



## City of Hamilton

# HAMILTON MUNICIPAL HERITAGE COMMITTEE REVISED

**Meeting #:** 20-001  
**Date:** January 16, 2020  
**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. APPOINTMENT OF 2020 CHAIR AND VICE-CHAIR

Pursuant to Section 5.2 of the City of Hamilton's Procedural By-Law 18-270 as amended by Council on December 11, 2010

### 2. APPROVAL OF AGENDA

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

### 3. DECLARATIONS OF INTEREST

### 4. APPROVAL OF MINUTES OF PREVIOUS MEETING

4.1 December 19, 2019

### 5. COMMUNICATIONS

### 6. DELEGATION REQUESTS

### 7. CONSENT ITEMS

7.1 Policy and Design Working Group Meeting Notes

7.1.a July 15, 2019

7.1.b October 21, 2019

7.1.c November 18, 2019

\*7.2 Education & Communication Working Group Meeting Notes - October 2, 2019

**8. PUBLIC HEARINGS / DELEGATIONS**

**9. STAFF PRESENTATIONS**

\*9.1 Notice of Intention to Demolish Structures located at 23-25 King Street East, Stoney Creek (PED20042) (Ward 5)

**10. DISCUSSION ITEMS**

\*10.1 Education & Communication Working Group Meeting Notes - September 4, 2019

**11. MOTIONS**

**12. NOTICES OF MOTION**

**13. GENERAL INFORMATION / OTHER BUSINESS**

13.1 Buildings and Landscapes

This list is determined by members of the Hamilton Municipal Heritage Committee. Members provide informal updates to the properties on this list, based on their visual assessments of the properties, or information they have gleaned from other sources, such as new articles and updates from other heritage groups.

## 13.1.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) – T. Ritchie
- (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dmitry
- (iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll
- (iv) Beach Canal Lighthouse and Cottage (D) – R. McKee
- (v) 18-22 King Street East, Hamilton (R)(NOI) – W. Rosart
- (vi) 24-28 King Street East, Hamilton (R)(NOI) – W. Rosart
- (vii) 2 Hatt Street, Dundas (R) – K. Burke
- (viii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown
- (ix) 828 Sanatorium Road – G. Carroll
- (x) 120 Park Street, Hamilton – R. McKee
- (xi) 398 Wilson Street, Hamilton – C. Dmitry

## 13.1.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) 2251 Rymal Road East, Stoney Creek (R) – B. Janssen
- (iii) Former Valley City Manufacturing, 64 Hatt Street, Dundas – K. Burke
- (iv) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (R) (ND) – W. Rosart
- (v) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI) – G. Carroll
- (vi) 1021 Garner Road East, Ancaster (Lampman House) (NOI) – C. Dimitry
- (vii) Dunington-Grubb Gardens, 1000 Main Street East (within Gage Park) – D. Beland
- (viii) 1 St. James Place, Hamilton (D) – J. Brown
- (ix) St. Clair Blvd. Conservation District – D. Beland
- (x) 51 Herkimer Street, Hamilton – J. Brown
- (xi) 52 Charlton Avenue West, Hamilton – J. Brown
- (xii) 292 Dundas Street, Waterdown – L. Lunsted

## 13.1.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) – R. McKee
- (iii) Treble Hall, 4-12 John Street North, Hamilton (R) – T. Ritchie
- (iv) 104 King Street West, Dundas (Former Post Office) – K. Burke
- (v) 45 Forest Avenue, Hamilton – G. Carroll
- (vi) 125 King Street East, Hamilton – T. Ritchie

13.1.d Heritage Properties Update (BLACK)

\*13.2 Current Heritage-Related Events (no copy)

\*13.2.a Workshop by Alan Stacey "Preserving Built Heritage" - February 19, 2020

\*13.2.b City of Hamilton Heritage Day Event - February 22, 2020

\*13.2.c Hamilton Municipal Heritage Committee's Heritage Recognition Awards  
Celebration 2019-20 - June 18, 2020

**14. PRIVATE AND CONFIDENTIAL**

**15. ADJOURNMENT**



# Hamilton

## **HAMILTON MUNICIPAL HERITAGE COMMITTEE**

### **MINUTES 19-010**

**12:00 p.m.**

**December 19, 2019**

**Room 264, 2<sup>nd</sup> Floor**

**Hamilton City Hall**

**71 Main Street West**

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**Present:** Councillor M. Pearson  
A. Denham-Robinson (Chair) D. Beland, J. Brown, K. Burke, G. Carroll, C. Dimitry (Vice-Chair), B. Janssen, L. Lunsted, R. McKee, T. Ritchie and W. Rosart

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### **THE FOLLOWING ITEM WAS REFERRED TO THE PLANNING COMMITTEE FOR CONSIDERATION:**

- 1. Summary of Events Leading to Proposed Demolition of the Former Hanrahan's Hotel located at 80 and 92 Barton Street East (PED19240) (Ward 2) (Item 7.4)**

**(Ritchie/Carroll)**

That the Report PED19240, respecting a Summary of Events Leading to Proposed Demolition of the Former Hanrahan's Hotel located at 80 and 92 Barton Street East (Ward 2), be received.

**CARRIED**

- 2. Hamilton Municipal Heritage Committee Year in Review, 2019 (PED19241) (City Wide) (Item 7.5)**

**(Brown/Janssen)**

That Report PED19241 respecting a Hamilton Municipal Heritage Committee Year in Review, 2019, be received.

**CARRIED**

**FOR INFORMATION:**

**(a) CEREMONIAL ACTIVITIES (Item 1)**

There were no ceremonial activities.

**(b) CHANGES TO THE AGENDA (Item 2)**

The Clerk advised the Committee of the following changes:

**6. DELEGATION REQUESTS**

- 6.1 Dr. Sarah Sheehan, respecting an Update on the Campaign to Save the Former Hotel Hanrahan, 80-92 Barton Street East, Hamilton (for today's meeting)

**7. CONSENT ITEMS**

7.6 Heritage Permit Applications - Delegated Approvals

7.6.a Heritage Permit Application HP2019-039: Proposed addition at 41 Mill Street, Waterdown (Ward 15) (By-law No. 96-34-H)

7.6.b Heritage Permit Application HP2019-042: Proposed completion) (By-law No. 06-011)

7.6.c Heritage Permit Application HP2019-043: Proposed repointing and stone repairs at 121 St. Clair Avenue, Hamilton (Ward 3) (By-law 86-125)

**(Beland/Carroll)**

That the Agenda for the December 19, 2019 Hamilton Municipal Heritage Committee be approved, as amended.

**CARRIED**

**(c) DECLARATIONS OF INTEREST (Item 3)**

There were no declarations.

**(d) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)**

**(i) November 21, 2019 (Item 4.1)**

**(Burke/Janssen)**

That the Minutes of the November 21, 2019 meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

**CARRIED**

**(e) DELEGATION REQUESTS (Item 6)**

- (i) Dr. Sarah Sheehan, respecting an Update on the Campaign to Save the Former Hotel Hanrahan, 80-92 Barton Street East, Hamilton (for today's meeting) (Added Item 6.1)**

**(Beland/Carroll)**

That the Delegation Request from Dr. Sarah Sheehan, respecting an Update on the Campaign to Save the Former Hotel Hanrahan, 80-92 Barton Street East, Hamilton, be approved, for today's meeting.

**CARRIED**

**(f) CONSENT ITEMS (Item 7)**

- (i) Ministry of Heritage, Sport, Tourism and Culture Industries Decision Respecting the Guide to Cultural Heritage Resources in the Land Use Planning Process 2017 Draft (Item 7.1)**

**(Brown/Rosart)**

That the Ministry of Heritage, Sport, Tourism and Culture Industries Decision Respecting the Guide to Cultural Heritage Resources in the Land Use Planning Process 2017 Draft, be received.

**CARRIED**

- (ii) Inventory and Research Working Group Meeting Notes - October 28, 2019 (Item 7.2)**

**(Beland/Ritchie)**

That the Inventory and Research Working Group Meeting Notes of October 28, 2019, be received.

