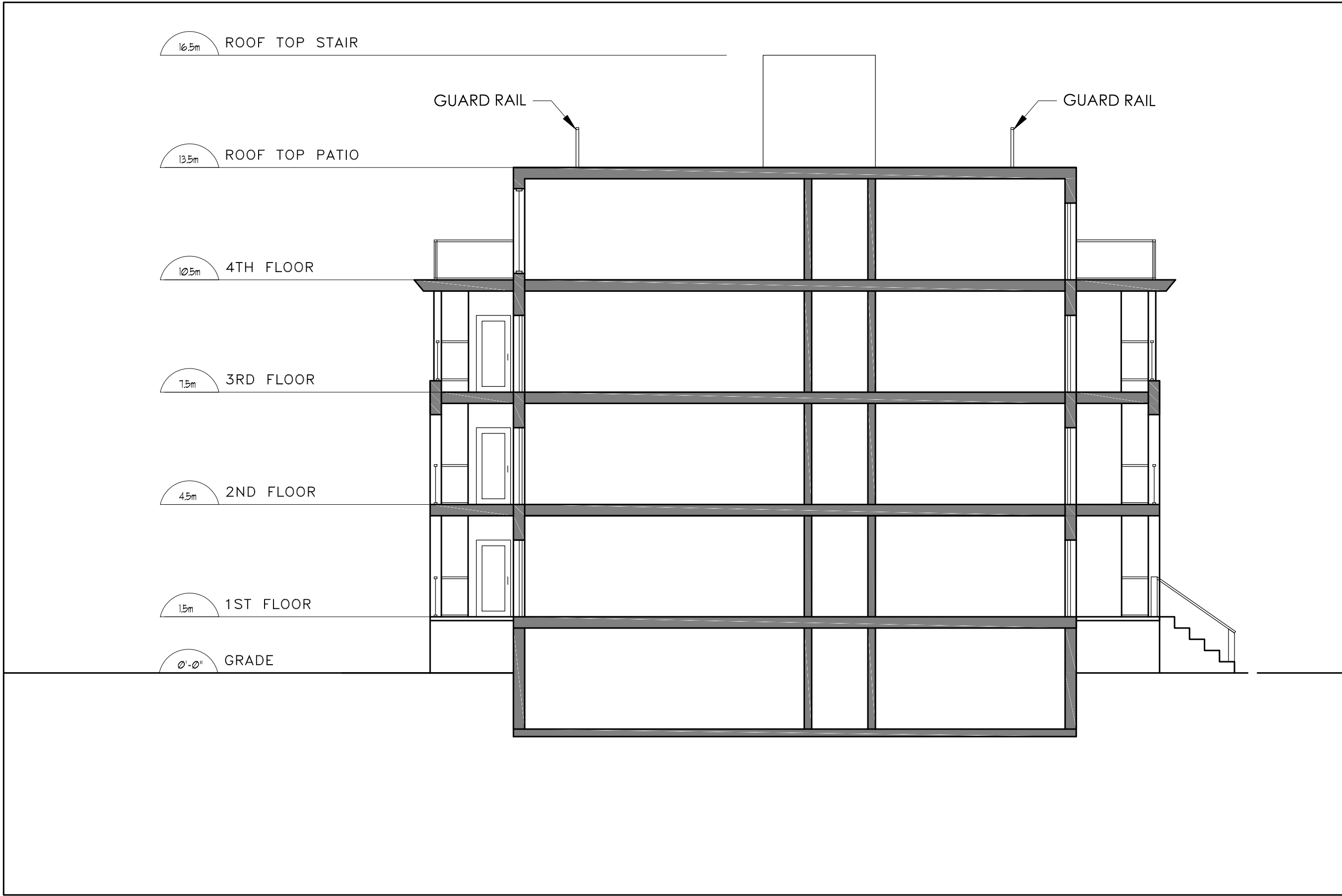
**LINTACK ARCHITECTS**  
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 www.lntack.com

FLOOR PLANS  
 ROOF TOP PATIO

JOB No.  
 16.090

DWG. No.  
**A2.3**

NOV 2016



SECTION

DWG. No.

A3.1

JOB No.

16.090

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NOV 2016

SCALE:

