



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

**Meeting #:** 20-006  
**Date:** October 30, 2020  
**Time:** 9:30 a.m.  
**Location:** Due to the COVID-19 and the Closure of City Hall - ROOM 264

All electronic meetings can be viewed at:

City of Hamilton's Website:  
<https://www.hamilton.ca/council-committee/council-committee-meetings/meetings-and-agendas>

City's Youtube Channel:  
<https://www.youtube.com/user/InsideCityofHamilton>

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

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**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. September 17, 2020

**5. COMMUNICATIONS**

5.1. Correspondence from Jack Dennison respecting 1389 Progreton Road, Carlisle (Flamborough)

## **6. DELEGATION REQUESTS**

- 6.1. Carol Priamo, Beasley Neighbourhood Association, respecting the Register Beasley Heritage Project (for today's meeting)
  - 6.1.a. Register Beasley Heritage Project 2020 Memo
  - 6.1.b. Register Beasley Heritage Project: Batch 1 - Recommended Register Listings, October 2020
  - 6.1.c. Register Beasley Heritage Project: Batch 1 - Recommended Register Listings, October 2020 Summary

## **7. CONSENT ITEMS**

- 7.1. Education and Communication Working Group Meeting Notes - September 9, 2020
- 7.2. Heritage Permit Applications - Delegated Approvals
  - 7.2.a. Heritage Permit Application HP2020-25: Proposed alterations to 76 Mill Street North, Waterdown (Ward 15), a property located within the Mill Street Heritage Conservation District (Bylaw No. 82-81-H)
  - 7.2.b. Heritage Permit Application HP2020-026: Proposed Installation of a Pool and Hot Tub at 63 Sydenham Street, Dundas (Ward 13) located within the Cross-Melville Heritage Conservation District (By-law No. 3899-90)
  - 7.2.c. Heritage Permit Application HP2020-027: Installation of a Security Camera in the Mortar Joint of the West Elevation Stone Wall at 55 Main Street West, Hamilton (Ward 2) (By-law No. 87-250)
  - 7.2.d. Heritage Permit Application (HP2020-028) – Renewal of Previously-approved Heritage Permit (HP2018-035) for 24-28 King Street East, Hamilton (Ward 2), (By-law No. 18-321)
- 7.3. Policy and Design Working Group Meeting Notes - July 13, 2020
- 7.4. Policy and Design Working Group Meeting Notes - August 17, 2020

## **8. VIRTUAL DELEGATIONS**

## **9. STAFF PRESENTATIONS**

- 9.1. Built Heritage Inventory Strategy Update (PED20133) (for the information of committee)

**10. DISCUSSION ITEMS**

10.1. Inventory and Research Working Group - Recommendations on Various Properties

**11. MOTIONS**

**12. NOTICES OF MOTION**

**13. GENERAL INFORMATION / OTHER BUSINESS**

13.1. Buildings and Landscapes

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

13.1.a. Endangered Buildings and Landscapes (RED)

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

- (i) Tivoli, 108 James Street North, Hamilton (D) – T. Ritchie
- (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dimitry
- (iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll
- (iv) 18-22 King Street East, Hamilton (D) – W. Rosart
- (v) 24-28 King Street East, Hamilton (D) – W. Rosart
- (vi) 2 Hatt Street, Dundas (R) – K. Burke
- (vii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown
- (viii) Long and Bisby Building, 828 Sanatorium Road – G. Carroll
- (ix) 120 Park Street, Hamilton (R) – R. McKee
- (x) 398 Wilson Street East, Ancaster (D) – C. Dimitry
- (xi) Lampman House, 1021 Garner Road East, Ancaster (NOID) – C. Dimitry
- (xii) Cathedral Boys School, 378 Main Street East, Hamilton (R) – T. Ritchie
- (xiii) Firth Brothers Building, 127 Hughson Street North, Hamilton (NOID) – T. Ritchie
- (xiv) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – R. McKee

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 (R) – K. Burke

(iv) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (ND) – W. Rosart

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

(vi) Dunington-Grubb Gardens, 1000 Main Street East (within Gage Park) (R) – D. Beland

(vii) St. Clair Blvd. Conservation District (D) – D. Beland

(viii) 52 Charlton Avenue West, Hamilton (D) – J. Brown

(ix) 292 Dundas Street East, Waterdown (R) – L. Lunsted

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

(xi) Binkley property, 50-54 Sanders Blvd., Hamilton (R) - J. Brown

(xii) 62 6th Concession East, Flamborough (I) - L. Lunsted

(xiii) Beach Canal Lighthouse and Cottage (D) – R. McKee

(xiv) Cannon Knitting Mill, 134 Cannon Street East, Hamilton (R) – 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) (R) – 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) 80 and 92 Barton Street East (Hanrahan Hotel) – T. Ritchie

**14. PRIVATE AND CONFIDENTIAL**

**15. ADJOURNMENT**



# Hamilton

## HAMILTON MUNICIPAL HERITAGE COMMITTEE

MINUTES 20-005

9:30 a.m.

September 17, 2020

Hamilton City Hall

71 Main Street West

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

**Absent with Regrets:** Councillor M. Pearson – City Business

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### THE HAMILTON MUNICIPAL HERITAGE COMMITTEE PRESENTS REPORT 20-005 AND RESPECTFULLY RECOMMENDS:

**1. Recommendation to Designate 110 - 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2) (Item 9.1)**

**(Janssen/Lunsted)**

- (a) That the designation of 110-122 King Street East, Hamilton (former Royal Connaught Hotel), shown in Appendix “A” to Report PED20159, 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 PED20159, be approved; and,
- (c) That the City Clerk be directed to take appropriate action to designate 110-122 King Street East, Hamilton (former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act*, in accordance with the Notice of Intention to Designate, attached as Appendix “C” to Report PED20159.

**CARRIED**

2. **Designation of 1389 Progreston Road, Carlisle (Flamborough), (Evergreen Farm) under Part IV of the Ontario Heritage Act (PED20125) (Ward 15) (deferred at the August 20, 2020 meeting) (Item 10.1)**

**(Carroll/Brown)**

That the recommendations in Report PED20125 respecting the Designation of 1389 Progreston Road, Carlisle (Flamborough), (Evergreen Farm) under Part IV of the Ontario Heritage Act (PED20125) (Ward 15) be amended as follows:

- (a) That maintenance of the designation of 1389 Progreston Road, Carlisle (Flamborough), (Evergreen Farm) shown in Appendix "A" to Report PED20125, as a property of cultural heritage value pursuant to the provisions of Part IV of the *Ontario s Act*, be approved;
- (b) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED20125, be revised ***to exclude the house, include the stone ruins and revise any reference of the property from the Evergreen Farm to the 'Progreston Woolen Mill'***;
- (c) ***That staff report back to the next Hamilton Municipal Heritage meeting with the necessary materials for the committee to review regarding the Notice of Intention to Designate 1389 Progreston Road, Carlisle (Flamborough); and***
- (d) ***That a commemorative plaque describing the history of the property will be erected by the with input and approval from the HMHC***

**Main Motion As Amended CARRIED**

3. **Education and Communication Working Group Meeting Notes - August 19, 2020 (Item 10.2)**

**(Brown/McKee)**

- (i) Hamilton Municipal Heritage Committee Heritage Recognition Award Nominations 2019-2020 (Item 1)

That the Hamilton Municipal Heritage Committee Heritage Recognition Award Nominations 2019-2020, attached hereto as Appendix "A" to Report 20-005, be approved, as presented.

**CARRIED**



**4. Amendment to the Hamilton Municipal Heritage Committee Terms of Reference (Added Item 11.1)**

**(Denham-Robinson/Burke)**

WHEREAS the current Terms of Reference for the Hamilton Municipal Heritage Committee stipulates the following; and:

**Meeting Schedule:**

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

WHEREAS, scheduling the monthly meetings of the Hamilton Municipal Heritage Committee without the stipulation of a date and time would allow more flexibility.

THEREFORE BE IT RESOLVED:

That the Hamilton Municipal Heritage Committee Terms of Reference be amended to read “a minimum of one meeting per month” under the heading of Meeting Schedule.

**FOR INFORMATION:**

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

The Clerk advised the Committee of the following changes:

**5. COMMUNICATIONS**

- 5.1 Correspondence from Christopher Bell, Property Manager, Property Management Guild Inc., respecting Recommendation to Designate 110-122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2)

Recommendation: Be received and referred to Item 9.1, Recommendation to Designate 110-122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2), for consideration.

**6. DELEGATION REQUESTS**

- 6.1 Delegation from Lynda Zugec respecting Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2) (for today's meeting)
- 6.2 Delegation from Trevor Copp respecting Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2) (for today's meeting)

- 6.3 Delegation from Kristina Schmuttermeier respecting Recommendation to Designate 110 - 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2) (for today's meeting)
- 6.4 Delegation from Beena Narwani respecting Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2) (for today's meeting)
- 6.5 Delegation from Jack Dennison respecting Designation of 1389 Progreston Road, Carlisle (Flamborough), (Evergreen Farm) under Part IV of the Ontario Heritage Act (PED20125) (Ward 15) (for today's meeting)

**7. CONSENT ITEMS**

- 7.3 Heritage Permit Review Sub-Committee Minutes - August 18, 2020

**12. NOTICES OF MOTION**

- 12.1 Amendment to the Terms of Reference of the Hamilton Municipal Heritage

**(Janssen/Brown)**

That the Agenda for the September 17, 2020 Hamilton Municipal Heritage Committee be approved, as amended.

**CARRIED**

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

A. Denham-Robinson declared an interest in Item 9.1, Recommendation to Designate 110 - 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2), as they work for the Project Architect of the property.

A. Denham-Robinson declared an interest in Item 10.2, Education and Communication Working Group Meeting Notes of August 19, 2020, as a family member works for the Project Architect of some of the properties that are being nominated for the Heritage Recognition Awards.

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

**(i) August 20, 2020 (Item 4.1)**

**(Burke/Carroll)**

That the Minutes of the August 20, 2020 meeting of the Hamilton Municipal Heritage Committee were approved, as presented.

**CARRIED**

**(d) COMMUNICATIONS (Item 5)**

**(i) Correspondence from Christopher Bell, Property Manager, Property Management Guild Inc., respecting Recommendation to Designate 110-122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2) (Added Item 5.1)**

**(Burke/Carroll)**

That the Correspondence from Christopher Bell, Property Manager, Property Management Guild Inc., be received and referred to Item 9.1, Recommendation to Designate 110-122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2), for consideration.

**CARRIED**

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

**(Brown/McKee)**

That the following Delegation Request be approved for today's meeting:

- (i) Delegation from Lynda Zugec respecting Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2) (for today's meeting) (Added Item 6.1)
- (ii) Delegation from Trevor Copp respecting Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2) (Added Item 6.2)
- (iii) Delegation from Kristina Schmuttermeier respecting Recommendation to Designate 110 - 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2) (Added Item 6.3)
- (iv) Delegation from Beena Narwani respecting Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal

Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159)  
(Ward 2) (Added Item 6.4)

- (v) Delegation from Jack Dennison respecting Designation of 1389  
Progreton Road, Carlisle (Flamborough), (Evergreen Farm) under Part IV  
of the Ontario Heritage Act (PED20125) (Ward 15) (Added Item 6.5)

**CARRIED**

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

**(Burke/Carroll)**

That the following items be received:

- (i) Heritage Permit Applications - Delegated Approvals (Item 7.1)
  - (a) Heritage Permit Application HP2020-017: Proposed removal of trees from 25 Cross Street Dundas (Ward 13) located within the Cross-Melville Heritage Conservation District (By-law No. 3899-90) (Item 7.1(a))
  - (b) Heritage Permit Application HP2020-019: Proposed construction of a two and a half storey addition at the rear of the existing dwelling at 243 MacNab Street South, Hamilton (Ward 2) (By-law No. 94-184) (Item 7.1(b))
  - (c) Heritage Permit Application HP2020-020: Replacement of the existing steel casement windows with new thermally broken replica windows on each facade of the 1929 building section at 127 Hughson Street North (22 Cannon Street East), Hamilton (Ward 2)(NOID) (Item 7.1(c))
  - (d) Heritage Permit Application HP2020-021: Proposed installation of a non-illuminated sign on the rear stone wall and an illuminated ground sign adjacent to the front yard driveway at 109-111 Charles Street, Hamilton (Ward 2) (By-law No. 90-144) (Item 7.1(d))
  - (e) Heritage Permit Application HP2020-022: Proposed alterations of the Griffin House located at 733 Mineral Springs Road, Ancaster (Ward 12) (By-law No. 90-92) (Item 7.1(e))
  - (f) Heritage Permit Application HP2020-23: Proposed restoration of the main entryway and windows on the primary facade at 50 Mill Street North, Waterdown (Ward 15), located within the Mill Street Heritage Conservation District (By-law No. 82-81-H) (Item 7.1(f))

- (g) Heritage Permit Application HP2020-024: Replacement of the asphalt shingles on the church roof with composite slate tiles at 64 Forest Avenue, Hamilton (Church of the Ascension) (Ward 2) (By-law No. 88-66) (Item 7.1(g))
- (ii) Heritage Permit Review Sub-Committee Minutes - July 21, 2020 (Item 7.2)
- (iii) Heritage Permit Review Sub-Committee Minutes – August 18, 2020 (Added Item 7.3)

**CARRIED**

**(g) DELEGATIONS (Item 8)**

**(Janssen/Burke)**

That the following Delegations were received:

- (i) Lynda Zugec respecting Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2) (Added Item 8.1)**

Lynda Zugec addressed the Committee respecting their concerns with Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2).

For further disposition of this matter, refer to Item 1.

- (ii) Trevor Copp respecting Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2) (Added Item 8.2)**

Trevor Copp addressed the Committee respecting their concerns with Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2).

For further disposition of this matter, refer to Item 1.

- (iii) Kristina Schmuttermeier respecting Recommendation to Designate 110 - 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2) (Added Item 8.3)**

Kristina Schmuttermeier addressed the Committee respecting their concerns with Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2).

For further disposition of this matter, refer to Item 1.

- (iv) **Beena Narwani respecting Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2) (Added Item 8.4)**

Beena Narwani addressed the Committee respecting their concerns with Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2).

For further disposition of this matter, refer to Item 1.

- (v) **Jack Dennison respecting Designation of 1389 Progreston Road, Carlisle (Flamborough), (Evergreen Farm) under Part IV of the *Ontario Heritage Act* (PED20125) (Ward 15) (Added Item 8.5)**

Jack Dennison addressed Committee with new information respecting the Designation of 1389 Progreston Road, Carlisle.

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

**CARRIED**

(h) **STAFF PRESENTATION (Item 9)**

- (i) **Recommendation to Designate 110 - 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2) (Item 9.1)**

David Addington, Cultural Heritage Planner, addressed the Committee with an overview Recommendation to Designate 110 - 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2) with the aid of a PowerPoint Presentation.

**(Ritchie/Burke)**

That the presentation respecting the Recommendation to Designate 110 - 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2) be received.