**CARRIED**

- (iii) Policy and Design Working Group Meeting Notes - September 16, 2019 (Item 7.3)**

**(Janssen/Brown)**

That the Policy and Design Working Group Meeting Notes of September 16, 2019, be received.

**CARRIED**

- (iv) Summary of Events Leading to Proposed Demolition of the Former Hanrahan's Hotel located at 80 and 92 Barton Street East (PED19240) (Ward 2) (Item 7.4)**

**(Ritchie/Beland)**

That staff be directed to invite the developer of the property located at 80 and 92 Barton Street East, to speak to the Hamilton Municipal Heritage Committee respecting their proposed plans for the property.

**CARRIED**



**(v) Heritage Permit Applications - Delegated Approvals (Added Item 7.6)**

- (i) Heritage Permit Application HP2019-039: Proposed addition at 41 Mill Street, Waterdown (Ward 15) (By-law No. 96-34-H) (Added Item 7.6.a)
- (ii) Heritage Permit Application HP2019-042: Proposed completion) (By-law No. 06-011) (Added Item 7.6.b)
- (iv) Heritage Permit Application HP2019-043: Proposed repointing and stone repairs at 121 St. Clair Avenue, Hamilton (Ward 3) (By-law 86-125) (Added Item 7.6.c)

**CARRIED**

**(f) DELEGATIONS (Item 8)**

- (i) Dr. Sarah Sheehan, respecting an Update on the Campaign to Save the Former Hotel Hanrahan, 80-92 Barton Street East, Hamilton (Added Item 8.1)**

Dr. Sarah Sheehan addressed the Committee respecting an Update on the Campaign to Save the Former Hotel Hanrahan, 80-92 Barton Street East, Hamilton, with the aid of a handout.

**(Ritchie/Pearson)**

That the Delegation from Dr. Sarah Sheehan, respecting an Update on the Campaign to Save the Former Hotel Hanrahan, 80-92 Barton Street East, Hamilton, be received.

**CARRIED**

For further disposition of this matter, refer to Items 1 and (f)(iv)

The handout is available at [www.hamilton.ca](http://www.hamilton.ca), and through the Office of the City Clerk.

**(g) GENERAL INFORMATION/OTHER BUSINESS (Item 13)**

- (i) Buildings and Landscapes (Item 13.1)**

**(Ritchie/Brown)**

That the property located at 80 and 92 Barton Street East (Hanrahan Hotel), be added to the Heritage Properties Update List (BLACK), and that T. Ritchie report to the Committee on its status.

**CARRIED**

**(Brown/Ritchie)**

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) – T. Ritchie
- (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dmitry
- (iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll
- (iv) Beach Canal Lighthouse and Cottage (D) – R. McKee
- (v) 18-22 King Street East, Hamilton (R)(NOI) – W. Rosart
- (vi) 24-28 King Street East, Hamilton (R)(NOI) – W. Rosart
- (vii) 2 Hatt Street, Dundas (R) – K. Burke
- (viii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown
- (ix) 828 Sanatorium Road – G. Carroll

The back door and portico have been enclosed.

- (x) 120 Park Street, Hamilton – R. McKee
- (xi) 398 Wilson Street, Hamilton – C. Dimitry

**(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) 2251 Rymal Road East, Stoney Creek (R) – B. Janssen
- (iii) Former Valley City Manufacturing, 64 Hatt Street, Dundas – K. Burke
- (iv) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (R) (ND) – W. Rosart
- (v) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI) – G. Carroll

- (vi) 1021 Garner Road East, Ancaster (Lampman House) (NOI) – C. Dimitry
- (vii) Dunington-Grubb Gardens, 1000 Main Street East (within Gage Park) – D. Beland
- (viii) 1 St. James Place, Hamilton (D) – J. Brown
- (ix) St. Clair Blvd. Conservation District – D. Beland
- (x) 51 Herkimer Street, Hamilton – J. Brown
- (xi) 52 Charlton Avenue West, Hamilton – J. Brown
- (xii) 292 Dundas Street, Waterdown – L. Lunsted

**(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) – R. McKee
- (iii) Treble Hall, 4-12 John Street North, Hamilton (R) – T. Ritchie
- (iv) 104 King Street West, Dundas (Former Post Office) – K. Burke
- (v) 45 Forest Avenue, Hamilton – G. Carroll
- (vi) 125 King Street East, Hamilton – T. Ritchie

**(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) – R. McKee
- (ii) 80 and 92 Barton Street East (Hanrahan Hotel) – T. Ritchie

For further disposition, refer to Items 1 and (f)(iv)

**CARRIED**

**(g) ADJOURNMENT (Item 15)**

**(Carroll/Ritchie)**

That, there being no further business, the Hamilton Municipal Heritage Committee, be adjourned at 1:07 p.m.

**CARRIED**

Respectfully submitted,

Alissa Denham-Robinson, Chair  
Hamilton Municipal Heritage Committee

Loren Kolar  
Legislative Coordinator  
Office of the City Clerk

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

**Monday July 15, 2019**

**3:00 pm**

**Hamilton City Hall, Room 222**

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Attendees: K. Stacey, W. Rosart, L. Lunsted, B. Janssen, C. Priamo

Regrets: C. Dimitry, K. Stacey, A. Denham-Robinson

Also Present: M. Brunton

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

**(a) CHANGES TO THE AGENDA**

None

**(b) DECLARATIONS OF INTEREST**

None

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

N/A

**(d) CULTURAL HERITAGE IMPACT ASSESSMENT – 323 Rymal Rd East, Hamilton**

The CHIA report was reviewed by the Policy and Design Working Group of the Hamilton Municipal Heritage Committee on July 15, 2019. Their comments are summarized below:

- (i) Evaluation of Gothic Revival – As part of the 9/06 evaluation of the subject property, the house is noted not to be a rare example of a Gothic Revival Style house in Hamilton. The working group would like to see additional photographic documentation to support this conclusion and a

**POLICY AND DESIGN WORKING GROUP  
MEETING NOTES****July 15, 2019  
Page 2 of 3**

further evaluation of the subject property compared to more local Gothic Revival Style house examples, exploring whether the house is a rare example of a Gothic Revival Style house in the context of the 'mountain' area of Hamilton. To help address this question, the Working Group would like to see a visual comparison of other Gothic Revival Style houses within Hamilton to see how 323 Rymal Road East compares.

- (ii) Impact of Alterations – The report documents multiple alterations to the Gothic Revival Style house are documented throughout the report, concluding that the house has a fair level of integrity of the house. The Working Group would like a further defined definition or description of what 'fair level of integrity' means? For example, it is the house no longer considered to be Gothic Revival Style? Do any of the changes add value to the integrity of the property?
- (iii) Adaptive Reuse Options - The working group would like to see more options for adaptive reuse of the building or considerations of incorporating the existing building in to the proposed development; and
- (iv) Commemorative Options – With the properties connection to the Young family, the working group would like to see commemoration options for the site. Such as an informative historical plaque or ways to incorporate design elements from the existing house into the proposed development.

The Policy and Design request to review the revised report.

**(e) Documentation and Salvage Report – 555 Sanatorium Rd, Hamilton**

The Policy and Design Working group was satisfied with the report, but had a few questions about the landscape plan, an existing memorial and storage of salvaged material. Staff will provide a verbal update for these questions.

**(f) Documentation and Salvage Report – 213 Wilson Street East, Ancaster**

The Policy and Design Working group was satisfied with the report as submitted.

**POLICY AND DESIGN WORKING GROUP  
MEETING NOTES**

**July 15, 2019  
Page 3 of 3**

**(g) DISCUSSION**

**(i) Selection of Working Group Chair / Vice-Chair / Co-Chairs / Secretary  
and Overview of Roles & Responsibilities**

K.Stacey provided an overview of her experience as Chair.

Due to low attendance, role election will be completed at the Policy and Design meeting in September.

**(h) OTHER BUSINESS**

None

**(i) ADJOURNMENT**

The Policy & Design Working Group Meeting adjourned at approx. 5:00 pm.