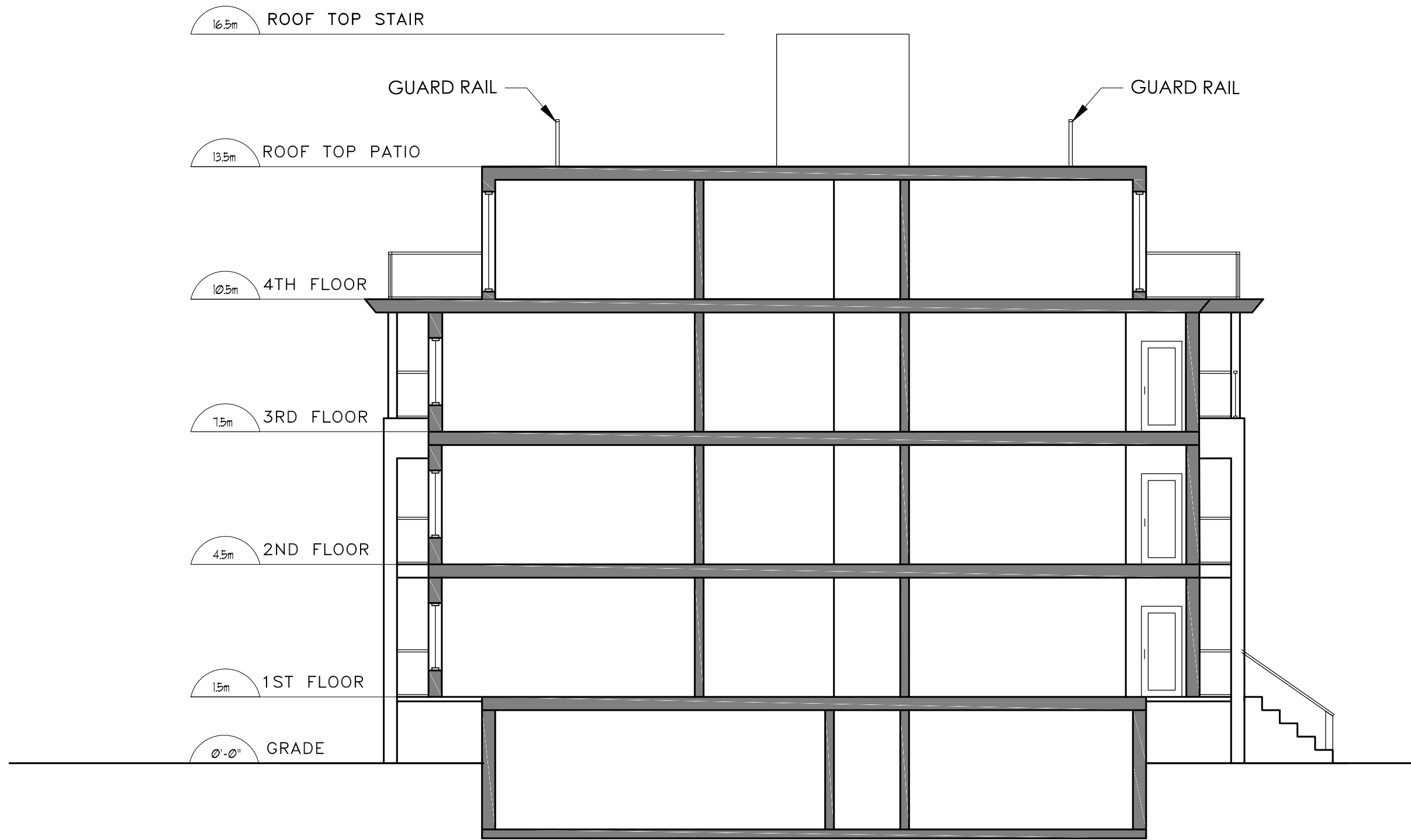
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DATE:

NOV 2016

PROPOSED  
AUGUSTA + YOUNG  
RESIDENTIAL DEVELOPMENT

HAMILTON, ON



SECTION 2

DWG. No. **A3.2**

JOB No. 16.090

NOV 2016

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www.lintack.com

SCALE: 1:100

DATE: NOV 2016

PROPOSED  
**AUGUSTA + YOUNG**  
RESIDENTIAL DEVELOPMENT

HAMILTON, ON

**Meeting Notes**  
**Inventory and Research Working Group**  
**Monday, March 26, 2018**  
**6:00 pm**  
**Hamilton City Hall, Room 222**

**Attendees:** Ann Gillespie, Pamela Grelecki, Graham Carroll, Ron Sinclair, Kathy Wakeman

**Regrets:** Wilf Arndt, Alissa Denham Robinson, Brian Kowalewicz, Terri Wallis

**Staff in attendance:** Jeremy Parsons

---

**The Inventory and Research Working Group Recommends the following to the Hamilton Municipal Heritage Committee:**

1. Based on the Cultural Heritage Assessment provided by staff, the Inventory/Research Working Group supports the recommendation that 170 Longwood Road North, Hamilton, be designated under Part IV of the Ontario Heritage Act. It is further recommended that the designation by-law include glass structures at the rear of the building and on the second floor as well as make specific reference to the interior features of the property outlined in the Cultural Heritage Assessment.
2. Based on the Cultural Heritage Assessment provided by staff, the Inventory/Research Working Group supports the recommendation that Grace Anglican Church, 1401 King Street East, Hamilton, be designated under Part IV of the Ontario Heritage Act.
3. Based on a preliminary assessment provided by staff, the Inventory/Research Working Group recommends that 224 Robina Road, Ancaster, be immediately added to the City's Register of Properties of Cultural Heritage Value or Interest as it represents an excellent example of a mid-century modern residence designed and owned by Stanley Roscoe who was architect for the Hamilton City Hall.