**CARRIED**

**(Ritchie/Burke)**

That Staff be directed to review the submissions by the delegates respecting Report PED20159, Recommendation to Designate 110-122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2), and report back on the City's ability to provide assistance and support, to the Hamilton Municipal Heritage Committee.

**CARRIED**

**(i) DISCUSSION ITEM (Item 10)**

**(i) Designation of 1389 Progreston Road, Carlisle (Flamborough), (Evergreen Farm) under Part IV of the *Ontario Heritage Act* (PED20125) (Ward 15) (deferred from the August 20, 2020 meeting)**

Miranda Brunton, Cultural Heritage Planner addressed Committee with an overview of Report PED20125 respecting the Designation of 1389 Progreston Road, Carlisle (Flamborough), (Evergreen Farm) under Part IV of the *Ontario Heritage Act* (Ward 15)

**(Carroll/Brown)**

That the recommendations in Report PED20125 respecting the Designation of 1389 Progreston Road, Carlisle (Flamborough), (Evergreen Farm) under Part IV of the *Ontario Heritage Act* (PED20125) (Ward 15) be amended as follows:

- (a) That maintenance of the designation of 1389 Progreston Road, Carlisle (Flamborough), (Evergreen Farm) shown in Appendix "A" to Report PED20125, 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 PED20125, **be revised to exclude the house, include the stone ruins and revise any reference of the property from the Evergreen Farm to the 'Progreston Woolen Mill'**; be approved;
- ~~(c) That the City Clerk be directed to take appropriate action to continue with the designation of 1389 Progreston Road, Carlisle (Flamborough) (Evergreen Farm) under Part IV of the *Ontario Heritage Act*, in accordance with the Notice of Intention to Designate, attached as Appendix "D" to Report PED20125;~~
- (c) **That staff report back to the next Hamilton Municipal Heritage meeting with the necessary materials for the committee to review regarding the Notice of Intention to Designate 1389 Progreston Road, Carlisle (Flamborough); and**

- (d) *That a commemorative plaque describing the history of the property will be erected by the with input and approval from the HMHC.*

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

A. Denham-Robinson relinquished the Chair to speak to the following item.

**(j) NOTICE OF MOTION**

- (i) **Amendment to the Terms of Reference of the Hamilton Municipal Heritage Committee (Added Item 12.1)**

**(Denham-Robinson/Lunsted)**

That the Rules of Order be waived to allow for the introduction of a Motion respecting an Amendment to the Terms of Reference of the Hamilton Municipal Heritage Committee.

**CARRIED**

For further disposition of this matter, refer to Item 4

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

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

**(McKee/Burke)**

That Auchmar Gate House, Claremont Lodge 71 Claremont Drive be moved from the Heritage Properties Update (black) to the Endangered Buildings and Landscapes List (RED).

**CARRIED**

T. Ritchie requested to be marked as OPPOSED to the above motion.

The following updates were 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) 18-22 King Street East, Hamilton (D) – W. Rosart
- (v) 24-28 King Street East, Hamilton (D) – W. Rosart



- (vi) 2 Hatt Street, Dundas (R) – K. Burke
- (vii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown
- (viii) Long and Bisby Building, 828 Sanatorium Road – G. Carroll
- (ix) 120 Park Street, Hamilton (R) – R. McKee
- (x) 398 Wilson Street East, Ancaster (D) – C. Dimitry
- (xi) Lampman House, 1021 Garner Road East, Ancaster (NOID) – C. Dimitry
- (xii) Cathedral Boys School, 378 Main Street East, Hamilton (R) – T. Ritchie
- (xiii) Firth Brothers Building, 127 Hughson Street North, Hamilton (NOID) – T. Ritchie
- (xiv) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – R. McKee

**(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 (R) – K. Burke
- (iv) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (ND) – W. Rosart
- (v) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI) – G. Carroll
- (vi) Dunington-Grubb Gardens, 1000 Main Street East (within Gage Park) (R) – D. Beland
- (vii) St. Clair Blvd. Conservation District (D) – D. Beland
- (viii) 52 Charlton Avenue West, Hamilton (D) – J. Brown

- (ix) 292 Dundas Street East, Waterdown (R) – L. Lunsted
- (x) Chedoke Estate (Balfour House), 1 Balfour Drive, Hamilton (R) – T. Ritchie
- (xi) Binkley property, 50-54 Sanders Blvd., Hamilton (R) - J. Brown
- (xii) 62 6<sup>th</sup> Concession East, Flamborough (I) - L. Lunsted
- (xiii) Beach Canal Lighthouse and Cottage (D) – R. McKee
- (xiv) Cannon Knitting Mill, 134 Cannon Street East, Hamilton (R) – 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) (R) – 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) 80 and 92 Barton Street East (Hanrahan Hotel) – T. Ritchie  
**CARRIED**

**(ii) Staff Designation Work Plan (as of September 11, 2020) (Item 10.2)**

**(McKee/Brown)**

That staff be directed to increase the priority of the Auchmar Gate House, Claremont Lodge, 71 Claremont Drive be included in the next round of consultation assignments for the Staff Designation Work Plan.

**CARRIED**

**(I) ADJOURNMENT (Item 15)**

**(Beland/Burke)**

That there being no further business, the Hamilton Municipal Heritage Committee, adjourned at 1:13 p.m.

**CARRIED**

Respectfully submitted,

Alissa Denham-Robinson, Chair  
Hamilton Municipal Heritage Committee

Loren Kolar  
Legislative Coordinator  
Office of the City Clerk

**Pilon, Janet**

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**Subject:** 1389 Progreston Rd / The Progreston Mill / Dennison

**From:** Jack Dennison

**Sent:** Saturday, October 10, 2020 10:21 PM

**To:** Pilon, Janet <Janet.Pilon@hamilton.ca>; Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; John Ariens <john.ariens@ibigroup.com>; Partridge, Judi <Judi.Partridge@hamilton.ca>

**Subject:** Re: 1389 Progreston Rd / The Progreston Mill / Dennison

Hamilton City Council

I know you are all "mostly" aware of the circumstances of my property, 1389 Progreston Rd as the chronology is in the Steve / Miranda report.

July 27, 2018 I applied for all the necessary permits and as noted, heritage status was not considered as part of the review in spite of the fact that the property was added as an inventory addition in 1991. Had it been noted, we would have dealt with this issue over 2 years ago.

August 14, 2018; Demolition deficiencies were noted, but the house was tenant occupied and I was not ready to start the build as I was still finishing the build of a Burlington home.

September 2019: Members of the Inventory and Research working group noticed the property for sale and did "preliminary curbside" analysis, as nobody ever contacted me and asked to access the property. They knew that it was listed with a new house to be built and demolition of the existing house had been applied for.

November 1, 2019; a courtesy letter was mailed by regular mail addressed to "the property owner".. this letter was never received by me or otherwise notified even though permit applications were in hand at Hamilton for 14 months, with full contact information, and the owner has been a tax payer for 38 years. It really appears that they did not want to notify me and I would certainly encourage the City of Hamilton to change that police such that Home / Property owners must be notified.

NOID was issued April 23 and sent to both, the Carlisle address and my Burlington address. Why not in November 2019?

I live in and love my Designated Heritage Home but I know that 1389 was unfortunately beyond repair, but the home I had designed to replace it is very much a replica home built to modern building standards and would enhance the area.

With the NOID being issued I had to immediately hire a Heritage Planner, a Heritage engineer, Planner and attorney and we had all our research reports to the City May 8, 2020. I immediately followed up with each member of Council and it has taken until now to have the Hamilton Municipal Heritage Committee "unanimously support" the removal of the home from the proposed designation.

There was no log cabin in the expanded home, no arched windows, no decorative bargeboard, and more importantly it was never a farm, 10 acres is too small - at best it was an industrial site.

We finally got notice that the issue would go to the August Heritage Meeting, which had never been suggested prior. Why if that was to be the chosen route could it have not gone to the July HMHC meeting?

So now it is proposed to send it to the Hamilton Municipal Heritage Committee and the October 15 meeting has been cancelled and moved to October 30 with Planning and Council November 3 rd and 11 th respectively.

Hamilton Municipal Heritage Committee "unanimously" supported removal of the house from the proposed designation. Please support re-issuing the demolition and building permits at this Council meeting October 14, 2020 and we can iron out the Heritage Designation including the ruins at the now October 30 Heritage meeting.

I was told I had to submit new building and demolition permit applications which I did Sunday October 4, in hopes that I can get back my permits right after Council next week.

PLEASE! This has been an unbelievably frustrating process and I have lost the preferred spring, summer and fall building season and I expected to be living in the home by now.

thank you for your time and consideration

jack

**Form: Request to Speak to Committee of Council**

Submitted on Thursday, October 8, 2020 - 10:29am

**==Committee Requested==**

**Committee:** Hamilton Municipal Heritage Committee

**==Requestor Information==**

**Name of Individual:** Carol Priamo

**Name of Organization:** Beasley Neighbourhood Association

**Contact Number:** [REDACTED]

**Email Address:** [REDACTED]

**Mailing Address:**

[REDACTED]

**Reason(s) for delegation request:** To present and recommend to the HMHC seventy-two heritage properties on James Street North as surveyed and evaluated by the BNA project co-ordinator, Carol Priamo, in consultation with Tourism and Culture staff. The property list has already been presented to the Inventory and Research Working Group on September 28, 2020 and approved. Project background, purpose and methodology will be presented and questions on the recommendations taken.

**Will you be requesting funds from the City?** No

**Will you be submitting a formal presentation?** Yes



**Re: REGISTER BEASLEY HERITAGE PROJECT (2020)**  
**To: The Hamilton Municipal Heritage Committee**  
**From: Carol Priamo, Project Director, Beasley Neighbourhood Association**  
**Date: October 21, 2020**

## **RECOMMENDATION**

That HMHC advise Council to list the properties of cultural heritage value or interest on James Street North located in the James Street North cultural heritage landscape and the historic neighbourhoods of Beasley and Central, as identified in the attached list titled *Batch 1 – James Street North*, on the Municipal Heritage Register.

## **BACKGROUND**

This project was developed in response to the following events:

- the introduction of Bill 108 by the provincial government with changes to the Ontario Heritage Act to be implemented from January 2021 which would add conditions to the 'listing' of buildings of heritage interest.
- the demolition of the Brandon House in Ancaster, resulting in Council listing approximately 40 buildings on Wilson Street in the village core.

These factors made it increasingly apparent that as a community we could take this essential first step in obtaining a degree of protection for our unlisted heritage properties through the City's established process of survey, documentation, review and assessment, known as the Built Heritage Inventory Process ([www.hamilton.ca/heritageinventory](http://www.hamilton.ca/heritageinventory)).

With my professional experience in heritage conservation planning and inventory work with municipal and provincial governments and as Heritage Board member for the Beasley Neighbourhood Association, I saw an opportunity to assist the City by continuing the work of the Downtown Built Heritage Inventory that was completed in 2014.

The "**Register Hamilton Heritage Project**" was introduced at the ACO June 2020 meeting. Two separate projects evolved - The "Register Beasley Heritage" project

headed by me and the “Register Ancaster Heritage” project taken on by representatives of the Ancaster Village Heritage Community group.

I then presented the “**Register Beasley Heritage Project**” to the Beasley Neighbourhood Association at the June 10, 2020 meeting where it was unanimously approved. A descriptive summary of the project has been posted on their website at [www.ourbna.com](http://www.ourbna.com) and on their Facebook page.

- The project officially began on July 1<sup>st</sup> with volunteer training conducted by myself, Laurie Brady (Ancaster) and Alissa Golden (City); I developed a Volunteer Package containing project information on the ‘listing’ process, photography guidelines, a letter of authorization, sample Inventory Forms, the Beasley Historical Context Statement, and the University of Waterloo’s Manual of Architectural Styles.
- I then contacted Councillor Jason Farr (Ward 2) informing him of the community-led Register Heritage project for Beasley; he endorsed the project with enthusiasm and his full support.
- Councillor Farr, the ACO and the BNA receive detailed monthly updates of the project’s progress.

## **PURPOSE and SCOPE**

The area of Beasley Neighbourhood south of Cannon was included in the 2014 Downtown Built Heritage Inventory undertaken by the City of Hamilton, which resulted in ~75% of all properties in the study area being listed on the Register to give them interim 60-day protection from demolition. Properties in ‘Beasley North’ from Cannon to Murray and from James to Wellington had no heritage protection, and therefore no process to flag these properties when demolition or redevelopment is proposed.

**The purpose of this project is to inventory and recommend to the Register many of Beasley’s important heritage properties.**

To recommend buildings of heritage significance to the Register, we needed to work closely with the City using its Inventory process and tools in exactly the same manner as the previous City-led Inventory of Downtown and Durand. This would entail survey, documentation, architectural description, evaluation by volunteers before City staff review and presentation to the Inventory and Research Working Group, the Hamilton Municipal Heritage Committee before proceeding to the Planning Committee and Council for final approval.



## **SCHEDULE**

Initially, I planned a six-month time frame from July 1<sup>st</sup> – December 31<sup>st</sup>, 2020 in order to have the properties listed before the scheduled changes to the *Ontario Heritage Act* (Jan 1<sup>st</sup>, 2020). I soon realized that this was not possible given the City's review process but retained the same schedule for the Inventory sending each batch to City staff as it was completed.

## **METHODOLOGY**

Each property is inventoried, documented and evaluated using the City's Inventory and Evaluation Forms and photographed by professional volunteer photographers. Properties that are recommended will go through the City's review process including Tourism and Culture staff, Alissa Golden, the Cultural Heritage Planners, the Inventory and Research Working Group and the Hamilton Municipal Heritage Committee. Recommendations will be presented to Council for approval to be added to the Register.

The initial intention was to use this community-led project as a pilot for future inventories in other parts of the City. To this end, the twenty Ancaster volunteers, three Beasley volunteers and the project coordinators received training and direction in the City's Inventory process by Alissa Golden, Heritage Projects Specialist, Tourism and Culture, responsible for previous and current Inventories undertaken by the City.

Beasley volunteers have been given specific roles in the inventory suited to their knowledge and experience. Only two volunteers (myself included) are able to name and describe the architectural styles and features as well as completing the Evaluations. Other volunteers fill in other survey details on the Inventory Form. Three experienced photographers have documented each property with the necessary views. The project area was divided into batches and each batch completed before sending recommendations to the City, the Committees and to Council.

The recommending of properties to be added to the Register generally followed the 2014 City Inventory and the Durand Neighbourhood Inventory of 2019 criteria including listing all buildings one hundred years and older that have survived compromising alterations or could be restored to a close to original appearance and that are integral to maintaining the character of the historical streetscape. These were the main criteria for most of the properties but others met the criteria of historical and design value as well.

## **JAMES STREET NORTH**

At the recommendation of City staff, I was eager to begin the project with James Street North from Cannon to Murray – both East and West sides although the West side was part of Central Neighbourhood. Both sides needed to be taken as a unit.