Next meeting date: Monday August 2019  
Rm. 222

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

**Monday October 21, 2019**

**3:00 pm**

**Hamilton City Hall, Room 222**

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Attendees: A. Denham Robinson, L. Lunsted, R. McKee, C. Priamo, B. Janssen,

Regrets: R. Rosart, C. Dimitry, K. Stacey

Also Present: M. Brunton, D. Addington, G. MacPherson

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**THE POLICY AND DESIGN WORKING GROUP PRESENTS 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 for 206-208 King Street West

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

**(i) July 15, 2019:**

**Sanitorium Road, staff update:**

The tuberculosis (Inuit) monument remains, it is not on the property  
Items are being stored onsite in containers

**(ii) September 16, 2019:**

**Working Group Roles and Responsibilities:**

Positions will be in place for one year. The roles will be looked at  
again in July 2020



**Designation Plaquing Policy**

In 2015 this responsibility moved to Cultural Heritage under Christopher Redford. The location of this program was looked at again in 2017 and it remained in place (see PED15193(s)). Staff will invite C. Redford to talk to the Policy & Design Working Group to discuss details, budget and responsibilities of this program.

**(d) OTHER BUSINESS****(i) 206-208 King Street West**

North-East corner of King St. & Caroline. This property has been inventoried but not registered or designated. The Policy & Design Working Group agrees with the received CHIA report.

**(ii) 20 East Avenue South - St. Patrick's School**

The school was built in 1912 with additions in 1951 and 1972 The building has been inventoried but is not registered or designated. The Policy & Design Working Group agrees with the received CHIA report for St. Patrick's school.

The drawings in the CHIA show that landscaping on the west side of the church is proposed to be changed to incorporate a new driveway which will impact the streetscape. The Church property is separate but would it be possible to look at the entire site as one? Staff will look into this.

**(e) ADJOURNMENT**

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

**Next meeting date:** Monday November 18, 2019 3:00 pm  
Rm. 222

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

**Monday November 18, 2019**

**3:00 pm**

**Hamilton City Hall, Room 222**

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Attendees: R. Rosart, C. Dimitry, A. Denham Robinson, L. Lunsted, R. McKee, B. Janssen,

Regrets: C. Priamo KStacey

Also Present: M. Brunton, D. Addington, G. MacPherson

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

**(a) CHANGES TO THE AGENDA**

Addendum: Golder (Consultant) Response regarding 323 Rymal Road East, Hamilton

**(b) DECLARATIONS OF INTEREST**

None

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

**October 21, 2019:**

Notes approved.

**POLICY AND DESIGN WORKING GROUP  
MEETING NOTES****November 18, 2019****Page 2 of 2****(d) DISCUSSION ITEMS****(i) Golder (Consultant) Response regarding 323 Rymal Road East, Hamilton**

The Working Group had several comments on the Golder Response:

- The report indicates that the house is not unique and gives several examples of other houses. We are not sure if all of the houses cited in the report as being of the same vintage and style still exist, since the photos are from 1984. We are requesting an update on the photos and current status of the houses cited.
- Do any of the alterations impact the 'integrity' of the house
- Are there options for adaptive reuse
- The address under the photo on page 2 should read Rymal Road East, not West
- In view of the questions concerning the report, the Group agreed to postpone approval of the Golder Report pending their answers to our questions.

**(e) NEW BUSINESS****(i) 311 Rymal Road, Hamilton**

Separate questions were raised by C. Dimitry regarding the house directly next door to the west (311 Rymal Road) as it appears to be of a similar vintage. It was not included in this report and does not appear to be included in the inventory.

Action Item: C. Dimitry will take photos of the 311 Rymal Road property, along with several others mentioned in the report to see if they still exist. Should the P&D Working group decide that more research is needed, the properties will be referred to the Inventory & Research Working Group for follow up.

**(f) ADJOURNMENT**

The Policy & Design Working Group Meeting adjourned at 3:50 pm.

**Next meeting date:** Monday December 16, 2019 3:00 pm  
Rm. 222

## HMHC Education and Communication Working Group

### Meeting Notes

Wednesday October 2<sup>nd</sup>, 2019 (6:00pm)  
Hamilton City Hall, Room 222

**Present:** Alissa Denham-Robinson (Chair), Janice Brown, Robin McKee, Graham Carroll

**Regrets:** Tim Ritchie, Chuck Dimitry, Kathy Stacey,

**Also present:** N/a

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#### RECOMMENDATIONS:

N/A

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#### 1. Previous Meeting Notes

Approved by general consensus, the notes prepared by Chair A.Denham-Robinson.

#### 2. Publications & Print Projects:

##### 1. Word Search Puzzles (Project On-going)

- a. The Working Group generally reviewed the email update provided by C.Dimitry

##### 2. Existing Poster Program

- a. Doors of Hamilton posters were provided to J.Brown as promotional items for the Durand AGM. Posters were labelled with the HMHC logo and “complements of the Hamilton Municipal Heritage Committee”
- b. A.Denham-Robinson to follow-up with staff regarding inventories (including postcards) and the sales contract with Hamilton Tourism (20% consignment)

#### 3. Public Outreach and Events:

##### 1. Flamborough Archives & Heritage Society Book Fair

Taking place on Saturday October 19, 2019 at St. James United Church, 306 Parkside Drive, Waterdown (9:30am – 2:30pm). Volunteers include: J.Brown,

D.Beland, G.Carroll and A.Robinson. A.Robinson to coordinate with staff to receive supplies and banners.

**2. HMHC Heritage Recognition Awards Celebration 2019-20 - Review of Draft Project Plan (J.Brown)**

- a. J.Brown provided an overview of a Revised Draft Project Plan prepared for the HMHC Heritage Awards Celebration. Working Group to review and continue to provide in-put.
- b. A.Denham-Robinson provided a list of micro items/tasks for coordination.

**3. Heritage Workshop - Review of Draft Project Proposal (J.Brown)**

- a. Topic: Heritage Conservation presented by Alan Stacey.
- b. Proposed Date: Heritage Week 2020. Wednesday February 19, 2020
- c. Time: To be determined (evening).
- d. Venue: (K.Stacey) Westinghouse HQ. The owners has offered the space free of charge. The space would accommodate 100+ people.
- e. Food & Refreshments: To be confirmed. J.Brown noted that Durand coffee has offered coffee and squares at-cost (\$115).
- f. Staff to provide in-put into sponsorship, budgets, advertising, invitation and RSVP's.
- g. A recommendation for the event, to be prepared and forwarded on to HMHC's October/November meeting.

**4. Policy & Administration:**

N/a

**5. New Business:**

N/a

**6. Next Meeting:** Date to be determined (6pm – 8pm)  
Hamilton City Hall Rm. 222

*Post Meeting Coordination - Next Meeting scheduled for:  
Wednesday January 8, 2020 (6pm – 8pm)  
Hamilton City Hall Rm. 222*



