



City of Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE REVISED

Meeting #: 20-003

Date: July 3, 2020

Time: 9:30 a.m.

Location: Due to the COVID-19 and the Closure of City Hall

All electronic meetings can be viewed at:

City's Website:

<https://www.hamilton.ca/council-committee/council-committee-meetings/meetings-and-agendas>

City's YouTube Channel:

<https://www.youtube.com/user/InsideCityofHamilton> or Cable 14

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

1. CEREMONIAL ACTIVITIES

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 February 21, 2020

5. COMMUNICATIONS

5.1 Correspondence from Daniel Coleman respecting 50-54 Sanders Blvd., Hamilton

Recommendation: Be received

- 5.2 Correspondence from Anne Newbigging respecting 558 Wilson St. East proposed inclusion on the Municipal Heritage Register (referred from May 13, 2020 meeting of Council)

Recommendation: Be received

- *5.3 Correspondence from the Office of Judi Partridge, Hamilton City Councillor for Ward 15 respecting 62 6th Concession, Flamborough

Recommendation: Be received.

- *5.4 Correspondence from Frederick Dalley respecting Concerns with the Recommendations for the "Village Core of Ancaster" and Property Designations

Recommendation: Be received and referred to Item 10.1, Recommendation to Add Properties Within the Village Core of Ancaster to the City of Hamilton's Register of Properties of Cultural Heritage Value or Interest (PED20112) (Ward 12)

6. DELEGATION REQUESTS

- *6.1 Delegation Request from John Pataracchia, Property Owner, respecting 54 Sanders Blvd., Hamilton (for today's meeting)

- *6.2 Neil Smiley, representative for the Roman Catholic Episcopal Corporation for the Diocese of Hamilton in Ontario, respecting 437 Wilson Street East, Ancaster (for today's meeting)

7. CONSENT ITEMS

- 7.1 Heritage Permit Applications: Delegated Approvals

7.1.a Heritage Permit Application HP2020-004: Proposed alteration of Historic Barn and Landscaping at 77 King Street West, Stoney Creek (Ward 9) (By-law No. 3419-91)

7.1.b Heritage Permit Application HP2020-005: Proposed Alteration of Sunday School and Restoration of Stained-Glass Windows of the Church's Chancel at 10 Tom Street, Hamilton (Ward 1) (By-law No. 96-148)

7.1.c Heritage Permit Application HP2020-006: Proposed Alteration of Bay Window Roof Replacement, Porch and Brickwork at 17 Victoria Street, Dundas (Ward 13) (By-law No. 3899-90)

7.1.d Heritage Permit Application HP2020-007: Proposed Salvage and Reinstallation of Interior City Hall Wall Tiles at 71 Main Street West, Hamilton (Ward 2) (By-law No. 06-011)

- 7.1.e Heritage Permit Application HP2020-008: Proposed Reconstruction of the Front Facade, Porch, Roof and Side Cladding at 227 St. Clair Boulevard, Hamilton (Ward 3) (By-law No. 92-140)
- 7.1.f Heritage Permit Application HP2020-009: Proposed Alterations at 21 Mill Street North, Waterdown (Ward 15) (By-law No.96-34-H)
- 7.1.g Heritage Permit Application HP2020-010: Proposed Installation of New Push and Lock Buttons at 71 Main Street West, Hamilton (Ward 2) (By-law No. 06-011)
- 7.1.h Heritage Permit Application HP2020-011: Proposed Stabilization of the Dining Room Plaster Ceiling and Wall at Whitehern Museum, 41 Jackson Street West, Hamilton (Ward 2) (By-law No. 77-239)
- 7.1.i Heritage Permit Application HP2020-012: Proposed Alteration of Cast Concrete Masonry Units at Waterdown memorial Hall Located at 317 Dundas Street East, Waterdown (Ward 15) (By-law No. 07-010)
- 7.1.j Heritage Permit Application HP2020-014: Front Facade and Stair Restoration at 34-36 Hess Street South, Hamilton (Ward 2) (By-law No.03-211) -

Note: Extension of previously approved by lapsed Heritage Permit HP2018-024

7.2 Inventory and Research Working Group Meeting Notes - January 27, 2020

7.3 Heritage Permit Review Sub-Committee Minutes - January 21, 2020

8. PUBLIC HEARINGS / DELEGATIONS

9. STAFF PRESENTATIONS

10. DISCUSSION ITEMS

- 10.1 Recommendation to add properties within the Village Core of Ancaster to the City of Hamilton's Register of Properties of Cultural Heritage Value or Interest (PED20112) (Ward 12)

11. MOTIONS

12. NOTICES OF MOTION

- *12.1 Notice of Motion respecting the Hamilton Municipal Heritage Committee Working Groups Current Projects and 2020 Plans

13. GENERAL INFORMATION / OTHER BUSINESS

13.1 Buildings and Landscapes

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. Dimitry

(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. Dimitry

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

(xiii) Chedoke Estate (Balfour House), 1 Balfour Drive, Hamilton – T. Ritchie

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)

(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

*13.1.e Written Submissions by Members of the Hamilton Municipal Heritage Committee respecting Buildings and Landscapes

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT



Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

MINUTES 20-002

12:00 p.m.

February 20, 2020

Room 264, 2nd Floor

Hamilton City Hall

71 Main Street West

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

**Absent with
Regrets:** D. Beland and R. McKee

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

**1. Effect of Heritage Designations on Property Values in Hamilton (PED20030)
(Added Item 7.6)**

(Rosart/Burke)

That Report PED20030 respecting the Effect of Heritage Designations on Property Values in Hamilton, be received for the information of Committee.

CARRIED

**2. Recommendation to Designate 127 Hughson Street North, Hamilton (Firth Brothers Building) under Part IV of the Ontario Heritage Act (PED20050)
(Ward 2) (Item 9.2)**

(Burke/Carroll)

(a) That the designation of 127 Hughson Street North, Hamilton (Firth Brothers Building), shown in Appendix "A" to Report PED20050, 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 PED20050, be approved;

(c) *That the foyer of the 1929 building located at 127 Hughson Street North, Hamilton (Firth Brothers Building), displays a high degree of artistic merit and is therefore considered to meet the Design and*

***Physical Value Evaluation Criteria under O. Reg 9/06 for
craftmanship or artistic merit;***

- (d) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix “B” to Report PED20050, ***be amended and approved, to include the following:***
- (i) ***inclusion of the operation of windows; and,***
- (e) That the City Clerk be directed to take appropriate action to designate 127 Hughson Street North, Hamilton (Firth Brothers Building) under Part IV of the Ontario Heritage Act, in accordance with the Notice of Intention to Designate, attached as Appendix “C” to Report PED20050.

CARRIED

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

The Clerk advised the Committee of the following changes:

5. COMMUNICATIONS

5.1 Correspondence respecting 462 Wilson Street, Ancaster

Recommendation: Be received.

7. CONSENT ITEMS

7.5 Delegated Approval: Proposed Door Replacement for the Carriage House at 211 St. Clair Blvd., (Ward 3) (By-law No. 92-140)

7.6 Effect of Heritage Designations on Property Values in Hamilton (PED20030)

13. GENERAL INFORMATION / OTHER BUSINESS

13.1 Representative from the Hamilton Municipal Heritage Committee on the Cross-Melville District Heritage Committee (Dundas)

(Lunsted/Carroll)

That the Agenda for the February 20, 2020 Hamilton Municipal Heritage Committee be approved, as amended.

CARRIED

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)

(i) January 16, 2020 (Item 4.1)

(Janssen/Brown)

That the Minutes of the January 16, 2020 meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

CARRIED

(d) COMMUNICATIONS (Item 5)

(i) Correspondence respecting 462 Wilson Street, Ancaster (Added Item 5.1)

(Ritchie/Carroll)

That the Correspondence respecting 462 Wilson Street, Ancaster, be received.

CARRIED

(e) CONSENT ITEMS (Item 7)

(i) Delegated Approval: Heritage Permit Application HP2020-003: Proposed repointing and restoration at 1280 Main Street West, Building 8, Hamilton (Ward 1) (By-law No. 08-002) (Item 7.1)

(Brown/Ritchie)

That Delegated Approval respecting Heritage Permit Application HP2020-003: Proposed repointing and restoration at 1280 Main Street West, Building 8, Hamilton (Ward 1) (By-law No. 08-002), be received.

CARRIED

(ii) Hamilton Heritage Permit Review Sub-Committee Minutes - November 19, 2019 (Item 7.2)

(Ritchie/Burke)

That the Hamilton Heritage Permit Review Sub-Committee Minutes of November 19, 2019, be received.

CARRIED

(iii) Inventory & Research Working Group Meeting Notes - November 25, 2019 (Item 7.3)

(Lunsted/Ritchie)

That the Inventory & Research Working Group Meeting Notes of November 25, 2019, be received.

CARRIED

- (iv) **Policy and Design Working Group Meeting Notes - December 18, 2019 (Item 7.4)**

(Brown/Carroll)

That the Policy and Design Working Group Meeting Notes of December 18, 2019, be received.

CARRIED

- (v) **Delegated Approval: Proposed Door Replacement for the Carriage House at 211 St. Clair Blvd., (Ward 3) (By-law No. 92-140) (Added Item 7.5)**

(Ritchie/Janssen)

That the Delegated Approval respecting a Proposed Door Replacement for the Carriage House at 211 St. Clair Blvd., (Ward 3) (By-law No. 92-140), be received.

CARRIED

(f) STAFF PRESENTATIONS (Item 9)

- (i) **Recommendation to Designate 24 Main Street West, Hamilton (Former Centenary United Church) under Part IV of the Ontario Heritage Act (PED20044) (Ward 2) (Item 9.1)**

David Addington, Cultural Heritage Planner, addressed the Committee respecting the Recommendation to Designate 24 Main Street West, Hamilton (Former Centenary United Church) under Part IV of the Ontario Heritage Act (PED20044) (Ward 2), with the aid of a PowerPoint presentation.

(Pearson/Carroll)

That the presentation respecting the Recommendation to Designate 24 Main Street West, Hamilton (Former Centenary United Church) under Part IV of the Ontario Heritage Act (PED20044) (Ward 2), be received.

CARRIED

A copy of the presentation is available at www.hamilton.ca and through the Clerk's Office.

The following recommendation, as amended, was proposed for consideration at the May 13, 2020 Council meeting.

- (a) That the designation of 24 Main Street West, Hamilton (Former Centenary United Church), shown in Appendix "A" to Report

PED20044, 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 PED20044, be approved; and,
- (c) That the City Clerk be directed to take appropriate action to designate 24 Main Street West, Hamilton (Former Centenary United Church) under Part IV of the Ontario Heritage Act, in accordance with the Notice of Intention to Designate, attached as Appendix “C” to Report PED20044.

(ii) Recommendation to Designate 127 Hughson Street North, Hamilton (Firth Brothers Building) under Part IV of the Ontario Heritage Act (PED20050) (Ward 2) (Item 9.2)

David Addington, Cultural Heritage Planner, addressed the Committee respecting the Recommendation to Designate 127 Hughson Street North, Hamilton (Firth Brothers Building) under Part IV of the Ontario Heritage Act (PED20050) (Ward 2), with the aid of a PowerPoint presentation.

(Carroll/Burke)

That the presentation respecting the Recommendation to Designate 127 Hughson Street North, Hamilton (Firth Brothers Building) under Part IV of the Ontario Heritage Act (PED20050) (Ward 2), be received.

CARRIED

(Brown/Janssen)

That Report PED20050 respecting the the Recommendation to Designate 127 Hughson Street North, Hamilton (Firth Brothers Building) under Part IV of the *Ontario Heritage Act*, be amended to include new sub-sections (c) and (d), with the remaining sub-sections to be renumbered accordingly:

- (a) That the designation of 127 Hughson Street North, Hamilton (Firth Brothers Building), shown in Appendix “A” to Report PED20050, 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 PED20050, be approved;
- (c) ***That the foyer of the 1929 building located at 127 Hughson Street North, Hamilton (Firth Brothers Building), displays a***

high degree of artistic merit and is therefore considered to meet the Design and Physical Value Evaluation Criteria under O. Reg 9/06 for craftsmanship or artistic merit;

- (d) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix “B” to Report PED20050, ***be amended and approved, to include the following:***
- (i) ***inclusion of the operation of windows; and,***
- (e) That the City Clerk be directed to take appropriate action to designate 127 Hughson Street North, Hamilton (Firth Brothers Building) under Part IV of the *Ontario Heritage Act*, in accordance with the Notice of Intention to Designate, attached as Appendix “C” to Report PED20050.

***Amendment CARRIED
Main Motion as Amended, CARRIED***

A copy of the presentation is available at www.hamilton.ca and through the Clerk’s Office.

For further disposition of this matter, refer to Item 2.

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

A. Denham-Robinson relinquished the Chair to discuss the following items.

- (i) **Hamilton Municipal Heritage Committee's Attendance at the 2020 Ontario Heritage Conference (May 28-30, 2020 in Markham, Ontario) (Item 13.1)**

(Burke/Lunsted)

That staff be directed to investigate costs for G. Carroll and J. Brown to attend the 2020 Ontario Heritage Conference, as representatives of the Hamilton Municipal Heritage Committee.

CARRIED

- (ii) **Hamilton Municipal Heritage Committee's Post Event Review - “Preserving Hamilton's Built Heritage” (Workshop by Alan Stacey, February 19, 2020) (Item 13.2)**

A. Denham-Robinson provided an overview of the event.

(Ritchie/Brown)

That the information respecting the Hamilton Municipal Heritage Committee's Post Event Review - "Preserving Hamilton's Built Heritage", be received.

CARRIED

(iii) Update on the Hamilton Municipal Heritage Committee's Heritage Recognition Awards 2019-20 (to be held on Thursday June 18, 2020) (Item 13.3)

A. Denham-Robinson advised that the deadline for submissions to the Hamilton Municipal Heritage Committee's Heritage Recognition Awards 2019-20 is March 2, 2020.

(Carroll/Ritchie)

That the information respecting the Hamilton Municipal Heritage Committee's Heritage Recognition Awards 2019-20, be received.

CARRIED

(iv) Hamilton Municipal Heritage Committee's Participation in the City of Hamilton Heritage Day Event (Saturday February 22, 2020) (Item 13.4)

A. Denham-Robinson reminded those Committee members participating in the City of Hamilton Heritage Day Event, that set-up for the event begins at 9:00 a.m..

(Lunsted/Janssen)

That the information respecting the Hamilton Municipal Heritage Committee's Participation in the City of Hamilton Heritage Day Event, be received.

CARRIED

(v) Call for Volunteers for Doors Open Hamilton - Application Deadline April 1, 2020 (Item 13.5)

A. Denham-Robinson asked Committee members to consider volunteering for the upcoming Doors Open Hamilton event.

(Pearson/Ritchie)

That the information respecting a Call for Volunteers for Doors Open Hamilton - Application Deadline April 1, 2020, be received.

CARRIED

(vi) **Buildings and Landscapes (Item 13.6)**

(Ritchie/Carroll)

That the property know as Chedoke Estate (Balfour House), located at 1 Balfour Drive, Hamilton, be added to the Buildings and Landscapes of Interest (YELLOW).

CARRIED

(Carroll/Rosart)

That the following updates *as amended*, 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. Dimitry
- (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. 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

New tarps have been installed on the roof of the property.
- (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
- (xiii) Chedoke Estate (Balfour House), 1 Balfour Drive, Hamilton – T. Ritchie

(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

CARRIED

(vii) Representative from the Hamilton Municipal Heritage Committee on the Cross-Melville District Heritage Committee (Dundas) (Added Item 13.7)

(Brown/Carroll)

That K. Burke be appointed to sit as a representative on the Cross-Melville District Heritage Committee (Dundas) for the duration of the 2018-2022 term.

CARRIED

(h) ADJOURNMENT (Item 15)

(Carroll/Ritchie)

That, there being no further business, the Hamilton Municipal Heritage Committee, be adjourned at 1:35 p.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk

From: Coleman, Daniel
To: [Kolar, Loren](#); [Pigott, Mary Louise](#)
Cc: [Hilson, Stephanie](#); [Wilson, Maureen](#); [Hatton, Mark](#); [Glen Black](#); [Betty Bechtel](#); [sherylandtom](#); [khoy2@cogeco.ca](#)
Subject: 50 & 54 Sanders Blvd
Date: May 26, 2020 4:13:43 PM
Attachments: [50 and 54 Sanders Blvd - Prel.Cult.Heritage.Evaluation\[73071\].pdf](#)
[Carol Jim Binkley Aug 20, 2018.pdf](#)
[Karen Hoy R1-1.pdf](#)
[LettertoCtteofAdjustmentre50Sanders.pdf](#)
[RabbisHouseSeveranceApplication.pdf](#)
[McMaster Hillel 50 Sanders Blvd Feb 2020.pdf](#)

Dear Loren Kolar,

I'm writing to you to request that 54 and 50 Sanders Blvd, formerly the Jacob Binkley farmstead, be moved to the high priority list for designation and protection under the Heritage Properties Act. I'm writing with the written support of a circle of neighbours in the community who would like to see this property protected in tact for future generations. The recent demolition of the Brandon House in Ancaster provides an example of how property owners can move very quickly to destroy buildings that carry great historical significance and reduce our neighbourhoods to cookie-cutter modern structures that reduce the value and uniqueness of our neighbourhoods.

The two properties on Sanders Blvd mentioned above are currently Registered (Non-Designated) Properties in the Municipal Heritage Register (as of 2016), and I am attaching here a number of documents on the historical and architectural significance of this property that you may find helpful as you consider adding this property to the designation work plan for the full cultural heritage assessment required to move it forward with high priority. (I'll refer to the property in the singular, even though it has been subdivided into two land parcels). Here is a brief list of the documents I am attaching:

1. A letter of Preliminary Cultural Heritage Evaluation dated July 25, 2016 and prepared by Jeremy Parsons, Inventory and Research Working Group, for the Hamilton Municipal Heritage Committee which successfully got the properties on the undesignated list. This document conveys the architectural and historical significance of the property.
2. A letter from Jim and Carol Binkley, descendants of Marx Binkley who originally established the series of Binkley farms that were built at this end of the city. This letter, like many of the other documents attached here, was written in August 2018 when a group of neighbours here on Binkley Cres and Sanders Blvd were aware that the then owners of the property were applying to sever the drivehouse (50 Sanders Blvd) from the land in front of it so it could be developed into something like a student rental building. This letter speaks to the significance of the Binkleys in this area's history.
3. A letter, also from August 2018 from Helen Hoy, descendant of Walter Scott, who purchased the farmstead from the last of the Binkley family owners. It also speaks to the historical and architectural uniqueness of the property.
4. A letter I wrote and signed by myself and my wife Wendy Coleman, also in August 2018, outlining the significance of the property, the Binkley family history, and urging the city to consider ways to avoid the move to sever the properties at that time.
5. A copy of the application submitted by Sergio Manchia of Urban Solutions, operating then as an agent for Rabbi Baskin's family, to sever the front half from 50 Sanders Blvd.
6. An article from Hamilton Jewish News from February 2020 that indicates Effort Trust (President and CEO Tom Weisz) now owns (or manages) 50 Sanders Blvd, and

it is to be used as a student housing accommodation and meeting place for McMaster Hillel.

We in the neighbourhood are pleased that Effort Trust does not currently mention plans to sever the property, but we recognize that both 50 and 54 are now owned by or as businesses. We don't know who owns 54, but it has been divided in rental apartments for many years now, and is not operating as a single family residence. As such, we know that the fate of these buildings will always depend on the rental accommodations market and we would urge the city to protect them for long term posterity and for their capacity to retain value in the neighbourhood by conducting a thorough review of the property and giving both 50 and 54 official heritage designation with as much protection as the Heritage Properties Act can provide. The recent COVID crisis is just one reminder of how volatile the rental accommodations business can be. McMaster has just today indicated all classes this fall will be online, which raises major questions about who will want or need rental accommodations if they can take classes online from home and if there will be restrictions on social distancing among students even if they do wish to move closer to campus. We would hate to see these buildings suddenly renovated or demolished because the rental market requires different kinds of buildings on this property.

I hope this dossier of documents gives you a sense of the ongoing concerns neighbours have about retaining the properties in as close to their original state as possible. Perhaps it may also aid the review committee in its own research into the significant history of these buildings and the property they stand upon so they can be added to the officially designated Heritage Properties list. Thank you for your help in conducting this matter. We understand that these kinds of reviews may not be conducted currently during the COVID crisis, but we nonetheless would hope that you would be able to conduct a review as soon as restrictions are lifted so that we can move to protect these properties before unforeseen circumstances creates another Brandon House-style demolition or other significant destruction of the historical value of this property.

Sincerely,

Daniel Coleman on behalf of the group of neighbours indicated in the email line above.

[REDACTED]

From: Pigott, Mary Louise [MaryLouise.Pigott@hamilton.ca]
Sent: 22 May 2020 16:15
To: Coleman, Daniel
Cc: Hilson, Stephanie; Wilson, Maureen
Subject: RE: FW: 50 & 54 Sanders Blvd

Hi Daniel,

You, and your neighbours if you wish to submit a joint request, will want to submit a request to have the properties added to the designation work plan for the full cultural heritage

assessment required to move them forward with high priority. You would submit it to the Hamilton Municipal Heritage Committee via Loren Kolar, the Legislative Coordinator for that committee, at loren.kolar@hamilton.ca. The Municipal Heritage Committee isn't meeting currently due to covid, so unfortunately I can't give you a timeline on when it might be heard. Loren should be able to tell you once sub-committees are allowed to meet again.

As for the question of how much background research you need to support your request, it is my understanding the heritage planning staff undertakes the research as part of their assessment, but any information you are able to include with your request certainly won't hurt, especially any information supporting the request for high priority.

I hope this answers your questions for the moment. Let me know if there's anything else we can do. We would love to see these buildings receive the highest protection possible in this province and are happy to help any way we can.

Have a wonderful weekend!

Cheers!

Mary Louise Pigott *(She/Her)*

Constituency Assistant

Ainslie Wood | Kirkendall | Strathcona | Westdale

E: <mailto:marylouise.pigott@hamilton.ca> | T: 905-546-2226

W: maureenwilson.ca

Join the Ward 1 e-Newsletter: [Go to maureenwilson.ca/join](http://maureenwilson.ca/join)

From: Coleman, Daniel <dcoleman@mcmaster.ca>

Sent: May 20, 2020 3:59 PM

To: Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>

Cc: Hilson, Stephanie <Stephanie.Hilson@hamilton.ca>; Pigott, Mary Louise <MaryLouise.Pigott@hamilton.ca>

Subject: FW: FW: 50 & 54 Sanders Blvd

Hi Maureen, Mary Louise, and Stephanie,

Thanks for your follow up to my inquiry about heritage designation for the Binkley farmstead at 54 and 50 Sanders Blvd. I'm glad to hear the properties were already listed on the Heritage properties list. I have taken a few days to get back to you while I was checking in with a few neighbours about their support for pursuing heritage protection for this property/these properties. I'm copying my neighbour's emails of support in the email string below.

You asked me to let you know how and if we wished to proceed. We do wish to pursue heritage protection and at a high priority, if at all possible. I don't know what comes next. The process flow chart you helpfully sent along doesn't indicate if my request should present a complete dossier of arguments and information for designation and protection, or if this is what is produced by the City's heritage planning committee in the process of reviewing our request. If I need to assemble a

formal request, I'll need a bit of time to assemble it. If you (or David Addington or Loren Kolar) can let me know, we can proceed accordingly.