This section along with the area of James North from Main to Cannon had been studied for a proposal in the 1980's to designate it as a Heritage Conservation District by City Planning staff. This study as well as other relevant documents, maps and reports were sent by the City and utilized along with the Beasley Historical Context Report as research for the heritage properties in this area. The LACAC Inventory of the properties on James North from the 1980's was an invaluable resource.

Current photographs taken of every property and completed Inventory and Evaluation forms were forwarded to the City for review in Summer 2020. Documenting and evaluating properties on this historic street proved to be a valuable exercise for the community-led project to successfully undertake the remaining areas in the Beasley Neighbourhood.

I worked solo on all aspects of the James Street North Inventory and photo-documentation with guidance from City staff. I wanted to learn and establish optimum methods for every part of the project to facilitate working with the City and to direct project volunteers' with an efficient and clear process for completing and submitting their work in other areas of the neighbourhood. By the completion of James Street North, the project was running smoothly.

After review by City staff, the first batch of 72 properties on James Street North was presented to the Inventory and Research Working Group at the September 28th meeting. In preparation for the meeting, a package was sent including photos, a list of the properties and my summary description of the project to date. All of the recommended addresses on the list were approved by the Committee after a question and answer period. A motion to make a delegation at the next HMHC meeting was passed.

Letters to property owners were sent by City staff informing them that their property had been recommended for listing on the Municipal Heritage Register and providing information on when the recommendations would be considered at HMHC and how to delegate.

We were informed of the opportunity to bring a delegation to the Hamilton Municipal Heritage Committee to recommend these properties at the October 30<sup>th</sup> meeting. A package was prepared and sent. I understand that staff will be presenting on the City's

Built Heritage Inventory Strategy and process for another item on the October 30<sup>th</sup> HMHC agenda, and I will present a 5-minute PowerPoint as part of this Register Beasley project.

## **PROGRESS**

The process of recommending Beasley heritage properties for inclusion on the Register is being repeated for additional neighbourhood streets. Currently, Hughson and John Streets north of Cannon have been completed and reviewed by the City. Catharine, Mary, and Murray Streets will be to be reviewed in November. We are in the process of working on the remainder of Beasley - Cannon, Robert, Barton, Murray, Elgin, Cathcart and Wellington by the end of the year.

It is with great pride that we see the photographs of these Beasley properties posted on the City's Cultural Heritage Resources Map ([www.map.hamilton.ca/heritagemap](http://www.map.hamilton.ca/heritagemap)) as an important heritage tool for all to use.

Carol Priamo,  
BNA Board, ACO Board

**Register Beasley Heritage Project  
Batch 1 - Recommended Register Listings, October 2020**

<b>Name</b>	<b>Address</b>	<b>Community</b>	<b>Classification</b>
Eager Row	161 JAMES ST N	Hamilton	Significant Built Resource (SBR)
Eager Row	163 JAMES ST N	Hamilton	Significant Built Resource (SBR)
Eager Row	165 JAMES ST N	Hamilton	Significant Built Resource (SBR)
Eager Row	167 169 JAMES ST N	Hamilton	Significant Built Resource (SBR)
	170 174 JAMES ST N	Hamilton	Significant Built Resource (SBR)
	173 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
Orange Hall	175 JAMES ST N	Hamilton	Significant Built Resource (SBR)
Mullen House; Wentworth Cycle Works	176 180 JAMES ST N	Hamilton	Character-Defining Resource (CDR)
Shekter Building	191 JAMES ST N	Hamilton	Character-Defining Resource (CDR)
Former Armoury Hotel; Drake Hotel	193 197 JAMES ST N	Hamilton	Significant Built Resource (SBR)
	199 JAMES ST N	Hamilton	Significant Built Resource (SBR)
John Weir Foote VC Armoury	200 JAMES ST N	Hamilton	Significant Built Resource (SBR)
	201 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
Former Wright's Hardware	203 205 JAMES ST N	Hamilton	Character-Defining Resource (CDR)
	207 211 JAMES ST N	Hamilton	Significant Built Resource (SBR)
Former St. Michael's Hall; Central Hall	213 JAMES ST N	Hamilton	Significant Built Resource (SBR)
Former Union Hall	224 JAMES ST N	Hamilton	Character-Defining Resource (CDR)
	225 227 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
Sansone Apartments	226 228 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	229 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
Walker Apartments	230 234 JAMES ST N	Hamilton	Character-Defining Resource (CDR)
	231 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	233 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	235 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
Littner Apartments	236 JAMES ST N	Hamilton	Character-Defining Resource (CDR)
	237 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	238 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	239 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
Gould's Apartments and Auditorium; Hungarian Hall	240 242 JAMES ST N	Hamilton	Character-Defining Resource (CDR)
	241 JAMES ST N	Hamilton	Character-Defining Resource (CDR)
	243 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
Gould's Apartments	244 246 JAMES ST N	Hamilton	Character-Defining Resource (CDR)
Former Sansone Grocery	245 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	253 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	274 276 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	278 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	280 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	282 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)

**Register Beasley Heritage Project  
Batch 1 - Recommended Register Listings, October 2020**

<b>Name</b>	<b>Address</b>	<b>Community</b>	<b>Classification</b>
	288 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	290 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	292 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	294 296 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	295 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
Former Weil's Bakery	296 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
Former Sing's Laundry	299 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	300 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	301 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	302 JAMES ST N	Hamilton	Character-Defining Resource (CDR)
Former Molsons Bank; Bank of Montreal	303 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
Former Canadian Imperial Bank of Commerce Building	305 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	306 JAMES ST N	Hamilton	Character-Defining Resource (CDR)
	308 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
Former International Hotel	309 JAMES ST N	Hamilton	Character-Defining Resource (CDR)
	310 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	314 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	316 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	318 320 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	322 324 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
Former Harbour Mission	325 JAMES ST N	Hamilton	Character-Defining Resource (CDR)
	326 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	328 JAMES ST N	Hamilton	Character-Defining Resource (CDR)
	329 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	330 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	331 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	332 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	333 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	334 JAMES ST N	Hamilton	Character-Supporting Resource (CSR)
	337 JAMES ST N	Hamilton	Character-Defining Resource (CDR)
This Ain't Hollywood; Former Turbina Hotel	341 345 JAMES ST N	Hamilton	Character-Defining Resource (CDR)
	342 JAMES ST N	Hamilton	Character-Defining Resource (CDR)
	344 JAMES ST N	Hamilton	Character-Defining Resource (CDR)
	346 JAMES ST N	Hamilton	Character-Defining Resource (CDR)

Register Beasley Heritage Project  
Batch 1 - Recommended Register Listings, October 2020  
Summary