## Notice of Intention to Demolish commercial buildings located at 23 and 25 King Street East, Stoney Creek (PED20042)

January 16, 2020

# 23 and 25 King Street East, Stoney Creek

25 King Street East

23 King Street East

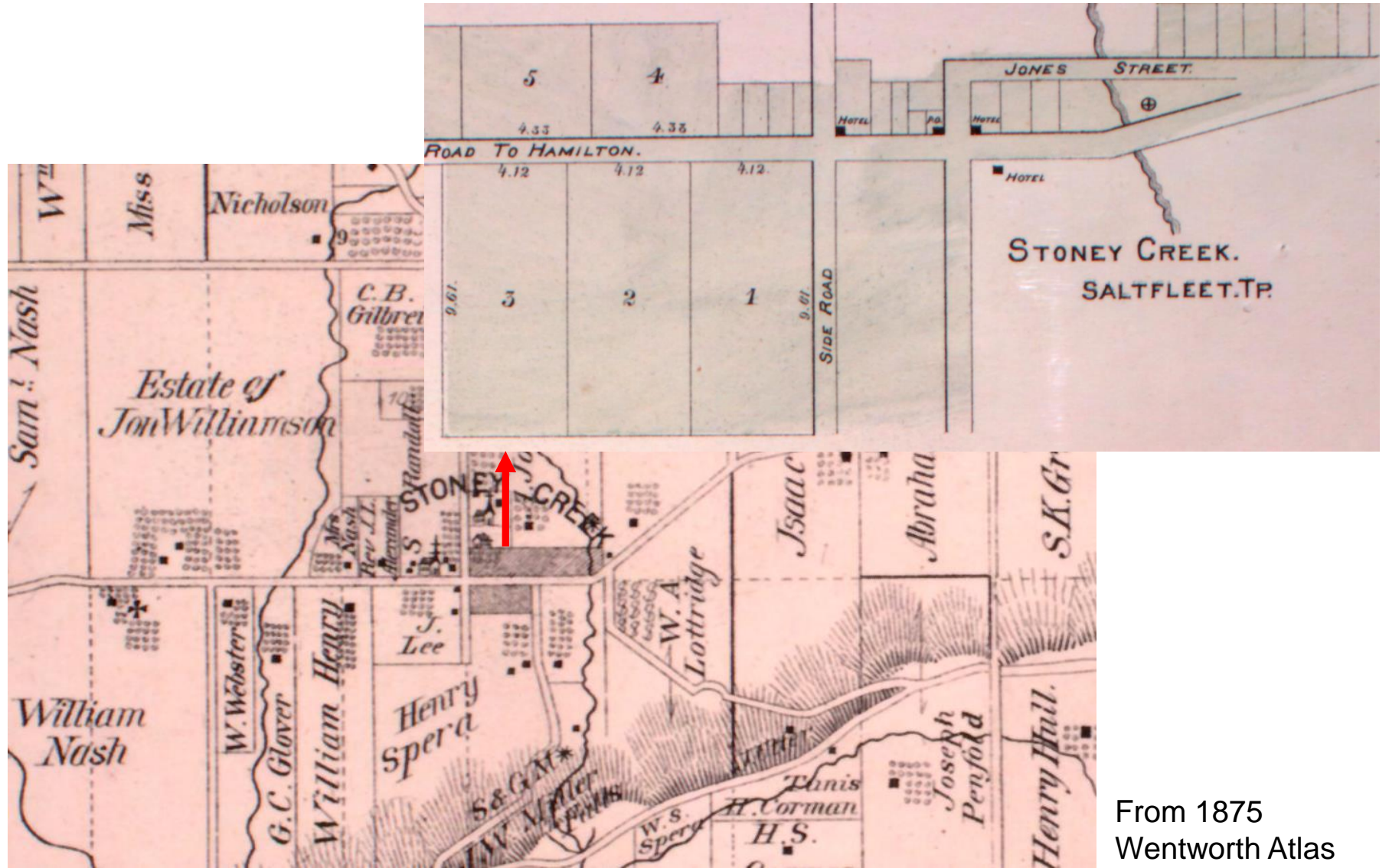


January, 2020



Location map





From 1875  
Wentworth Atlas



The Millen's Store, ca. 1950s (Hamilton Public Library)



The Millen's Store, ca. 1960s (Hamilton Public Library)

## Evaluation under Ontario Regulation 9/06

### 1. Design / Physical Value

- The commercial buildings are not a rare, unique, representative or early example of a style, type, expression, material or construction method.
- The commercial buildings do not display a high degree of craftsmanship or artistic merit.
- The commercial building do not demonstrate a high degree of technical or scientific achievement.



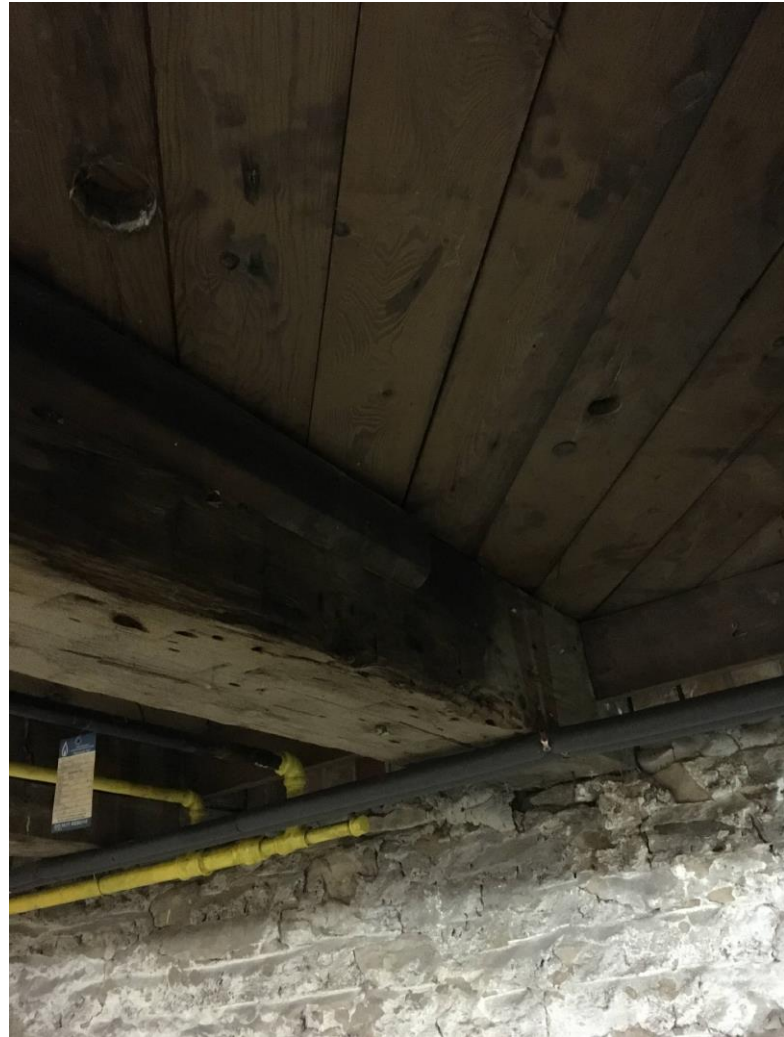
ca.1950s (Hamilton Public Library)



January 2020



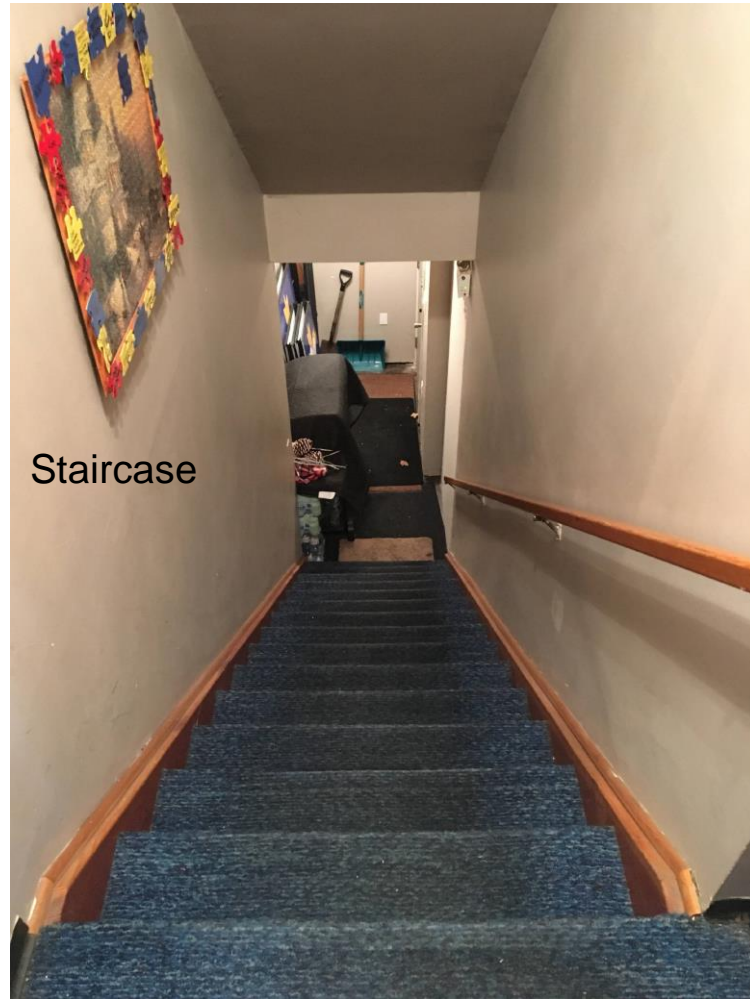
January, 2020



Basement of 25 King Street East - January, 2020



Second floor



Staircase



Ground floor

25 King Street East - January, 2020



23 King Street East - January, 2020



# Evaluation under Ontario Regulation 9/06

## 2. Historical / Associative Value

- The commercial buildings are not considered to have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
- The commercial buildings are not considered to have the potential to yield information that contributes to an understanding of a community.
- The commercial buildings are not attributed to a prominent architect.