If it's simply a matter of us in the neighbourhood initiating a request for designation and protection and the actual review for information about the property being assembled by Heritage Planning staff, then please consider the request so initiated.

Many thanks,

Daniel

[REDACTED]

RE: 50 & 54 Sanders Blvd
Hatton, Mark

Thanks for this information, Daniel. You have our support to protect the heritage buildings at 50/54 Saunders Boulevard.

Mark and Janette Hatton

Re: FW: 50 & 54 Sanders Blvd
Glen Black [REDACTED]

Daniel & Wendy,

Thank you for the updates on 50 & 54 Sanders Blvd, I appreciate all you have done in regard to trying to save and preserve these two properties. As you know I support having both properties designated as Heritage properties.

Thanks, Glen

50 Sanders Blvd
sherylandton [REDACTED]

Hi Daniel,

Tom and I would eagerly support a proposal to obtain a firm designation with provisions to prevent further alterations to the above property. This may be an excellent time to make such a move after the fiasco with the Brandon House property in Ancaster.

The only information I might add is that in chatting to a member of Rabbi Baskin's congregation, she said that they hoped the Hillel group would be a permanent fixture at the home. However, in these days of aggressive development, who knows. We are happy that they are keeping up the property during this period when it's not being used.

With regard to the farmhouse, I don't see any lights on at night there and I used to see them

on. One wonders how occupied it really is.
With warm regards from two fellow pandemic inmates,
Sheryl and Tom Perrie

From: Betty Bechtel [REDACTED]
Sent: 18 May 2020 20:42
Subject: Re: FW: 50 & 54 Sanders Blvd

Hi Daniel, Thank you for bringing this issue of historical importance in our community, to our attention.

I'm going to forward it to the other Ainslie Wood North residents if that's OK with you?

(I used to be an area rep. etc. for the AWWCA and still have contact numbers)

My warmest regards,

Betty Bechtel

[REDACTED]

Dear Neighbours on Binkley Crescent and Sanders Blvd,

We hope this finds you and your families well, despite (or because of) the restrictions of COVID-19. The outdoors world is turning green again, and it's making it easier to get outside (if the warm days ever come!), even if we're isolated. We are so thankful, yet again, for the beauty we live in here in this unique part of Hamilton.

It's been some time since we last communicated about the old Binkley farmstead at 54 and 50 Sanders Blvd--back when Aidan Johnson was our Ward 1 Councillor and there was the proposal to sever part of the property at the time when Rabbi Baskin was selling his home in the carriage house. What put it back in mind was the demolition (maybe you read about it in the papers or on the news?) of the 160+ year-old Brandon house in Ancaster (on the corner of Rousseaux and Wilson). As you'll see in the two emails I'm forwarding to you today, that occurrence, and Councillor Ferguson's motion to register a whole series of Ancaster properties on the heritage registry made me contact our Councillor Maureen Wilson about the Binkley farmstead. You can see what she has found out below from David Addington, Cultural Heritage Planner for the city.

In a minute, I will forward you also a second note I received in response to my inquiry with Maureen Wilson from Mary Louise Piggott, who works in Maureen Wilson's office, and has a particular interest in the built environment of our Ward.

In sum, it looks like the farmstead has already been registered as a site of "non-designated" heritage interest, but because Rabbi didn't want the heritage designation, we did not pursue it further, as he felt it might hamper his efforts to sell the property. (Which, as the attached

article I'm sending along here indicates, was purchased by Tom Weisz of Effort Trust and is now being used by Hillel, McMaster's Jewish Student society. Who knows what Tom Weisz will want for the property?)

What I'm seeing in David Addington's note is that the Heritage Properties Act does not require the owner's permission for the property to receive official designation and protection from things like demolition. So, if we wish, we could urge the city to go ahead with reviewing the property for designation and protection. We are certainly willing to put in such a request, but we wanted to check in with you about this process to see if any of you have any wheels rolling on this, if any of you would wish to put in the request (or share in doing so) and decide collectively how to move to the next step.

Glad for your thoughts about this (and please see my next email from Mary Louise Piggott.

Wishing you well,

Daniel and Wendy Coleman

On Mon, 18 May 2020 at 16:37, Coleman, Daniel [REDACTED] wrote:

Here is the second note we received from Councillor Wilson's staff, Mary Louise Piggott. Under her note, you can see the email string I sent her, which included some of our information from 2018, when we call contacted Aidan Johnson about these matters...

Do let us know any thoughts you have about this. If we don't hear lots back from you, we'll just plan to go ahead and ask Councillor Wilson to move forward with asking the Heritage Planning folks to conduct a review of the property.

Thanks!

Daniel and Wendy Coleman

From: Piggott, Mary Louise [MaryLouise.Piggott@hamilton.ca]

Sent: 15 May 2020 15:54

To: Coleman, Daniel; Wilson, Maureen

Cc: Hilson, Stephanie

Subject: RE: 50 & 54 Sanders Blvd

Hi Daniel,

Hope you and yours are fairing as well as possible under the current circumstances.

We're still learning about the heritage designation process and the various stages and levels of protection they offer.

From what we understand, there are basically 3 levels:

1. Inventoried. The city maintains a list of properties of interest that have been identified as having potential historical and/or architectural value. There are currently 6,000 properties on this list. Heritage planning staff examine these properties for qualification to be registered, but as you can imagine, with a list that big and limited staff resources, it's slow going.

Unfortunately being on this list offers little to no protection from alteration or demolition. It does flag the property for heritage assessment by planning staff if there is a development application which would form part of the staff report on the proposal, but there are no tools at this point allowing the city to deny a demolition permit requested by the owner or developer.

Brandon House in Ancaster was on this list. Cllr. Ferguson's motion calls for a number of similarly inventoried properties in Ancaster to be moved up on the heritage planning work plan to see if they qualify to be registered, which brings me to...

2. Registered. The city also has a list of registered heritage buildings which includes buildings that have been designated under the Ontario Heritage Act, as well as non-designated buildings that the city has identified. The good news is the Sanders properties are on the registry. Non-designated buildings on the registry are afforded some level of protection in that owners/developers are required to give 60 days notice of demolition. This allows time for heritage staff to assess whether the property qualifies for designation, but being on the registry does not in and of itself give the city power to deny a demolition permit. You can find more info on registered properties here:

<https://www.hamilton.ca/city-planning/heritage-properties/municipal-heritage-register>

3. Designated. These are buildings that have met the criteria for designation under the Ontario Heritage Act. They are afforded what passes for the highest level of protection in Ontario in that demolition permits must be approved by city council, although the owner does have the right to appeal. Unfortunately as you discovered, one of the criteria for designation is approval of the owner. You can learn more about the designation process here:

http://www.mtc.gov.on.ca/en/heritage/heritage_designation.shtml

Here's the link to an interactive map of the city's inventoried, registered, and designated properties.

<https://www.hamilton.ca/city-planning/heritage-properties/heritage-resources>

Thanks so much for your passionate and informed stewardship of your community. Let me know if there's anything else we can help you with.

Be well!

Mary Louise Pigott *(She/Her)*

Constituency Assistant

Ainslie Wood | Kirkendall | Strathcona | Westdale

E: <mailto:marylouise.pigott@hamilton.ca> | T: 905-546-2226

W: maureenwilson.ca

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From: Coleman, Daniel <dcoleman@mcmaster.ca>

Sent: May 12, 2020 12:27 PM

To: Wilson, Maureen <Maureen.Wilson@hamilton.ca>

Cc: Hilson, Stephanie <Stephanie.Hilson@hamilton.ca>; Pigott, Mary Louise <MaryLouise.Pigott@hamilton.ca>

Subject: RE: 50 & 54 Sanders Blvd

HI Maureen,

Yes, it would be fine for you to use the email with the city's Heritage Planner. If you look down in the email string, you'll see she was involved at one point when Aidan was Councillor.

Thanks so much for your prompt attention to this!

Daniel

From: Wilson, Maureen [Maureen.Wilson@hamilton.ca]

Sent: 11 May 2020 21:15

To: Coleman, Daniel

Cc: Hilson, Stephanie; Pigott, Mary Louise

Subject: RE: 50 & 54 Sanders Blvd

Hello Daniel,

Thank you for reaching out on this file. May I have your permission to use your email in my correspondence with the city's Heritage Planner? I will pursue. Your email will be of assistance to me. Please advise and thank you

Maureen

Maureen Wilson *(She/Her)*

Ward 1 Councillor

Ainslie Wood | Kirkendall | Strathcona | Westdale

E: maureen.wilson@hamilton.ca | T: 905-546-2416

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From: Coleman, Daniel <dcoleman@mcmaster.ca>

Sent: May 11, 2020 6:39 PM

To: Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>

Subject: 50 & 54 Sanders Blvd

Hello Maureen Wilson,

I'm sending you a second email after my previous one about Cootes Paradise, this time about 50 Sanders Blvd. The recent demolition of the 100+ yr old house in Ancaster made me think of alerting you/reminding you of the historical property of the Binkley farmstead on Sanders Blvd and it's vulnerability.

You may know that this house was constructed in 1847 by one of the grandchildren of an original settler in West Hamilton, Marks Binkley. From the research I carried out for the book *Yardwork*, I learned that the property was purchased by the Binkley family from the daughters of Lieutenant Brant Johnson, a half-brother of Joseph Brant the renowned Mohawk officer in the British Army. Until very recently, Rabbi Baskin lived in what had been the carriage house of the Jacob Binkley farmstead. It and the original farmhouse are the only remaining buildings put up by the Binkleys all around the intersection of Wilson and Main Streets.

I'm forwarding you a correspondence among our neighbours from two years ago when Rabbi's family were considering selling his home when he moved to a senior's residence in Toronto. At that time, the agent had put forward an application to sever the property so other buildings could be built there. Our neighbours organized a letter campaign and prepared to meet with the city variance committee to see what we could do to keep the property intact. We also contacted Aidan Johnson about trying to get a historical designation for the property. We were told at the time that the owner (Rabbi) did not want such a designation, so Aidan's office was helpless to do anything about the historical designation. As it happened, the application was withdrawn and the carriage house is now under the management of McMaster Hillel, the Jewish student group on campus. We have

been told they will use it for meetings and residences.

In the media discussion around the demolished house in Ancaster, it was mentioned that the Councillor there would seek a historical designation for a number of properties in the old village. We don't know if these things are possible, but we wonder if it would not be good to seek this kind of recognition for the old Binkley property. It's unique to the history of this part of the city, and all that needs to happen is for another developer to come and put in an application for demolition or severance. As it was reported in the press, the Ancaster property was under a consideration, but the demolition was approved before the consideration could be realized. All this to say that if the city wishes to preserve historical treasures like this, it needs to have done the designating before a new developer comes up with another plan.

We'd be grateful if your office could find some mechanism to protect this significant heritage site.

With thanks,

Daniel Coleman

p.s. I'm forwarding on to you an email string from 2018 when our neighbourhood was in touch with Aidan's office about these matters.

[REDACTED]

From: Coleman, Daniel
Sent: 11 August 2018 08:53
To: Glen Black
Cc: Wendy Coleman
Subject: FW: Sanders property

Dear Glen,

Many thanks for alerting us to the proposed Severance application for the carriage house property known as Lakelet Vale House (54 Sanders Blvd) where Rabbi Baskin lives. I'm forwarding to you below the correspondence I had with Aidan Johnson's office when I first learned from Rabbi that he would be selling his property. You'll see that Aidan's office was quite willing to put in an application to designate the property as a heritage site, but that Rabbi was not willing to allow me to pursue that option because he felt it would limit how much he could get for the property. Now we can see what he or his family have in mind, and I think we should pursue that designation without his consent as I didn't know he was planning to sever it.

I think we need more than a group of neighbours opposed to the severance application. So one idea would be if you could forward to me the letter you received, I would forward that on to the Binkley family members I met when I was researching *Yardwork*. I would ask them to contact any other Binkley family members they know, too, so we could build a stronger and wider opposition to the plan.

Elements I would imagine we should mention in our argument against the application:

1. The Binkley farmhouse (built 1847) and its carriage house would be obscured by the large new building.
2. This property is connected to two existing heritage sites: the Binkley cemeteries on Lakelet Dr and on Desjardins Ave over in University Gardens.
3. The Binkley family was a prominent early settler family in the Hamilton/Dundas region, as evidenced in the many sites named after them: the cemeteries named above, Binkley Cres, Binkley Rd and Binkley Church in our neighbourhood (and what used to be Binkley School), Binkley Court up on Hwy 6, another Binkley Rd in Ancaster (off Sulphur Springs Rd), etc. They are known to have harboured William Lyon McKenzie when he was running from the authorities after the 1837 rebellions, and were central to the development of the west end of the Dundas Road area before Hamilton extended this far.
4. Much of this heritage has already been bulldozed, so the three original farmhouses at what used to be called "Binkley's Corner" (intersection of Main and Osler) are now covered by apartment buildings on the northwest and southwest corners, and a strip mall on the southeast corner. Binkley's Pond, below Rabbi's property, was bulldozed as well in the 1960s. So obscuring the only remaining farmhouse and carriage house would in effect remove the last built evidence of the Binkley presence in this end of the city.
5. Applications are already posted to build an eleven-storey student-oriented apartment building on what was Binkley School facing Main St West, with access from Sanders Blvd. This property is only half a block from Lakelet Vale House (54 Sanders Blvd) where Rabbi Baskin lives, so we certainly don't need ANOTHER student rental almost right across the street.
6. Deciding to allow this severance will be one more step in City Council's passive acceptance of turning this neighbourhood into a rental ghetto. Over the 20 years we have lived on Binkley Crescent, the number of student rentals has gone from 1 house in 1999 to 15 today.

I'm glad you've been in touch with the Perries and Beatties about this. Are you already in touch with Tordis Coakley from the Ainsley Wood Association about this (tordiscoackley@gmail.com)? Unfortunately, we will not be in the country on August 23rd, so we won't be able to attend the meeting ourselves. But I will be glad to do anything I can to prepare for the meeting before we leave on Aug 17th.

If you can start by sending me the letter, I'll then contact Jim and Carol Binkley, who live near Freelton, and see if they would be able to help us. And please feel free to contact Wendy and me about brainstorming other ideas.

Thanks for getting in touch about this!

Daniel

[Redacted signature block]

From: Coleman, Daniel
Sent: 20 April 2018 16:41
To: Johnson, Aidan; Wendy Coleman
Cc: Tyers, Chelsey; Thorne, Jason; Wojewoda, Nikola; Robichaud, Steve; Fabac, Anita; Harrison-McMillan, Kimberley
Subject: RE: Sanders property

Dear Aidan, Chelsey, Jason, and all,

I've now had a chance to connect with Rabbi Baskin about the historical designation for his property, and he does NOT want it to be designated as he feels this might limit his ability to sell the property.

I'm sad about this myself, but understand his right to deal with things as he sees fit...

Thanks for being so interested in this possibility,

Daniel

[REDACTED]

From: Johnson, Aidan [Aidan.Johnson@hamilton.ca]
Sent: 20 April 2018 08:55
To: Coleman, Daniel
Cc: Tyers, Chelsey; Thorne, Jason; Wojewoda, Nikola; Robichaud, Steve; Fabac, Anita; Harrison-McMillan, Kimberley
Subject: Re: Sanders property

Thank you.

Best,

Aidan Johnson, BCL, LLB, BA, MA
Councillor for Ward 1
Chair, Emergency and Community Services Committee
City of Hamilton

On Apr 20, 2018, at 8:54 AM, Coleman, Daniel <[REDACTED]> wrote:

Hi Aidan, Chelsey, and Jason,

Pardon me for the delay in getting back to you about a possible historical designation for the Lakelet Vale House (54 Sanders Blvd) where Rabbi Baskin lives. I've been trying to connect with him to ask

him if he's willing or interested in having the home receive such a designation, but he's between his home here and his children's place in Toronto these days and we've only managed to play telephone tag so far. I'll keep trying and get back to you as soon as I can...

Thanks,

Daniel

Dr. Daniel Coleman, Professor, Department of English and Cultural Studies, McMaster University, Hamilton, ON, Canada L8S 4L9, ph: 905.525.9140, ext. 23717
McMaster's land acknowledgement: McMaster University is located on the traditional territories of the Haudenosaunee and Mississauga Nations and, within the lands protected by the "Dish With One Spoon" wampum agreement.

From: Tyers, Chelsey [Chelsey.Tyers@hamilton.ca]

Sent: 06 April 2018 15:44

To: Johnson, Aidan; Coleman, Daniel

Cc: Thorne, Jason; Wojewoda, Nikola; Robichaud, Steve; Fabac, Anita; Harrison-McMillan, Kimberley

Subject: RE: Sanders property

Hello Councillor Johnson,

I would be happy to prepare a motion for you to that effect for the next Planning Committee meeting. We will need to consider the timing as we have a number of other priority designations currently underway, I'll discuss this further with management to determine when we may be able to undertake the work.

In the meantime, the Sanders Drive House (50 Sanders Blvd.) and the Lakelet Vale House (54 Sanders Blvd.) are included on the Register of Property of Cultural Heritage Value or Interest. If any future property owners wished to demolish the dwellings they would need to submit a Notice of Intention to Demolish at which time staff would conduct a review of the property's cultural heritage value and provide a recommendation to the Hamilton Municipal Heritage Committee to designate the property or not.

Daniel, are you aware whether the current property owner Mr. Baskin would be supportive of designation?

Thank you,

Chelsey Tyers
Cultural Heritage Planner

Development Planning, Heritage and Design
City of Hamilton
71 Main Street West, 5th Floor

Hamilton, ON L8P 4Y5

Phone: 905.546.2424 ext. 1202

E-mail: chelsey.tyers@hamilton.ca

From: Johnson, Aidan
Sent: April-06-18 3:17 PM
To: 'Coleman, Daniel'
Cc: Tyers, Chelsey; Thorne, Jason; Wojewoda, Nikola
Subject: RE: Sanders property

Thank you for alerting me to this, Daniel.

Chelsey and Jason, I agree with Daniel's appraisal of the Sanders property, which I know well.

What is the fastest route to Heritage designation? Could I bring a motion to next Planning for priority investigation of the property, to be funded from Ward 1 area rating?

Could the motion please be prepared for me, for next Planning?

Daniel, I am looking forward to your upcoming Westdale United Church talk! I love your book.

Best,

Aidan Johnson, BCL, LLB, BA, MA
Councillor for Ward 1
Chair, Planning and Economic Development Committee
City of Hamilton

From: Coleman, Daniel [<mailto:dcoleman@mcmaster.ca>]
Sent: April-06-18 2:23 PM
To: Johnson, Aidan
Subject:

Dear Aidan Johnson,

I'm writing because I was speaking to Rabbi Baskin yesterday. He has just returned from over wintering in Florida. He is now 94 years old, and he told us his children in Toronto are arranging for him to move into the city to be closer to them and to live in a seniors' place that can supply his meals.

Which means that his historic home on Sanders Blvd, which was once the carriage house to the 1847 Binkley farm house at the intersection of Binkley Rd and Sanders, will be going up for sale some time this spring or summer. I don't know if you can picture the carriage house, but it is a long old stone building, somewhat hidden by siding on the front, so some may not realize how old the building is. And, as I detail in my book about this area, *Yardwork: A Biography of an Urban Place*, in the arched-ceiling drive-shed basement, Jacob George Binkley used to make fruit wine that he sold as far away as Halifax. The carriage house and the farmhouse are the last of the Binkley farmhouses that used to stand on "Bink's Corners" which is today where Osler Drive takes off from Main and Wilson St turns uphill to Ancaster.

There is a large semi-circular driveway in front of the carriage house and a large lawn that was once an apple orchard. I'm laying out all this detail because the carriage house is on an extraordinarily large lot and it is perched on the edge of the ravine above the McMaster parking lots, and Rabbi was telling me that the house is not officially designated as a historic property. Which means that someone with an eye to the ravine front and large lot could easily buy the house, bulldoze it and build a rather splendid mansion. Or, as has happened in several other houses on Sanders, build a large student rental apartment building. (One of them even has a huge tower of solar panels built across the back so that it would be near to impossible to convert it back to a family home.) This is likely to happen unless some effort is made to protect this property from disappearing like so many others have in Hamilton's architectural and social history.

Is this something your office can look into to see what might work best to preserve this property and its history?

Thanks,

Daniel

[REDACTED]

Preliminary Cultural Heritage Evaluation: 50 & 54 Sanders Boulevard, Hamilton, ON

Date: July 25, 2016
Prepared by: Jeremy Parsons, Inventory and Research Working Group
Prepared for: Hamilton Municipal Heritage Committee review and adoption
Subject: Request to include 50 & 54 Sanders Boulevard (Ward 1) in the *Register of Property of Cultural Heritage Value or Interest* (non-designated).

Introduction

The adjacent properties of 50 & 54 Sanders Boulevard are located in Ward 1, less than 1km west of McMaster University, within the community of Ainslie Wood North. Both properties are not currently designated under Part IV of the Ontario Heritage Act nor are they found on the City of Hamilton's *Register of Property of Cultural Heritage Value or Interest*. They are both listed in the City of Hamilton's *Inventory of Buildings of Architectural and/or Historical Interest (Volume 2)*. This report provides a preliminary evaluation of the property using the Ontario Heritage Act criteria as found in *Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest* (Appendix K).

Both 50 & 54 Sanders Boulevard were once a part of a united 900-acre parcel of land acquired in 1803 by Marx Binkley (1748-1805) and family. The lot encompassed what is now Ainslie Wood, University Gardens, and part of Cootes Paradise. As Palatine Protestant Loyalists, the Binkleys fled Germany for Britain and then moved on to North America in the late 18th century. Originally settling in Lancaster County, Pennsylvania, the family further emigrated northwards in the direction of Kitchener (formerly Berlin). Upon reaching the Dundas Valley, the Binkleys were persuaded to settle below Horning Road and began clearing land for agricultural development. In 1805 Marx Binkley died and transferred the land to his three sons.

54 Sanders Boulevard

I. Design/Physical Value

Known as “Lakelet Vale”, the Binkley dwelling can be found at the Corner of Sanders Boulevard and Binkley Crescent on Lot 55, Concession 1 (See Appendices A-C). The house is a strong example of Classic Revival architecture, typical in Upper Canada during the mid-19th century. The stone building possesses a medium-pitched gable roof with two end chimneys. It contains numerous windows including nine windows on its front facade complete with corresponding lintels and sills. An attractive front portico greets visitors to the home with simple overhead entablature. The front door contains a detailed transom and handsome side lights. The property also contains a small stable outbuilding likely erected at the same time with matching stone

material. No major renovations of the house or outbuilding are evident on the exterior or noted within research material consulted. Some interior renovations are likely to have occurred over the years. It is believed that the building is currently being used for student rental units.

II. Historical/Associative Value

The dwelling was built in 1847 by Jacob Binkley (1806-1867), a descendant of Marx Binkley who inherited a parcel of land within Lot 55, Concession 1 that encompasses the properties in question. The house was named “Lakelet Vale” as it had a small creek and a pond located on the northern side of the property. The pond was long known as “Binkley’s Pond” and is now the location of McMaster University’s Zone 6 parking lot (see Appendix A). The Binkley family cemetery traces the history of the early settlers and is still in place just northwest of the property. Binkley continues to be an important name in the cultural history of Hamilton’s west end. A number of nearby places bear relation to the family including Binkley Road, Binkley Crescent, Lakelet Drive, Binkley Hall, and Binkley United Church.