161 -169 JAMES ST N (c. 1882) - SBR



170 - 174 JAMES ST N (c. 1912) - SBR



173 JAMES ST N (c. 1914) - CSR



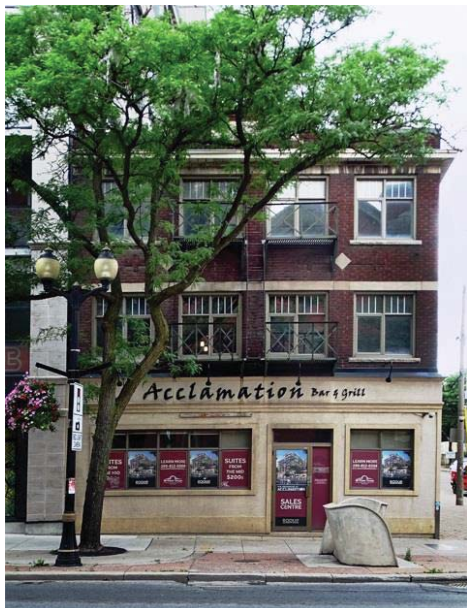
175 JAMES ST N (c. 1905) - SBR



176 - 180 JAMES ST N (c. 1874) - CDR



191 JAMES ST N (c. 1924) - CDR





193 - 197 JAMES ST N (c. 1887) - SBR



199 JAMES ST N (c. 1887) - SBR



200 JAMES ST N (c. 1887) - SBR



201 JAMES ST N (c. 1924) - CSR



203 - 205 JAMES ST N (c. 1913) - CDR



207 - 211 JAMES ST N (c. 1890) - SBR



213 JAMES ST N (c. 1912) - SBR



224 JAMES ST N (c. 1909) - CDR



225 - 227 JAMES ST N (c. 1951) - CSR



226 - 228 JAMES ST N (c. 1920) - CSR



229 JAMES ST N (c. 1877) - CSR



230 - 234 JAMES ST N (c. 1920) - CDR



231 JAMES ST N (c. 1881) - CSR



233 JAMES ST N (c. 1923) - CSR



235 JAMES ST N (c. 1885) - CSR



236 JAMES ST N (c. 1921) - CDR

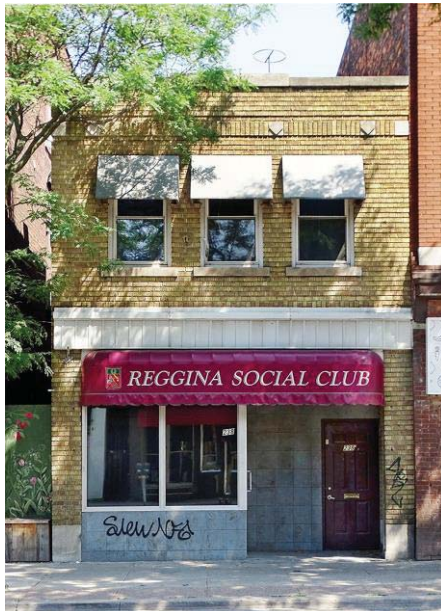




237 JAMES ST N (c. 1885) - CSR



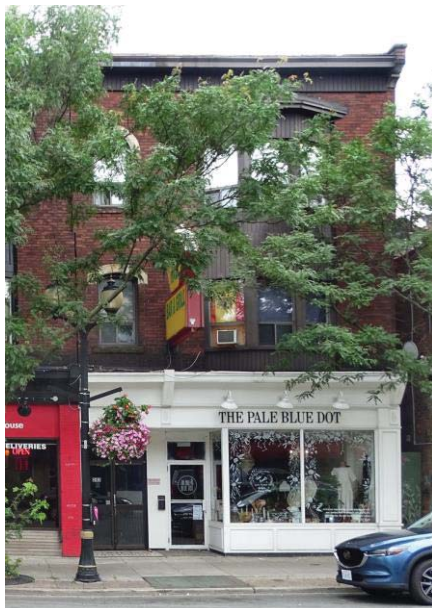
238 JAMES ST N (c. 1922) - CSR



239 JAMES ST N (c. 1912) - CSR



240 - 242 JAMES ST N (c. 1912) - CDR



241 JAMES ST N (c. 1912) - CDR



243 JAMES ST N (c. 1912) - CSR



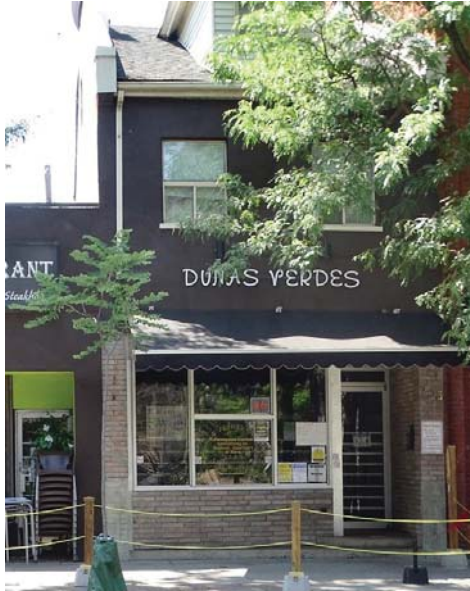
244 - 246 JAMES ST N (c. 1912) - CDR



245 JAMES ST N (c. 1918) - CSR



253 JAMES ST N (c. 1884) - CSR



274 - 276 JAMES ST N (c. 1880) - CSR



278 JAMES ST N (c. 1880) - CSR



280 JAMES ST N (c. 1880) - CSR



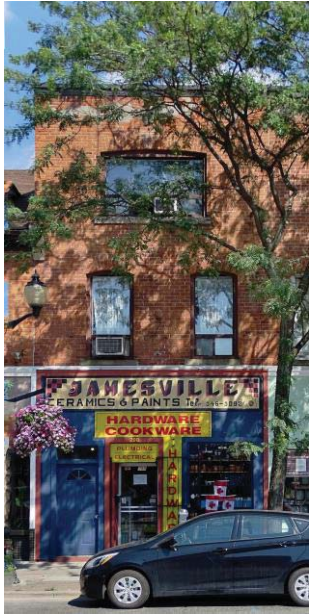
282 JAMES ST N (c. 1880) - CSR



288 JAMES ST N (c. 1881) - CSR



290 JAMES ST N (c. 1881) - CSR



292 JAMES ST N (c. 1912) - CSR





294 - 296 JAMES ST N (c. 1910) - CSR



295 JAMES ST N (c. 1905) - CSR



296 JAMES ST N (c. 1911) - CSR



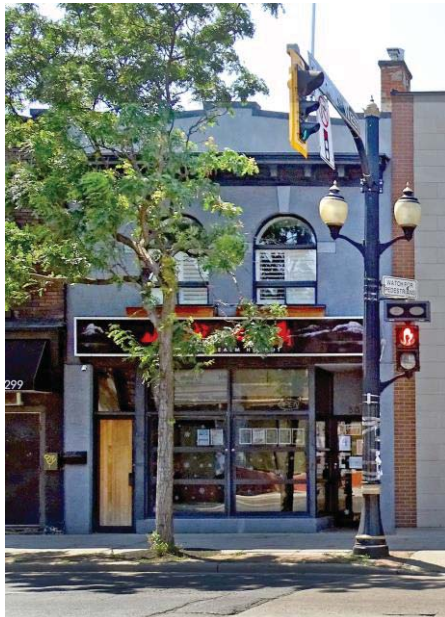
299 JAMES ST N (c. 1907) - CSR



300 JAMES ST N (c. 1928) - CSR



301 JAMES ST N (c. 1907) - CSR



302 JAMES ST N (c. 1911) - CDR



303 JAMES ST N (c. 1905) - CSR



305 JAMES ST N (c. 1963) - CSR



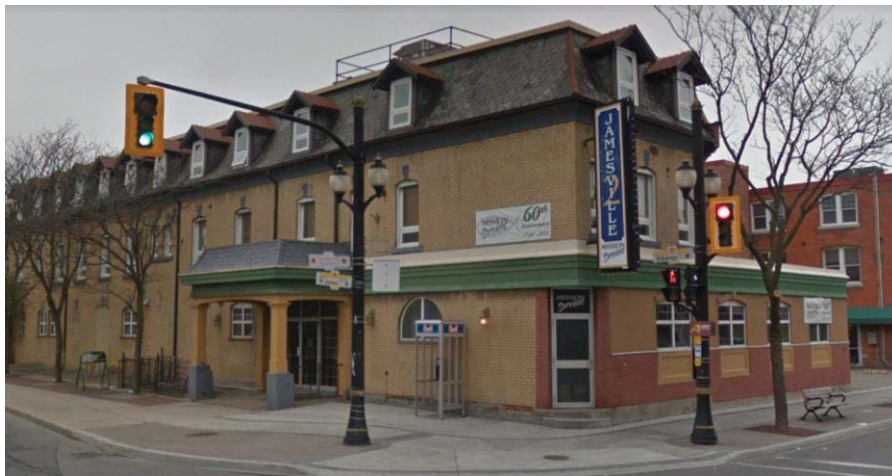
306 JAMES ST N (c. 1850) - CDR



308 JAMES ST N (c. 1900) - CSR



309 JAMES ST N (c. 1900) - CDR



310 JAMES ST N (c. 1900) - CSR



314 JAMES ST N (c. 1900) - CSR



316 JAMES ST N (c. 1900) - CSR



318 - 320 JAMES ST N (c. 1900) - CSR





322 - 324 JAMES ST N (c. 1964) - CSR



325 JAMES ST N (c. 1910) - CDR



326 JAMES ST N (c. 1900) - CSR



328 JAMES ST N (c. 1885) - CDR



329 JAMES ST N (c. 1890) - CSR



330 JAMES ST N (c. 1900) - CSR



331 JAMES ST N (c. 1890) - CSR



332 JAMES ST N (c. 1900) - CSR



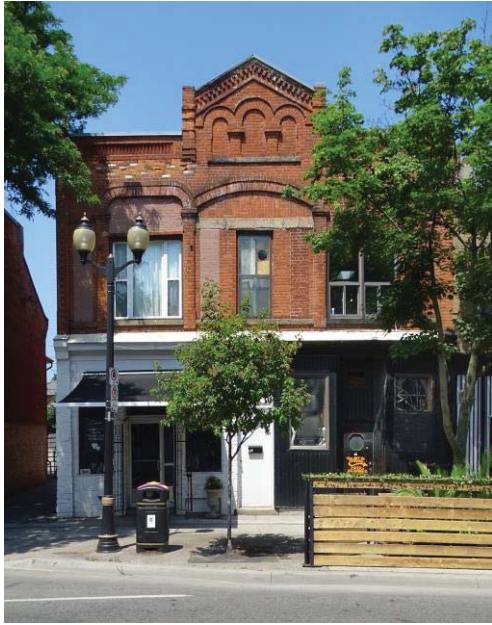
333 JAMES ST N (c. 1890) - CSR



334 JAMES ST N (c. 1900) - CSR



337 JAMES ST N (c. 1910) - CDR



341 - 345 JAMES ST N (c. 1893) - CDR



342 JAMES ST N (c. 1862) - CDR



344 JAMES ST N (c. 1862) - CDR



346 JAMES ST N (c. 1862) - CDR





# HMHC Education and Communication Working Group

## Meeting Notes

Wednesday September 9<sup>th</sup>, 2020 (6:00pm)  
City WebEx, Virtual Meeting

**Present:** Alissa Denham-Robinson (Chair), Janice Brown, Robin McKee, Graham Carroll, Kathy Stacey, Tim Ritchie, Chuck Dimitry, David Addington (Heritage Planning Staff – Meeting Host)

**Regrets:**

**Also present:** N/a

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### RECOMMENDATIONS:

N/a

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#### 1. Changes to the Agenda

1. N/a

#### 2. Declaration of Interest

1. A.Denham-Robinson and K.Stacey declared interest regarding award nominations (where noted).

#### 3. Previous Meeting Notes

1. Aug 19<sup>th</sup>, 2020 (Copy attached) – Approved by general consensus, the notes prepared by Chair A.Denham-Robinson.

#### 4. Publications & Print Projects:

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

- a. C.Dimitry provided a verbal update. The focus of work has been on the theme of Education.
- b. Puzzles named “Hamilton’s Secondary Schools – Past, Present and Future” and “Hamilton’s Historic McMaster University” has been drafted and circulated to the group for review and comment.
- c. The next puzzle project will focus on “Vanished Hamilton Schools”

##### 2. Heritage Colouring Pages – Volume 2 (Project On-going)

- a. No new update.

## 5. Public Outreach and Events:

### 1. 30<sup>th</sup> Annual Flamborough Heritage Society Book Fair

- a. A.Denham-Robinson provided a verbal update.
- b. The Heritage Society has reached out to gauge interest in HMHC participating in a Virtual Book Fair and Scavenger Hunt which would include social media posts and videos throughout the month of October.
- c. HMHC stated interest and offered printed materials as resources to the Heritage Society.
- d. The Working Group will await further updates from the Heritage Society.

### 2. HMHC Heritage Recognition Awards 2019-20

- a. The Working Group reviewed the list of nominations; property by property to assign responsibilities for write-ups/commentary for award presentations.

### 3. HMHC Heritage Recognition Awards Celebration

- a. Working Group to draft an outline plan for the proposed Awards Recognition Event (Virtual/Social Media) - details still to be confirmed.
  - Date: Heritage Week 2021 (Feb. 15-21).
  - Format: To be confirmed (video, powerpoint, etc.)
  - No. of Categories: 8
  - No. of Awards: 26
  - Available Staff resources: To be confirmed
  - Production: To be confirmed
  - Budget: To be confirmed
  - Period to prepare: October 2020 to January 2021
- b. G.Carroll volunteered to format and compile a draft Power Point slide show as a preliminary script.
- c. Working Group to review options for Static Presentation (i.e. Social Media post, Power Point presentation, etc.) and Active Presentations (i.e. Video, Interview / verbal presentations, Allow property owners to speak, etc.)
- d. Options for promotion of an event could include Culture Dept through Facebook, City's You Tube Channel, Website, Use of Contact List, Local media outlets, etc.
- e. Options for presentation times. The Working Group discussed a few options:
  - Present a category each day of Heritage Week
  - Create a 1 half hour presentation for all awards
  - Option to have an extended version available for those wanting to watch more.
- f. Working Group to coordinate with staff to determine best method to inform

property owners. C.Dimitry offered to draft a letter to property owners.  
G.Carrol to provide a template.

**6. Policy & Administration:**

N/a

**7. New Business:**

1. Plaquing Designated Properties.

- a. R.McKee provided an overview of the information received from City staff including a list of properties since 2010 that have not been plaqued. Christopher Redford to provide an update at a future HMHC meeting. Ed

**8. Next Meeting:** Wednesday October 7<sup>th</sup>, 2020 at 6pm.



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: HP2020-025

October 2, 2020

Gillian and Kenneth Hill  
76 Mill Street North, P.O. Box 94  
Waterdown, On.  
L0R 2H0

**Re: Heritage Permit Application HP2020-25:  
Proposed alterations to 76 Mill Street North, Waterdown (Ward 15), a  
property located within the Mill Street Heritage Conservation District (By-  
law No. 82-81-H)**

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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 HP2020-025 is approved for the designated property at 76 Mill Street North, Waterdown, in accordance with the submitted Heritage Permit Application for the following alterations:

- Recladding of garage with wooden board and batten siding. The new siding will either be stained a shade of blue or grey; and,
- Resurfacing the north driveway with asphalt centre and a 30.48 cm decorative paving stone border on either side of the driveway. The paving stone will be similar in colour to the light red paving stones of the south driveway.

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) Installation of the alterations, in accordance with this approval, shall be completed no later than October 31, 2022. If the alterations are not completed by October 31,

**Re: Heritage Permit Application HP2020-23:  
Proposed alterations to 76 Mill Street North,  
Waterdown (Ward 15), a property located within the  
Mill Street Heritage Conservation District (By-law No.  
82-81-H)**

**October 2, 2020  
Page 2 of 2**

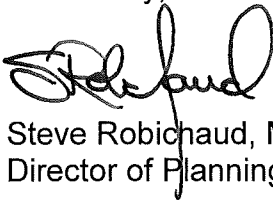
2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

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](mailto: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  
Tamara Reid, Supervisor-Operations and Enforcement  
Loren Kolar, Legislative Coordinator  
Christine Vernem, Legislative Secretary  
Councillor Partridge, Ward 15



Hamilton

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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: HP2020-026

October 2, 2020

Paul Johnston and Lisa Lyons Johnston  
63 Sydenham Street  
Dundas, Ontario  
L9H 2V1

**Re: Heritage Permit Application HP2020-026:  
Proposed installation of a pool and hot tub at 63 Sydenham Street, Dundas  
(Ward 13) located within the Cross-Melville Heritage Conservation District  
(By-law No. 3899-90)**

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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 HP2020-026 is approved for the designated property at 63 Sydenham Street, Dundas, in accordance with the submitted Heritage Permit Application for the following alterations:

- Installation of new pool and hot tub, as well as fencing and associated landscaping to facilitate the pool installation.

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) Installation of the alterations, in accordance with this approval, shall be completed no later than October 31, 2022. If the alterations are not completed by October 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 HP2020-018:  
Proposed installation of a new pool and hot tub at 63  
Sydenham Street, Dundas (Ward 13) located within  
the Cross-Melville Heritage Conservation District (By-  
law No. 3899-90)**

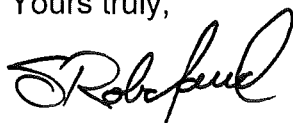
**October 2, 2020  
Page 2 of 2**

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](mailto: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  
Tamara Reid, Supervisor-Operations and Enforcement MLE  
Councillor Arlene VanderBeek, Ward 13



Hamilton

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Planning and Economic Development Department  
Planning Division  
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5  
Phone: 905-546-2424, Ext. 1214  
Fax: 905-540-5611

FILE: HP2020-027

September 24, 2020

Mehmood Shah  
485 Pinebush Rd, Suite 202  
Cambridge, ON  
N1T 0A6

**Re: Heritage Permit Application HP2020-027:  
Installation of a security camera in the mortar joint of the west elevation  
stone wall at 55 Main Street West, Hamilton (Ward 2) (By-law No. 87-250)**

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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 HP2020-027 is approved for the designated property at 55 Main Street West, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Installation of a security camera in the mortar joint of the west elevation stone 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;
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than September 30, 2022. If the alterations are not completed by September 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; and,
- c) That the applicant provide staff with details of the work to confirm that the camera will be installed in the mortar joint and to verify that this is in the scope of work for the vendor.



**Re: Heritage Permit Application HP2020-027:  
Installation of a security camera in the mortar joint of  
the west elevation stone wall at 55 Main Street West,  
Hamilton (Ward 2) (By-law No. 87-250)**

**September 24, 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.

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](mailto:David.Addington@hamilton.ca).

Yours truly,

**Anita  
Fabac**

Digitally signed  
by Anita Fabac  
Date: 2020.09.24  
08:51:38 -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  
Tamara Reid, Supervisor-Operations and Enforcement MLE  
Loren Kolar, Legislative Coordinator  
Christine Vernem, Legislative Secretary  
Councillor Jason Farr, Ward 2



Hamilton

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Planning and Economic Development Department  
Planning Division  
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5  
Phone: 905-546-2424, Ext. 1214  
Fax: 905-540-5611

**FILE: HP2020-028**

September 25, 2020

Hughson Business Space Corporation  
701 Main Street West Suite 101  
Hamilton, Ontario, L8S 1A2

**Re: Heritage Permit Application (HP2020-028) – Renewal of previously-approved Heritage Permit (HP2018-035) for 24-28 King Street East, Hamilton (Ward 2), (By-law No. 18-321)**

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**Note: This Heritage Permit application is the same as HP2018-035, which was originally approved on September 7, 2018 with condition (e) expiring September 30, 2020. It is being re-issued as HP2020-028 to extend the date for the completion of alterations as the proposed work will not be completed by September 30, 2020.**

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 HP2020-028 is approved for the designated property at 24 and 28 King Street East, in accordance with the submitted Heritage Permit Application for the following alterations:

- Retention and restoration of the front portions of 24 and 28 King Street East (approximately half the depth of the site) including:
  - **24 King Street East:** Removal of unsympathetic coatings and application of new rendering where required, new stone lintels and sills and repair of pressed metal cornice; and,
  - **28 King Street East:** Removal of unsympathetic coatings and cleaning of surface, repair pressed metal cornice and projecting horizontal mouldings and replacement of all windows to match original window fenestration.
- Installation of modern storefronts including signage band on buildings including repair and cleaning of original pilasters where remaining; and,

- One-storey addition on top of buildings.

Subject to the following conditions:

- a) That the following conditions with respect to cost estimates and a Letter of Credit shall be satisfied prior to submission of an application for a Building Permit for removal of portions of the building:
  - i. The owner shall provide cost estimates for 100% of the total cost of securing, protecting and stabilizing the retained portions, the cost of monitoring and security for a period of three years and the total cost of restoration and protective enclosure of the retained Designated portions. Such cost estimates shall be in a form satisfactory to the Director of Planning and Chief Planner.
  - ii. The owner shall provide a Letter of Credit to the Director of Planning and Chief Planner for 100% of the total estimated cost as per (i) in a form satisfactory to the City's Finance Department (Development Officer, Budget, Taxation and Policy) to be held by the City as security for securing, protecting, stabilizing, monitoring and restoring the retained portions as required by this Heritage Permit:
    1. The Letter of Credit shall be kept in force, whether or not the ownership of 24 and 28 King Street East changes at any time, until the completion of the required restoration of the retained portions and the erection of a permanent structure to enclose the rear of the retained portions and / or to otherwise attach the retained portions to a new building in conformity with the approved design and requirements.
    2. The Letter of Credit may be reduced in accordance with the City's Letter of Credit Policy.
    3. If the Letter of Credit is about to expire without renewal thereof and any part of securing, protecting, stabilizing, monitoring or restoring the retained portions has not been completed in conformity with their approved designs, the City may draw all of the Letter of Credit funds and hold them as security to guarantee completion unless the City's Finance Department (Development Officer, Budget, Taxation and Policy) is provided with a renewal of the Letter of Credit forthwith.
    4. In the event that the Owner fails to complete, to the satisfaction of the Director of Planning and Chief Planner, the required securing, protecting, stabilizing, monitoring or restoring of the retained portions and the erection of a permanent structure to enclose the rear of the retained portions and / or attach to a new building in conformity with its approved design within the time required, then the City, in addition to any other remedies that the City

may have, may exercise its authority under section 446 of the *Municipal Act* to have its employees, agents or contractors enter 24 and 28 King Street East to complete any one or more of these requirements. The cost of completion of securing, protecting, stabilizing, monitoring or restoring the retained portions shall be paid in full by the Owner from the Letter of Credit. In the event that there is a surplus, the City shall pay the surplus to the Owner upon completion of the requirement(s). In the event that there is a deficit, the City may further exercise its authority under section 446 of the *Municipal Act* including but not limited to adding the deficit to the tax roll and collecting it in the same manner as property taxes.

- b) That a Conservation Plan in accordance with the City's Guidelines for Conservation Plans be submitted to the satisfaction and approval of the Director of Planning and Chief Planner prior to the issuance of any Building Permit for demolition or new construction;
- c) That the leaded glass transoms on the second floor of 28 King Street East, Hamilton be salvaged to the satisfaction of the Director of Planning and Chief Planner prior to the issuance of any Building Permit for demolition or new construction;
- d) 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,
- e) 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.