### STONEY CREEK.

A post village in the township of Saltfleet, on the Hamilton macadamized road, seven miles from Hamilton, and 46 miles from Toronto. It is situated on the banks of the Stoney Creek. The village now contains three stores, three hotels, a school, with an average attendance of sixty pupils, and one church, viz: Wesleyan Methodist, erected in 1856, of stone, Rev. Messrs. Wakefield and Smith. The 5th Division Courts are held here, John J. Bradley, clerk; Stid Springstead, bailiff. Mails daily. Population, 200.

WENTWORTH LODGE, A.F. & A.M., No. 66.—Regular communications, Monday on or before the full moon in each month.

Alexander, Rev. Mr., Church of England.	Lee, James, blacksmith.
Barrett, Mark, laborer.	Lee, Hamilton, blacksmith.
BRADLEY, JOHN J., general merchant, and clerk Division Court.	Lottridge, William, farmer.
Brown, Thomas, dentist.	McKELCAN, GEORGE, M.D., physician and surgeon.
Combs, H. A., carpenter.	Rogers, Wm. H., farmer.
COMBS, JOHN, cradle manufacturer.	Russell, Thomas, mason.
Donohue, Jeremiah, carriage maker	Second, Solomon, store keeper.
Fair, Chas., pensioner.	Slingerland, George, boot and shoe maker.
Finton, Thomas, gardener.	Spera, Henry, farmer.
Howell, Samuel, laborer.	Springstead, Jasper, constable.
HULL, HENRY, prop: Exchange Hotel.	Springstead, Oliver, wagon maker.
JONES, A. G., township reeve postmaster and farmer.	SPRINGSTEAD, STID, bailiff and wagon maker.
JONES, WILLIAM H., township treasurer and farmer.	Swartz, Jacob, tavern keeper.
	Squire, Roland, mason.
	Tassier, Edward, potash manufacturer.
	Wilson, William, toll gate keeper.



1867- 68 Directories

1916 – Hamilton Spec, from Stoney Creek Historical Society

Ca. 1920



## Evaluation under Ontario Regulation 9/06

### 3. Contextual Value

- The commercial buildings are not considered important in defining, maintaining and supporting the character of the area.
- The commercial buildings are not considered to be physically, functionally, visually and historically linked with the surrounding properties.
- The commercial buildings are not considered a landmark.

2017



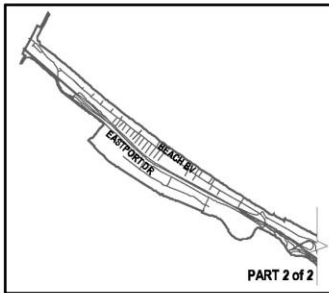


# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON MUNICIPAL HERITAGE COMMITTEE



● Site Location



Key Map - Ward 5

# Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
23 & 25 King St E


Date:  
January 10, 2020

Appendix "A"

Scale:  
N.T.S

Planner/Technician:  
MB/NB

### Subject Property

 23 and 25 King Street East, Stoney Creek (Ward 3)

**ONTARIO REGULATION 9 / 06**  
**CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST**

**Criteria**

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9 / 06, s. 1 (1).

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
  - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or
  - iii. is a landmark. O. Reg. 9 / 06, s. 1 (2).



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

<b>TO:</b>	Hamilton Municipal Heritage Committee
<b>COMMITTEE DATE:</b>	January 16, 2020
<b>SUBJECT/REPORT NO:</b>	Notice of Intention to Demolish Structures located at 23-25 King Street East, Stoney Creek (PED20042) (Ward 5)
<b>WARD(S) AFFECTED:</b>	Ward 9
<b>PREPARED BY:</b>	Miranda Brunton (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(S)

- a) That no action be taken in response to the notice of intention to demolish the two existing commercial buildings located at 23 and 25 King Street East, Stoney Creek, a property included in the City's Register of Property of Cultural Heritage Value or Interest; and
- b) The property located 23 and 25 King Street East, Stoney Creek, be removed from the Register and the City's Workplan for designation.

### EXECUTIVE SUMMARY

The subject property known municipally as 23 and 25 King Street East, Stoney Creek, is located at the northwest corner of King Street East and Mountain Avenue North in Stoney Creek (see Appendix "A" of PED20042). The subject property contains two existing mixed use commercial and residential buildings. Although 23 and 25 King Street East, Stoney Creek, is one property, the building on the west side of the lot is associated with the municipal address 23 King Street East and the building on the east side of the lot is associated with municipal address 25 King Street East.

The subject property is included in the City of Hamilton's Register of Property of Cultural Heritage Value or Interest and included on the City's Workplan for designation. For

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**SUBJECT: Notice of Intention to Demolish Structures located at 23-25 King Street East, Stoney Creek (PED20042) (Ward 5) - Page 2 of 13**

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properties included on a Register, as per section Subsection 27 (3) of the *Ontario Heritage Act* (OHA), Council must be given 60 days notice in writing of the intention to demolish or remove any building or structure on the property. Additionally, the demolition and removal of a building or structure is prohibited during this 60 day time period. The 60 days' notice will expire on February 8, 2020.

On December 10<sup>th</sup>, 2019, the property owner submitted a Notice of Intention to Demolish for the two existing commercial buildings located at 23 and 25 King Street East, Stoney Creek. The applicant has not provided any specific details relating to how the site is proposed to be redeveloped.

The property owner contacted Heritage staff on January 8<sup>th</sup>, 2020 to determine next steps to proceed with the demolition for a property included on the Register.

Following further evaluation and research conducted by Staff, Staff recommend that no action be taken to prevent the demolition of the two existing commercial buildings located at 23 and 25 King Street East as they do not meet the criteria for designation and have not been identified as having any cultural heritage value.

If the decision is made to designate the subject property, the property would be designated as it stands today. Meaning that the heritage attributes would need to be identified based on current state of the building, not previous iterations. The building is heavily modified and few original features remain, which include the stone foundations and the floor joists.

**Alternatives for Consideration – See Page 12**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** If it is decided to pursue designation, the City typically retains outside consultants to support the designation of the subject property immediately, incurring a cost of approximately three thousand dollars.

**Staffing:** None.

**Legal:** Continued inclusion in the City's Register of Property of Cultural Heritage Value or Interest under Section 27 (3) of the *Ontario Heritage Act* requires that Council be given 60 days' notice of the intention to demolish or remove any building or structure on the property. Council must consult with the Municipal Heritage Committee prior to including a non-designated property in the Register or removing reference to a property from the Register under Section 27 (1.3) of the Act.

**SUBJECT: Notice of Intention to Demolish Structures located at 23-25 King Street East, Stoney Creek (PED20042) (Ward 5) - Page 3 of 13**

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## HISTORICAL BACKGROUND

The property located at 23 and 25 King Street East, Stoney Creek, includes two existing commercial buildings that have been merged together over time (see “Appendix C” of PED20042). Currently, 25 King Street East is a commercial building with a residential and office space on main floor and office space on the second floor. 23 King Street East is a commercial building with a commercial space on the main floor and residential space on the second. Historically, 25 King Street East housed a commercial space, with postal pickup, on the ground floor and a residential, possibly mixed-use space, on the second floor. The house located at 23 King Street East was originally a residence.