III. Contextual Value

The property at 54 Sanders Boulevard is contextually valuable in its contribution to the historic character of West Hamilton, its contribution to the local legacy of the Binkley family, and its architectural detail as an example of a Classic Revival stone structure. In its current residential setting, the building (along with 50 Sanders Blvd.) is a distinct and visibly unique historical structure. Its location is also important in its proximity and cultural heritage connection to the Binkley Family Cemetery.

Recommendations/Conclusions

The property at 54 Sanders Boulevard is recommended for the *Register of Property of Cultural Heritage Value or Interest* because of its design value as a historic 19th century home built in the Classic Revival style, its historical and associative value as the former home of a local landowner within the Binkley family, and its contextual value as a historic landmark in West Hamilton. The property is located within a rapidly developing residential area of student accommodations and should be protected by applicable provincial and municipal policy.

50 Sanders Boulevard

I. Design/Physical Value

Known as the “Drive House”, the Binkley dwelling can be found at the corner of Sanders Boulevard and Binkley Crescent, northeast of 54 Sanders Boulevard (See Appendices A-C). The

former agricultural building is now a private residence with a rear addition and modern siding additions to the front facade. The building is of simple design; a two level (ground floor and basement) Classic Revival stone structure with a medium-pitched roof and two end chimneys (see Appendix J). The front door contains two sidelights and decorative upper, in the Palladian theme. The building originally contained a cellar that spanned the width of the structure. Interior renovations are likely to have occurred over the years.

I. Historical/Associative Value

In ca. 1860, a stone building known as the “Drive House” was completed by Jacob Binkley as part of a series of agricultural buildings on the property. The outbuilding had a cellar which spanned with whole length of the building and was used to store preserves and wine (from farm-grown grapes). The ground-level storey housed carriages, agricultural implements, carpentry tools and a blacksmith shop. There was also a large wooden barn on the property originally located adjacent to the “Drive House” which has long since been removed.

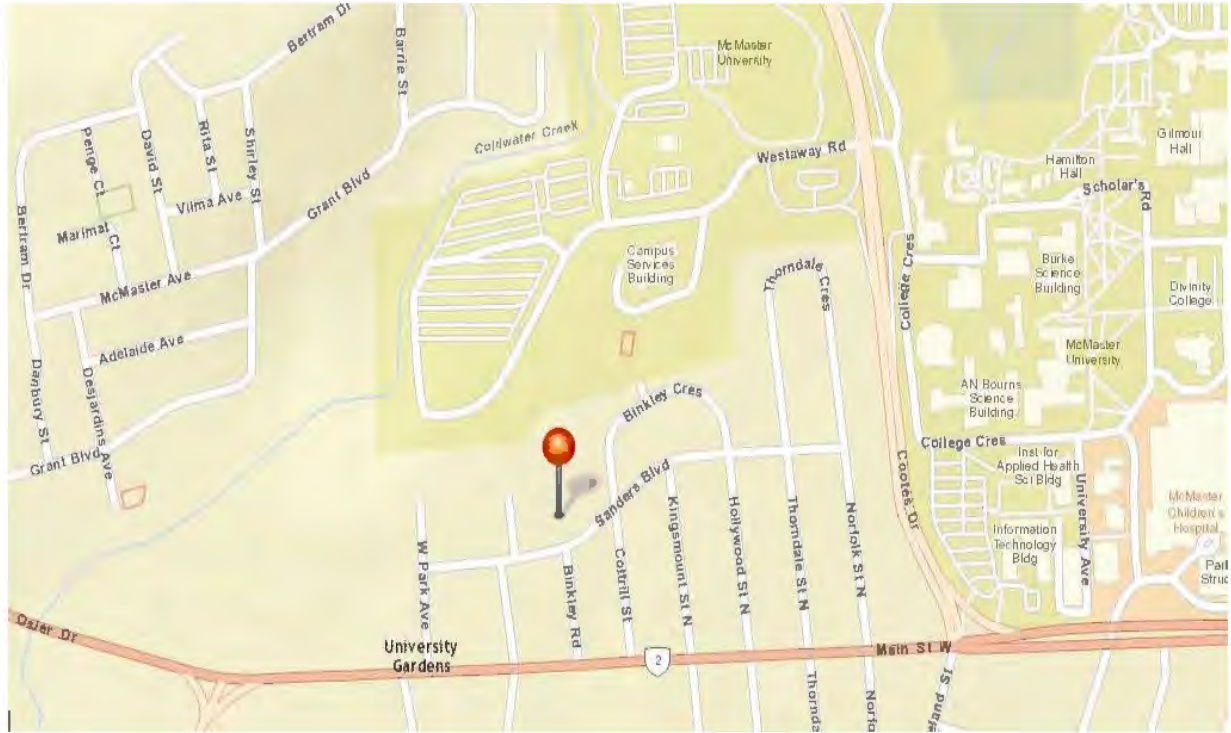
II. Contextual Value

The property at 50 Sanders Boulevard is contextually valuable in its contribution to the historic character of West Hamilton, its local connection with the Binkley family, and its architectural detail as a unique surviving example of a coach house that included a large interior cellar used for early wine-production. The building is a symbol of the area’s former agricultural character and the labour of early settlers in clearing and farming of natural land. Its location is also important in its proximity and cultural heritage connection to the Binkley Family Cemetery.

Recommendations/Conclusions

The property at 50 Sanders Boulevard is recommended for the *Register of Property of Cultural Heritage Value or Interest* because of its design value as a single-level 19th century coach house in the Classic Revival style (with interior cellar) and its historical and associative value as an agricultural building belonging to an early pioneer of the Binkley family. The property is located within a rapidly developing residential area of student accommodations and should be protected by appropriate provincial and municipal policy.

Appendix A – Location of 50 & 54 Sanders Boulevard (courtesy map.hamilton.ca)



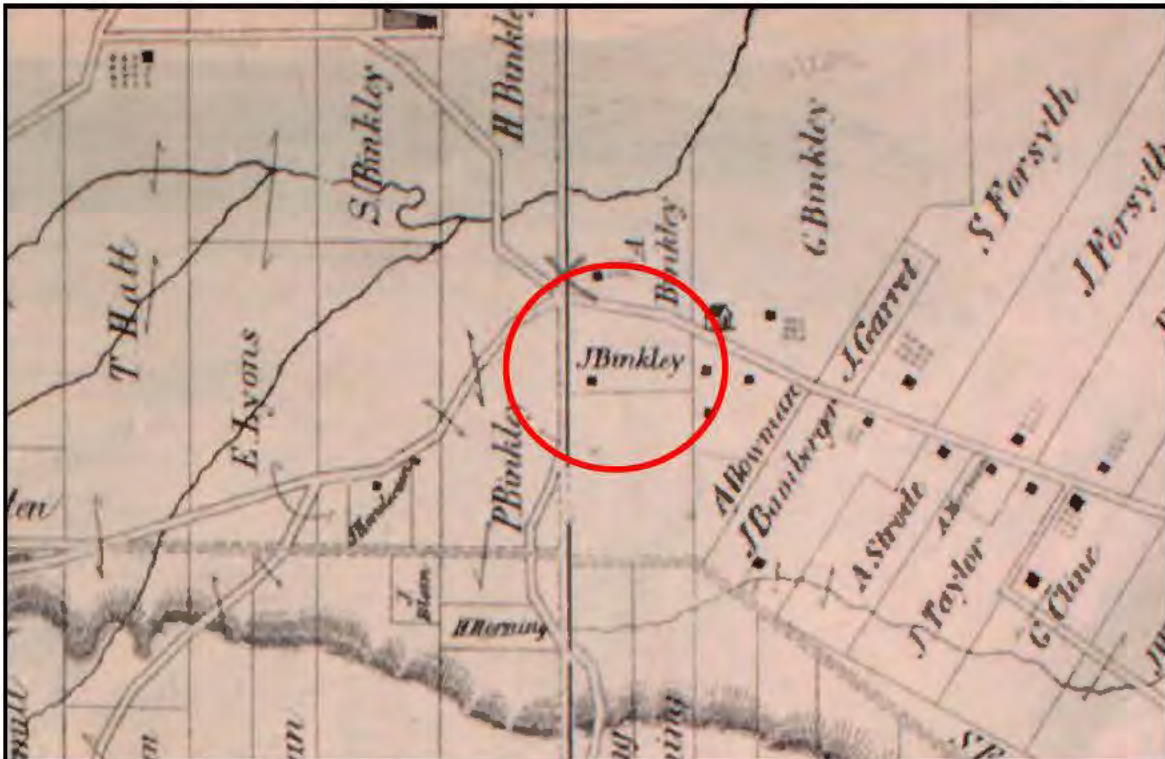
Appendix B – Overhead aerial photograph (ca. 2015) of the properties with 54 Sanders Blvd encircled in red and 50 Sanders Blvd encircled in blue (courtesy map.hamilton.ca).



Appendix C – A closer aerial view of 50 & 54 Sanders Blvd with respective property lines delineated (courtesy map.hamilton.ca).



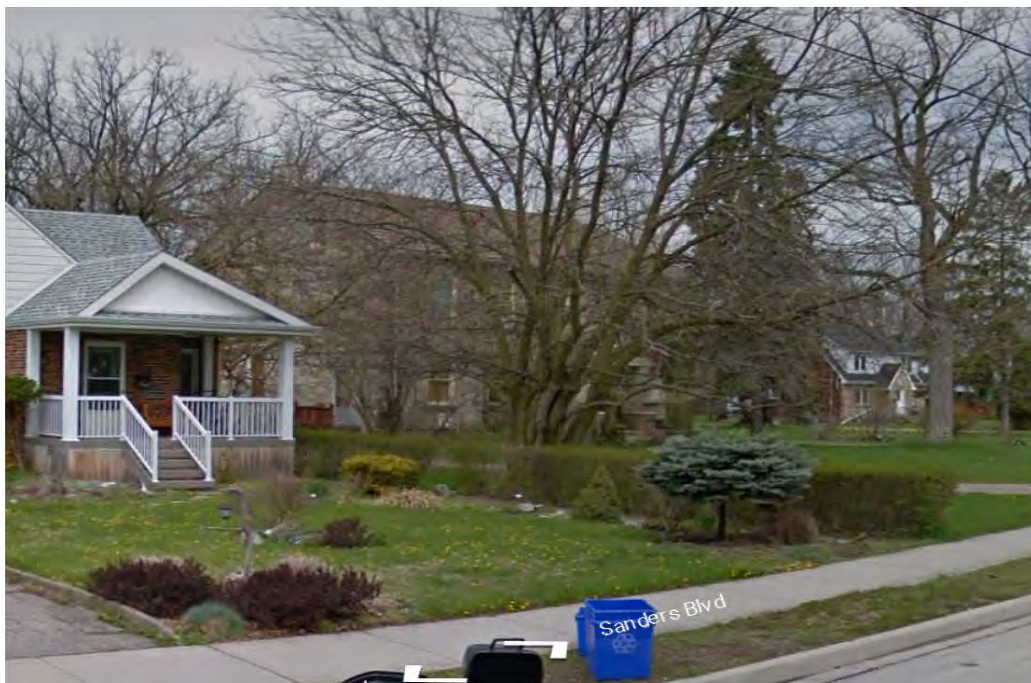
Appendix D – Showing the Binkley house, farm, and creek at Lot 55, Concession 1, Ancaster Township in the Wentworth County Atlas of 1875 (courtesy McGill University).



Appendix E – A clear view of the front facade of Lakelet Vale with the Drive House visible in background (courtesy Brian Kowalewicz).



Appendix F – An obscured view of the western face of the home from Sanders Blvd (courtesy Google StreetView).



Appendix G – Looking northeast at the home with part of stone stable in view (courtesy Brian Kowalewicz).



Appendix H – Another view of the front facade of Lakelet Vale, looking northwest (courtesy Brian Kowalewicz).



Appendix I – Frontal view of the Binkley Drive House looking directly north from Sanders Blvd (courtesy Google StreetView).



Appendix J – Lakelet Vale Drive House, now a private residence, with modern siding additions in view (courtesy Brian Kowalewicz).



Appendix K – Ontario Heritage Act: *Ontario Regulation 9/06 and Subsection 27 1.3*

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,
 - ii. expression, material or construction method,
 - iii. displays a high degree of craftsmanship or artistic merit, or
 - iv. 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,
 - ii. organization or institution that is significant to a community,
 - iii. yields, or has the potential to yield, information that contributes to an
 - iv. understanding of a community or culture, or
 - v. 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
 - ii. area,
 - iii. is physically, functionally, visually or historically linked to its surroundings, or
 - iv. is a landmark. O. Reg. 9/06, s. 1 (2).

Subsection 27 1.1-1.3 – Listing on a municipal register

Contents of register (1.1) - The register kept by the clerk shall list all property situated in the municipality that has been designated by the municipality or by the Minister under this Part and shall contain, with respect to each property,

- (a) a legal description of the property;
- (b) the name and address of the owner; and
- (c) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property. 2005, c. 6, s. 15.

Same (1.2) - In addition to the property listed in the register under subsection (1.1), the register may include property that has not been designated under this Part but that the council of the municipality believes to be of cultural heritage value or interest and shall contain, with respect to such property, a description of the property that is sufficient to readily ascertain the property. 2005, c. 6, s. 15.

Consultation (1.3) - Where the council of a municipality has appointed a municipal heritage committee, the council shall, before including a property that has not been designated under this Part in the register under subsection (1.2) or removing the reference to such a property from the register, consult with its municipal heritage committee. 2005, c. 6, s. 15.

Sources

The Canadian County Digital Atlas Project: McGill University. "1875 Illustrated Historical Atlas of the County of Wentworth: Ancaster Township." Accessed July 16, 2016.
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Historical Hamilton. "Lakelet Vale House." Accessed July 16, 2016.
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Jardine, David. *West Hamilton: A Village and a Church*. Ancaster: West Hamilton Heritage Society, 1990.

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50 Sanders Boulevard, Hamilton. Application for Consent/Land Severance & Variances

To Whom It May Concern,

I recently was made aware of an application of severance of land and variances for 50 Sanders Boulevard In West Hamilton. I am writing to express my deep concern about, and opposition to this proposal.

My husband, Jim Binkley, is a direct line decedent of the pioneer owner of this property - Marks Binkley. Marks, his wife Mathalena, three sons and three daughters came to this area in the spring of 1800. They were on their way to what became Waterloo, but fell in love with the beauty of the Dundas Valley area and decided to stay here. They bought almost 900 acres of land that ran along what is now Main Street from about where Cootes Drive is, through "Binkley Hollow", all the way into Dundas. The homesteads of Marks and his sons John and William were build directly on the main road and have long since been demolished and replaced by apartments, plazas and parking lots.

George was more fortunate. In 1847 his son and grandson built the lovely stone home at 54 Sanders Boulevard and later the architecturally unique carriage house that became the home at 50 Sanders Boulevard. Please try to imagine this beautiful homestead surrounded by acres and acres of farmland and orchards with a long carriage drive forming an avenue lined with tulip and magnolia trees, "their fragrance long to be remembered". Today those two historical properties only give a hint of what it must have been like.

This is the family that gave the land for the first church in the area. This is the family that donated the land for the first school. This is the family of the old bachelor Hiram Binkley who willed his entire estate to "the deserving poor of the world". After the lawyers got their share and figured it all out, the deserving poor of Wentworth County got what was left. This is the family of honest, hardworking, generous people that spread their descendants into every corner of Wentworth County and beyond. They deserve to be remembered.

These two properties, 50 and 54 Sanders Boulevard, are the only structures left in Wentworth County from this family, from this time. Keeping the property whole is important to retaining the historical integrity of what was the old Binkley homestead. They have been Registered (not Designated) with the Municipal Heritage Registry and identified by Council as being of "cultural heritage value and interest". Why have a Heritage Register at all, if you are not prepared to protect, as best you can, the properties on that Register?

Finally, I will let our fine old pioneer speak for himself. He left us with this sentiment on his tombstone: "When I am dead and buried and all my bones are rotten, When this you see, oh think of me lest I should be forgotten."

When you are deliberating your decision on this matter, please think of Marks, lest he should be forgotten.

Carol & Jim Binkley
#18, 20 Courtland Dr.
Brantford, On N3R 7Y2
519-751-4224

Karen Hoy
36 Binkley Road
khoy2@cogeco.ca

Objections to the severance and proposed building to be constructed on current municipal address 50 Sanders Blvd., Hamilton, ON.

Information regarding the below was attained by a review of the City Records, publicly available information, Zoning information, Zoning by-laws, Notice for Application Number HM/A-18:176 and HM/A-18:65, and the Concept Drawing Not for Construction Drawing by Urban Solutions.

1. The City of Hamilton signage requirements for variances are as follows:
 - Post a sign on the subject land upon receipt of the notice,
 - Post the sign on the subject land, with a copy of the notice inserted in the sleeve,
 - Leave the sign on the property until the appeal period has been completed.

The following occurred:

- Notice is dated August 8, 2018. Sign was posted August 15th,
- Sign is posted, but no copy of notice inserted,
- Due to weather, the sign is no longer posted. The appeal period has not expired.

Therefore, the conditions of notification have not been met.

2. The proposed building on the new residential lot is stated as a single-family residential dwelling. This is a building type but does not necessarily represent its use or purpose. Without knowing end use, cannot agree to the structure.
3. The drawing and specifications provided do not provide enough information to make an informed decision on the impact of the subject property. Objections include, but are not necessarily limited to, height, floor ratio, and set backs.
4. Based on future variance considerations, this dwelling does not appear to be consistent with the current planning in the neighbourhood.
5. Point iv states that no landscaping plans or considerations have been provided. The current property has several mature trees and greater than 50% green space. Any actions taken will reduce the landscaping of both the existing and proposed subject property. This will have an environmental impact, specifically drainage, erosion control, reduction in the conservation of land and floral/fauna impact. A decision cannot be rendered when the ecological impact of the landscaping and development cannot be fully assessed.

6. The current and proposed subject property are immediately adjacent to a Zone A classed area. There is no evidence that the applicants have consulted with the Hamilton Conservation Authority with respect to the acceptability of risk to life and property from natural hazards, adverse impacts to adjacent lands, and impact to natural systems (specifically ravine and valley systems.)
7. Due to the lack of specifics on subject property building use, it is not known if the parking spaces provided will be enough for the residents. The area between Binkley Road and Cottrill Street is unlimited parking. Currently, residents in the area use this as a long-term parking spot (i.e. greater than one week at a time). This already negatively impacts snow and garbage removal, and street cleaning. The potential for cars from this dwelling parking in this corridor presents increased negative impact in the ability to provide proper city services.
8. The population density of this area is already very high, considering that conservatively 30% of single family residential dwellings between Norfolk and West Park, between Main Street West and the ravine have been converted into properties for rental income. There is a proposed high-density high-rise development under City consideration at 69 Sanders Boulevard, within 150 metres of this proposed property.
9. The City of Hamilton Planning committee report 16-018 states the following:
"50 Sanders Boulevard and 54 Sanders Boulevard, Hamilton, to the City of Hamilton Register of Property of Cultural Heritage Value or Interest That 50 Sanders Boulevard and 54 Sanders Boulevard, Hamilton, be added to the City of Hamilton Register of Property of Cultural Heritage Value or Interest, attached as Appendix "B" to Report 16008." Appendix B is not available publicly as of August 20, 2018 so the decision of council regarding this could not be reviewed.

Walter G. Scott purchased the property from the Binkley's on what is now known municipally as 36 Binkley Road in 1945. Somebody in my family has lived in this house since May of 1945 - 73 continuous years. As Walter Scott's grand-daughter, who has spent my childhood in this neighbourhood and then a permanent resident upon my purchase of the house after the death of my grandmother in 2003, I have seen significant changes, mostly to the detriment of the existing neighbourhood. For this and the reasons I have noted above, I cannot agree with the proposed severance and variances and ask that you reject these applications.

Respectfully submitted,
Karen E. Hoy, EP(CEA)
36 Binkley Road

16 August 2018

Scott Baldry, Secretary-Treasurer
Committee of Adjustment
City Hall, 5th Floor, 71 Main St West
Hamilton, ON L8P 4Y5
scott.baldry@hamilton.ca

Dear Scott Baldry,

We are writing to express our concerns about the Application for Consent/Land Severance, Number HM/B 18:65, for 50 Sanders Blvd from Urban Solutions on behalf of Rabbi Bernard Baskin. The application indicates a desire to sever an area of 575 square metres in order that a building of up to 11 metres tall and 8.3 metres wide may be built on the land in front of the building commonly referred to as the carriage house to Lakelet Vale House, which was the original farmhouse of Jacob George Binkley, built in 1847.

We are concerned about this proposed severance for a number of reasons:

1. The stone buildings at 50 and 54 Sanders Blvd (in addition to two small stone outbuildings) are the only surviving buildings left of the group of farmhouses that once constituted the Binkley family farms that clustered around what was once known as Binkley's Corners and is now the intersection of Main St West and Osler Drive. The Binkleys were original settlers of the area, migrating after the Revolutionary War. The Binkley family was prominent in the Hamilton/Dundas region who migrated along with other families from Pennsylvania such as the Hornings, Rymals, Hesses, and others. Their prominence is evidenced in the many sites named after them: the Marx and Henry Binkley cemeteries on each side of the Ancaster Creek Valley, Binkley Crescent, Binkley Rd and Binkley Church in our neighbourhood (and what used to be Binkley School), Binkley Court up on Hwy 6, another Binkley Rd in Ancaster (off Sulphur Springs Rd), etc. The Binkleys are known to have harboured William Lyon McKenzie when he was running from the authorities after the 1837 rebellions, and they were central to the development of the west end of the Dundas Road area before the City of Hamilton extended this far. Although the two Binkley family cemeteries named above exist to this day (one

around the corner on Binkley Crescent and another on Desjardins Ave in University Gardens), none of the three original farmhouses that clustered around Binkleys Corners have survived the bulldozers that cleared the area for the apartment buildings and strip mall that cover the original farm.

The house and carriage house at 50 and 54 Sanders Blvd are the only surviving buildings indicating the presence of this prominent family in Hamilton history, and if the severance allows a new building to be built in the middle of the old farmyard, it will not only obscure the carriage house, but also dwarf Jacob Binkley's farmhouse beside it. The farmhouse is now an apartment building and is not fastidiously maintained, but both the carriage and farmhouses are certainly in viable condition to last long into the future. Allowing these buildings to disappear undistinguished in the neighbourhood would constitute one more moment when Hamilton abandoned the markers of its history. One way to address this issue would be to identify the Binkley farmstead at 54 and 50 Sanders Blvd as properties of historical value that cannot be developed as in the proposed severance plan. We understand that the properties have already been identified as historically significant, but this does not provide the protection needed to ensure their integrity into the future.