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.

**Re: Heritage Permit Application (HP2020-028) –  
Renewal of previously-approved Heritage Permit  
(HP2018-035) for 24-28 King Street East,  
Hamilton (Ward 2), (By-law No. 18-321)**

**September 25, 2020  
Page 4 of 4**

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: 2020.09.25  
13:52:33 -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  
Christine Vernem, Legislative Secretary  
Loren Kolar, Legislative Coordinator  
Councillor Jason Farr, Ward 2

# **MEETING NOTES**

## **POLICY AND DESIGN WORKING GROUP**

**Monday July 13, 2020**

**11:00 am**

**City of Hamilton Web Ex Virtual Meeting**

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Attendees: W. Rosart (audio only), A. Denham- Robinson, L. Lunsted, B. Janssen, C. Priamo, R. McKee

Regrets: K.Stacey C. Dimitry

Also Present: M. Brunton, D. Addington, M. Zahra, R. Kennedy, D. Currie, M. Spaziani

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

**(a) CHANGES TO THE AGENDA**

None

**(b) DECLARATIONS OF INTEREST**

none

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

**January 20, 2020:**

Notes approved (Janssen/Lunsted)

**(d) C.H.I.A. – 4 properties**

**1) 74 Queen St. S., 235 Main St. W., 244-246 Jackson St. W., Hamilton**

A project overview presentation was given by Dan Currie of MHBC and Michael Spaziani, Architect with MSAi regarding these properties. Questions from the Policy & Design Working Group dealt with:

- Facades - the south and east facades of 74 Queen St South are to be retained in their original state as far as possible while the majority of the west and north facades are to be rebuilt.
- Brick colour – the brick to be used in the new construction is in the same tones as the house at 74 Queen St. S., which is different from the distinctive

red brick used in houses along Main Street. The hue is in the same family and is meant to tie in the house at 74 Queen St. South.

- Internal – the interior of 74 Queen will be completely altered. There is no heritage impact.
- Queen Street widening – the city has plans to widen the street at some point which impacted the design along that street.
- History – the group felt that some kind of recognition or plaque describing the history of the building should be erected.

**Recommendations regarding the CHIA for 74 Queen St. South, 235 Main St. West, 244-246 Jackson St. West, Hamilton:**

The Policy and Design Working Group are generally satisfied with the recommendations with the following provisos:

- We would like to see some sort of historical plaque or marker both inside and outside of 74 Queen St. South conveying the history of the building.

**2) 1107 Main Street W. (Grace Evangelical Lutheran Church)**

The CHIA by Metropolitan Design was reviewed. The Working Group felt that it was incomplete. There was discussion regarding whether the Synagogue adjoining this property was supportive of the proposed 15 storey building given the potential for adjacency impacts.

Carol Priamo was opposed to this plan. She felt that tearing the entire building down is wasteful, having a small piece of the façade incorporated into the new design does not really fit and it is not recommended by the Architectural Conservancy of Ontario to keep a small piece of the former structure. The scale of the proposed building is too big for the area.

Alissa Denham-Robinson felt that the current history of the property is missing from the CHIA. It is a significant loss of local history to the area. She suggested that this go before the HMHC for discussion. The group agreed that the proposal should be referred to the Inventory and Research Working Group for additional discussion.

Lyn Lusted felt that the proposal would not fit the existing streetscape or context.

Bill Janssen commented that the conclusions of historical significance in the CHIA do not match the proposal for the building.

David has requested more information regarding the community landscape and the history of the land as the CHIA is incomplete. A revised proposal and CHIA is expected.

Carol is going to suggest that the Hamilton Branch of the Architectural Conservancy of Ontario add it to their list of properties to investigate.

**Recommendations regarding the CHIA for 1107 Main St. W. Hamilton:**

- This property should be sent to the Inventory & Research Working Group for further research.
- The Chair of the P & D group should bring this up at a HMHC meeting.
- The report identifies several heritage attributes of the building but these are not carried through to the recommendations on page 24. Not enough of the church is being retained and that the streetscape will be drastically changed by this proposal.
- The P & D working group does not accept the recommendations of the CHIA.

**3) 200 Cannon Street W. & 79-81 Cathcart St.**

Carol felt that it was not necessary to demolish all of the buildings. The buildings fronting onto Cathcart St and possibly the barn should be considered for restoration and other area behind it developed in a scale that is consistent with other buildings on Cathcart St. One or two more stories could be added to an infill building fronting onto Cannon Street at a scale consistent with other buildings in order to preserve the Cathcart streetscape. There is no real explanation as to what is to happen with the connecting wall between 77 and 79 Cathcart St. as it appears that there will be no new building attached to it given that is the proposed location of the new driveway access to the site.

**Recommendations regarding the CHIA for 202 Cannon St. W & 79-81 Cathcart St. Hamilton:**

- The Beasley Neighbourhood Association should have a presentation by the developer.
- The developer should look at other alternatives such as infill and saving the existing buildings on Cathcart St.
- There needs to be clarification as to what happens to the connecting wall between 77 and 79 Cathcart St.
- The P & D working group does not accept the recommendations of the CHIA.

**4) 62 – 64 King St. E. (Buntin & Gillies Building)**

This building is also in the Beasley neighbourhood. Robin McKee asked if the new storey to be added to 64 King St. E. will cut off the window in the wall of the adjoining building at 66 King St. E. We would like more detail on how this additional storey will impact the building beside it. Carol Priamo suggested that any windows being replaced not be one single large pane of glass.

**Recommendations regarding the CHIA for 62-64 King St. E. Hamilton:**

The Policy & Design working group accepts the recommendations with the following comments:



- We would like clarification as to the impact of the new storey being added to 64 King St. E. on the adjacent building at 66 King St. E.
- We would like to see windows that are more heritage oriented and not a single pane of glass.

**(e) OTHER BUSINESS**

Following the discussion about the windows in 62-64 King St. E. the group talked about heritage windows and entrances in general. Currently Heritage Character Zone Design Guidelines allows for up to 80% glass in entrances on the ground floor storefront area. The group felt that this may be a too high a percentage of glazing and it would be worthwhile to research alternatives by looking at other best practices.

Carol Priamo gave information regarding a condo development proposed for Cannon Knitting Mills by H. Stinson. Although the development (Beasley Lofts) is not yet approved, their website indicates units are for sale. The development is not in keeping with the neighbourhood. David will forward Carol's previous email regarding this development to the group.

**(f) NEW BUSINESS**

A motion from the HMHC requests that if any Working Group has any ongoing projects that these should be reported to the HMHC. The P & D working group has no ongoing projects at this time. A proposed project is to investigate the rules and recommendations regarding windows and entrances in heritage building renovations.

**(g) ADJOURNMENT**

The Policy & Design Working Group Meeting adjourned at 1:30 pm.

**Next meeting date:** To be determined

# MEETING NOTES

## POLICY AND DESIGN WORKING GROUP

Monday August 17, 2020

10:00 am

City of Hamilton Web Ex Virtual Meeting

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Attendees: A. Denham- Robinson, L. Lunsted, R. McKee, W. Rosart  
Regrets: K.Stacey C. Dimitry, C. Priamo, B. Janssen (written comments provided)  
Also Present: D. Addington,

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

**(a) CHANGES TO THE AGENDA**

None

**(b) DECLARATIONS OF INTEREST**

none

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

**July 13, 2020:**

Notes approved (McKee/Denham-Robinson)

**(d) C.H.I.A. – 1 property**

**1) 179-189 Catharine Street North, Hamilton**

A project overview presentation was given by David Addington (City of Hamilton) regarding these properties. Questions from the Policy & Design Working Group dealt with:

- Demolition of 179-183 Catharine Street including:
  - o An empty lot at 179 Catharine Street North
  - o a one storey residential building at 181 Catharine Street North
  - o a one storey garage and a one-and- a half storey former autobody shop at 183 Catharine Street North
- Retention of 187-189 Catharine Street (Inventoried), including:
  - o a one-and-a-half storey duplex, pre-confederation residential building

- Working Group Members noted the following:
  - o B.Jansen commented that he generally agrees with assessment and proposed works, but questioned if more analysis is required for the properties located at 179-181 Catharine St. N.
  - o Proposed new construction complements the heritage of neighbouring properties – red brick, window configuration, set back of upper floor, etc.
  - o The design should incorporate as much greenspace as possible since development will intensify the site.
  - o At the site plan stage we should ask for any conservation plans, which should also include the interior.
  - o A central driveway shown on site plan provides access to an underground parking garage for units within the proposed new construction (Block A, B and C).
  - o The project requires an Official Plan amendment. The process will include a public meeting – The Beasley Neighbourhood Association will have the opportunity to comment.

**Recommendations regarding the CHIA for 179-189 Catharine St. N., Hamilton:**

The Policy and Design Working Group are generally satisfied with the recommendations with the following provisos:

- The listed property known as 187-189 Catharine St. N be forwarded to the Inventory & Research Working Group for review for addition to the Register; and,
- That Heritage Planning Staff request more analysis for the properties at 179-183 Catharine Street North.

**(e) OTHER BUSINESS**

Regarding a question from R. McKee at the previous meeting regarding windows at 66 King St. E., David Addington advised that applicant confirmed that the addition to 64 King St. E. is not expected to cover up the windows and that the windows are against the fire code as it should be a solid fire wall. Also, the new windows of 62-64 King St. E. will not be a large single pane but have been changed to look like double hung windows.

**(f) NEW BUSINESS**

**1) Century Manor**

– Province is in the process of rezoning the property. R.McKee commented that there is Social media concern of demolition. The building is designated under City of Hamilton, but it is Crown Land. Another break-in has occurred. R.McKee suggested that this be raised at the August HMHC and added to the watch list.

## **2) Plaquing Policy**

– R.McKee requested an amendment to the current Plaquing Policy. The previous committee has been disbanded and responsibility assigned to Culture & Tourism. Heritage Planning Staff are not currently involved in heritage plaquing. R. McKee suggested that the Education Working Group can advise on which plaques could be erected but currently cannot advise on the wording. This would require an amendment to their mandate.

A.Denham-Robinson noted that a recommendation from the Education Working Group has asked for Christopher Redford (Culture) to present at HMHC. (Sept. or Oct.) Christopher to set an available date. R.McKee noted that 91 John street plaque has still not been replaced.

## **(g) ADJOURNMENT**


The Policy & Design Working Group Meeting adjourned at 11:30 am.

**Next meeting date:** To be determined



Hamilton

# INFORMATION REPORT

<b>TO:</b>	Chair and Members Planning Committee
<b>COMMITTEE DATE:</b>	August 11, 2020
<b>SUBJECT/REPORT NO:</b>	Built Heritage Inventory Strategy Update (PED20133) (City Wide) <b>(Outstanding Business List Item)</b>
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Alissa Golden (905) 546-2424 Ext. 4654
<b>SUBMITTED BY:</b>	Carrie Brooks-Joiner Director, Tourism and Culture Planning and Economic Development Department
<b>SIGNATURE:</b>	

## COUNCIL DIRECTION

On June 14, 2017, Council considered staff Report PED17092, Durand Neighbourhood Built Heritage Inventory, as part of Hamilton Municipal Heritage Committee (HMHC) Report 17-004 in Planning Committee Report 17-010. Council approved the recommendations of Report PED17092 and directed staff to prepare a framework and work plan for continuing the City of Hamilton's proactive built heritage inventory work and report back to the Planning Committee.

## INFORMATION

The Built Heritage Inventory Strategy Work Plan attached as Appendix "A" to Report PED20133, and the framework outlined in this Report, will guide the City's continued proactive identification of heritage properties.

Short-term Built Heritage Inventory (BHI) work plan priorities include: downtown Dundas, downtown Stoney Creek, downtown Ancaster, downtown Hamilton's historic neighbourhoods and historic settlement areas in Ancaster, Flamborough and Glanbrook. The BHI Strategy outlined in this Report reflects a thoughtful and accountable approach to conducting proactive inventory work to facilitate the conservation of cultural heritage resources across the City of Hamilton.

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OUR Vision: To be the best place to raise a child and age successfully.

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

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

## **Background**

The City of Hamilton is proactively updating its Inventory of Heritage Buildings (Inventory), formerly known as the Inventory of Buildings of Architectural and/or Historical Interest. An inventory of heritage buildings, or built heritage resources, can be thought of as a hub of information that informs different conservation strategies. The proactive identification of cultural heritage resources facilitates informed decision-making and priority-based planning from staff and Council. Detailed information and background on the City's Inventory are contained in Report PED08053, Register of Properties of Cultural Heritage Value or Interest and the City's Heritage Inventory, which directed staff to conduct a pilot project in downtown Hamilton to test out the process for conducting updated inventory work. Council adopted the Built Heritage Inventory process as part of staff Report PED14039, Downtown Built Heritage Inventory. A summary of the Council-adopted BHI process is attached as Appendix "B" to Report PED20133.

The objectives of the City's Built Heritage Inventory process are to:

- Survey and evaluate all properties listed on the Inventory to:
  - Identify properties of heritage value or interest for listing on the Municipal Heritage Register (Register)
  - Identify significant heritage properties worthy of designation under the *Ontario Heritage Act*
- Improve transparency and access to information on the City's built heritage resources for property owners, citizens and staff;
- Encourage community participation in the identification and wise management of the City's cultural heritage resources; and
- Prevent built heritage resources from being demolished without appropriate action, such as requirements for Cultural Heritage Impact Assessments, Documentation and Salvage Reports, or designation, as appropriate.

When the Built Heritage Inventory work began in 2011, there were over 8,000 addresses listed on the Inventory city-wide. In the past eight years, almost 3,000 properties have been evaluated through the BHI process and over 1,450 listings have been added to the Municipal Heritage Register, with additional listings pending as part of the on-going Waterdown Village BHI and HMHC-led initiatives. Listing properties of heritage interest on the Register provides interim 60-day protection from demolition and the opportunity for staff to discuss conservation or salvage options with the owner, or for Council to protect the property if it is a significant heritage resource worthy of designation under the *Ontario Heritage Act*.

**SUBJECT: Built Heritage Inventory Strategy Update (PED20133) (City Wide) -  
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The BHI work has helped inform secondary plan studies, the Cultural Heritage Landscape Inventory, the Historic Neighbourhood Inventory, the Pre-Confederation Building Inventory, the development review process, designations under the *Ontario Heritage Act*, and community interpretation and education initiatives, such as walking tours and brochures.