The subject property was added to the City’s Register of Property of Cultural Heritage Value or Interest (“the Register”) and added to the City’s Workplan for designation in June of 2019. A chronology of key events is provided below:

### *Register Addition*

Date	Summary of Events
March 25, 2019	Inventory and Research Working (IRWG) group recommended that the subject land be included on the Register and added to the City’s Workplan for designation.
April 10, 2019	Notice of the IRWG recommendation was mailed out to the property owners for the subject land.
April 18, 2019	HMHC reviewed the IRWG recommendations. Bruce Tucker, one of the owners of the subject property, delegated at the HMHC expressing his concerns with adding his property to the register. The HMHC received the delegation, and supported IRWG’s recommendations to add the subject property to the Register.
April 30, 2019	The HMHC recommendation to include the subject land on the Register and add to the City’s Workplan for designation was reviewed by Planning Committee Meeting. The recommendation was tabled to allow further consultation with the property owners and the Ward Councillor.
June 18, 2019	Planning Committee approved HMHC’s recommendation to add the subject property to the Register and to the City’s Workplan for designation.
June 26, 2019	City Council approved recommendation to add the subject

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**SUBJECT: Notice of Intention to Demolish Structures located at 23-25 King Street East, Stoney Creek (PED20042) (Ward 5) - Page 4 of 13**

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	property to the Register and to the City's Workplan for designation.
December 10, 2019	Notice of Intention to Demolish submitted to the Building Division.
February 8, 2020	60 Day Notice expires.

As a Notice of Intention to Demolish for the subject property was submitted to the Building Division on December 10<sup>th</sup>, 2019, the 60 day notice expires on February 8<sup>th</sup>, 2020.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

### **Provincial Policy Statement:**

Section 2.6 of the Provincial Policy Statement pertains to Cultural Heritage and Archaeology, apply to this decision:

"2.6.1 significant built heritage resources and significant cultural heritage landscapes shall be conserved"

The recommendations of this Report comply with this statement as, the commercial buildings located on the subject property are not considered to have sufficient cultural heritage value to warrant designation under the OHA. As such, the commercial building located on the subject property are not considered to be significant built heritage.

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

The Urban Hamilton Official Plan (UHOP) was approved by Council on July 9, 2009 and the Ministry of Municipal Affairs on March 16, 2011. The UHOP outlines specific policies related to Cultural Heritage Resources that apply to this decision:

"B.3.4 Cultural heritage resources may include tangible features, structures, sites, or landscapes that, either individually or as part of a whole, are of historical, architectural, archaeological, or scenic value. Cultural heritage resources represent intangible heritage, such as customs, ways-of-life, values, and activities. The resources may represent local, regional, provincial, or national heritage interests and values.

3.4.2.1 The City of Hamilton shall, in partnership with others where appropriate:

**SUBJECT: Notice of Intention to Demolish Structures located at 23-25 King Street East, Stoney Creek (PED20042) (Ward 5) - Page 5 of 13**

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- a) Protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes for present and future generations.
- b) Identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources.

The purpose of the above policies is to protect tangible cultural heritage through continuing process of inventory, survey, and evaluation. The subject property is not considered to have sufficient cultural heritage value to warrant designation under the OHA. As such, the recommendations of this Report comply with these policies.

**Protection of Non-Designated or Non-Registered Heritage Properties**

- “3.4.2.6 The City recognizes there may be *cultural heritage properties* that are not yet identified or included in the Register of Property of Cultural Heritage Value or Interest or designated under the Ontario Heritage Act, but still may be of cultural heritage interest. These may be properties that have yet to be surveyed, or otherwise identified, or their significance and cultural heritage value has not been comprehensively evaluated but are still worthy of conservation.
- 3.4.2.7 The City shall ensure these non-designated and non-registered *cultural heritage properties* are identified, evaluated, and appropriately *conserved* through various legislated planning and assessment processes, including the Planning Act, R.S.O., 1990 c. P.13, the Environmental Assessment Act and the Cemeteries Act.
- 3.4.2.8 To ensure consistency in the identification and evaluation of these non-designated and non-registered *cultural heritage properties*, the City shall use the criteria for determining cultural heritage value or interest established by provincial regulation under the Ontario Heritage Act and set out in Policy B.3.4.2.9.”

Inclusion of non-designated property in the Register, established under Subsection 27 (1.2) of the OHA requires that Council be given 60 days notice in writing of the intention to demolish or remove any building or structure on the property, and the demolition and removal of a building or structure is prohibited during this time period (subsection 27 (3) of the OHA). Inclusion of a property on the Register does not automatically indicate a property should be designated under the OHA. Rather, the intent is to provide Council with an opportunity to consider if the property should be designated to prevent the

**SUBJECT: Notice of Intention to Demolish Structures located at 23-25 King Street East, Stoney Creek (PED20042) (Ward 5) - Page 6 of 13**

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demolition of the building and to issue the Notice of Intention to Designate (NOID) if designation is deemed appropriate or to discuss other options with the proponent.

The recommendations of this Report comply with the above policy as the commercial buildings located on the subject property were evaluated against Ontario Regulation 9/06 (Appendix "C" or PED20042) and were found not to have sufficient cultural heritage value to warrant designation under the OHA.

**Ontario Heritage Act**

Section 27 of the OHA outlines requirement of a Municipality for the demolition or removal of a structure on a property included in the Register. The following applies to this decision:

- "27(3) If property included in the register under subsection (1.2) has not been designated under section 29, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure
- 27(5) The notice required by subsection (3) shall be accompanied by such plans and shall set out such information as the council may require."

As the subject lands are included on the City's Register Council must consider the designation within the 60 day notice period for a Notice of Intent to Demolish to prevent demolition of the building should it warrant designation.

**RELEVANT CONSULTATION**

Heritage staff consulted with Bruce Tucker, one of the property owners, and conducted a site visit on January 9<sup>th</sup>, 2020.

**ANALYSIS AND RATIONALE FOR RECOMMENDATION(S)**

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

**SUBJECT: Notice of Intention to Demolish Structures located at 23-25 King Street East, Stoney Creek (PED20042) (Ward 5) - Page 7 of 13**

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categories: Design / Physical Value, Historical / Associative Value and Contextual Value (see Appendix “C” to Report PED20042). The following presents the analysis and rationale for the recommendations within the Ontario Regulation 9/06.

To note, the following analysis and further evaluation is based on documentation provided as part of the preliminary assessment to add the subject property to the Register (included in the HMHC Agenda Package for meeting 19-003). Staff conducted additional archival research including historical sources, such as directory references for Stoney Creek, archival photographs, aerial photographs, historic maps and documentation regarding historical building techniques and materials.

1. **Design / Physical Value:**

- i. The two existing commercial buildings do not appear to be a rare, unique, representative or early example of a style, type, expression, material or construction method.

The preliminary evaluation of the subject property for inclusion on the Register indicated that the style of the structures was rare. To note, the structures located on the subject property were once separate and over the years and modification appear to have been attached. It is not clear who constructed the structures and the exact date of construction. Based on documentary sources and building techniques, the structures may have been constructed during the first half of the 19<sup>th</sup> Century.

Both structures were constructed in a local vernacular style with Victorian influences, two stories, with rough cased wood frames with thick stone rubble foundations. The thickness of the stone foundation, ranging between 0.5 and 0.75 metres, is typical of structures constructed during the first half of the 19<sup>th</sup> century. The building on the east, 25 King Street East, was purposely built with a commercial retail space on the main floor and residential space on the second floor. While the building on the west, 23 King Street East, was originally built as a residence and the first floor was converted for retail use during the second half of the 20<sup>th</sup> century. When constructed, the structures were not attached and 23 King Street East constructed slightly set back from 25 King Street East.