2. In an Indenture executed June 1936, when the land was transferred from Edith Anna Binkley, Norman George Binkley and Gladys Thayer Borer to Elizabeth Paxman, the Granters include the following restriction on the transfer: "No more than one house shall be built on any one lot and no house, garage or other outbuilding, or any part of such house or other structure... shall be built or erected within a distance of eight feet from the line or lines of the street or streets adjoin the Lot upon which the house, garage or other building is erected and the cellars, walls and foundations of all houses erected upon the said lands..." We realize that this past transfer may not apply directly to the present request for severance, but it certainly indicates that the Binkley family in the 1930s did not want the farmyard populated by more buildings.
3. If the Baskin family is concerned about getting top value for this unique property, there are other solutions than simply severing the land in order to build a large building on it. The area in front of the carriage house has several evergreen trees and shrubs growing on a space that was once the farm's apple orchard. It would make a perfect parkette in a neighbourhood that has no green spaces reserved for public use. This parkette could include a historical plaque recording the story of the Binkleys. Ever since the closing of Binkley School at 69 Sanders Blvd in the 1970s and the closing of Prince Philip School across Main Street several years ago, the neighbourhood has been left largely out of public planning, with the result that the area is under threat of becoming a rental housing ghetto. Efforts by McMaster and the City (which is interested in densifying the existing city to avoid urban sprawl) have attempted to address this issue by encouraging the building of student-focused apartment buildings. One now stands at the corner of Main Street and Osler, where

the original Binkley farm and tannery stood before Jacob built Lakelet Vale in 1847. Another is proposed for the Binkley School property that fronts on Main St West and backs onto 69 Sanders. Still others are planned for Ewen Road on the south side of Main Street. We appreciate these efforts to build alternatives to the conversion of family homes into unlicensed rental businesses. Turning 50 Sanders Blvd into a parkette would a) enhance rather than obliterate the Binkley farmhouse and yard, b) beautify a very attractive street and neighbourhood and attract residents to make their homes here instead of simply turning these heritage neighbourhoods into rental ghettos.

4. The above parkette idea would cooperate with Hamilton's larger desire to increase the number of trees in the city's urban forest. Currently there are five fir trees and several bushes on the property to be severed, and a very large black walnut tree on the city section at the front of 50 Sanders Blvd. There is certainly room for more trees or plantings, as well as whatever park landscaping features might be added.

Thank you for considering these matters when making your decisions about the future of this important property. We will be grateful if you keep us informed about the outcome and any future discussion about 50 and 54 Sanders Blvd.

Sincerely,

Daniel and Wendy Coleman
42 Binkley Crescent

Mac Hillel moves to former Baskin family home



February 2020
Wendy Schneider

Rabbi Bernard and Marjorie Baskin's West Hamilton home, once a gathering place for their university-aged children's friends back in the 1960s, is coming full circle with the recent announcement by McMaster Hillel that the historic property at 50 Sanders Blvd. will be its new home. Until now, McMaster Hillel (formerly the Jewish Student Association) has been located in the basement of a student dormitory in a small space allocated to the organization by the university. For years, the dream of an off-campus house for Jewish students seemed out of reach, until a fortuitous set of circumstances came together. First, was Rabbi Baskin's decision last year to move to Toronto after 60 years in his home. Next, was the purchase of the Baskin property by a buyer who had no immediate plans for its development. Third, and most significant, was the role played by Effort Trust President and CEO Tom Weisz, who saw an opportunity for McMaster Hillel and acted on it.

"The buyer wasn't going to be using the property right away ... and Hillel had a need," Tom Weisz told the HJN. "Hillel was looking for some assistance and I wanted to make sure whatever assistance our family gave was something that mattered to us as well as to Hillel."

Hillel Ontario CEO Marc Newburgh said that having community partners like the Weisz, Asa, and Horwood families is invaluable.

"Tom and Sasha Weisz are so invested in the Jewish community of Hamilton and McMaster Hillel," he said. "They've known for a long time that we've wanted to get a proper space for McMaster students, and we're thrilled that they're partnering with us on this."

That partnership has come in the form of the Weisz family financing renovations that have transformed a single-family dwelling into a combined student residence and communal space, using a model based on that used by Moishe House, an organization that operates subsidized homes for Jewish young professionals around the world.

"This will be both a living and learning house," said McMaster Hillel director, Judith Dworkin, explaining that there will be five rooms available to rent to students who will be chosen for their leadership skills and programming experience.

"There is such a need for our Hillel to be in a space like this because we have grown so much over the last five years," said Dworkin. "At one time, maybe we would have five to 10 students come out to a bagel lunch. Now we have 50 and 60 ... or 15 to 20 students coming to a Shabbat dinner. Now we have between 80 and 100."

Hillel Shabbat dinners currently alternate between the Adas Israel and Temple Anshe Sholom, with Beth Jacob Synagogue being a little too far from campus. That practice will continue.

The majority of McMaster's approximately 700 Jewish students come from the GTA, a number that continues to rise because of

McMaster's growing reputation as "a great place for Jewish students," according to Dworkin.

That growth has been so significant that Hillel has hired senior educator Rabbi Ben Shefter and advocacy coordinator Beth Vander Stoep to work with Dworkin, who, back in 2015, was its solo professional.

With this growth has come increased engagement. Dworkin is especially excited about students having access to a kosher kitchen.

"A lot of our programming and creating community is around food and we've been quite limited in how we've been able to use food to engage students," she said. "One of my goals is to showcase the diversity of Jewish population. So what an amazing opportunity it will be to showcase to students Indian, Moroccan and Ethiopian Jewish food."

"Just as McMaster is growing, so is Hillel," said Tom Weisz. "In the future, Hillel may well require an even larger location, or move onto campus to successfully fulfil its mandate. Until then, we're excited to make this first step a reality in the former home of Rabbi Baskin."

Weisz said the most exciting aspect of the Baskin home/Mac Hillel shidduch (Yiddish for an arranged match or negotiation) are the numerous interconnections between his family, the Baskin family and McMaster.

"Our history with the Baskin family goes back to my bar mitzvah," he said. "Our wedding, our children's baby namings, brises, bar and bat mitzvahs, and our daughter's wedding took place at the Temple. My sister, Janet, was a very good friend of Susan Baskin and spent a lot of time in that house as a kid."

The Baskins, in turn, had strong connections with McMaster throughout the 60-year period they lived on Sanders Boulevard. Weisz said he only recently discovered that Rabbi Baskin served as a university chaplain back in the 1950s and '60s, and Marjorie Baskin worked at the university for more than two decades as both a researcher and the communications and public relations officer for the faculty of Health Sciences. The Baskins frequently hosted barbeques at their home for McMaster students, including future celebrities Martin Short and Eugene Levy.

It's no wonder, then, that Weisz has taken particular pleasure in seeing the new home called the Baskin Hillel House.

"Rabbi Baskin is important to me and not just because of the family connection, but because of who he is to our overall community. Rabbi Baskin makes me feel proud to be Jewish," said Weisz.

The news of Mac Hillel's new home has generated tremendous excitement among the Jewish student body.

"Students are very excited that it is Rabbi Baskin's old house," said Dworkin. "They are empowered by that, and they want to take care of it."

Sam Neumark, McMaster Hillel's education chair, told the HJN that the acquisition presents "a tremendous opportunity to diversify programming and reach out to more students on campus."

Hillel president, Josh Arbess and Israel chair, Gal Arnon, agree. "We're so grateful to have this new hub for Jewish life on campus where we can run programming, events and initiatives," said Arbess.

"We're already very tightly knit as it is and having this home base with all this history allows us to strengthen the community we already have," said Arnon. "It will really change the way things work here."



Hamilton

EXHIBIT "A"

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221 Fax (905) 546-4202

E-mail: samantha.costa@hamilton.ca or scott.baldry@hamilton.ca

NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: HM/B-18:65

SUBJECT PROPERTY: 50 Sanders Boulevard, Hamilton

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICANT(S): Agent Urban Solutions (c/o Sergio Manchia) on behalf of the owner Bernard Baskin.

PURPOSE OF APPLICATION: To create a new residential building lot.

Severed lands:

15.94m[±] x 35.11m[±] and an area of 575m^{2±}

Retained lands:

6.3m[±] frontage with an area of 1,690m^{2±}

NOTE: This application is scheduled to be heard in conjunction with minor variance application HM/A-18:176.

The Committee of Adjustment will hear this application on:

DATE: Thursday, August 23rd, 2018

TIME: 3:00 p.m.

PLACE: Hamilton City Hall
71 Main Street West, 1st Floor
Rooms 192 & 193

PUBLIC INPUT

In person: This public meeting will allow for any member of the public to speak to the committee regarding this request.

In writing: If you are unable to attend the meeting, you may also send your comments in writing to the Secretary-Treasurer prior to the meeting date. Refer to the contact information at the top of this notice to submit comments via e-mail, mail or fax. You may also use this means of contact to request notice of the committee's decision.

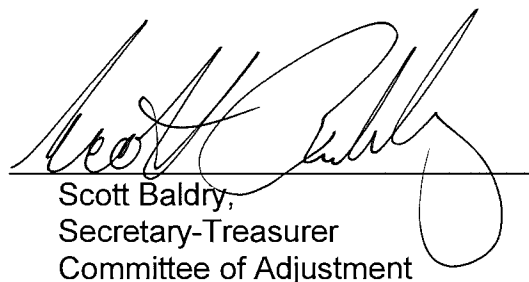
Important note: If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.

MORE INFORMATION

For further information on this application, including access to drawings illustrating this request:

- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, 4144 or 3935
- Visit the Committee of Adjustment office in person at Hamilton City Hall, 71 Main Street West, 5th Floor

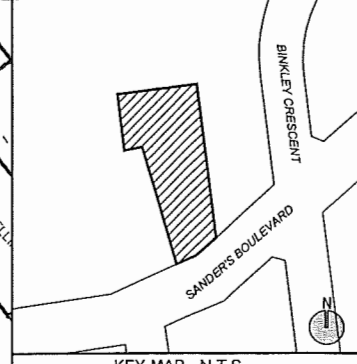
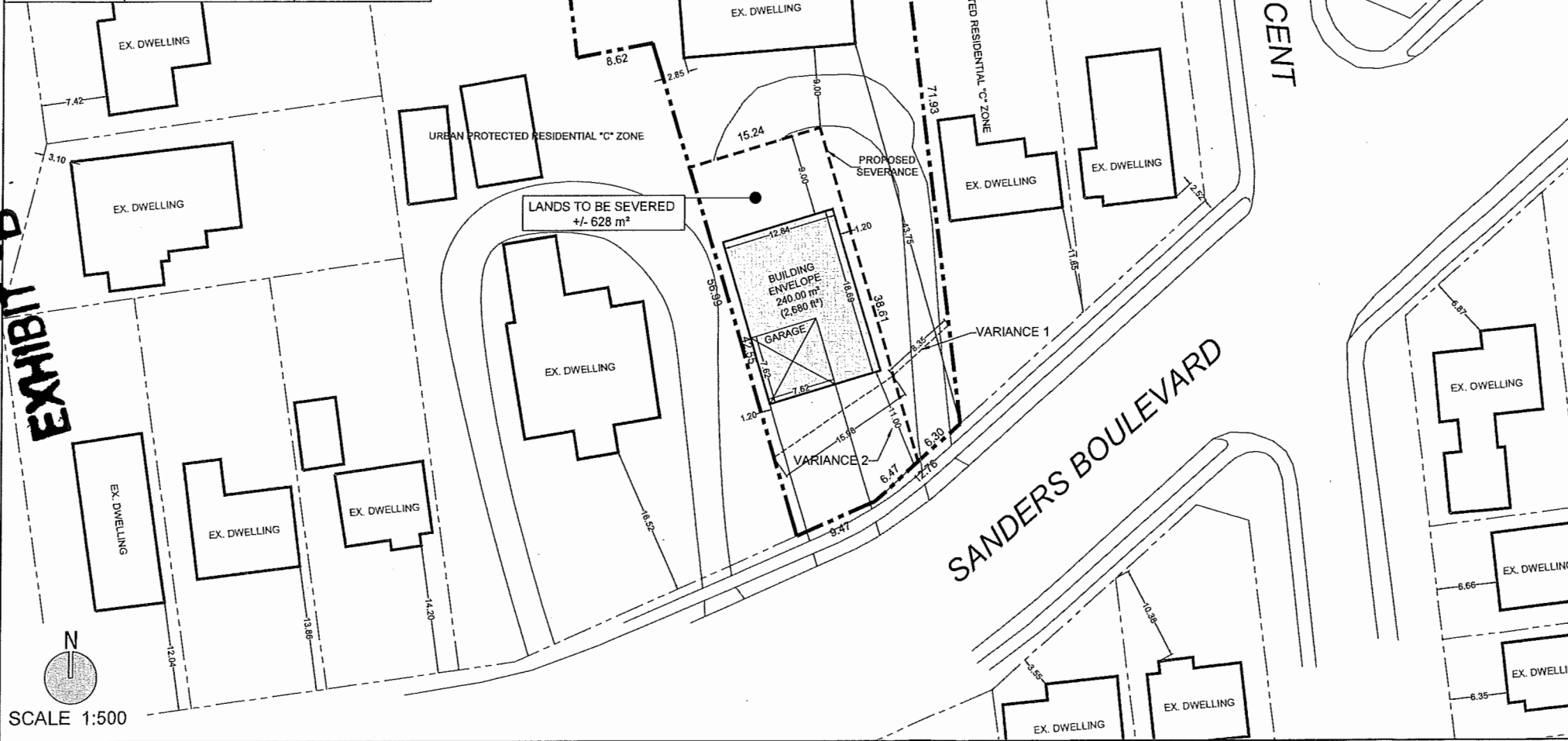
DATED: August 8th, 2018



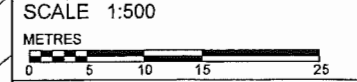
Scott Baldry,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.

DEVELOPMENT STATISTICS		
Existing Zoning: Urban Protected Residential "C"		
Item	Required	Proposed
Max. Height		
Retained	11.00 m	1 storey (<11.00 m)
Severed	11.00 m	11.00 m
Front Yard		
Retained	6.00 m	43.75 m
Severed	6.00 m	11.00 m (MVR)
Side Yard		
Retained	1.20 m	2.85 m
Severed	1.20 m	1.20 m
Rear Yard		
Retained	7.50 m	11.46 m
Severed	7.50 m	9.00 m
Lot Width		
Retained	12.00 m	8.35 m (MVR)
Severed	12.00 m	15.98 m
Lot Area		
Retained	360 m ²	1637 m ²
Severed	360 m ²	628 m ²



KEY MAP - N.T.S.



- LEGEND:
- SUBJECT LANDS
 - EXISTING PROPERTY LINE
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - PROPOSED SEVERANCE

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DESIGN BY: G. MCKAY	CHECKED BY: S. MANCHIA
DRAWN BY: G. MCKAY	DATE: MAY 29, 2018

UrbanSolutions
Planning & Land Development Consultants Inc.
105 MAIN STREET EAST, SUITE 501
HAMILTON, ON L8N 1G6
905-546-1087 - urbansolutions.info

PROJECT:
**50 SANDERS BOULEVARD
CITY OF HAMILTON**

CLIENT:
Bernard Baskin

TITLE:
CONCEPT PLAN

U/S FILE NUMBER:	SHEET NUMBER: 1
------------------	---------------------------

SKETCH
 APR 13 - 8:18:05 AM
 M/M/A - 8:17:16

EXHIBIT "B"

SCALE 1:500



Hamilton

EXHIBIT "A"

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

Fax (905) 546-4202

E-mail: samantha.costa@hamilton.ca or scott.baldry@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.: HM/A-18:176

APPLICANTS: Agent Urban Solutions (c/o Sergio Manchia) on behalf of the owner Bernard Baskin

SUBJECT PROPERTY: Municipal address **50 Sanders Blvd., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended By By-Law Number 99-033; 99-02

ZONING: C/S-1335a and C/S-1335 (Urban Protected Residential and Etc.) district

PROPOSAL:

To facilitate the severance of the property to allow for the creation of a new residential lot for a single family dwelling, notwithstanding:

1. The maximum building height shall be 11.0 metres instead of a maximum building height of 9.0 metres for the proposed single family dwelling for the lands to be severed; and,
2. The minimum lot width for the lands to be retained shall be 8.3 metres instead of the required minimum lot width of 12.0 metres.

NOTES:

i. Gutters or eaves may project into a required side yard not more than one-half of its width or 1 metre, whichever is the lesser and may project into a required rear yard not more than 1.5 metres. As the projection of eaves and gutters for the proposed dwelling on the lot to be severed, has not been identified it could not be determined whether there is compliance with By-law No. 6593. Additional variances with respect to the projections of gutters and eaves may therefore be required.

ii) The C/S 1335a District permits a maximum floor area ratio of 45% based on the lot area multiplied by the factor of 0.45. The applicant has not provided the gross floor area of the dwellings on the lots to be retained and severed to determine if the gross floor area complies with the proposed lot area. Additional variances with respect to the maximum floor area ratio may therefore be required.

iii) A Single Family Dwelling requires parking to be provided at a rate of 2 parking spaces for the first 8 habitable rooms in the dwelling unit plus 0.5 parking spaces for each additional habitable room. There is insufficient information to determine the intended number of habitable rooms for the dwellings on the severed and retained lots. As such, the number of required parking spaces for the dwellings on the severed and retained lots could not be determined. Additional variances with respect to parking may therefore be required.

iv) By-law No. 6593 requires that a minimum of 50% of the front yard be landscaped for a lot containing a single family dwelling. The applicant has not provided confirmation of the amount of front yard which is landscaped area. As such, additional variances may therefore be required with respect to the amount of landscaped area within the front yard for the severed and retained parcels.

This application will be heard by the Committee as shown below:

DATE: Thursday, August 23rd, 2018
TIME: 3:00 p.m.
PLACE: Rooms 192 & 193, 1st Floor
Hamilton City Hall

PUBLIC INPUT

In person: This public meeting will allow for any member of the public to speak to the committee regarding this request.

In writing: If you are unable to attend the meeting, you may also send your comments in writing to the Secretary-Treasurer prior to the meeting date. Refer to the contact information at the top of this notice to submit comments via e-mail, mail or fax. You may also use this means of contact to request notice of the committee's decision.

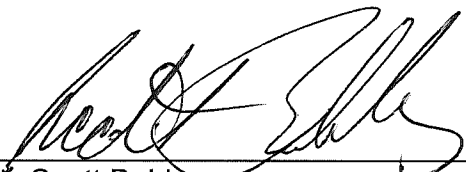
Important note: *If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.*

MORE INFORMATION

For further information on this application, including access to drawings illustrating this request:

- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, 4144 or 3935
- Visit the Committee of Adjustment office in person at Hamilton City Hall, 71 Main Street West, 5th Floor

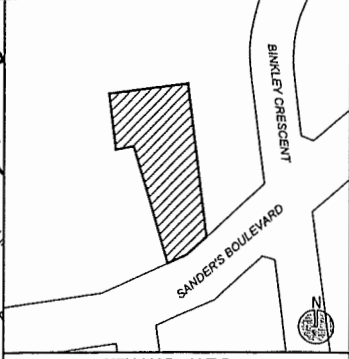
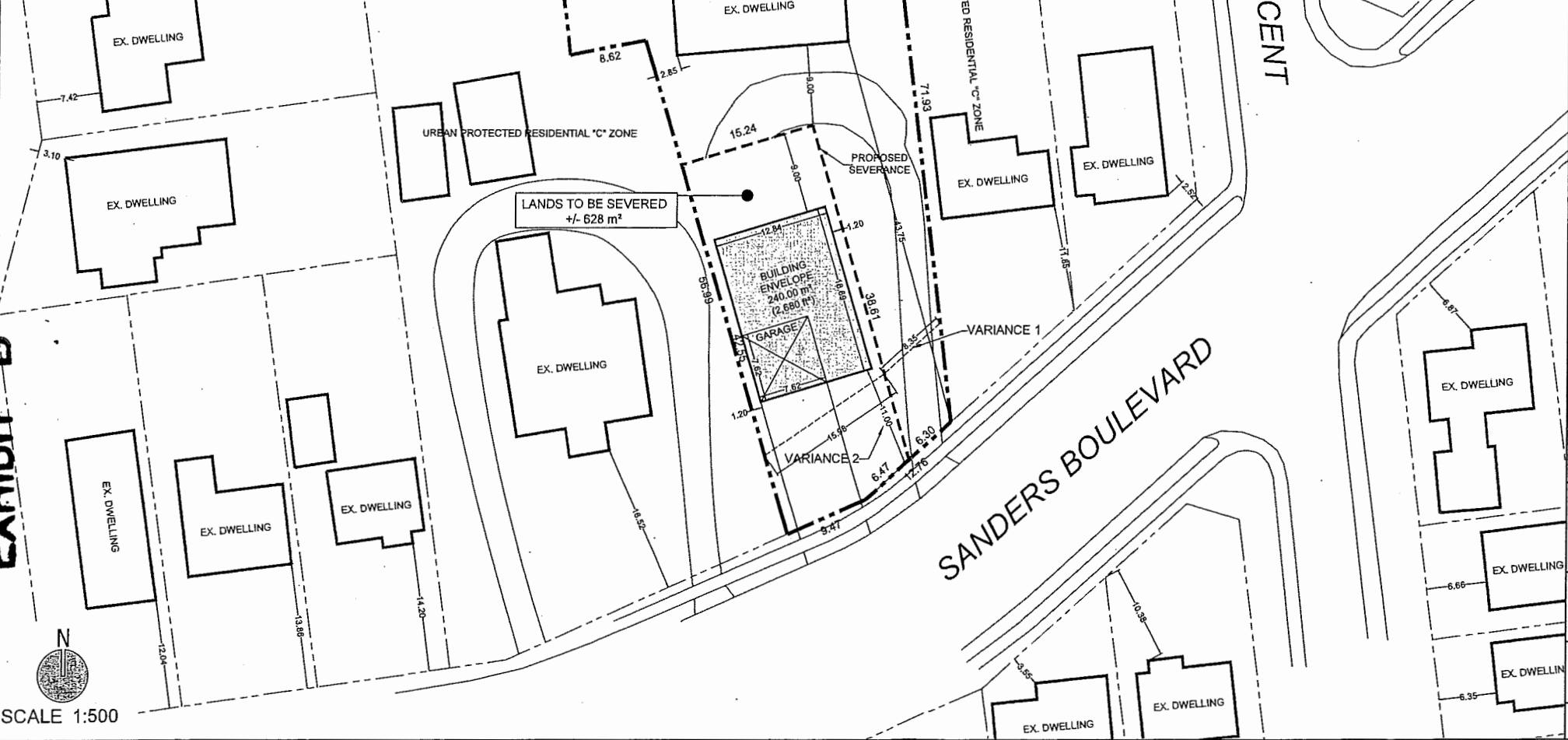
DATED: August 8th, 2018.



Scott Baldry,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.

DEVELOPMENT STATISTICS		
Existing Zoning: Urban Protected Residential "C"		
Item	Required	Proposed
Max. Height		
Retained	11.00 m	1 storey (<11.00 m)
Severed	11.00 m	11.00 m
Front Yard		
Retained	6.00 m	43.75 m
Severed	6.00 m	11.00 m (MVR)
Side Yard		
Retained	1.20 m	2.85 m
Severed	1.20 m	1.20 m
Rear Yard		
Retained	7.50 m	11.46 m
Severed	7.50 m	9.00 m
Lot Width		
Retained	12.00 m	8.35 m (MVR)
Severed	12.00 m	15.98 m
Lot Area		
Retained	360 m ²	1637 m ²
Severed	360 m ²	628 m ²



KEY MAP - N.T.S.