The following is a summary of the recently completed heritage inventory work:

<b>Initiative</b>	<b>Completion Date</b>	<b>Results</b>
BHI Pilot Project: Downtown Hamilton Built Heritage Inventory	September 2014	<ul style="list-style-type: none"> <li>• 1,060 properties screened</li> <li>• 723 Register additions</li> <li>• 30 additions to designation work plan</li> <li>• 475 listings removed from Inventory</li> </ul>
Durand Neighbourhood Built Heritage Inventory Project	June 2017	<ul style="list-style-type: none"> <li>• 988 properties screened</li> <li>• 736 Register additions</li> <li>• 52 additions to designation work plan</li> <li>• 38 listings removed from Inventory</li> </ul>
Pre-Confederation Building Inventory (a Canada 150 Initiative)	November 2017	<ul style="list-style-type: none"> <li>• 277 new listings added to the Inventory (previously unrecognized pre-1867 structures)</li> </ul>
Preliminary City-wide Inventory Analysis by staff	August 2018	<ul style="list-style-type: none"> <li>• 1,086 listings added to Inventory</li> <li>• 32 established historical neighbourhoods identified</li> <li>• Cultural Heritage Landscape Inventory database established</li> </ul>
Places of Worship Inventory Review (an HMHC initiative with staff support)	On-going	<ul style="list-style-type: none"> <li>• 278 listings on Inventory</li> <li>• 177 properties screened</li> <li>• Recommendations pending</li> </ul>
Places of Education Inventory (HMHC Initiative with staff support)	On hold	<ul style="list-style-type: none"> <li>• 354 listings on Inventory</li> <li>• Screening and recommendations pending</li> </ul>
Waterdown Village Built Heritage Inventory	On-going	<ul style="list-style-type: none"> <li>• 824 properties screened</li> <li>• Recommendations pending</li> </ul>

An integral component of the on-going Built Heritage Inventory work was the creation of a comprehensive heritage property database to maintain heritage data for all protected

heritage properties, non-designated registered properties and inventoried properties. More information on heritage property status is attached as Appendix “C” to Report PED20133. This database was launched in 2018 and is accessible to the public through online mapping, Open Hamilton and the City’s website at [www.map.hamilton.ca/heritagemap](http://www.map.hamilton.ca/heritagemap).

### **Built Heritage Inventory Strategy**

Approximately 5,700 properties remain on Inventory pending review through the Built Heritage Inventory process. Each phase of the BHI work has taken approximately two years to complete, with between 850 to 1,500 properties reviewed per study area. Staff created a framework for prioritizing future BHI work based on legislation and municipal best practices, broken down into four categories:

1. Updating the existing Inventory
2. Alignment with policy and Council direction
3. Managing change
4. Addressing community and stakeholder interest

Analysis was conducted to develop a Built Heritage Inventory Strategy for prioritizing future phases of BHI work and to maximize the efficiency and effectiveness of the initiative. The analysis was conducted at various geographic levels, including by community, ward, neighbourhood and settlement area. Staff looked at factors including the number of existing inventoried properties; how many previously inventoried buildings have been lost; the degree to which properties are already recognized or protected under the *Ontario Heritage Act* or through municipal planning policy or zoning; alignment with other City initiatives and studies (e.g. Secondary Plans); the number of pre-1950 buildings; the perceived development pressure (e.g. the number of development and building permit applications); alignment with HMHC initiatives and priorities; community interest (e.g. heritage advocacy groups, active neighbourhood associations and/or Ward Councillor support); available and existing historic research; and anticipated staff time and resources. A community-level summary of the analysis is attached as Appendix “D” to Report PED20133.

The following City staff were consulted on the preliminary analysis that informed the Built Heritage Inventory Strategy and Work Plan:

- Management Team, Tourism and Culture Division, Planning and Economic Development Department (August 2017)
- Development Planning, Heritage and Design Section, Planning Division, Planning and Economic Development Department (October 2017 and June 2020)
- Community Planning and GIS Section, Planning Division, Planning and Economic Development Department (November 2017)



- Rural Development Planning Team, Development Planning, Heritage and Design Section, Planning Division, Planning and Economic Development Department (November 2017)
- Real Estate Section, Economic Development Division, Planning and Economic Development Department (December 2017)

Staff also consulted with the following:

- Neighbourhood Action Strategy Community Developers (October 2017)
- Inventory and Research Working Group of the Hamilton Municipal Heritage Committee (November 2017)
- Hamilton Municipal Heritage Committee (July 2019)

The framework and analysis informed the following staff conclusions to guide the BHI Strategy and developing BHI work plan priorities:

- Built Heritage Inventory work tied to other City initiatives, such as Secondary Plans, should be prioritized over elective BHI work. Analysis has shown that conducting this inventory work in-house instead of retaining and managing outside consultants can lead to considerable cost and time savings on these projects.
- The City's Urban Hamilton Official Plan calls for the conservation of Established Historical Neighbourhoods (EHNs), areas comprised of significant concentrations of pre-1950 structures. 62% of all existing Inventory listings are in the city's EHNs. Lower Hamilton's EHNs have the highest concentration of Inventoried properties and the highest perceived development pressure. The EHNs identified in Hamilton and Dundas should be prioritized for comprehensive BHI studies (e.g. Historic Context Statement approach). These are dense walkable neighbourhoods that require less resources to execute and would result in the greatest number of existing Inventory listings to be reviewed.
- Historical Settlement Areas in the rural area should be prioritized, aligning with the goals and objectives identified in the Cultural Plan to build and promote strong and unique rural areas as distinct places with unique identities.
- The evaluation of built heritage in the rural areas outside of defined Historic Settlement Areas should be coordinated with local historical societies and the Inventory and Research Working Group of the HMHC with focus along Historic Transportation Corridors (historic roads).
- Inventorying the EHNs, Historic Settlement Areas and along Historic Transportation Corridors will help inform the pending Cultural Heritage Landscape Inventory and Management Plan.
- City owned properties with cultural heritage value or interest should be flagged and a protocol developed for determining their value and appropriate conservation measures.

## **BHI Work Plan**

The BHI Strategy has informed a set of short, medium and longer-term priorities to guide future BHI work, summarized below and attached as Appendix “A” to Report PED20133, including mapping of the priorities by community. The identified short-term priorities would review 38% of the remaining Inventory listings and would prioritize those areas with high concentrations and integrity of heritage resources, the highest perceived development pressure and strong community support for conducting the work.

### Short-Term Priorities:

- Areas with significant inventory listings, including remaining historic neighbourhoods in downtown Hamilton, downtown Dundas, downtown (old town) Stoney Creek, Ancaster Village and historic settlement areas in Ancaster, Glanbrook and Flamborough.

### Medium-Term Priorities:

- Areas with moderate concentrations of inventoried properties, including the remaining historic neighbourhoods, the remaining historic settlement areas and new historic neighbourhoods of interest.

### Longer-Term Priorities:

- The remaining rural listings and post-1950 neighbourhoods across the city.

The work plan priorities are intended to provide guidance for completing the remaining Built Heritage Inventory phases across the city. There are no timelines attached to the identified priorities because the timing will depend on factors that may change overtime, including available staff resources, stakeholder interest, volunteer and community capacity, shifting development pressures and revised City project timelines.

## **Staffing and Resources**

There is currently one full-time staff responsible for conducting the City’s BHI work in-house. The Heritage Project Specialist, Tourism and Culture Division, works in close consultation with Cultural Heritage Planning staff in the Planning Division, the Inventory and Research Working Group of the HMHC and community stakeholders (historical associations and archives) as part of the BHI process. Administrative analysis of the BHI process indicates that property evaluation, data management and consultation/engagement are the most time-intensive components of each project.

For the first two phases of the BHI work in downtown Hamilton and the Durand neighbourhood, significant heritage properties were flagged as candidates for designation and added to Planning Division staff's designation work plan. As part of the Waterdown Village Built Heritage Inventory, the City received Federal grant funding to hire an intern through the Young Canada Works Building Careers in Heritage program. The four-month, full-time paid intern assisted with detailed research and the preparation of Cultural Heritage assessment reports in support of the designation of the identified significant heritage properties in the village. This allowed staff to bring forward recommendations for designation as part of the Waterdown Inventory; final recommendations to Council (pending), instead of adding a list of designation candidates to the Planning Division's designation work plan for future consideration.

Staff's ability to continue to prepare designation recommendations as part of future BHI work will depend on the availability of funding and support to hire interns. Interns could also supplement the staff time needed to conduct comprehensive research, evaluate properties and input survey data into the City's heritage property database. There may also be opportunities to empower community groups and volunteers to conduct research and survey work in support of active BHI projects. Staff would want to ensure that any work being done by volunteers is consistent with the Council-adopted BHI process as outlined in Appendix "B" to Report PED20133.

To further enhance the City and community capacity to undertake future phases of the BHI, staff will:

- Continue to build partnerships with neighbourhood associations, local community groups, historical societies and local institutions like McMaster University, Mohawk College and Willowbank;
- Offer "Heritage 101" presentations to interested neighbourhood associations and organizations;
- Develop forms for Register addition and designation requests;
- Develop a digital surveying application for mobile devices to assist with inventory work and data management (e.g. ArcGIS Online Collector App);
- Develop a resource guide and make it available online for neighbourhood associations and other interested organizations to undertake their own community inventories for the consideration of staff and HMHC; and
- Apply for Young Canada Works and other applicable grants to help fund and hire interns on an as-needed basis to assist with the on-going BHI work, where feasible.

### **Standardized Inventory Forms**

In order to continue to build a consistent and robust database of information on built heritage resources across the city, a standard form is used when conducting inventory and evaluation work, attached as Appendix "E" to Report PED20133, which may be

updated by staff from time to time. This Built Heritage Inventory and Evaluation Form is also used by the Inventory and Research Working Group of the HMHC and by Cultural Heritage Planning staff when inventorying a property and conducting a preliminary evaluation of its heritage value or interest as part of:

- A request to add a property to the Register;
- A request to designate a property under Part IV of the *Ontario Heritage Act*; or
- A *Planning Act* application that may impact the cultural heritage value or interest of an Inventoried or Registered property, or a previously un-inventoried building or structure that is 40 years old or older.

All completed forms should be considered by the Hamilton Municipal Heritage Committee, through its Inventory and Research Working Group, for their advice and recommendation before consideration by the Planning Committee and Council.

In situations where a consultant has been retained by the City of Hamilton to undertake Built Heritage Inventory and/or evaluation work as part of a relevant project, such as Environmental Assessments (EA), it is expected that a similar process will be followed. For cases where a group or “batch” of Register listings are being recommended outside of a City-initiated BHI process (e.g. as part of an EA, an HMHC-led project or a community-led project), it is anticipated that the listings will be reviewed by the Inventory and Research Working Group in manageable groupings of less than 50 properties per meeting.

### **Next Steps**

Following the completion of the on-going Waterdown Village Built Heritage Inventory, the next phase of BHI work will begin in downtown Dundas, which is identified as a short-term priority area in the BHI Strategy Work Plan attached as Appendix “A” of PED20133. The Downtown Dundas Built Heritage Inventory will align with the Dundas Community Node Study underway by the Community Planning and GIS Section of the Planning Division and will address the strong community and Ward Councillor interest in updated heritage inventory work.

The Hamilton branch of the Architectural Conservancy of Ontario, the Beasley Neighbourhood Association and the Ancaster Village Heritage Community have expressed interest in spearheading updated inventory work. Staff are in discussions with representatives from each organization about opportunities to empower and support community volunteers in conducting BHI work in these areas and how to best bring forward the recommendations for consideration by HMHC, the Planning Committee and Council. This process could act as a pilot for facilitating other community-led BHI initiatives in the future.

**SUBJECT: Built Heritage Inventory Strategy Update (PED20133) (City Wide) -  
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Staff will continue to provide updates on the Built Heritage Inventory Strategy and Work Plan by request.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" - Built Heritage Inventory Strategy Work Plan

Appendix "B" - Council-Adopted Built Heritage Inventory Process

Appendix "C" - Heritage Status Diagram

Appendix "D" - Cultural Heritage Analysis by Community

Appendix "E" - Standardized Inventory Form

AG:ac

## Built Heritage Inventory Strategy Work Plan

The BHI Strategy Work Plan priorities are listed below and are shown in the mapping on the following pages, broken down by each community (Ancaster, Dundas, Flamborough, Glanbrook, Hamilton and Stoney Creek).

### Short-Term Priorities:

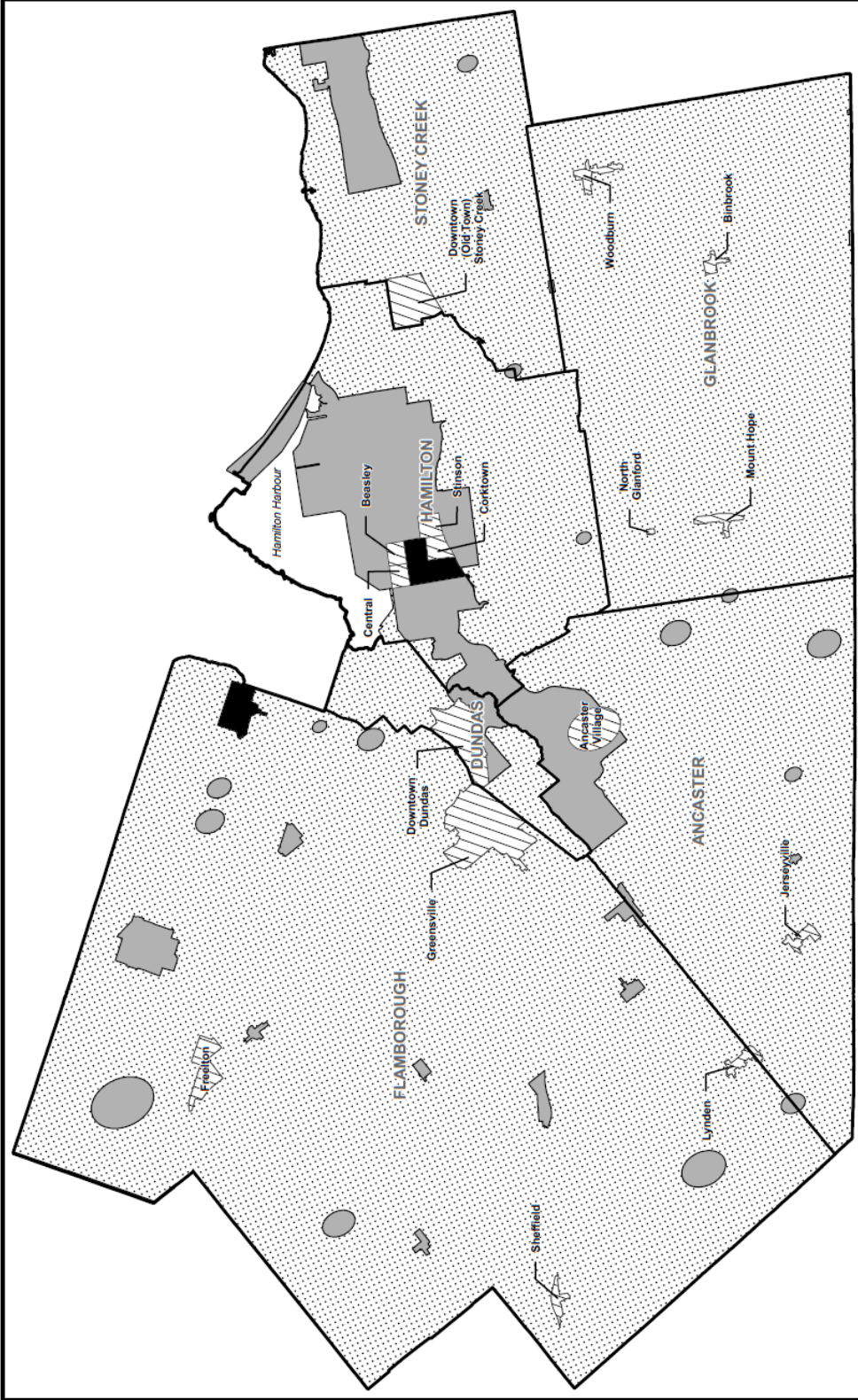
- Ancaster historic settlement areas: Ancaster Village, Jerseyville, Lynden
- Downtown Dundas: central business district and adjacent historic neighbourhoods of Colborne, Hunter, Spencer Creek and York Heights
- Flamborough historic settlement areas: Greensville (which includes Crook’s Hollow, Bullock’s Corners and West Flamboro) and Sheffield
- Glanbrook historic settlement areas: Binbrook, Mount Hope, North Glanford and Woodburn
- Historic lower Hamilton neighbourhoods: Beasley, Central, Corktown and Stinson
- Downtown (old town) Stoney Creek