25 King Street East, the property colloquially known as the Millen’s store, originally had enclosed glazed bays that flanked the recessed entrance way to the general store. Based on researched documentation, the second floor space was accessed with an exterior staircase and the building was originally been clad in stucco, but the building had been reclad multiple times. 23 King Street East was originally constructed with an open air front veranda on the ground level and was probably clad in wooden board and batten. The veranda has been replaced

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**SUBJECT: Notice of Intention to Demolish Structures located at 23-25 King Street East, Stoney Creek (PED20042) (Ward 5) - Page 8 of 13**

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with a single storey addition to the ground floor of the front of the building, used for a commercial space.

Since construction, both buildings on the subject property have been significantly altered on the interior and the exterior (see Appendix “B” of Report PED20042), impacting the integrity, both culturally and structurally, of the buildings. Currently, the buildings are mostly clad in vertical metal siding, with the exception of the enclosed veranda and the east elevation of 25 King Street East, which is clad in stucco. An addition has been added to the main floor of the street facing elevation of 23 King Street East in the later half on the 20<sup>th</sup> Century. The front elevation of this addition is glazed and is used as commercial space. The enclosed veranda of 25 King Street East has been significantly redesigned and now includes two arched windows flanking an arched, recessed entranced way. On the back elevation of the 25 King Street East there are two single storey additions, the first addition appears to have been added around the turn of the 20<sup>th</sup> century and the second small addition possibly added in the mid-20<sup>th</sup> century. Due to the significant modifications to the building, the existing buildings are not a rare, unique, representative or early example of a style, type, expression, material or construction method.

- ii. The commercial buildings do not display a high degree of craftsmanship or artistic merit.

The preliminary evaluation of the subject property for inclusion on the Register indicated that the structures displayed a high degree of craftsmanship. Although well-constructed, the significant alterations and modifications have replaced much of the original work and original materials have been replaced with modern materials. As such from cultural heritage perspective, the structures do not display a high degree of craftsmanship as the craftsmanship related to the initial construction as been completely replaced by modern materials and construction methods.

- iii. The commercial buildings do not demonstrate a high degree of technical or scientific achievement.

The two commercial buildings are examples of a regular house buildings constructed during the first part of the 19<sup>th</sup> Century. As such they do not demonstrate a high degree of technical or scientific achievement.

**2. Historical / Associative Value:**

- i. The commercial buildings may be considered to have direct associations with a theme, event, belief, person, activity, organization or institution that

**SUBJECT: Notice of Intention to Demolish Structures located at 23-25 King Street East, Stoney Creek (PED20042) (Ward 5) - Page 9 of 13**

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is significant to a community.

As part of the preliminary evaluation to include the subject property on the Register, it was indicated that the subject met this criteria. 25 King Street East, the 'Millen's Store', has passed through many hands and housed a variety of business for varying lengths of time. Located within the historic core area of Stoney Creek, as depicted on the 1875 Wentworth Atlas, research documentation indicates that the subject property has been used for commercial purposes since the early 19<sup>th</sup> century and possibly the very late 18<sup>th</sup> century.

Following a treaty between the Mississaugas and the Crown in 1792, thousands of Empire Loyalists started to settle the land between Lake Erie and Lake Ontario. The first Loyalists who came to the area now known as Stoney Creek started farms and mills along the many waterways flowing through the area. The commercial historic core area of Stoney Creek started to develop amongst the vast and hearty farmland to help serve the needs of the community. The historic core had merchants for trade, goods and services and postal pickup. Following the Battle of Stoney Creek, which took place on the night of June 5-6, 1813, and proved to be the turning point for the British during the war of 1812, the Stoney Creek community started to steadily grow. The location of the battlefield and the Battlefield House Museum and Park National Historic Site is located just west of the subject property.

During the early 19<sup>th</sup> century a general store, which also served as a 'post office', was established on the subject property and may have been the first general store in the historic core. Throughout the mid and late 19<sup>th</sup> century there were many different storekeepers and postmasters including Alva Jones, William Jones, Charles Moore, and Isaac Corman. As part of the historic core of the Village of Stoney Creek, the general store with a postal pick-up would have played an important role in the developing community. The residents in the area would have come to the store to send and pick mail, as well as purchase goods. As such, due to the nature of the business and service located on the subject property, there was an intrinsic value to the growing community. Postal service was available onsite until 1899.

Just after the turn of the 18<sup>th</sup> century, A.J. Millen purchased the business and building located at 25 King Street East, as well as the house located at 23 King Street East. The Millen's family continued to serve the community with their family run general store for six decades. The general store was located on the main level of 25 King Street East, while the second storey contained a multi-use space with an exterior access that was rented out to a variety of tenants for a variety of uses. A.J. Millen and his large family lived in 23 King Street East. It is also noted that the Millen's store had the first public telephone in Stoney Creek.

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After A.J. Millen's death in 1955, his wife Mary-Jane continued to run the general store. The Millen's son Richard took over family store when his mother retired. During Richard's management, he made great efforts to modernize the store, which included significant renovations and alterations to the building. In September of 1967, 23 and 25 King Street East, was sold out of the family.

Since the 1970s, the subject property has been further altered. The first floor of 23 King Street East was turned into a retail spaces with tenants above and 25 King Street East has house a variety of tenants, from private offices to restaurants. Although the Millen's General Store and home is still in living memory, the changes in the businesses and physical appearance have altered the character of the building. As such, this obstructs the historical role this property played in the social, economical, and historic development of Stoney Creek.

- ii. The commercial buildings are not considered to have the potential to yield information that contributes to an understanding of a community.

The initial evaluation of the subject property for the inclusion on the City of Hamilton's Register, identified this property to meet this criterion. From a general historical perspective, the story of property and the previous owners and their businesses helps us to better understand the social, economical and historic develop of Stoney Creek. However, much of this information can be obtained through other means of research than through the structures.

- iii. The commercial buildings on the property are not attributed to a prominent builder.

The initial evaluation of the property and two structures for the inclusion on the City of Hamilton's Register, identified this property and two structures to meet this criterion though its association with a prominent builder. Upon further evaluation and consideration, it is unclear who designed the building and who originally construct the structures. As such, this property does not meet his criteria.

**3. Contextual Value:**

- i. The commercial buildings are not considered important in defining, maintaining and supporting the character of the area.

The initial evaluation of the subject property for the inclusion on the City of Hamilton's Register identified this property to meet this criterion and future

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indicated that the property is important in defining, maintaining and supporting the character of the area.

Over the 19<sup>th</sup> and 20<sup>th</sup> Centuries, the built environment and context of the section of King Street East, Stoney Creek, around the subject property has significantly changed. Notable in early 20<sup>th</sup> Century maps and aerial photographs, this area contained house structures similar to the subject property. Moving forward in the 20<sup>th</sup> Century, within this historic core area of Stoney Creek there is movement away from two storey residential building and the introduction of taller commercial and industrial buildings in the immediate King Street East area and development of subdivisions in the surrounding areas. As the built context changed, the modifications to the subject property were an attempt to keep the building relevant and meet the needs of commercial tenants in an evolving built and economic context. Although once important to defining, maintaining and supporting the character of the area, the subject property no longer meets this criterion.

- ii. The commercial buildings are not considered to be physically, functionally, visually and historically linked with the surrounding properties.

The initial evaluation of the subject property for the inclusion on the City of Hamilton's Register identified this property to meet this criterion and future indicated that the property is physically, visually and historically linked to its surroundings.

The subject property is physically and historically linked to it's surroundings as the early post office and general store located on the subject property played a role in the overall development of Stoney Creek. Due to the significant modifications, which were attempts to keep the structures relevant in an evolving context, the subject property is no longer visually or physically linked to the surrounding area. As such, it no longer meets this criterion.

- iii. The commercial buildings are not considered a landmark.

Landmarks are statement buildings that stand out amongst their surrounding context and can be used for such things as wayfinding. Although located on a corner lot, the commercial buildings do not stand out in their existing context and are not considered to be a landmark.