SCALE 1:500

METRES

LEGEND:

- SUBJECT LANDS
- - - EXISTING PROPERTY LINE
- EXISTING BUILDING
- ▨ PROPOSED BUILDING
- - - PROPOSED SEVERANCE

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DESIGN BY: S. MCKAY CHECKED BY: S. MANCHIA
DRAWN BY: S. MCKAY DATE: MAY 29, 2018

UrbanSolutions
Planning & Land Development Consultants Inc.

105 MAIN STREET EAST, SUITE 500
HAMILTON, ON L8N 1G6
905-546-1087 - urbansolutions.info

PROJECT:
**50 SANDERS BOULEVARD
CITY OF HAMILTON**

CLIENT:
Bernard Baskin

TITLE:
CONCEPT PLAN

U/S FILE NUMBER: SHEET NUMBER: **1**

5/25/18
AM/18-8-650-A
MM/18-8-1-0/1/1/1

EXHIBIT "B"

SCALE 1:500

From: [Brunton, Miranda](#)
To: [Anne Newbigging](#); [Office of the Mayor](#)
Cc: [Holland, Andrea](#); Lloydferguson@hamilton.ca; [Kolar, Loren](#)
Subject: RE: Non-designated houses on the Municipal Heritage Register
Date: May 4, 2020 11:33:50 AM
Attachments: [1983 Ancaster LACAC Report.pdf](#)

-----Original Message-----

From: Anne Newbigging [REDACTED]
Sent: May 4, 2020 11:26 AM
To: Office of the Mayor <mayor@hamilton.ca>
Cc: Holland, Andrea <Andrea.Holland@hamilton.ca>; Lloydferguson@hamilton.ca; Brunton, Miranda
<Miranda.Brunton@hamilton.ca>
Subject: Non-designated houses on the Municipal Heritage Register

With respect to the motion proposed by Councillor Ferguson to include houses in the village core on the list of non-designated houses in the Municipal Heritage Register, I ask that my house be included despite the fact that it lives just outside the core. It should be noted that there are houses on the Old Dundas Road that are included in the list. I live at 558 Wilson St. East in the house built for the miller of the old mill. It was built in 1853 and is of stone construction in the typical “T” shaped farm house found in Ontario. The exterior of the house remains mainly unchanged, while improvements to amenities have been done inside. In 1983 LACAC prepared a report on the house and its historical importance. In 2017, the house qualified for a “Still Standing” sign in recognition of Canada’s celebration of 150 years of nationhood.

Thank you your attention to my request, Anne Newbigging
Sent from my iPad

THE MILLER'S HOUSE



FRONT FACADE OF MILLER'S HOUSE
FACING WEST



SIDE VIEW OF MILLER'S HOUSE
FACING NORTH (WILSON ST.)

558 The Miller's House
~~580~~ Wilson St. E.
ANCASTER, Ont.

Research Report
prepared by
Summer LACAC
students of '83:

Tina Agnello
Michael Ward
Wanda Zsiros

Introduction

The Miller's House, located at ~~580~~⁵⁵⁸ Wilson St. East, is one of the many heritage homes in Ancaster that stands to mark the roots of our town and reminds us of the industry and hard work that gave Ancaster a history and a heritage to be proud of. This house, built in 1852 on a small section of land in Concession II, on lot 46, was originally part of the Old Mill property and was, in fact, built to house the miller of that same mill. The fact that the Miller's House does not even lie on the same side of Wilson St. as the Old Mill may be responsible for its now rather obscure relationship with the history of the Old Mill. Although its connection with the Old Mill is now and has long been broken, it is, nevertheless, and will always be a monument to Ancaster's history and heritage.

This report will include well-researched data (from books, maps, newspapers, and other documents), architectural designs and patterns, as well as photographs, maps, and sketches, in hopes that this building and its heritage may be conserved.

This is the purpose behind the establishment of the LACAC group. The Local Architectural Conservation Advisory Committee has formed a chapter in Ancaster which has been in operation for six years now and which strives to maintain and conserve Ancaster's amazingly well-kept century-old homes. This report is to increase our awareness and our pride in our town and in our heritage.

Thank you.

HISTORY

The old Miller's House, which is now the home of Mr. and Mrs. Percy L. Newbigging, is located on Concession II, lot 46 and was originally part of a 400 acre Crown Grant. This Crown Land Patent was granted in 1791 to Richard Beasley, a Hamilton merchant, and James Wilson, one of the original twenty-two United Empire Loyalists who fled from America to settle in Ancaster township, and after whom Wilson St. is named. Eventually, the whole 400 acre plot including the Mill which had been built between 1788 and 1794 were sold to James Russell in 1849

In 1852, James Russell contracted James Russell of Jackson Mills in Caledonia to build the home on the east side of Wilson St. (what is now the Newbigging home and the old Miller's House). It was to be built in conformity with the design of the Mill, which was rebuilt in 1850 due to a fire. Due to the fire and a series of tragic accidents which caused him to lose both his arms and for the amputation of one of his daughter's arms, Russell put his operations in the hands of a trustee, Rev. John Jennings of Toronto, and returned to Scotland. (Terpstra report p 7)

In 1862, Harris and Alonzo Eggleston from New York state bought the property from James Russell's trustee. In 1868 Alonzo Eggleston sold his share of the mill and its holdings to his brother Harris, who lived in the Miller's House until 1888, at which time it was sold to James Jackson of Jackson Mills by Harris' widow, Elizabeth. It was at this time that the house, as a property, became independent of the Mill operations.

The Jackson family lived in the Miller's House (so named because Jackson was a miller) until 1958. When James Jackson died he left the house and property to his only child, Jennie, who continued to live there with her husband, Holly Robinson, until 1958 when she sold it to the Newbiggings. Mr. Newbigging, a professor at McMaster University continues to live there today with his family.

ARCHITECTURE

The Newbigging home is located at 558 Wilson St. East. The front facade of the building faces to the west with its back to the east and its sides facing north and south accordingly. The location of the site is on a .4 acre rolling hill directly off the south side of Wilson Street. The landscaping is modest with large trees around three-quarters of the perimeter for privacy. Its basic design is Upper Canadian Vernacular, being simplistic in style and form and containing elements of Georgian, gothic, and Regency design.

The exterior of the dwelling is very similar to the mill in construction. The house itself is only 1½ stories. Its "T" shaped structure is built of 27" thick rough squared rubble whose corners are marked with quoins. The roof is made of brown shingle sheathing and has two central gothic gables on the north and west sides and contains three stone chimneys, one on each side of the "T" roof. All bays of the home have modest stone head surrounds and protruding slipsills. The arched windows are adorned by protruding keystones. The large four paned windows are set close to the ground.

The design of the front facade is one of order with one rectangular window on either side of the door and an arched gothic window above the door and beneath the gable. The highlight of this facade is the front door. This large white door is framed by seven rectangular glass panels. The center of the door holds a nine panel window. Six of the surrounding windows are placed vertically alongside each side of the door, whereas the seventh window is placed horizontally alongside the top of the door. On the whole the door serves to give the front of the building a very inviting, welcoming appearance.

Of major interest to the rest of the exterior are the porches to the north and south. The open porch located on the north side and complimented by three white pillars of stone and wood is original. It has a slight bellcaste roof, very unusual around these parts and more typical of Lower Canadian architecture. The screened porch on the

south side of the building was added by the present owner, Mr. Percy Newbigging. These two porches reinforce the ordered design of the building. They also give it the effect of being squared rather than "T" shaped.

Internally this Upper Canadian house has a typically Georgian division of space, being a long rectangle, in this particular case- two intersecting rectangles- bisected by a center hall. Also typically Georgian is the main staircase directly in front of the main door with rooms on either side of it.

Characteristic of the vernacular is the kitchen which is behind the stairs and hallway. Originally there was a small circular staircase (spiral) in the small corner in the kitchen leading to what was thought to be a nursery. Both these stairs and the nursery are no longer in existence.

Interesting to note from the interior are the windows which have the effect of being dormers because the walls are extremely thick and so the windows are set well into the walls and are therefore built with almost an in-built shelf or shelves. These sort of windows are to be found all over the house. The second floor is strictly for sleeping accommodations and houses four bedrooms. The basement is located beneath the living room and parlour. There is also a small cistern located beneath the kitchen.

At the front of the house, beside the living room, is now a study, but what used to be what is known as a Minister's Parlour and behind that a closet. The Newbigging's have torn out the wall between the parlour and the walk-in closet to make a larger, more practical room which they now use as a study.

RENOVATIONS

The Newbiggings have had to make many renovations to the interior of there home to both preserve it and to make it more practical for modern day living. All in all they have done a wonderful job of maintaining as much of the original plan as possible. In fact, they have gone out of there way to preserve history. The ground limestone and sand that was originally used to hold the stones together, much as cement and putty is used today, is naturally decaying and rather than repair it or re-do it with economical cement, the Newbiggings went out of their way to find someone who could come up with close to the same colour of the filler used more than a century ago.

These renovations as well as others were all done out of the Newbigging's personal funds which demonstrates more clearly than any words could say how personal an interest and pride they take in the preservation and conservation of Ancaster's historical houses and in our valuable heritage.

BIBLIOGRAPHY

Ancaster's Heritage: A History of Ancaster Township,
published by the Ancaster Township Historical
Society, 1970

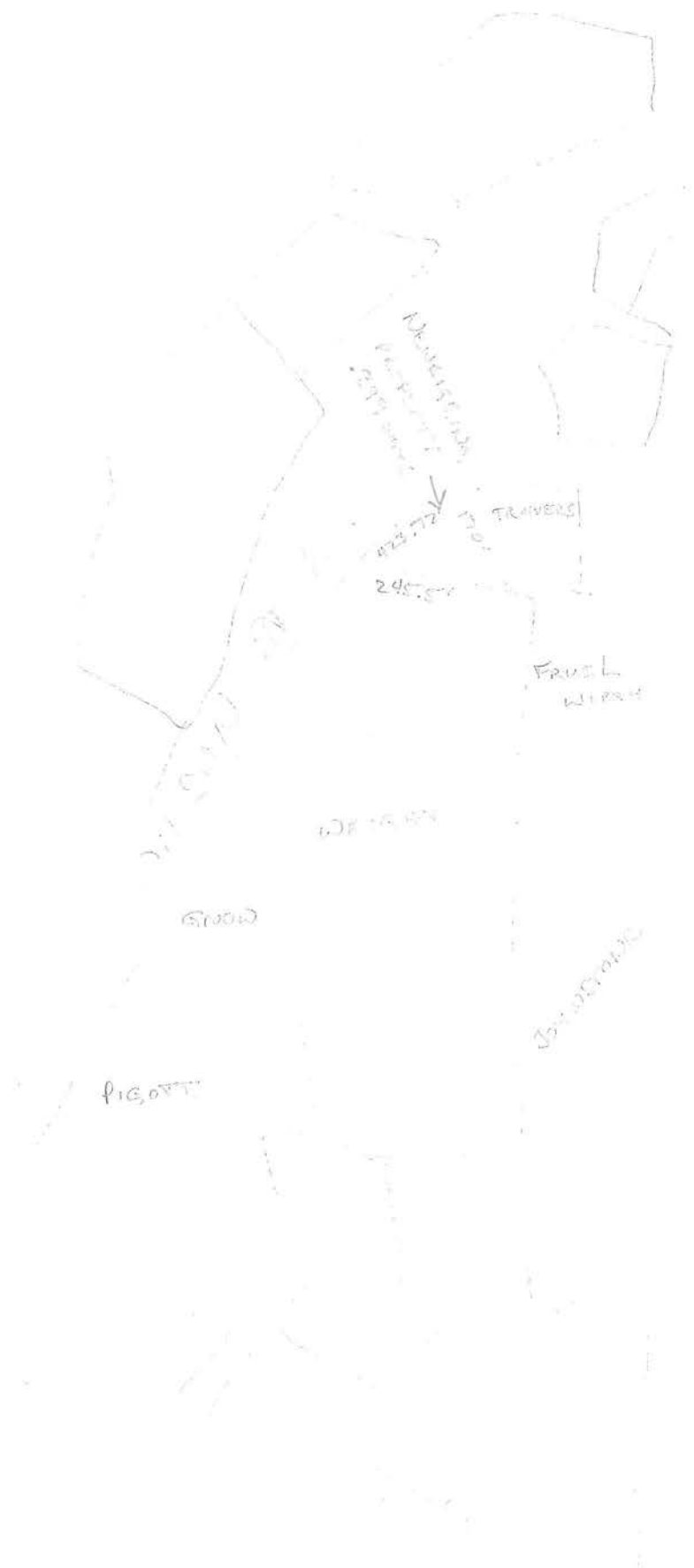
Colonial Ancaster, 1790-1820

Macrae, Marion and Adamson, Anthony: The Ancestral Roof: Domestic
Architecture of Upper Canada
pub. by Clarke, Irwin & Co.
Toronto, 1963

Tax Assessment maps: Concession II, lot 46
Ancaster Town Hall

Terpstra, Nicholas: Research Report on the Ancaster Old Mill
LACAC, 1980

CORSEY I
1/2 1/3



The ownership of lot 46, Concession II
and more specifically, the pie shaped
piece of land on which the miller's
house stands was as follows:

1791 - Richard Beasley & James Wilson

1794 - Jean Baptiste Rousseau

1807 - Union Mill Co.

1820 - Samuel Tisdale & Samuel Andrus

1822 - Samuel Andrus

1823 - Job Loder

1849 - James Russell

1858 - Hon. Sillyard Cameron

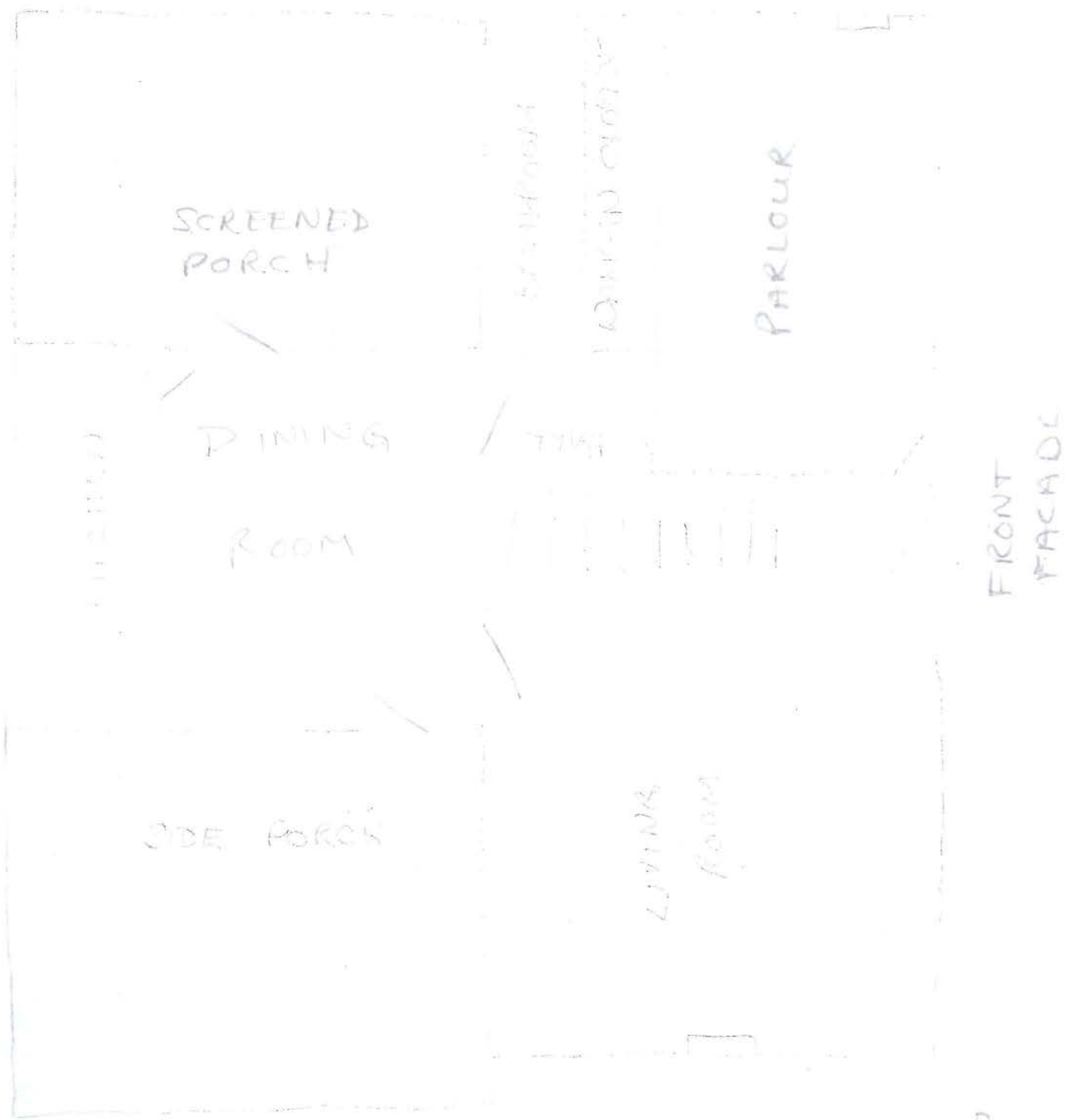
1862 - Harris & Alonzo Eggleston

1868 - Harris Eggleston

1888 - James Jackson

1958 - Percy L. Newbigging

Present - Percy L. Newbigging.



W. B. S. N. 1911

W.B.

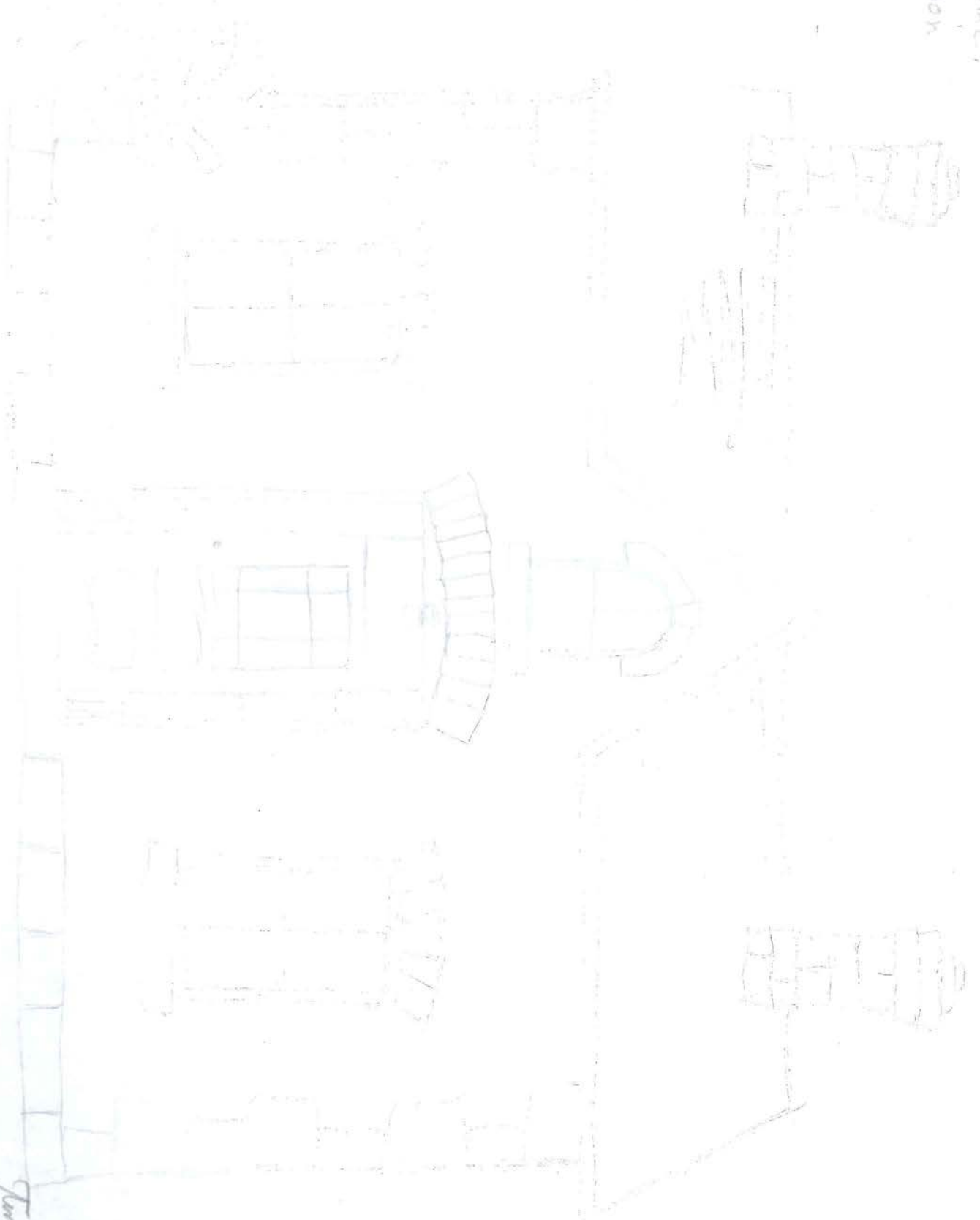
Tina Apple

W. Apple



Garage ↙

Facade
Miller's Home,
558 Wilson



James Miller

From: [Brunton, Miranda](#)
To: [DiGiantomasso, Christine](#); [Kolar, Loren](#)
Cc: [Partridge, Judi](#); [Judi Partridge](#); [Christy, June](#); [Fabac, Anita](#); [Robichaud, Steve](#)
Subject: FW: 62 6TH CONCESSION E FLAMBOROUGH (WARD 15) POSSIBLE HERITAGE PROPERTY:
Date: June 30, 2020 9:19:27 AM
Attachments: [IMG_4651.jpg](#)
[IMG_4646.jpg](#)
[IMG_4650.jpg](#)
[image001.png](#)
Importance: High

Good morning Christine and Loren!

Christine - Thank you for sending this request.

Loren - Please include this request from Christine on the HMHC agenda under communications.

Please let me know if you have any questions.

Best,
Miranda

Miranda Brunton, Professional Archaeologist, CAHP
Cultural Heritage Planner
Development Planning, Heritage & Design
Planning & Economic Development Department
71 Main Street West, 5th Floor
Hamilton, Ontario, L8P 4Y5
P: 905-546-2424 ext. 1202
E: miranda.brunton@hamilton.ca
<https://www.hamilton.ca/heritageplanning>



The City of Hamilton encourages physical distancing and increased hand washing. Learn more about the City's response to COVID-19 www.hamilton.ca/coronavirus

Access digital copies of designation by-laws and Municipal Heritage Register listings through our Cultural Heritage mapping via www.map.hamilton.ca or by visiting www.hamilton.ca/heritageplanning

From: DiGiantomasso, Christine <Christine.DiGiantomasso@hamilton.ca>
Sent: June 29, 2020 5:56 PM
To: Brunton, Miranda <Miranda.Brunton@hamilton.ca>
Cc: Judi Partridge <judi.partridge@sympatico.ca>; Partridge, Judi <Judi.Partridge@hamilton.ca>;

DiGiantomasso, Christine <Christine.DiGiantomasso@hamilton.ca>; Golden, Alissa <Alissa.Golden@hamilton.ca>; Pham, Melanie <Melanie.Pham@hamilton.ca>

Subject: 62 6TH CONCESSION E FLAMBOROUGH (WARD 15) POSSIBLE HERITAGE PROPERTY:

Importance: High

Good Afternoon Miranda,

This email is in follow up to the previous email discussion that stems from an original complaint we received from a neighbour of the above noted address. This was sent to our Municipal Law Enforcement Dept. for investigation under the Property Standards bylaw. Upon investigation, the Officer reported some heritage factors to the barn that is on site. I have included part of the report below and highlighted the sections pertaining directly to the barns heritage component. As well, it sounds like there may talk of the owner wanting to take down the barn before it is recognized for its heritage value.