### Medium-Term Priorities:

- Remaining Ancaster historic settlement areas: Alberton, Carluke, Copetown, Renforth, Southcote, Trinity and Weir
- Ancaster areas: Lime Kiln, Old Mill, St. John’s and Sulphur Springs
- Dundas neighbourhoods: Creighton (east and west), Duranda (east and west) and University Gardens
- Remaining Flamborough historic settlement areas: Bakersville, Carlisle, Clappison’s Corners, Flamboro Centre, Kirkwall, Millgrove, Mountsburg, Orkney, Rock Chapel, Rockton, Strabane, Troy, Valens and Westover
- Remaining Glanbrook historic settlement areas: Blackheath, Sinclairville and Ryckman’s Corners
- Remaining historic lower-Hamilton neighbourhoods: Ainslie Wood East, West and North; Bartonville, Blakeley, Crown Point East and West, Delta East and West, Gibson, Hamilton Beach, Homeside, Industrial Bayfront, Keith, Kirkendall North and South, Landsdale, McAnulty, Normanhurst, North End, St. Clair, Strathcona, Stiplely and Westdale North and South
- Historic Hamilton-mountain neighbourhoods: Centremount, Eastmount, Inch Park and Southam
- Remaining Stoney Creek historic settlement areas: (Elfrida), Mount Albion, Tapleytown, Tweedside and Winona
- Stoney Creek areas: Fruitland and Winona South

### Longer-Term Priorities:

- Remaining inventoried properties across the City
- Post-1950s neighbourhoods



**Built Heritage Inventory**  
 Strategy Work Plan  
 City-Wide

Date: June 16, 2020

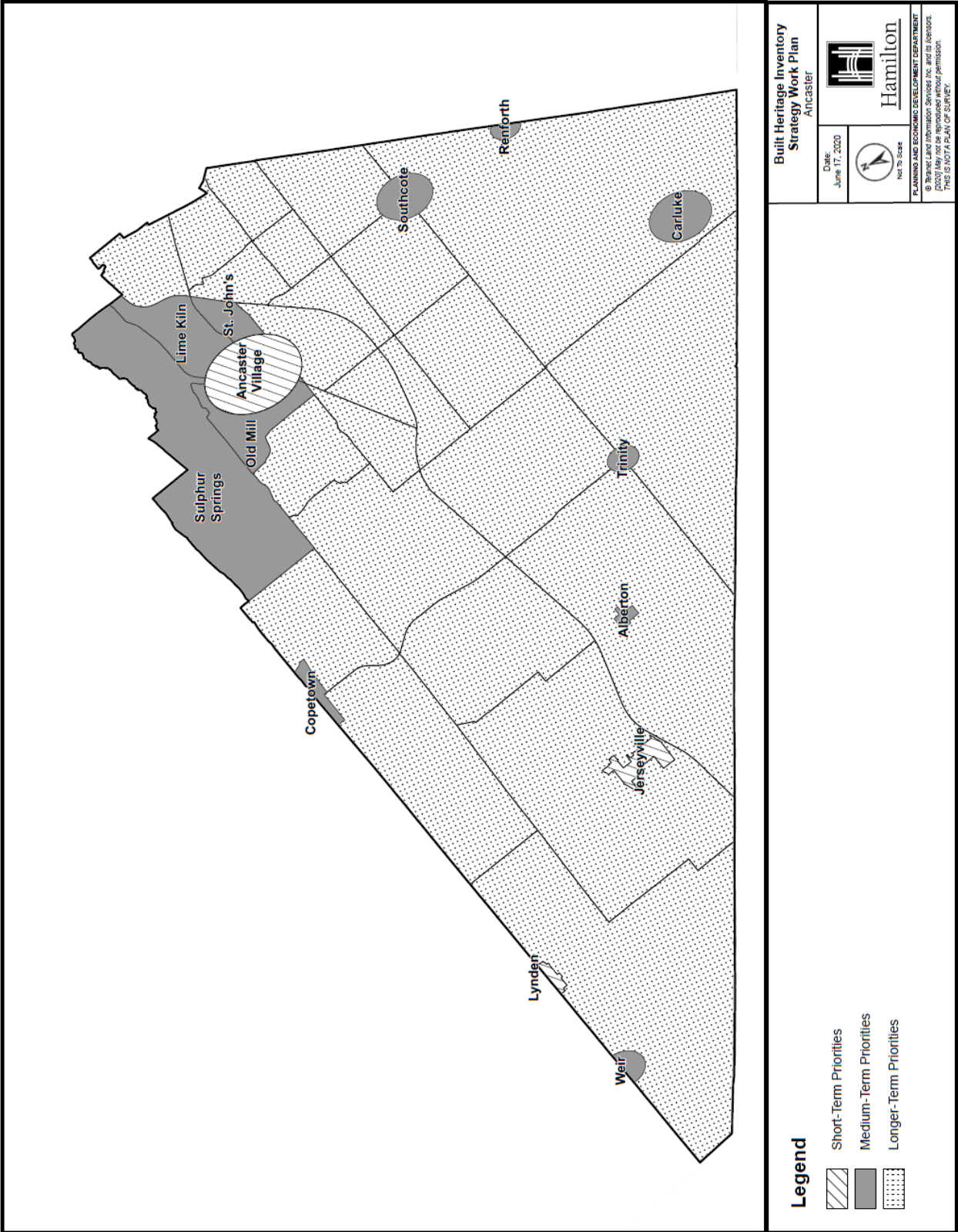
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**Hamilton**




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**Legend**

- Short-Term Priorities (Labelled)
- Medium-Term Priorities
- Longer-Term Priorities
- Previous BHI Inventories



**Legend**

-  Short-Term Priorities
-  Medium-Term Priorities
-  Longer-Term Priorities

Built Heritage Inventory  
 Strategy Work Plan  
 Ancaster

Date: June 17, 2020

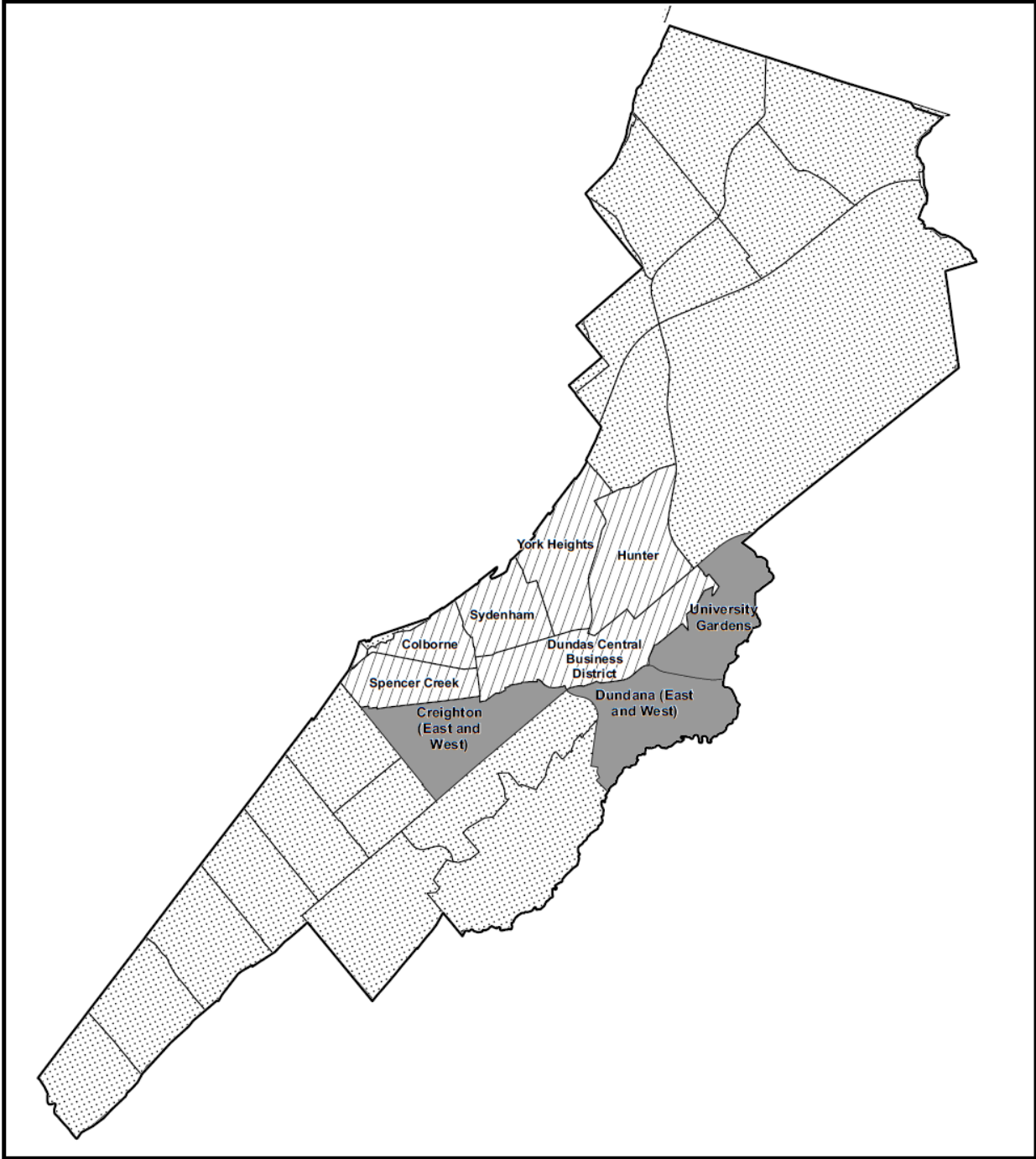
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 Hamilton

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**Legend**

-  Short-Term Priorities
-  Medium-Term Priorities
-  Longer-Term Priorities
-  Previous BHI Inventories

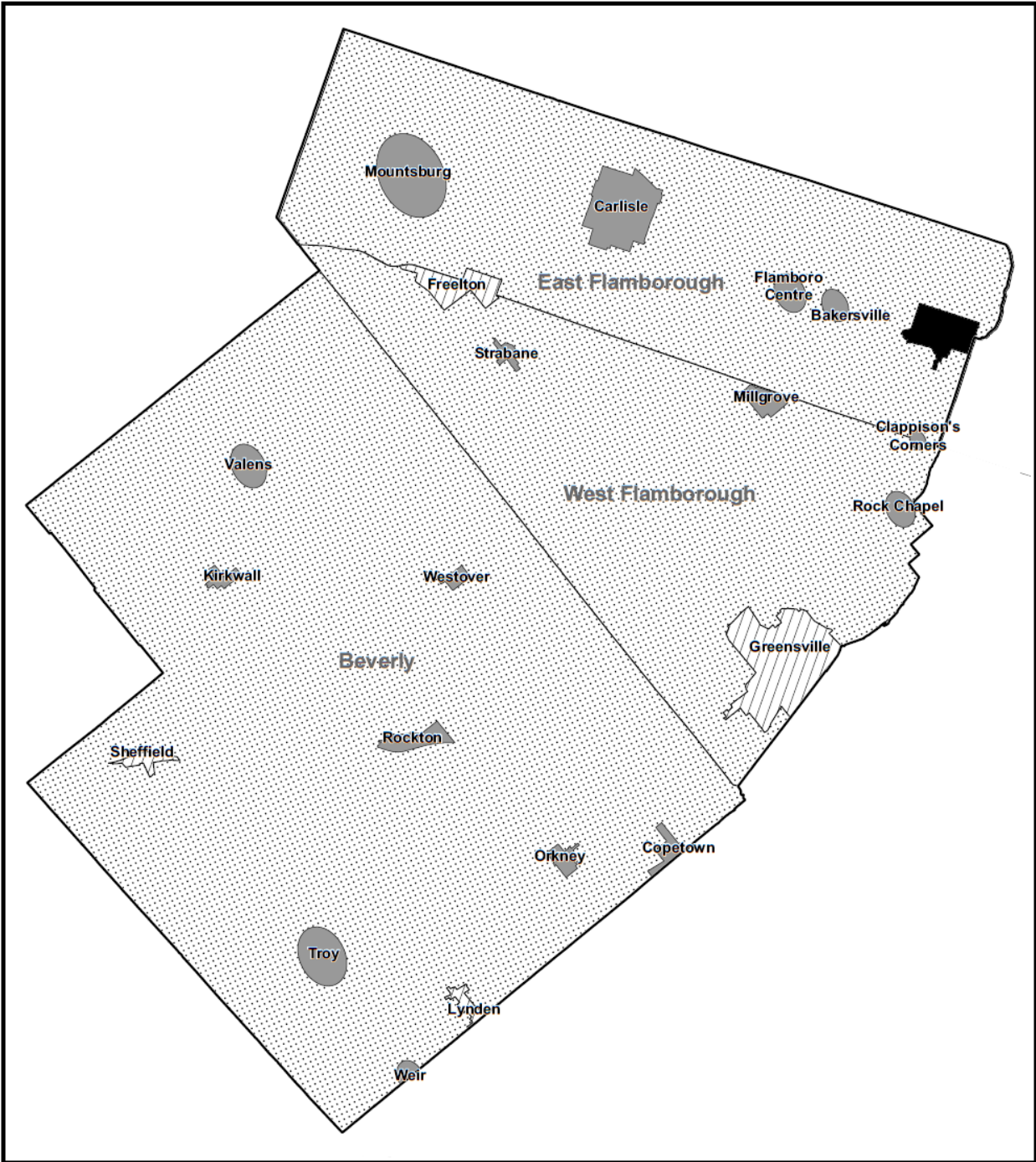
**Built Heritage Inventory  
 Strategy Work Plan  
 Dundas**