**Conclusion:**

Noted in the introduction of this section, if a property meets one or more of the criteria outline in Regulation 9/06 property may be designated under the *Ontario Heritage Act*.



**SUBJECT: Notice of Intention to Demolish Structures located at 23-25 King Street East, Stoney Creek (PED20042) (Ward 5) - Page 12 of 13**

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Although the subject property may meet one of the 9/06 criteria, is not considered to have sufficient cultural heritage value to warrant designation under the *Ontario Heritage Act*.

In addition to the discussion above, if the decision is made to designate the subject property, the property would be designated as it stands today. Meaning that the heritage attributes would need to be identified based on current state of the building, not previous iterations. The building is heavily modified and few original features remain, which include the stone foundations and the floor joists.

Under the umbrella of heritage, designation and in situ physical retention of a structure is only one means of preserving the historical significance of a property. Due to the rich history of the site, a more suitable and impactful means of preservation would be a commemoration approach. This could include public interpretative display, such as an historic plaque, telling the history and refreshing the public memory of the people, business and structures that once occupied this space.

For the subject property, there are:

- a wide variety of archival photographs available;
- Historical documentation in the form of directly listings, tax assessment records and newspaper articles and advertisements; and,
- salvageable materials from the building, including the hand shaped wooden floor joists, stone from the foundation and an Anthes-Imperial Fire King furnace.

All of the above can be used for an interpretive display. Alternatively, the salvaged material can be incorporated into a future development on site. The property owner indicated a willingness to salvage the above mentioned materials and some form of commemoration.

## **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 the HMHC, may consider the alternative to designate the property immediately. HMHC can advise that Council make designation of the subject property an immediate priority.

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

### **Community Engagement and Participation**

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

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**Economic Prosperity and Growth**

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

**Built Environment and Infrastructure**

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

**Our People and Performance**

Hamiltonians have a high level of trust and confidence in their City government.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" - Location Map

Appendix "B" - Photographs

Appendix "C" - Ontario Regulation 9 / 06: Criteria for Determining Cultural Heritage Value or Interest



Image 1: View of the street facing (south) façade, along King Street East, Stoney Creek. 23 King Street East is located on the left (west) side and 25 King Street East is located on the right side of the photo (MB 2020).



Image 2: View towards northeast corner of King Street East and Mountain Avenue North showing the south façade of 23 & 25 King Street East and the east façade of 25 King Street East, Stoney Creek (MB, 2020).



Image 3: View of back (north) façade, 23 King Street East is located on the right and 25 King Street East is located on the left side of the photo (MB, 2020).

## HMHC Education and Communication Working Group

### Meeting Notes

Wednesday September 4<sup>th</sup>, 2019 (6:00pm)  
Hamilton City Hall, Room 222

**Present:** Alissa Dehnam-Robinson (Chair), Janice Brown, Kathy Stacey, Robin McKee, Graham Carroll

**Regrets:** Tim Ritchie, Chuck Dimitry

**Also present:** N/a

#### RECOMMENDATIONS:

##### 1. Education and Promotional use for Existing HMHC Doors of Hamilton Posters (size: small)

As there is a large quantity of existing posters (size: small, condition: very good to excellent), that remain unsold since pre-amalgamation; it is recommended that these posters be used, at the discretion of HMCH, as complimentary (“give-away”) promotional items for outreach and education.

##### 1. Previous Meeting Notes

Approved by general consensus, the notes prepared by Chair A.Denham-Robinson.

##### 2. Publications & Print Projects:

###### 1. Word Search Puzzles (Project On-going)

- a. The Working Group reviewed and discussed Word Search Puzzles prepared by C.Dimitry.
  - i. Puzzle: Waterdown-Flamborough - forwarded to local representatives from the area for in-put.
  - ii. Puzzle: Mayors of Hamilton - forwarded to the Mayor’s office for in-put.
  - iii. R.McKee suggested that relevant puzzles be distributed in various locations. For example: The Mayors of Hamilton puzzle could be available during Tours of Hamilton Cemetery.
  - iv. Puzzle format to be reviewed for header, footer, logo and credits. There may also be an opportunity to provide some supplemental research / trivia, on the reverse side of the puzzle.

## 2. Existing Poster Program

- a. A.Denham-Robinson provided an overview of the existing poster program, including inventory data (c.2015).
- b. Poster - Doors of Hamilton (small) – There is approximately 3,200 posters (4 boxes of 800 each) available, in very good to excellent condition. It was suggested that these posters be used as “give-away” promotional items. Reverse of poster to be labelled with the HMHC logo and “complements of the Hamilton Municipal Heritage Committee”
- c. J.Brown suggested the upcoming Durand AGM could be an opportunity to advertise HMHC posters available for sale. A.Denham-Robinson to provide a package of promotional materials including poster order forms.
- d. The working group to review poster prices, inventories and sales spreadsheet for update with staff, including post cards.
- e. A.Denham-Robinson to follow-up with staff regarding the sales contract with Hamilton Tourism (20% consignment)

## 3. Public Outreach and Events:

### 1. Flamborough Archives & Heritage Society Book Fair

Saturday October 19, 2019 at St. James United Church, 306 Parkside Drive, Waterdown (9:30am – 2:30pm) Table set up at 8:15am.

- a. A.Denham-Robinson to coordinate the application submittal.
- b. The Working Group reviewed the display table layout from passed events:
  - i. A.Denham-Robinson to coordinate with staff to order permanent pull-up poster banners and request printed copies of the Window and Masonry Guidelines.

### 2. HMHC Heritage Recognition Awards Celebration 2019-20 - Review of Draft Project Plan (J.Brown)

- a. J.Brown provided an overview of a Revised Draft Project Plan prepared for the HMHC Heritage Awards Celebration. Working Group to review and continue to provide in-put. Document to be completed by November 2019.
- b. Comments and updates included the following:
  - i. Re: Item #1 – typo correction (*event*)
  - ii. Re: Item #5 - Location criteria to include parking, kitchenette, accessibility and cost
  - iii. Re: Item #5 - Location options discussed include:

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- Stoney Creek Municipal Building (w. Archives)
  - Former Stoney Creek Council Chambers
  - Battlefield House (Nash Jackson House)
  - Ancaster Town Hall
  - Sackville Community Centre
- iv. Re: Item 26 - Influencers: Add Hamilton Wentworth Heritage Association. R.McKee suggested that Lee Gowers could send communications out to all members and those listed in the "Who's Who in Heritage".
- v. Re: Item 28 – Add Hamilton Spectator (Paul Wilson, Matthew Van Dongen), CBC Hamilton (Samantha Craggs), Hamilton Community News (Kevin Werner), The Bay Observer (John Best), Urbanicity, North End Breezes, Beasley Community Paper, etc.
- vi. Re: Item #43 – Add "Award" to Venue Logistics
- c. Working group members inquired if a dedicated email address for communications could be possible. Staff to provide comment.

**3. Heritage Workshop - Review of Draft Project Proposal (J.Brown)**

- a. Topic: Heritage Conservation presented by Alan Stacey.
- b. Proposed Date: Heritage Week 2020. Wednesday February 19, 2020
- c. Time: To be determined (evening).
- d. Venues: To be determined.
- i. (J.Brown) Proposed Site: Cotton Factory. The yoga studio has offered their space for \$35/hr. x 3 hrs. The space accommodates 100 people.
  - ii. (K.Stacey) Proposed Site: Westinghouse HQ. The owners has offered the space free of charge. The space would accommodate 100+ people.
- e. Food & Refreshments: To be determined. J.Brown volunteered to locate sponsors.
- f. Staff to provide in-put into sponsorship, budgets, advertising, invitation and RSVP's.
- g. Further discussion to work through the details of a potential event to take place at our October Working Group Meeting. Recommendation to be prepared to move forward to the October/November HMHC meeting.

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**4. Administration:**

N/a

**5. New Business:**

N/a

**6. Next Meeting:**

Wednesday October 2nd, 2019 (6pm – 8pm)  
Hamilton City Hall Rm. 222