Could we please have this location brought forward to the Municipal Heritage Committee at their next meeting and request to have this listed on the register. I have attached the photos that the Officer provided for the committee's review. Alternatively, if it is not the will of the committee, please request to have it sent back for more investigation behind the history to this property. Thank you for your assistance with this request.

- *As far as the barn is concerned it does not appear dangerous in fact, it appears to be a heritage building. An incredible old piece of local heritage. The foundation and beams are gorgeous. The cornerstone say 1884. The exterior barnboard has been removed for resale of the ever popular barnboard. I would recommend that someone from Heritage (no idea who to send it to) look further into this barn as my experience says that this barn will be dismantled and property used for development or mansion. Interestingly, everything is emptied however just on the inside of the garage are flammable items...propane cylinder, mechanical lubricant, and some flammable cleaner (varsol or something). The neighbour-lifelong resident was telling me there was some talk about getting the barn destroyed before some regulations or timeline of something passed by.*

Kind Regards,
Christine DiGiantomasso,

Administrative Assistant to Councillor Judi Partridge, Ward 15 ~ Flamborough
Hamilton City Hall, 71 Main Street West – 2nd Floor, Hamilton, Ontario L8P 4Y5
phone: 905-546-3944 | email: Christine.DiGiantomasso@hamilton.ca

COVID-19 INFORMATION: www.hamilton.ca/coronavirus



C. Lamborn
A.D. 1884



From: [Robichaud, Steve](#)
To: [Kolar, Loren](#)
Subject: FW: Concerns about Recommendations re "Village Core of Ancaster" and property designations.
Date: June 30, 2020 11:58:49 AM

Steve Robichaud
Chief Planner and Director of Planning
5th Floor
71 Main Street W
Hamilton, ON L8P 4Y5
P 905.546.2424 ex 4281
F 905.546.4202

-----Original Message-----

From: Frederick Dalley [REDACTED]
Sent: June 30, 2020 11:58 AM
To: clerk@hamilton.ca
Cc: Brunton, Miranda <Miranda.Brunton@hamilton.ca>; Rybensky, Yvette <Yvette.Rybensky@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; [REDACTED]
[REDACTED] Ferguson, Lloyd
<Lloyd.Ferguson@hamilton.ca>
Subject: Concerns about Recommendations re "Village Core of Ancaster" and property designations.

I am directing this to The City Clerk who will hopefully direct this into the proper channels.

My name is Frederick Dalley our family has been the owner of 449 Wilson St. E Ancaster, for over 100 years. Our property roll number is [REDACTED]

I understand there is a motion to be past by the Hamilton Municipal Heritage Committee regarding The Village Core of Ancaster recommending the Registering properties of Cultural Heritage.

I would like to go on the RECORD as opposing the haste in doing so.

As mentioned our family has owned 449 Wilson St. Ancaster for over a 100 years, and have been supporters of trying to preserve the beauty and integrity of the Village Core.

For whatever reason much of the village core has been lost over the last 30-40 years, and the demolition of Brandon House (right across the street from our home) has struck a fire in the community.

So I understand the intent of the recommendation, but I question the haste, without having an opportunity to do greater due diligence. I am aware that the recommendation of 40 properties has been reduced (by 10 I believe) over the last couple of months when old records were updated.

I think more review is needed : For example our property at 449 Wilson street burnt to the ground in January 1950. My parent built a new house on the property to be sympathetic to the style of the village core. The house had another fire (although not to the ground) in 1979. Our house may "Look Heritage" but it isn't.

It feels like this whole process should have greater review and that we are "Using Heritage Committee" when maybe this should start with planning ?

Due to the fact that our family bought the property so long ago I actually have a lot of original deeds etc going back

to the early 1800's. Sadly the original "Gable House" is long gone.

I am assuming this motion that was proposed by Councillor L. Ferguson (on April 29th 2020) will be passed by the Hamilton Municipal Heritage Committee on Friday July 3rd.

Therefore I would like to go on RECORD that I OPPOSE , and I will be pursuing and dialoging with the proper people to ensure that our property falls under the proper designation. I did note that in the motion it was mentioned "that staff have informed the property owners, via a letter sent in regular mail". The letter I received was dated June 24th that I received in via Regular mail, Friday June 26th. leaving very little time over a holiday week. Maybe this is normal ?

Thank you very much, and Happy Canada Day.

Sincerely, Fred Dalley

From: clerk@hamilton.ca
To: [Kolar, Loren](#)
Subject: FW: Form submission from: Request to Speak to Committee of Council Form
Date: July 2, 2020 9:53:20 AM

-----Original Message-----

From: no-reply@hamilton.ca <no-reply@hamilton.ca>
Sent: July 1, 2020 11:09 AM
To: clerk@hamilton.ca
Subject: Form submission from: Request to Speak to Committee of Council Form

Submitted on Wednesday, July 1, 2020 - 11:09am Submitted by anonymous user: 108.162.241.12 Submitted values are:

==Committee Requested==
Committee: Hamilton Municipal Heritage Committee

==Requestor Information==

Name of Individual: JOHN PATARACCHIA

Name of Organization:

Contact Number: [REDACTED]

Email Address: [REDACTED]

Mailing Address:

[REDACTED]

Reason(s) for delegation request: I am an owner of a property (54 Sanders Blvd) which is undergoing a Heritage Property designation approval screening process. I represent the other four co-owners and would like to make our position known. I would also like clarification as to implications to the management of our property, property assessment and taxes, and any other owner obligations upon receiving such designation.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

The results of this submission may be viewed at:
<https://www.hamilton.ca/node/286/submission/427996>



Carters Professional Corporation / Société professionnelle Carters
Barristers, Solicitors & Trademark Agents / Avocats et agents de marques de commerce

Adriel N. Clayton
B.A. (Hons), J.D.

Tel: (519) 942-0001 x232
Fax: (519) 942-0300
aclayton2@carters.ca

June 30, 2020

SENT BY EMAIL

Ms. Miranda Brunton

Cultural Heritage Planner
Development Planning, Heritage and Design
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5
miranda.brunton@hamilton.ca

- and to -

Office of the City Clerk

City Hall
71 Main Street West, 1st Floor
Hamilton, Ontario
L8P 4Y5
clerk@hamilton.ca

“PRIVILEGED & CONFIDENTIAL”

ATTENTION: Ms. Miranda Brunton; and
Office of the City Clerk

Dear Sir/Madam:

Re: The Roman Catholic Episcopal Corporation for the Diocese of Hamilton in Ontario (the “Diocese”)
Re: Our File # 202478
Re: 437 Wilson Street East, Ancaster (the “Property”)
Re: Request to Include the Property in the Municipal *Register of Properties of Cultural Heritage Value or Interest* (Ward 12)


We represent the Diocese, who have been the registered owners of the above-noted Property since June 27, 2019. Today, the Diocese received a letter from the City of Hamilton addressed to the Property’s previous owners, the Sister Servants of Mary Immaculate, dated June 24th, 2020 (the “Letter”), advising of a virtual meeting to be held on Friday, July 3, 2020 concerning the inclusion of the Property in the Municipal *Register of Properties of Cultural Heritage Value or Interest* (the “Register”).

As you are aware, the Letter advises interested parties that may provide oral comments at Friday’s virtual Webex meeting, but must register by noon two business days before the meeting. Because the Diocese only received this letter today, possibly as a result of mail delays, they were unable to register on time. However, they are interested in attending Friday’s Webex meeting to provide oral comments. In this regard, given

that the timing matter was out of the Diocese's control, we would like to request the City of Hamilton's permission for legal counsel of the Diocese to attend and provide an oral submission at Friday's Webex meeting. We would truly appreciate the City's flexibility in this regard.

Yours truly,
Carters Professional Corporation

Per:


Adriel N. Clayton

ANC

00481126.DOCX



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 4281
Fax: 905-540-5611

FILE: HP2020-004

February 28, 2020

Carolyn Samko
Senior Project Manager
Heritage Resource Management
28 James Street North, 2nd Floor
Hamilton, ON
L8R 2K3

**Re: Heritage Permit Application HP2020-004:
Proposed alteration of Historic Barn and Landscaping at 77 King Street
West, Stoney Creek (Ward 9) (By-law No. 3419-91)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2020-004 is approved for the designated property at 77 King Street West, Stoney Creek, in accordance with the submitted Heritage Permit Application for the following alterations:

- Restoration of historic barn;
- Building of a new storage shed with new fence and gate;
- New landscaping along side of historic barn and behind storage shed; and,
- Removal of three trees and replanting of nine deciduous and three evergreen trees at the west side of property:
 - Removal: one Manitoba Maple; one Weeping Golden Willow; one White Mulberry; and,
 - Replanting: three Mountain Ash; two Red Oak; one Tulip Tree; three Serviceberry; and three White Spruce.

Subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief

**Re: Heritage Permit Application HP2020-004:
Proposed alteration of Historic Barn and Landscaping
at 77 King Street West, Stoney Creek (Ward 9) (By-law
No. 3419-91)**

**February 28, 2020
Page 2 of 2**

Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

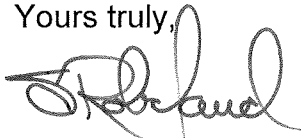
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2022. If the alterations are not completed by February 28, 2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

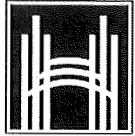
We wish you success with your project, and if you have any further questions please feel free to contact David Addington, Cultural Heritage Planner, at 905-546-2424 ext. 1214, or via email at David.Addington@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: David Addington, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Brad Clark, Ward 9



Hamilton

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Phone: 905-546-2424, Ext. 4281
Fax: 905-540-5611

FILE: HP2020-005

February 28, 2020

Emma Cubitt
Invizij Architects
185 Young Street
Hamilton, ON
L8N 1V9

**Re: Heritage Permit Application HP2020-005:
Proposed alteration of Sunday School and Restoration of Stained-Glass
Windows of the Church's Chancel at 10 Tom Street, Hamilton (Ward 1) (By-
law No. 96-148)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2020-005 is approved for the designated property at 10 Tom Street, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

The following alterations are proposed for the Sunday School building:

- Installation of a concrete slab floor in the existing double-height gymnasium space in the basement;
- Reconfiguration of existing office and lounge at south end of building to accommodate a new stairwell, upgraded washrooms and service areas;
- Introduction of a basement entrance on the north façade;
- Addition of an exterior concrete stairway on the north facade;
- Replacement of wood entrance doors with heritage replicas;
- Remove plywood in the window wells and repair the windows as needed;
- Installation of storm windows on the exterior of all windows; and,
- Repointing the exterior facades with a lime mortar.

The following alteration is proposed for the Church building:

- Restoration of the stained glass windows of the Chancel of the Church.

**Re: Heritage Permit Application HP2020-005:
Proposed alteration of Sunday School and
Restoration of Stained-Glass Windows of the
Church's Chancel at 10 Tom Street, Hamilton (Ward 1)
(By-law No. 96-148)**

**February 28, 2020
Page 2 of 2**

Subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2022. If the alterations are not completed by February 28, 2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

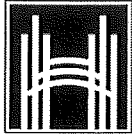
We wish you success with your project, and if you have any further questions please feel free to contact David Addington, Cultural Heritage Planner, at 905-546-2424 ext.1214, or via email at David.Addington@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: David Addington, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Maureen Wilson, Ward 1



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Fax: 905-540-5611

FILE: HP2020-006

February 28, 2020

George Lindsay
17 Victoria Street
Dundas, ON
L9H 2B7

**Re: Heritage Permit Application HP2020-006:
Proposed alteration of Bay Window Roof Replacement, Porch and
Brickwork at 17 Victoria Street, Dundas (Ward 13) (By-law No. 3899-90)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2020-006 is approved for the designated property at 17 Victoria Street, Dundas, in accordance with the submitted Heritage Permit Application for the following alterations:

- On the front porch:
 - replace damaged wooden planks at the sides of the front porch; and,
 - replace two broken spindles on the front porch.
- Isolated repointing throughout all the façades, including:
 - the northwest corner of the house;
 - around the lintel of the north facing main floor windows and the bay windows on the east and south sides of the house; and,
 - foundation.
- Replace the metal roof over the bay window on the east façade of the house.

Subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

Re: Heritage Permit Application HP2020-006:
Proposed alteration of Bay Window Roof
Replacement, Porch, and Brickwork at 17 Victoria
Street, Dundas (Ward 13) (By-law No. 3899-90)

February 28, 2020

Page 2 of 2

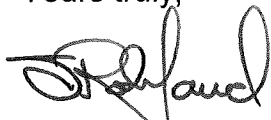
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2022. If the alterations are not completed by February 28, 2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part V of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Local Planning Appeal Tribunal within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Miranda Brunton, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at Miranda.Brunton@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Miranda Brunton, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Erin Semande, Registrar, Ontario Heritage Trust
Councillor Arlene VanderBeek, Ward 13



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Phone: 905-546-2424, Ext. 4281
Fax: 905-540-5611

FILE: HP2020-007

April 8, 2020

Jake Emberson
Supervisor, Facilities Management
28 James Street North, 5th floor
Hamilton, ON
L8L 5W2

**Re: Heritage Permit Application HP2020-007:
Proposed salvage and re-installation of interior City Hall wall tiles at 71
Main Street West, Hamilton (Ward 2) (By-law No. 06-011)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2020-007 is approved for the designated property at 71 Main Street West (City Hall), Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Salvage and re-installation of interior wall tiles within the second storey rear entrance vestibule in City Hall.

Subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than April 8, 2022. If the alterations are not completed by April 8, 2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the

**Re: Heritage Permit Application HP2020-007:
Proposed salvage and re-installation of interior City
Hall wall tiles at 71 Main Street West, Hamilton (Ward
2) (By-law No. 06-011)**

**April 8, 2020
Page 2 of 2**

approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact David Addington, Cultural Heritage Planner, at 905-546-2424 ext.1214, or via email at David.Addington@hamilton.ca.

Yours truly,

Anita

Fabac

Digitally signed
by Anita Fabac
Date: 2020.04.08
10:29:36 -04'00'

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: David Addington, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Jason Farr, Ward 2



Hamilton

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Fax: 905-540-5611

FILE: HP2020-008

April 8, 2020

Dennis and Mary Ann Pokoradi
227 St. Clair Boulevard
Hamilton, ON L8M 2N9

**Re: Heritage Permit Application HP2020-008:
Proposed reconstruction of the front façade, porch, roof and side cladding
at 227 St. Clair Boulevard, Hamilton (Ward 3) (By-law No. 92-140)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2020-008 is approved for the designated property at 227 St. Clair Boulevard, Hamilton in accordance with the submitted Heritage Permit Application for the following alterations:

- Reconstruction of the fire damaged front porch and stairs to resemble its original construction;
- In-kind replacement of pre-fire vinyl siding on the front elevation dormer and the side elevations;
- Replacement of the roof maintaining the same profile of the side gable with front dormer clad with cedar shakes; and,
- Replacement of the existing modern windows on the front façade of the house, maintaining the existing window openings.

Subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than April 8, 2022. If the alterations are not completed by

**Re: Heritage Permit Application HP2020-008:
Proposed reconstruction of the front façade, porch,
roof and side cladding at 227 St. Clair Boulevard,
Hamilton (Ward 3) (By-law No. 92-140)**

**April 8, 2020
Page 2 of 2**

April 8, 2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part V of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Local Planning Appeal Tribunal within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact David Addington, Cultural Heritage Planner, at 905-546-2424 ext. 1204, or via email at david.addington@hamilton.ca.

Yours truly,

**Anita
Fabac**

Digitally signed
by Anita Fabac
Date: 2020.04.08
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Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: David Addington, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Erin Semande, Registrar, Ontario Heritage Trust
Councillor Nrinder Nann, Ward 3



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Fax: 905-540-5611

FILE: HP2020-009

April 16, 2020

Emily McMurhy and Cynthia Zahoruk
Cynthia Zahoruk Architect inc.
3077 New Street
Burlington, Ontario
L7N 1M6

Re: Heritage Permit Application HP2020-009: Proposed alterations at 21 Mill St North, Waterdown (Ward 15) (By-law No. 96-34-H)

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2020-009 is approved for the designated property at 21 Mill Street North, Waterdown in accordance with the submitted Heritage Permit Application for the following alterations:

- Replacement of all windows:
 - Arched windows on the main building to be replaced with new wooden windows designed to reflect the early, possibly original, windows based on archival photographs;
 - The round window on the primary façade, to be replaced in-kind with existing; and,
 - The windows on the rear addition will be replaced in-kind with existing.
- Replacement of the existing double front doors with a single door and with new trim. The design of the new single wooden door will reflect the design of the existing double doors, including a new stained glass window;
- The rectangular stained glass windows in the existing double front door entrance, will be retained and displayed inside the building;
- Removal of the existing chimney on the north side;
- Removal of the existing exterior basement stairway and shelter; and,

Re: Heritage Permit Application HP2020-009: Proposed alterations at 21 Mill St North, Waterdown (Ward 15) (By-law No. 96-34-H)

**April 16, 2020
Page 2 of 2**

- Cleaning and repointing of the stone masonry as needed after the removal of the chimney and basement stairway.

Subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2022. If the alterations are not completed by April 30, 2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part V of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Local Planning Appeal Tribunal within 30 days of your receipt of this permit.

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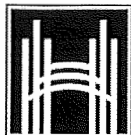
We wish you success with your project, and if you have any further questions please feel free to contact Miranda Brunton, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at Miranda.Brunton@hamilton.ca.

Yours truly,
Anita
Fabac

Digitally signed by Anita Fabac
Date: 2020.04.16 11:04:54 -04'00'

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Miranda Brunton, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Erin Semande, Registrar, Ontario Heritage Trust
Councillor Judy Partridge, Ward 15



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FILE: HP2020-010

May 8, 2020

Melissa McGinnis
Public Works, Energy Fleet & Facilities Management
City of Hamilton
28 James Street North, 5th Floor
Hamilton, On
L8R 2K1

**Re: Heritage Permit Application HP2020-010:
Proposed instillation of new Push and Lock buttons at 71 Main Street West,
Hamilton (Ward 2) (By-law No. 06-011)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2020-010 is approved for the designated property at 71 Main Street West, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Replacement of the existing circular, wireless Push to Open buttons on all of the Universal bathrooms in Hamilton City Hall with a square, hardwired Push to Lock button.

Subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than May 31, 2022. If the alterations are not completed by May 31, 2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

**Re: Heritage Permit Application HP2020-010:
Proposed instillation of new Push and Lock buttons
at 71 Main Street West, Hamilton (Ward 2) (By-law No.
06-011)**

**May 8, 2020
Page 2 of 2**

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

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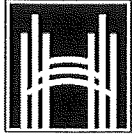
We wish you success with your project, and if you have any further questions please feel free to contact Miranda Brunton, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at Miranda.Brunton@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Miranda Brunton, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Jason Farr, Ward 2



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Fax: 905-540-5611

FILE: HP2020-011

May 13, 2020

Carolyn Samko
Senior Project Manager
Heritage Resource Management
28 James Street North, 2nd Floor
Hamilton, ON
L8R 2K3

**Re: Heritage Permit Application HP2020-011:
Proposed stabilization of the dining room plaster ceiling and wall at
Whitehern Museum, 41 Jackson Street West, Hamilton (Ward 2) (By-law No.
77-239)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2020-011 is approved for the designated property at 41 Jackson Street West, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Stabilization and repair of the plaster ceiling and wall located in the dining room at the Whitehern Museum, including:
 - Stabilization of the existing plaster and infill of damaged areas using lime and gypsum plaster to match existing in material and texture;
 - Repair of plaster on wall adjacent to the south window; and,
 - Testing of paint finishes and paint restoration to match 1930 period on ceiling and wall.

Subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

**Re: Heritage Permit Application HP2020-011:
Proposed stabilization of the dining room plaster
ceiling and wall at Whitehern Museum, 41 Jackson
Street West, Hamilton (Ward 2) (By-law No. 77-239)**

**May 13, 2020
Page 2 of 2**

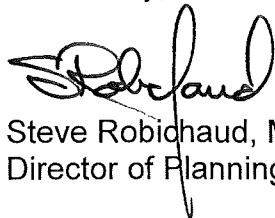
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than May 31, 2022. If the alterations are not completed by May 31, 2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact David Addington, Cultural Heritage Planner, at 905-546-2424 ext.1214, or via email at David.Addington@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: David Addington, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Jason Farr, Ward 2



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Phone: 905-546-2424, Ext. 4281
Fax: 905-540-5611

FILE: HP2020-012

June 12, 2020

Leanne Turner, Project Manager Facilities
City of Hamilton | Public Works Department
Energy, Fleet & Facilities Management Division
28 James Street North, 5th Floor
Hamilton, Ontario L8R 2K1

Re: Heritage Permit Application HP2020-012: Proposed alteration of cast concrete masonry units at Waterdown Memorial Hall located at 317 Dundas Street East, Waterdown, (Ward 15) (By-law No. 07-010)

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2020-012 is approved for the designated property at 317 Dundas Street East, Waterdown, in accordance with the submitted Heritage Permit Application for the following alterations:

- Repair cast concrete masonry units at the base of the main entrance way on the primary façade.

Subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than June 30, 2022. If the alterations are not completed by June 30, 2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as

Re: Heritage Permit Application HP2020-012: Proposed alteration of cast concrete masonry units at Memorial Hall located at 317 Dundas Street East, Waterdown, (Ward 15) (By-law No. 07-010)

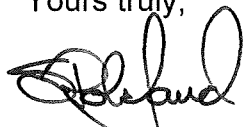
**June 12, 2020
Page 2 of 2**

provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

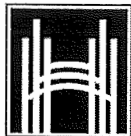
We wish you success with your project, and if you have any further questions please feel free to contact Miranda Brunton Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at Miranda.brunton@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Miranda Brunton, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Judi Partridge, Ward 15



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 4281
Fax: 905-540-5611

FILE: HP2020-014

June 16, 2020

Intrilectual Investments Inc.
c/o Gabe Crowder
34 Hess Street South
Hamilton, ON L8P 3N1

Re: Heritage Permit Application HP2020-014 for Front Façade and Stair Restoration at 34-36 Hess Street South, Hamilton (Ward 2) (By-law No. 03-211) – Extension of previously approved but lapsed Heritage Permit HP2018-024

Note: This Heritage Permit application is the same as HP2018-024, which was approved on July 30, 2018 and which is set to expire on July 31, 2020 in advance of the completion of the proposed work.

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2018-024 is approved for the designated property at 34-36 Hess Street South, Hamilton, in accordance with the submitted Heritage Permit application for the following alterations:

- Replace the soffit, fascia, trough and downspout with copper replacements;
- Restore and repaint all exterior wood work;
- Restore and paint or replace exterior stairs with similar design and material;
- Rebuild all damaged window lintels and sills; and,
- Restore and repoint all damaged masonry.