**INVENTORY AND RESEARCH WORKING GROUP  
MEETING NOTES****March 26, 2018****Page 2 of 3**

4. The Inventory/Research Working Group recommends that the property at 2235 Upper James Street, Glanbrook, be added to the City's Register of Properties of Cultural Heritage Value or Interest as it represents a scarce example of a pre-Confederation masonry Regency cottage.
  
5. The Inventory/Research Working Group reviewed the request to add 3600 Guyatt Road , Glanbrook to the City's Register of Properties of Cultural Heritage Value or Interest and declines the request for the following reason. This late 19<sup>th</sup> century farm house has been substantially altered and does not demonstrate any particular architectural, contextual or associative value.
  
6. Based on the preliminary assessment and staff recommendation, the Inventory/Research Working Group recommends that the property at 6 Webster Falls Road known as Springdale be added to the City's Register of Properties of Cultural Heritage Value or Interest as well as the staff work plan for designation.

**FOR THE INFORMATION OF THE COMMITTEE:****INTRODUCTIONS**

Graham Carroll was introduced to the group as the newest member of the I/RWG

**DECLARATIONS OF INTEREST** -- none.

**APPROVAL OF MEETING NOTES**

The January 22, 2018 Meeting Notes of the Inventory and Research Working Group were accepted.

Pamela Grelecki agreed to complete a Preliminary Assessment of a property at 1320 Woodburn Road, Glanbrook.

The I/RWG reviewed the staff proposal to use the Built Heritage Inventory/Preliminary Evaluation Form and supports the recommendation that the form be used as the basis for future preliminary cultural heritage assessments (attached).

**The following information was received by the I/RWG:**

Correspondence regarding the Hamilton Wentworth District School Board lands at 211 Memorial Avenue, Stoney Creek

**INVENTORY AND RESEARCH WORKING GROUP  
MEETING NOTES**

**March 26, 2018**

**Page 3 of 3**

Correspondence regarding the Hamilton Wentworth District School Board lands at Mountain View and Eastlake Elementary Schools

The Chair provided an overview of the Places of Education Project Report given at the February 15, 2018 HMHC meeting

**NEXT MEETING** -- Monday, April 23<sup>rd</sup>, 2018, 6pm Room 222 City Hall

**ADJOURNMENT** --- meeting was adjourned at 7:50pm

Ron Sinclair, Chair  
Inventory & Research Working Group  
Hamilton Municipal Heritage Committee

**8.4****HAMILTON MUNICIPAL HERITAGE COMMITTEE****Mandate:**

- (a) To advise and assist City staff and Council on all matters relating to the designation of property, the review of heritage permit applications and other cultural heritage conservation measures under Parts IV and V of the Ontario Heritage Act, R.S.O. 1990, c.O.18.
- (b) To advise and assist City staff and Council in the preparation, evaluation and maintenance of a list of properties and areas worthy of conservation.
- (c) To advise and assist City staff and Council on any other matters relating to the conservation of listed properties or areas of cultural heritage value or interest.
- (d) To advise City staff and Council on programs and activities to increase public awareness and knowledge of heritage conservation issues.
- (e) To prepare, by the 31<sup>st</sup> day of January each year, an annual report of the previous year's activities.

**Composition:**

3 members of Council

**11 citizens:** 1 resident of the former Town of Ancaster  
 1 resident of the former Town of Dundas  
 1 resident of the former Town of Flamborough  
 1 resident of the former Town of Glanbrook  
 1 resident of the former Town of Stoney Creek  
 4 residents of the former City of Hamilton  
 2 citizens at large

**Duration:**

To expire with the 2014-2018 term of Council or until such time as successors are appointed.

**Reporting to:**

Planning Committee

**Stipend:**

No

**Meeting Schedule:**

Monthly – 3rd Thursday  
 12:00 Noon  
 Meetings are held at City Hall

**Contact:**

Alissa Golden, Cultural Heritage Planner (ext. 1214)

# CITY OF HAMILTON MOTION

Hamilton Municipal Heritage Committee: May 10, 2018

**MOVED BY .....**

**SECONDED BY.....**

**Hamilton Municipal Heritage Committee’s involvement in a Places of Faith Resource Event**

WHEREAS, Hamilton has witnessed the closure and demolition of numerous places of faith (many historic structures) across the city in the past decade;

WHEREAS, places of faith are found to be vulnerable properties as the City of Hamilton witnesses record-setting levels of growth in recent years; and,

WHEREAS, the mandate of the Committee is to advise and assist Council on all matters related to programs and activities to increase public awareness and knowledge of heritage conservation issues and other cultural heritage conservation measures.

**THEREFORE BE IT RESOLVED:**

That the Hamilton Municipal Heritage Committee’s collaboration on Places of Faith Resource Events in Hamilton, in partnership with the National Trust for Canada, and Faith and the Common Good, be approved.