Subject to the following conditions:

- a) That the final details and design of the exterior stairs shall be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the submission as part of any application for a building permit and / or the commencement of any alterations;

Re: Heritage Permit Application HP2020-014 for Front Facade and Stair Restoration at 34-36 Hess Street South, Hamilton (Ward 2) (By-law No. 03-211) – Renewal of previously approved but lapsed Heritage Permit HP2018-024

**June 16, 2020
Page 2 of 3**

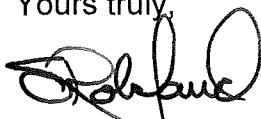
- b) That the final details for the restoration of the stone lintels and sills, and the façade stone shall be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the submission as part of any application for a building permit and / or the commencement of any alterations;
- c) That any minor changes to the permit application as approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- d) That installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2021. If the alterations are not completed by July 31, 2021 then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact David Addington, Cultural Heritage Planner, at 905-546-2424 ext. 1214, or via email at david.addington@hamilton.ca

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: David Addington, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections

Re: Heritage Permit Application HP2020-014 for Front Facade and Stair Restoration at 34-36 Hess Street South, Hamilton (Ward 2) (By-law No. 03-211) – Renewal of previously approved but lapsed Heritage Permit HP2018-024

**June 16, 2020
Page 3 of 3**

Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Jason Farr, Ward 2

Inventory & Research Working Group

Meeting Notes

Monday, January 27, 2020 (6:00 pm)

Hamilton City Hall, Room 222

Present: Janice Brown (Chair), Ann Gillespie (Secretary), Alissa Denham-Robinson; Graham Carroll, Lyn Lunsted; Chuck Dimitry, Jim Charlton, Rammi Saini

Regrets: Brian Kowalesicz

Also present: David Addington (City of Hamilton Cultural Heritage Planner)
Miranda Brunton (City of Hamilton Cultural Heritage Planner)
Alissa Golden (City of Hamilton Cultural Heritage Planner) Jade Laird Umenetz (4th Year History Practicum student, McMaster University)
Joachim Brouwer, President, Hamilton Mountain Heritage Society

1. Chair's Remarks

Janice welcomed all present and introduced Jade, a 4th year history student at McMaster University, who has volunteered to assist with the Places of Education Inventory and has been assigned to work on the buildings in Ward 3. Members and staff then introduced themselves. Joachim missed these introductions but was later introduced upon his arrival. Staff noted that Room 222 only has a seating capacity for 9 people. Members were therefore asked to confirm their attendance at the February meeting, to decide if a larger room is needed.

2. Declarations of Interest

There were no declarations of interest.

3. Review of and Approval of Meeting Notes: November 25, 2019

The meeting notes were approved by consensus with minor amendments.

4. Presentation: 323 Rymal Road East - Golder Response to Request for more Background on surviving Gothic Revival Houses on Hamilton Mountain (Miranda and Chuck)

BACKGROUND: A Cultural Heritage Impact Assessment (CHIA) for the property at 323 Rymal Road East, which included a circa 1850 1½ storey frame Gothic

Inventory & Research Working Group

Meeting Notes

Monday, January 27, 2020 (6:00 pm)

Hamilton City Hall, Room 222

Revival house and detached garage, was completed by Golder Associates in April 2019 for the property owner. Their report concluded that the property did not meet the criteria as prescribed in Ontario Regulation 9/06 for inclusion on the Heritage Register or OHA Part IV designation. The CHIA was first reviewed by the Policy and Design Working Group at its meeting held July 15, 2019. However, the working group identified four points of concern which needed to be addressed before the report could be approved. One of their requests was to provide additional photographic documentation for other Gothic Revival houses on Hamilton Mountain to support this conclusion. Chuck subsequently visited the ten houses in the Glanbrook/ Mount Hope area, identified in the Golder report as being similar in style (Gothic Revival), and took photographs. Based on the Golder Response, dated December 4, 2019, the CHIA was approved by the P & D Working Group at its meeting held January 12, 2020. The Golder Response was subsequently forwarded to the I & R Working Group to determine if any of the other documented examples of Gothic Revival houses on Hamilton Mountain were worthy of inclusion on the Heritage Register.

Miranda presented the Golder Response and Chuck also commented on the architectural integrity and noteworthy features of the houses that he had visited and photographed. After their presentation and some discussion, the list was narrowed down to five properties that warranted further research to determine their eligibility for listing on the Heritage Register. Miranda requested volunteers to complete a Built Heritage Inventory Form and Preliminary Evaluation for each of these five properties, listed below with the volunteer's name:

7105 Twenty Road East (Graham)

623 Miles Road (Graham)

2081 Upper James Street (Chuck)

9751 Twenty Road West (Janice)

9445 Twenty Road West (Alissa D-R)

5. Places of Education, Wards 9 and 10 (Janice)

BACKGROUND: Joachim was invited to this I & R Working Group meeting after expressing interest in assisting with the Places of Education Inventory.

Inventory & Research Working Group

Meeting Notes

Monday, January 27, 2020 (6:00 pm)

Hamilton City Hall, Room 222

Janice confirmed that Joachim has volunteered to take on Wards 9 and 10. Chuck then asked to report on a recent finding. As a resident of the central Mountain, living close to the new Education Centre for the Hamilton-Wentworth District School Board, he had recently noticed and photographed a collection of date stones salvaged from demolished school buildings (dating back to 1889), which are being temporarily stored outdoors on the Board's property. It was speculated that they had been stored at the previous location of the Educational Archives and Heritage Centre, the former Vincent Massey School.* Chuck agreed to send I & R Working Group members his photos and Janice offered to contact the Board to ask if there is any plan to move these salvaged stones to a permanent and secure location.

* NOTE: The Educational Archives are now located at the Hill Park Learning Centre, a newly renovated facility at 465 E 16th Street, Hamilton.

6. More Updates on Volunteer Recruitment for Places of Education Inventory (Janice)

BACKGROUND: See item 6 of Meeting Notes for November 25, 2019, listed in the same order as below.

- Through her contact, Dr. Mary Chatkiris (History Department, McMaster University), Janice was able to recruit Jade, who has been assigned to work on Ward 3.
- Loren Kolar had responded that, due to "privacy issues", she could not contact HMHC applicants, not appointed to this committee, to volunteer for any of its working groups.
- Janice has recruited a grade 9 student, Vivian Tang, from Bernie Custis Secondary School to prepare artwork for a new HMHC kids' colouring book featuring Places of Education, for which she will earn some of her required volunteer hours.
- Megan Hobson has responded that a few of her Willowbank students living in Hamilton might be willing to assist with this inventory work.
- Janice has not yet contacted Walter Furlan as a potential volunteer.

Inventory & Research Working Group

Meeting Notes

Monday, January 27, 2020 (6:00 pm)

Hamilton City Hall, Room 222

- Janice contacted Joachim Brouwer (present), who has joined the I & R Working Group and volunteered to work on the Places of Education in Wards 9 and 10.
- Rammi, who volunteered for Ward 8 at our last meeting, met with Ann in December 2019 and since then with Janice and Jade.

7. **New Business: 24 Blake Street** (Jim Charlton)

BACKGROUND: Jim recently discovered the coach house and provided photos of the former residence of the family of Adelaide and John Hoodless, which once stood at the south-west corner of Main Street East and Blake Street. The house was demolished circa 1970 but its coach house is still standing. It is now situated in the rear yard of the property at 24 Blake Street, which is part of an early 20th century residential development. The property has now been added as an *inventoried* property on the Heritage Property Mapping. The property at 24 Blake Street was added to the agenda for this I & R Working Group meeting as a potential candidate for listing on the Heritage Register.

As illustrated by Jim's photos, the coach house, a late 19th century brick masonry structure is noteworthy for its Second Empire style mansard roof and dormers as well as the cast-iron ornaments of a round-arched window (south façade) and several other window surrounds with segmental arches. The Working Group discussed that the coach house could be under threat of demolition but there is no indication that demolition is imminent. It may be noted that heritage staff would be notified if the owner applied for a Demolition Permit to demolish any building on this *inventoried* property. In conclusion, Graham offered to complete the Built Heritage Inventory Form and Preliminary Evaluation.

8. **Staff Presentation: Places of Worship** - Evaluations for Ward 4 (Alissa G. and Jim)

BACKGROUND: Alissa had prepared a spreadsheet listing all of the *inventoried* Places of Worship evaluated by herself and Jim in Ward 4. Recommended actions were also included: no action; add to the Heritage Register; or add to Heritage Register and OHA Designation Work Plan.

Inventory & Research Working Group

Meeting Notes

Monday, January 27, 2020 (6:00 pm)

Hamilton City Hall, Room 222

Following Alissa's presentation with input from Jim, the Working Group reviewed and provided input on the recommendations for approximately half of the addresses. The remaining properties will be reviewed at subsequent I & R Working Group meetings.

9. Next Meeting Date: Monday, February 24, 2020, 6 pm

Location to be determined based on confirmed attendance.

10. Announcements and Adjournment

- Alissa G. indicated that volunteers are now being recruited for Doors Open Hamilton sites for the first weekend of May (Saturday and Sunday, May 2 and 3, 2020).
- HMHC presents: "Preserving Built Heritage" (speaker: Alan Stacey, *Heritage Mill*), Wednesday, February 19th, 2020, 6:30 pm–9:30 pm, Westinghouse HQ, 286 Sanford Avenue North, 1st floor: Woodlands Hall. Free tickets are available through Everbrite.
- On Heritage Day (Saturday February 22nd) HMHC will have a display table at the Heritage Fair, 2nd floor, Hamilton City Hall, 10 am to noon (volunteers: Alissa D-R, Graham and Janice). The Heritage Day Awards Ceremony will take place at 12:15 in the Council Chambers. All are welcome to attend!

The meeting was adjourned at 8:10.

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, January 21, 2020

Present: Melissa Alexander, Charles Dimitry (Chair), Diane Dent, Carol Priamo, Tim Ritchie (Vice Chair), John Scime, Steve Wiegand

Attending Staff: David Addington, Miranda Brunton, Lisa Oversby, Shannon McKie

Absent with Regrets: Laurie Brady, Andy MacLaren, Stefan Spolnik

Meeting was called to order by the Chairman, Charles Dimitry, at 4:30pm

1) Approval of Minutes from Previous Meetings: November 19, 2019

Motion on overall minutes moved by – John Scime

Seconded – Tim Ritchie

Carried by unanimous vote

2) Heritage Permit Applications

- a. HP2020-001: 211 St Clair Boulevard, Hamilton
 - Removal and replacement of existing front doors on carriage house with solid wood doors.
 - Design elements of the left side door, which is original, will be incorporated into the new doors.

Richard Elliot and Helen Landry, the property owners, spoke at the meeting.

The Sub-committee considered the application and together with input from the applicant and advice from staff, passed the following motions:

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2020-001 be consented to, subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than January 31, 2022. If the alteration(s) are not completed by January 31, 2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Motion for permit moved by – Diane Dent
Seconded – Carol Priamo
Carried by unanimous vote

- b. HP2020-003: 1280 Main Street West, McMaster University, Alumni Hall (Building 8), Hamilton
- Repoint existing masonry on the west elevation of the building;
 - Repoint existing masonry on the chimney of the east elevation; and
 - Restoration of the wood window and door surrounds on west elevation of the building.

City staff spoke on behalf of the applicant, McMaster University.

The Sub-committee considered the application and together with advice from staff, passed the following motion:

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2020-003 be consented to, subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than January 31, 2022. If the alteration(s) are not completed by January 31, 2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Motion for overall permit moved by – John Scime

Seconded – Tim Ritchie

Carried by unanimous vote

3) **Adjournment:** Meeting was adjourned at 6:15 pm

Motion moved by – John Scime

Seconded – Tim Ritchie

Carried by unanimous vote

4) **Next Meeting:** Tuesday, February 20, 2020 from 4:30 – 8:30pm at Hamilton City Hall, Room 264



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	July 3, 2020
SUBJECT/REPORT NO:	Recommendation to add properties within the Village Core of Ancaster to the City of Hamilton's Register of Properties of Cultural Heritage Value or Interest (PED20112) (Ward 12)
WARD(S) AFFECTED:	Ward 12
PREPARED BY:	Miranda Brunton (905) 546-2424 Ext. 1202
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That the properties contained in Appendix "A" to Report PED20112 be added to City of Hamilton's Register of Property of Cultural Heritage Value or Interest and staff's Designation Work Plan and be assigned a high priority.

EXECUTIVE SUMMARY

On April 29, 2020, the Committee of the Whole approved a motion to add 40 properties included in the Ancaster Wilson Street Secondary Plan, in the City's Inventory of Buildings of Architectural and/or Historical Interest and located within the Village Core of Ancaster, fronting on Wilson Street East, to the City of Hamilton's Register of Properties of Cultural Heritage Value or Interest (the 'Register'), after consultation with the Hamilton Municipal Heritage Committee (HMHC) (refer to Appendix "B" to Report PED20112).

Following Cultural Heritage staff's more detailed review of the properties identified in the motion, staff identified ten properties that should be removed from consideration (refer to Appendix "C" to Report PED20112) and one property added for the following reasons:

SUBJECT: Recommendation to add properties within the Village Core of Ancaster to the City of Hamilton’s Register of Properties of Cultural Heritage Value or Interest (PED20112) (Ward 12) - Page 2 of 5

- Ten properties are no longer active Inventory listings because the heritage resources identified through past inventory work no longer exist (refer to Appendix “C” to Report PED20112); and,
- The initial mapping of Inventoried properties was based on ownership parcels. Because the properties with municipal address 231, 241 and 253 Wilson Street E were owned by the same person and contiguous, the properties were bundled on the mapping and the catalogue reference is to 231 Wilson Street E. As such the property at 231 Wilson Street E was incorrectly included in the motion and should be removed because it is not included in the City’s Inventory and the property located at 241 Wilson Street E, which is currently included on the City’s Inventory, should be added to the list for consideration as this was the intended property.

The purpose of this report is to add the active Inventoried properties, listed in Appendix “A” of PED20112, located within the Village Core of Ancaster, fronting on Wilson Street East, to the City of Hamilton’s Register of Properties of Cultural Heritage Value or Interest and to staff’s Designation Work Plan and be assigned a high priority.

Alternatives for Consideration – See Page 4

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: 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.

BACKGROUND

In order to provide protection under the *Ontario Heritage Act* to a number of properties having potential cultural heritage value, the Ward Councilor brought forward a motion to the Committee of the Whole Meeting on April 29th, 2020 to add 40 properties included on the City’s Inventory of Buildings of Architectural and/or Historical Interest (the ‘Inventory’), located within the Village Core of Ancaster and fronting on Wilson Street

SUBJECT: Recommendation to add properties within the Village Core of Ancaster to the City of Hamilton’s Register of Properties of Cultural Heritage Value or Interest (PED20112) (Ward 12) - Page 3 of 5

East to the City of Hamilton’s Register (the Register), after consultation with the HMHC. The motion was approved by Council (see Appendix “B” to Report PED20112).

The list of properties includes properties located in the Village Core of Ancaster, as defined in Section B.2.8.3 of the Ancaster Wilson Street Secondary Plan, from Rousseaux Street to Dalley Drive, that are currently listed on the City of Hamilton’s Inventory. They have no formal protection from demolition under the *Ontario Heritage Act*. The list includes properties that are not only identified on the map in Appendix “A” of the Ancaster Wilson Street Secondary Plan but also properties that have been added to the Inventory since the Ancaster Wilson Street Secondary Plan came into force and effect on February 18, 2015.

Council’s direction to first consult with HMHC prior to putting the properties on the Registrar is in keeping with Section 27 (1.3) of the *Ontario Heritage Act*:

“Where the council of a municipality has appointed a municipal heritage committee, the council shall, before including a property that has not been designated under this Part in the register under subsection (1.2) or removing the reference to such a property from the register, consult with its municipal heritage committee.”

RELEVANT CONSULTATION

Staff have informed the property owners, via a letter sent by regular mail, of the Ward Councillor’s Council approved Motion to include their property on the Register and this Report (PED20112). Staff have also informed the Ward Councillor of the recommendations of this Report.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Since the motion was passed by Council on April 29, 2020, staff reviewed the list of properties in more detail. This review revealed that multiple inactive Inventory listings were included in the motion and one property with municipal address 231 Wilson Street E was incorrectly included in the motion.

The purpose of the motion was to add active Inventory listings to the Register, providing protection under the *Ontario Heritage Act*. Active Inventory listings include those properties with existing heritage resources (such as buildings or other structures) that were identified as part of past inventory surveys. Inactive, or historic, Inventory listings include those properties that were identified as part of past inventory surveys where the address associated with the heritage resource has changed or the heritage resources are no longer existent. That is to say, the property was either redeveloped or the heritage resource was demolished, and the property left vacant. Staff propose that the

SUBJECT: Recommendation to add properties within the Village Core of Ancaster to the City of Hamilton's Register of Properties of Cultural Heritage Value or Interest (PED20112) (Ward 12) - Page 4 of 5

list be adjusted to exclude those inactive Inventoried properties and correct the municipal address for one of the properties. The revised list is shown in Appendix "A" to PED20112. The list of properties to be removed from the consideration is included in Appendix "C" to Report PED20112.

The property with municipal address 231 Wilson Street E was incorrectly included in the original list of properties in the Councillor's April 29th, 2020 motion and should be removed. The adjacent, and contiguous property with municipal address 241 Wilson Street E should be added to the Municipal Register as this was the intended property. The reason behind the incorrect inclusion of 231 Wilson Street E instead of 241 Wilson Street E on the list is related to the mapping of the properties. The initial mapping of Inventoried properties was based on ownership parcels. For example, if multiple contiguous properties were owned by the same person, the information in the database only included one property address for all the parcels. Because the properties with municipal address 231, 241 and 253 Wilson Street E were owned by the same person, the properties were bundled on the mapping and the catalogue reference is to 231 Wilson Street E.

ALTERNATIVES FOR CONSIDERATION

Possible alternatives for consideration include:

- 1) Council, after consultation with the HMHC, may decide to leave all the properties on the Register and Staff's work plan (refer to Appendix 'B' of PED20112), affording all of the properties provisional demolition protection under Section 27 of the *Ontario Heritage Act*. If the inactive Inventoried properties (refer to Appendix 'C' of PED20112) are included on the Register, the properties will be afforded provisional demolition protection even though the heritage resources no longer exist.
- 2) Council, after consultation with the HMHC, may decide not to add 241 Wilson Street E to the Register and Staff's work plan. If this property is not added to the Register, the property will not be afforded provisional demolition protection under Section 27 of the OHA.
- 3) Council, after consultation with the HMHC, may decline to include any properties on the Register. By declining to include any of the properties on the City of Hamilton's Register, the municipality would be unable to provide provisional demolition protection under Section 27 of the *Ontario Heritage Act* to these identified heritage resources.

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.

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" – Revised property list

Appendix "B" – Excerpt from City Council Minutes 20-009

Appendix "C" – List of properties to be removed from the consideration

Revised property list, located in Ancaster:

Property	Property
• 490 Old Dundas Rd	• 346 Wilson Street E
• 454 Wilson Street E	• 340 Wilson Street E
• 450 Wilson Street E	• 327 Wilson Street E
• 449 Wilson Street E	• 311 Wilson Street E
• 442 Wilson Street E	• 303 Wilson Street E
• 437 Wilson Street E	• 297 Wilson Street E
• 430 Wilson Street E	• 289 Wilson Street E
• 426 Wilson Street E	• 287 Wilson Street E
• 425 Wilson Street E	• 286 Wilson Street E
• 420 Wilson Street E	• 283 Wilson Street E
• 419 Wilson Street E	• 280 Wilson Street E
• 413 Wilson Street E	• 277 Wilson Street E
• 380 Wilson Street E	• 265 Wilson Street E
• 363 Wilson Street E	• 176 Wilson Street E
• 357 Wilson Street E	• 241 Wilson Street E
• 347 Wilson Street E	

6.2

CITY OF HAMILTON

MOTION

Council Date: April 29, 2020

MOVED BY COUNCILLOR L. FERGUSON.....

SECONDED BY COUNCILLOR.....

Properties of Potential Cultural Heritage Interest in Ancaster

WHEREAS the following properties (henceforth referred to collectively as “the properties” and being 40 in total) located in the Village Core of Ancaster, as defined in Section B.2.8.3 of the of the Ancaster Wilson Street Secondary Plan, from Rousseaux Street to Dalley Drive, are listed on the City’s Heritage Inventory but have no formal protection from demolition under the *Ontario Heritage Act*;

WHEREAS the list below includes properties that are identified on the map in Appendix A of the Ancaster Wilson Street Secondary Plan and properties that have been listed since the Ancaster Wilson Street Secondary Plan came into affect on February 18, 2015;

- 490 Old Dundas Rd
- 469 Wilson Street E
- 454 Wilson Street E
- 450 Wilson Street E
- 449 Wilson Street E
- 442 Wilson Street E
- 437 Wilson Street E
- 430 Wilson Street E
- 426 Wilson Street E
- 425 Wilson Street E
- 420 Wilson Street E
- 419 Wilson Street E
- 413 Wilson Street E
- 412 Wilson Street E
- 406 Wilson Street E
- 400 Wilson Street E
- 380 Wilson Street E
- 370 Wilson Street E
- 363 Wilson Street E
- 357 Wilson Street E
- 347 Wilson Street E
- 346 Wilson Street E
- 340 Wilson Street E
- 335 Wilson Street E
- 327 Wilson Street E
- 326 Wilson Street E
- 323 Wilson Street E
- 311 Wilson Street E
- 303 Wilson Street E
- 297 Wilson Street E
- 289 Wilson Street E
- 287 Wilson Street E
- 286 Wilson Street E
- 283 Wilson Street E
- 280 Wilson Street E
- 277 Wilson Street E
- 265 Wilson Street E
- 231 Wilson Street E
- 213 Wilson Street E
- 176 Wilson Street E

WHEREAS there is concern that the properties may be lost to demolition or subject to significant alterations prior to a full assessment of their cultural heritage value;

WHEREAS including the properties on the Municipal Heritage Register as non-designated properties under Section 27(1.2) of the *Ontario Heritage Act* provides the properties with interim, 60-day protection from demolition;

WHEREAS a preliminary evaluation of cultural heritage value or interest of the properties indicate they meet the criteria specified in *Ontario Regulation 9/06*, including but not limited to:

- Historical Associations – Located within the historic village core of Ancaster, these properties are associated with the history, growth and development of the village. Through further research, the properties have the potential to yield additional information which may contribute to an historic or contemporary understanding of the community;
- Physical and Architectural Design – Dating from the 19th-century to the mid-20th century, the properties can be considered representative examples of a variety of vernacular Ontario architectural types. Through further research, the properties may be found to display high degrees of craftsmanship, artistic merit, or technical achievement; and,
- Contextual Value – These properties are important in defining and maintaining the historic character of the Ancaster Village core. Given their location within the Village core, the properties are physically, visually, and historically linked to their surroundings. Through further research, the properties may be identified as local landmarks that contribute to our understanding of the development of the Ancaster community; and,

WHEREAS including the properties on the Register and staff's designation work plan supports the policies of the Ancaster Wilson Street Secondary Plan, specifically Section B.2.8.13 and Appendix A – Character Areas and Heritage Features, being objectives to retain and conserve historical buildings, structures, or features on their original sites and seek adaptive re-use and preservation of existing buildings before new development or redevelopment is considered;

THEREFORE BE IT RESOLVED:

- (a) That the following properties be added to the City's Municipal Heritage Register as non-designated properties, after consultation with the Hamilton Municipal Heritage Committee; and

- | | | |
|-----------------------|-----------------------|-----------------------|
| • 490 Old Dundas Rd | • 406 Wilson Street E | • 303 Wilson Street E |
| • 469 Wilson Street E | • 400 Wilson Street E | • 297 Wilson Street E |
| • 454 Wilson Street E | • 380 Wilson Street E | • 289 Wilson Street E |
| • 450 Wilson Street E | • 370 Wilson Street E | • 287 Wilson Street E |
| • 449 Wilson Street E | • 363 Wilson Street E | • 286 Wilson Street E |
| • 442 Wilson Street E | • 357 Wilson Street E | • 283 Wilson Street E |
| • 437 Wilson Street E | • 347 Wilson Street E | • 280 Wilson Street E |

- 430 Wilson Street E
- 426 Wilson Street E
- 425 Wilson Street E
- 420 Wilson Street E
- 419 Wilson Street E
- 413 Wilson Street E
- 412 Wilson Street E
- 346 Wilson Street E
- 340 Wilson Street E
- 335 Wilson Street E
- 327 Wilson Street E
- 326 Wilson Street E
- 323 Wilson Street E
- 311 Wilson Street E
- 277 Wilson Street E
- 265 Wilson Street E
- 231 Wilson Street E
- 213 Wilson Street E
- 176 Wilson Street E

(b) That Cultural Heritage staff in the Development Planning, Heritage and Design Section be directed to add the following properties to staff's designation work plan and be assigned high priority for completion:

- 490 Old Dundas Rd
- 469 Wilson Street E
- 454 Wilson Street E
- 450 Wilson Street E
- 449 Wilson Street E
- 442 Wilson Street E
- 437 Wilson Street E
- 430 Wilson Street E
- 426 Wilson Street E
- 425 Wilson Street E
- 420 Wilson Street E
- 419 Wilson Street E
- 413 Wilson Street E
- 412 Wilson Street E
- 406 Wilson Street E
- 400 Wilson Street E
- 380 Wilson Street E
- 370 Wilson Street E
- 363 Wilson Street E
- 357 Wilson Street E
- 347 Wilson Street E
- 346 Wilson Street E
- 340 Wilson Street E
- 335 Wilson Street E
- 327 Wilson Street E
- 326 Wilson Street E
- 323 Wilson Street E
- 311 Wilson Street E
- 303 Wilson Street E
- 297 Wilson Street E
- 289 Wilson Street E
- 287 Wilson Street E
- 286 Wilson Street E
- 283 Wilson Street E
- 280 Wilson Street E
- 277 Wilson Street E
- 265 Wilson Street E
- 231 Wilson Street E
- 213 Wilson Street E
- 176 Wilson Street E

List of properties to be removed from the consideration

Property (in Ancaster)	Inventory Status	Property Review
469 Wilson Street E	Active, status incorrect	Redeveloped in 1988. The previously identified heritage resource has been demolished, as such the current active Inventory status is incorrect.
412 Wilson Street E	Inactive	Vacant lot, heritage resource has been demolished.
406 Wilson Street E	Inactive	Vacant lot, heritage resource has been demolished.
400 Wilson Street E	Inactive	Vacant lot, heritage resource has been demolished.
370 Wilson Street E	Inactive	Redeveloped with a plaza in 1988. The previously identified heritage resource has been demolished.
231 Wilson Street E	n/a	This property was not included on the City's Inventory and was incorrectly included on the list.
335 Wilson Street E	Inactive	The property was initially included on the City's Inventory as it was associated with a property identified as part of an early Canadian Inventory of Historic Buildings (CIHB), conducted by the Research Division of the National Historic Parks and Sites Branch of Parks Canada. This CIHB noted a heritage resource dating to c.1860 located at 333 Wilson Street East. As part of ongoing inventory work by the City, the heritage resource identified by the CIHB was found to no longer exist, so the status was deemed to be inactive.
323 Wilson Street E	Inactive	Redeveloped in 1983 and the previously identified heritage resource has been demolished.
326 Wilson Street E	Inactive	Redeveloped in 1985 and the previously identified heritage resource has been demolished.
213 Wilson Street E	Inactive	Currently a vacant lot. A Site Plan application (DA-19-029) has been approved for the subject site; the property has been documented with a Documentation and Salvage (DS) report prior to demolition. The Policy and Design Working Group reviewed and accepted the DS report during their meeting on July 15, 2019.

CITY OF HAMILTON

NOTICE OF M O T I O N

Hamilton Municipal Heritage Committee: July 3, 2020

MOVED BY A. DENHAM-ROBINSON.....

Hamilton Municipal Heritage Committee Working Groups Current Projects and 2020 Plans

WHEREAS, Council approved the resolution to hold virtual meetings for the Hamilton Municipal Heritage Committee, and all associated Working Groups, during their meeting on June 24, 2020;

WHEREAS, Heritage Working Groups will meet starting in July on an as needed basis;

WHEREAS, the Heritage Working Group's mandate includes reviewing work brought forward by Heritage Staff and conducting related project work; and,

WHEREAS, to best plan and facilitate virtual meetings moving forward, the Hamilton Municipal Heritage Committee and Heritage Staff need to have an understanding of each Working Group's plan of work and status of existing work;

THEREFORE, BE IT RESOLVED:

That that the Chairs of the Working Groups of the Hamilton Municipal Heritage Committee, being the Education and Communications Working Group, the Inventory and Research Working Group and the Policy and Design Working Group, report back at the next Hamilton Municipal Heritage Committee meeting with a plan of work for 2020 and an update on current projects.

**Hamilton Municipal Heritage Committee
BUILDINGS AND LANDSCAPES UPDATES (for Virtual Meetings)**

Date of Meeting:	Friday July 3, 2020, (9:30 a.m. start time)
Name of HMHC Member:	Alissa Denham-Robinson, Chair

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.

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)

Property	Member	Brief Update / Recommendation
i. Tivoli, 108 James Street North, Hamilton (D)	T. Ritchie	
ii. Andrew Sloss House, 372 Butter Raod West, Ancaster (D)	C.Dimitry	
iii. Century Manor, 100 West 5 th St., Hamilton (D)	G.Carroll	
iv. Beach Canal Lighthouse and Cottage (D)	R.McKee	
v. 18-22 King St. East, Hamilton (R) (NOI)	W. Rosart	
vi. 24-28 King St. East, Hamilton (R) (NOI)	W. Rosart	
vii. 2 Hatt Street, Dundas (R)	K.Burke	
viii. James Street Baptist Church, 98 James St. S., Hamilton (D)	J.Brown	
ix. 828 Sanatorium Road, Hamilton	G.Carroll	
x. 120 Park Street, Hamilton	R.McKee	
xi. 398 Wilson St., Hamilton	C.Dimitry	

**Hamilton Municipal Heritage Committee
BUILDINGS AND LANDSCAPES UPDATES (for Virtual Meetings)**

Endangered Buildings and Landscapes (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)

Property	Member	Brief Update / Recommendation
i. Delta High School, 1284 Main St. East, Hamilton (D)	D.Beland	
ii. 2251 Rymal Road E., Stoney Creek (R)	B.Janssen	
iii. Former Valley City Manufacturing, 64 Hatt St., Dundas	K.Burke	
iv. St. Joseph's Motherhouse, 584 Northcliffe Ave., Dundas (R) (ND)	W.Rosart	
v. Copley Building, 104 King St. West; 56 York Blvd., and 63-76 MacNab St. N. (NOI)	G.Carroll	
vi. 1021 Garner Rd. E., Ancaster (Lampman House) (NOI)	C.Dimitry	
vii. Dunington-Grubb Gardens, 1000 Main St. E. (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 St., Hamilton	J.Brown	
xi. 52 Charlton Ave. W., Hamilton	J.Brown	
xii. 292 Dundas St., Waterdown	L.Lunsted	
xiii. Chedoke Estate (Balfour House), 1 Balfour Drive, Hamilton	T.Ritchie	

**Hamilton Municipal Heritage Committee
BUILDINGS AND LANDSCAPES UPDATES (for Virtual Meetings)**

Endangered Buildings and Landscapes (GREEN)

(Green = Properties whose status is stable)

Property	Member	Brief Update / Recommendation
i. The Royal Connaught Hotel, 112 King St. E., Hamilton (R)	T. Ritchie	
ii. Auchmar, 88 Fennell Ave. W., Hamilton (D)	R.McKee	
iii. Treble Hall, 4-12 John St. N, Hamilton (R)	T. Ritchie	
iv. 104 King St. W., Dundas (Former Post Office)	K.Burke	
v. 45 Forest Ave, Hamilton	G.Carroll	
vi. 125 King St. East, Hamilton	T.Ritchie	

Endangered Buildings and Landscapes (BLACK)

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

Property	Member	Brief Update / Recommendation
i. Auchmar Gate House, Claremont Lodge, 71 Claremont Drive (R)	R.McKee	
ii. 80 and 92 Barton St. E. (Hanrahan Hotel)	T.Ritchie	

RECOMMENDATION TO ADD A PROPERTY TO THE LIST	
Please indicate in the box below if there is a property of concern:	
Property Name and Address	Brief Update / Recommendation (Proposed Colour Rating)
50-54 Sanders Blvd., Hamilton (R)	Reviewed at July 3, 2020 HMHC Meeting (Red)
62 6 th Concession E, Flamborough	Reviewed at July 3, 2020 HMHC Meeting (Red)

**Hamilton Municipal Heritage Committee
BUILDINGS AND LANDSCAPES UPDATES (for Virtual Meetings)**

Date of Meeting:	Friday July 3, 2020, (9:30 a.m. start time)
Name of HMHC Member:	Janice Brown

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.

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)

Property	Member	Brief Update / Recommendation
i. Tivoli, 108 James Street North, Hamilton (D)	T. Ritchie	
ii. Andrew Sloss House, 372 Butter Raod West, Ancaster (D)	C.Dimitry	
iii. Century Manor, 100 West 5 th St., Hamilton (D)	G.Carroll	
iv. Beach Canal Lighthouse and Cottage (D)	R.McKee	
v. 18-22 King St. East, Hamilton (R) (NOI)	W. Rosart	
vi. 24-28 King St. East, Hamilton (R) (NOI)	W. Rosart	
vii. 2 Hatt Street, Dundas (R)	K.Burke	
viii. James Street Baptist Church, 98 James St. S., Hamilton (D)	J.Brown	No Change
ix. 828 Sanatorium Road, Hamilton	G.Carroll	
x. 120 Park Street, Hamilton	R.McKee	
xi. 398 Wilson St., Hamilton	C.Dimitry	

**Hamilton Municipal Heritage Committee
BUILDINGS AND LANDSCAPES UPDATES (for Virtual Meetings)**

Endangered Buildings and Landscapes (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)

Property	Member	Brief Update / Recommendation
i. Delta High School, 1284 Main St. East, Hamilton (D)	D.Beland	
ii. 2251 Rymal Road E., Stoney Creek (R)	B.Janssen	
iii. Former Valley City Manufacturing, 64 Hatt St., Dundas	K.Burke	
iv. St. Joseph's Motherhouse, 584 Northcliffe Ave., Dundas (R) (ND)	W.Rosart	
v. Copley Building, 104 King St. West; 56 York Blvd., and 63-76 MacNab St. N. (NOI)	G.Carroll	
vi. 1021 Garner Rd. E., Ancaster (Lampman House) (NOI)	C.Dimitry	
vii. Dunington-Grubb Gardens, 1000 Main St. E. (within Gage Park)	D.Beland	
viii. 1 St. James Place, Hamilton (D)	J.Brown	Remove from list!
ix. St. Clair Blvd. Conservation District	D.Beland	
x. 51 Herkimer St., Hamilton	J.Brown	Remove from list!
xi. 52 Charlton Ave. W., Hamilton	J.Brown	No change
xii. 292 Dundas St., Waterdown	L.Lunsted	
xiii. Chedoke Estate (Balfour House), 1 Balfour Drive, Hamilton	T.Ritchie	

**Hamilton Municipal Heritage Committee
BUILDINGS AND LANDSCAPES UPDATES (for Virtual Meetings)**

Endangered Buildings and Landscapes (GREEN)

(Green = Properties whose status is stable)

Property	Member	Brief Update / Recommendation
i. The Royal Connaught Hotel, 112 King St. E., Hamilton (R)	T. Ritchie	
ii. Auchmar, 88 Fennell Ave. W., Hamilton (D)	R.McKee	
iii. Treble Hall, 4-12 John St. N, Hamilton (R)	T. Ritchie	
iv. 104 King St. W., Dundas (Former Post Office)	K.Burke	
v. 45 Forest Ave, Hamilton	G.Carroll	
vi. 125 King St. East, Hamilton	T.Ritchie	

Endangered Buildings and Landscapes (BLACK)

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

Property	Member	Brief Update / Recommendation
i. Auchmar Gate House, Claremont Lodge, 71 Claremont Drive (R)	R.McKee	
ii. 80 and 92 Barton St. E. (Hanrahan Hotel)	T.Ritchie	

RECOMMENDATION TO ADD A PROPERTY TO THE LIST

Please indicate in the box below if there is a property of concern:

Property Name and Address	Brief Update / Recommendation (Proposed Colour Rating)

**Hamilton Municipal Heritage Committee
BUILDINGS AND LANDSCAPES UPDATES (for Virtual Meetings)**

Date of Meeting:	Friday July 3, 2020, (9:30 a.m. start time)
Name of HMHC Member:	

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.

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)

Property	Member	Brief Update / Recommendation
i. Century Manor, 100 West 5 th St., Hamilton (D)	G.Carroll	Was entered by unauthorized people but was quickly secured again after reporting to Miranda.
ii. 828 Sanatorium Road, Hamilton	G.Carroll	The building was vandalized and a fire began in rear of the structure. Much damage to exterior spaces. The front entrance was breeched possibly by first responders to the fire. Sadly this left the building unsecure for too long with urban explorers and others entering the structure. The property owners were slow to respond to secure the building leaving it very vulnerable to damage by vandals and others. There are two opening still partially open to weather on the second floor. This will lead to demolition by neglect like the Century Theatre.

Endangered Buildings and Landscapes (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)

Property	Member	Brief Update / Recommendation
i.		
ii. Copley Building, 104 King St. West; 56 York Blvd., and	G.Carroll	No changes

**Hamilton Municipal Heritage Committee
BUILDINGS AND LANDSCAPES UPDATES (for Virtual Meetings)**

63-76 MacNab St. N. (NOI)		
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Endangered Buildings and Landscapes (GREEN)

(Green = Properties whose status is stable)

Property	Member	Brief Update / Recommendation
i. 45 Forest Ave, Hamilton	G.Carroll	No change

Endangered Buildings and Landscapes (BLACK)

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

Property	Member	Brief Update / Recommendation
i. Auchmar Gate House, Claremont Lodge, 71 Claremont Drive (R)	R.McKee	
ii. 80 and 92 Barton St. E. (Hanrahan Hotel)	T.Ritchie	

RECOMMENDATION TO ADD A PROPERTY TO THE LIST

Please indicate in the box below if there is a property of concern:

Property Name and Address	Brief Update / Recommendation (Proposed Colour Rating)

**Hamilton Municipal Heritage Committee
BUILDINGS AND LANDSCAPES UPDATES (for Virtual Meetings)**

Date of Meeting:	Friday July 3, 2020, (9:30 a.m. start time)
Name of HMHC Member:	Karen Burke

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.

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)

Property	Member	Brief Update / Recommendation
i. Tivoli, 108 James Street North, Hamilton (D)	T. Ritchie	
ii. Andrew Sloss House, 372 Butter Raod West, Ancaster (D)	C.Dimitry	
iii. Century Manor, 100 West 5 th St., Hamilton (D)	G.Carroll	
iv. Beach Canal Lighthouse and Cottage (D)	R.McKee	
v. 18-22 King St. East, Hamilton (R) (NOI)	W. Rosart	
vi. 24-28 King St. East, Hamilton (R) (NOI)	W. Rosart	
vii. 2 Hatt Street, Dundas (R)	K.Burke	No visible changes
viii. James Street Baptist Church, 98 James St. S., Hamilton (D)	J.Brown	
ix. 828 Sanatorium Road, Hamilton	G.Carroll	
x. 120 Park Street, Hamilton	R.McKee	
xi. 398 Wilson St., Hamilton	C.Dimitry	

Hamilton Municipal Heritage Committee
BUILDINGS AND LANDSCAPES UPDATES (for Virtual Meetings)

Endangered Buildings and Landscapes (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)

Property	Member	Brief Update / Recommendation
i. Delta High School, 1284 Main St. East, Hamilton (D)	D.Beland	
ii. 2251 Rymal Road E., Stoney Creek (R)	B.Janssen	
iii. Former Valley City Manufacturing, 64 Hatt St., Dundas	K.Burke	Newest section of building on streetfront and east side has been painted white over previously red bricks. Back of building facing south and west has been 'whitewashed' but no visible structural changes. Roof tarpaulins have partially ripped and blown away. (photos attached below)
iv. St. Joseph's Motherhouse, 584 Northcliffe Ave., Dundas (R) (ND)	W.Rosart	
v. Copley Building, 104 King St. West; 56 York Blvd., and 63-76 MacNab St. N. (NOI)	G.Carroll	
vi. 1021 Garner Rd. E., Ancaster (Lampman House) (NOI)	C.Dimitry	
vii. Dunington-Grubb Gardens, 1000 Main St. E. (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 St., Hamilton	J.Brown	
xi. 52 Charlton Ave. W., Hamilton	J.Brown	
xii. 292 Dundas St., Waterdown	L.Lunsted	
xiii. Chedoke Estate (Balfour House), 1 Balfour Drive, Hamilton	T.Ritchie	

**Hamilton Municipal Heritage Committee
BUILDINGS AND LANDSCAPES UPDATES (for Virtual Meetings)**

Endangered Buildings and Landscapes (GREEN)

(Green = Properties whose status is stable)

Property	Member	Brief Update / Recommendation
i. The Royal Connaught Hotel, 112 King St. E., Hamilton (R)	T. Ritchie	
ii. Auchmar, 88 Fennell Ave. W., Hamilton (D)	R.McKee	
iii. Treble Hall, 4-12 John St. N, Hamilton (R)	T. Ritchie	
iv. 104 King St. W., Dundas (Former Post Office)	K.Burke	No visible changes
v. 45 Forest Ave, Hamilton	G.Carroll	
vi. 125 King St. East, Hamilton	T.Ritchie	

Endangered Buildings and Landscapes (BLACK)

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

Property	Member	Brief Update / Recommendation
i. Auchmar Gate House, Claremont Lodge, 71 Claremont Drive (R)	R.McKee	
ii. 80 and 92 Barton St. E. (Hanrahan Hotel)	T.Ritchie	

RECOMMENDATION TO ADD A PROPERTY TO THE LIST	
Please indicate in the box below if there is a property of concern:	
Property Name and Address	Brief Update / Recommendation (Proposed Colour Rating)

**Hamilton Municipal Heritage Committee
BUILDINGS AND LANDSCAPES UPDATES (for Virtual Meetings)**

64 Hatt Street, Dundas

Streetfront view during painting, showing previous brick colour (May 7, 2020)



Current streetfront view (as of July 2, 2020)



**Hamilton Municipal Heritage Committee
BUILDINGS AND LANDSCAPES UPDATES (for Virtual Meetings)**

Current back-of-building view, with torn tarps and whitewashed brick (July 2, 2020)



**Hamilton Municipal Heritage Committee
BUILDINGS AND LANDSCAPES UPDATES (for Virtual Meetings)**

Date of Meeting:	Friday July 3, 2020, (9:30 a.m. start time)
Name of HMHC Member:	Lyn Lunsted

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.

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)

Property	Member	Brief Update / Recommendation
i. Tivoli, 108 James Street North, Hamilton (D)	T. Ritchie	
ii. Andrew Sloss House, 372 Butter Raod West, Ancaster (D)	C.Dimitry	
iii. Century Manor, 100 West 5 th St., Hamilton (D)	G.Carroll	
iv. Beach Canal Lighthouse and Cottage (D)	R.McKee	
v. 18-22 King St. East, Hamilton (R) (NOI)	W. Rosart	
vi. 24-28 King St. East, Hamilton (R) (NOI)	W. Rosart	
vii. 2 Hatt Street, Dundas (R)	K.Burke	
viii. James Street Baptist Church, 98 James St. S., Hamilton (D)	J.Brown	
ix. 828 Sanatorium Road, Hamilton	G.Carroll	
x. 120 Park Street, Hamilton	R.McKee	
xi. 398 Wilson St., Hamilton	C.Dimitry	

**Hamilton Municipal Heritage Committee
BUILDINGS AND LANDSCAPES UPDATES (for Virtual Meetings)**

Endangered Buildings and Landscapes (YELLOW)

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Property	Member	Brief Update / Recommendation
i. Delta High School, 1284 Main St. East, Hamilton (D)	D.Beland	
ii. 2251 Rymal Road E., Stoney Creek (R)	B.Janssen	
iii. Former Valley City Manufacturing, 64 Hatt St., Dundas	K.Burke	
iv. St. Joseph's Motherhouse, 584 Northcliffe Ave., Dundas (R) (ND)	W.Rosart	
v. Copley Building, 104 King St. West; 56 York Blvd., and 63-76 MacNab St. N. (NOI)	G.Carroll	
vi. 1021 Garner Rd. E., Ancaster (Lampman House) (NOI)	C.Dimitry	
vii. Dunington-Grubb Gardens, 1000 Main St. E. (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 St., Hamilton	J.Brown	
xi. 52 Charlton Ave. W., Hamilton	J.Brown	
xii. 292 Dundas St., Waterdown	L.Lunsted	Building is for sale. Staff are aware and have been in contact with the owner.
xiii. Chedoke Estate (Balfour House), 1 Balfour Drive, Hamilton	T.Ritchie	

**Hamilton Municipal Heritage Committee
BUILDINGS AND LANDSCAPES UPDATES (for Virtual Meetings)**

Endangered Buildings and Landscapes (GREEN)

(Green = Properties whose status is stable)

Property	Member	Brief Update / Recommendation
i. The Royal Connaught Hotel, 112 King St. E., Hamilton (R)	T. Ritchie	
ii. Auchmar, 88 Fennell Ave. W., Hamilton (D)	R.McKee	
iii. Treble Hall, 4-12 John St. N, Hamilton (R)	T. Ritchie	
iv. 104 King St. W., Dundas (Former Post Office)	K.Burke	
v. 45 Forest Ave, Hamilton	G.Carroll	
vi. 125 King St. East, Hamilton	T.Ritchie	

Endangered Buildings and Landscapes (BLACK)

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

Property	Member	Brief Update / Recommendation
i. Auchmar Gate House, Claremont Lodge, 71 Claremont Drive (R)	R.McKee	
ii. 80 and 92 Barton St. E. (Hanrahan Hotel)	T.Ritchie	

RECOMMENDATION TO ADD A PROPERTY TO THE LIST	
Please indicate in the box below if there is a property of concern:	
Property Name and Address	Brief Update / Recommendation (Proposed Colour Rating)