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 June 16, 2020

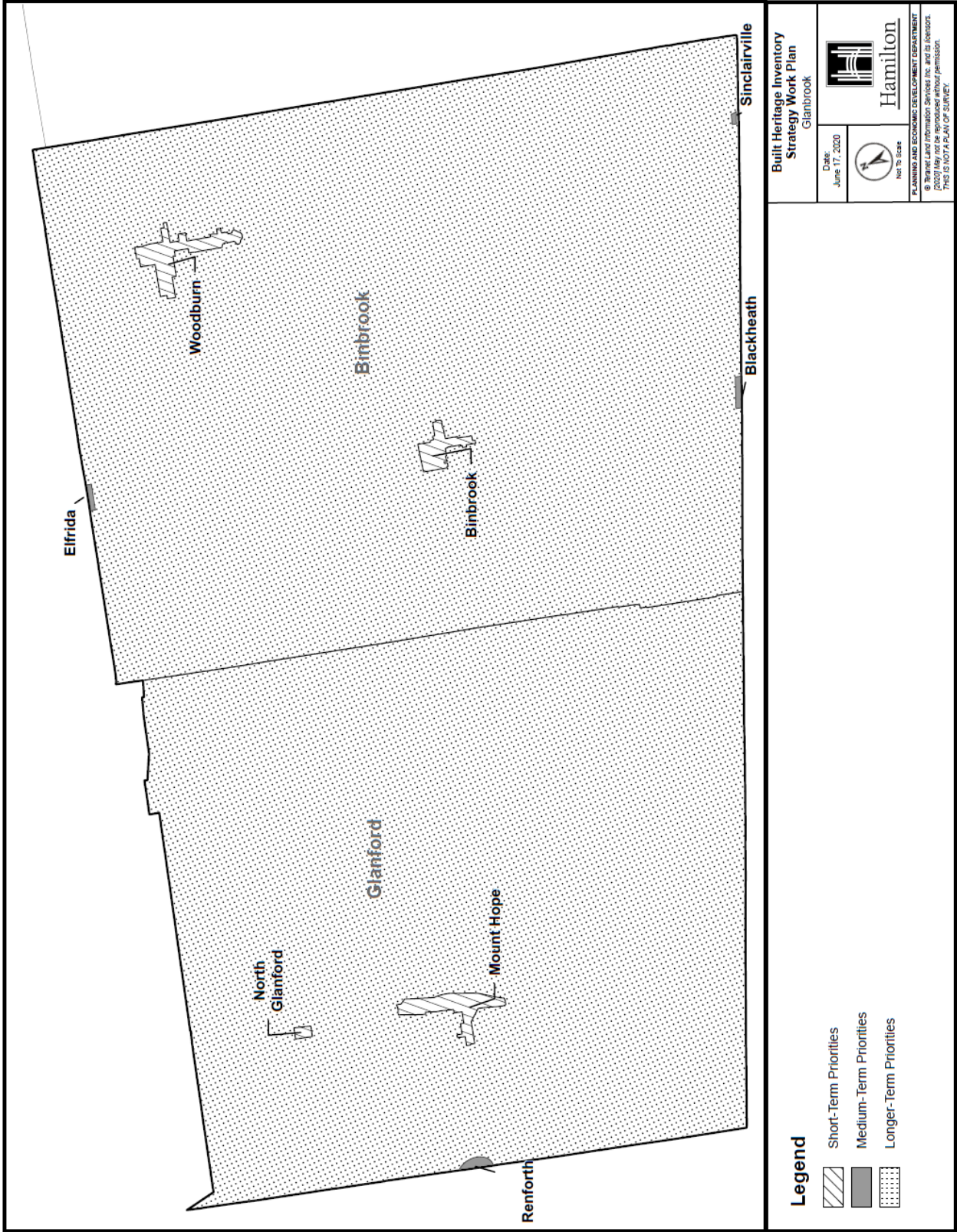


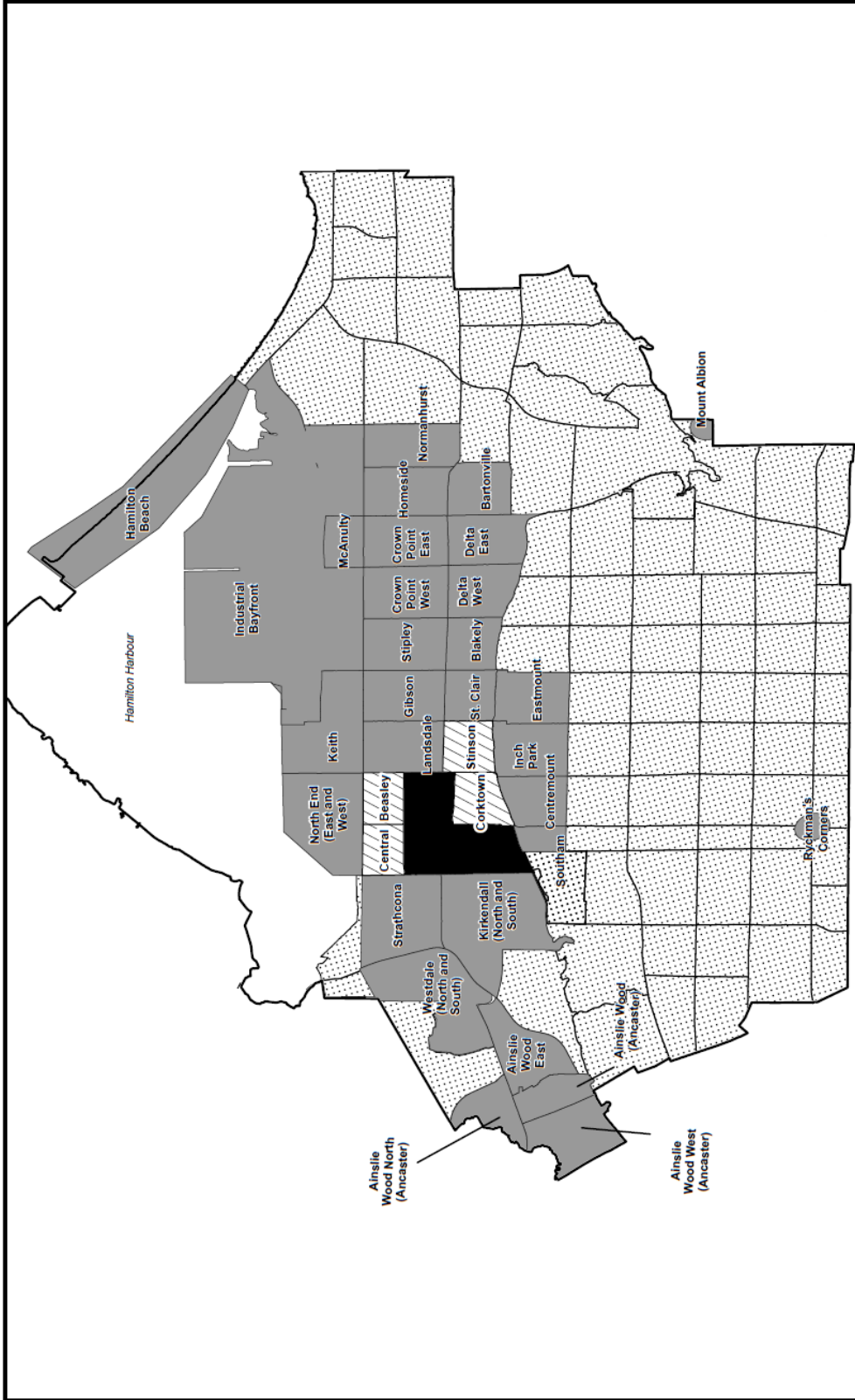
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<b>Legend</b> Short-Term Priorities Medium-Term Priorities Longer-Term Priorities Previous BHI Inventories	<b>Built Heritage Inventory                  Strategy Work Plan                  Flamborough</b>	
	Date: June 17, 2020	
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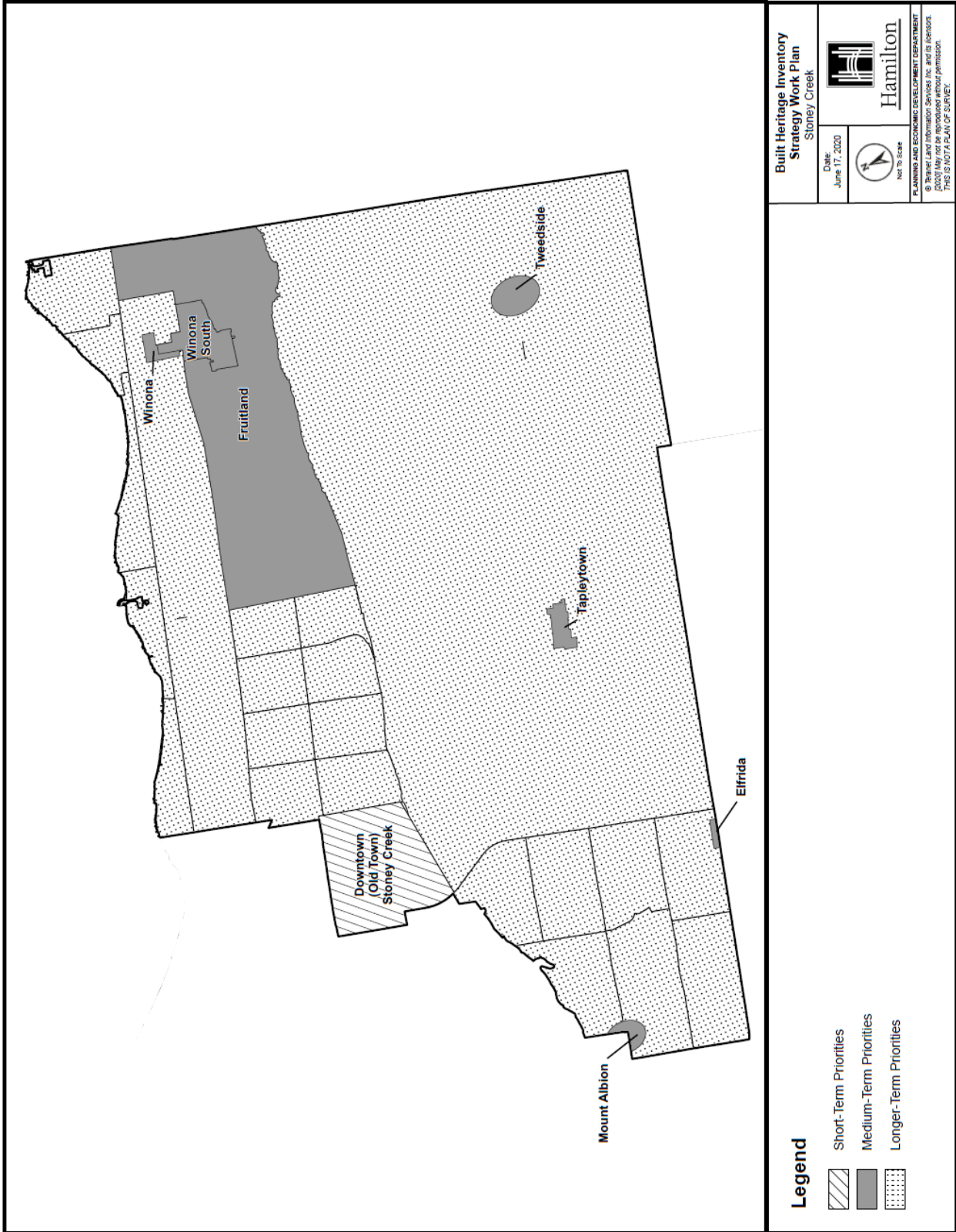
**Built Heritage Inventory  
 Strategy Work Plan**  
 Hamilton

Date: June 16, 2020

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**Legend**

- Short-Term Priorities
- Medium-Term Priorities
- Longer-Term Priorities
- Previous BHI Inventories



Built Heritage Inventory  
 Strategy Work Plan  
 Stoney Creek

Date: June 17, 2020  
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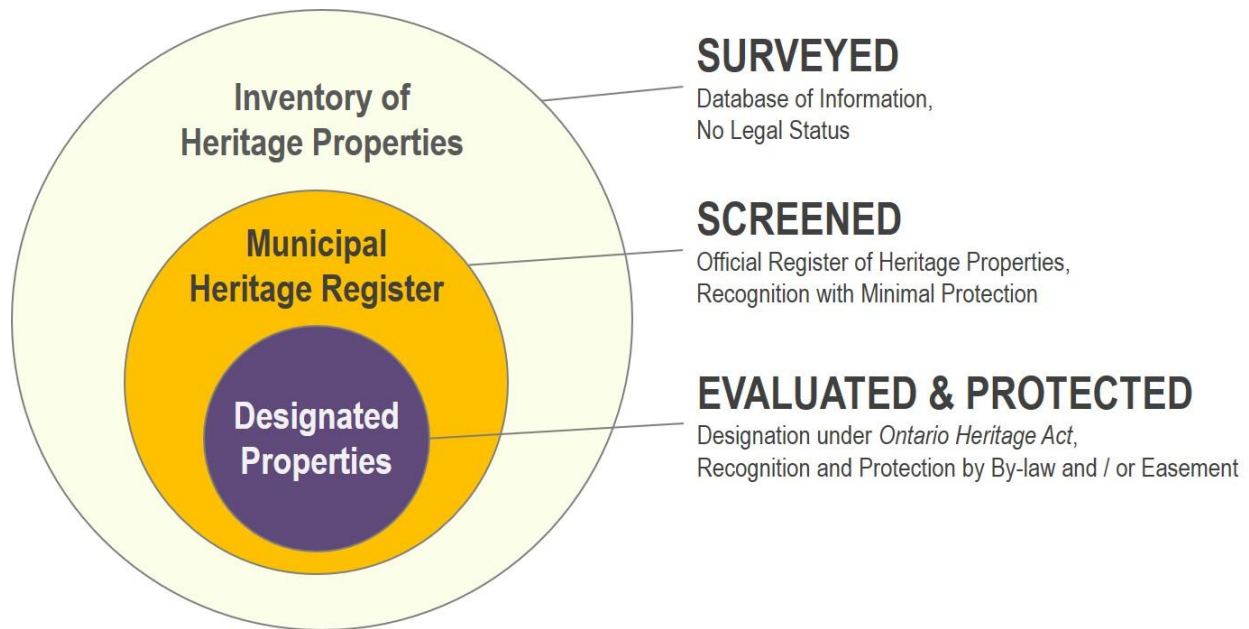


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## Council-Adopted Built Heritage Inventory Process

1. **RESEARCH** - Compile available research and information and complete a desktop review of the study area.
2. **SURVEY** - Undertake surveys and document all properties within a study area using the standardized Built Heritage Inventory Form.
3. **IDENTIFY** - Prepare a Historic Context Statement (HCS) for the study area, in consultation with residents and the HMHC, where applicable. The HCS should identify key themes and heritage attributes of the area. An early public engagement session is recommended to introduce the project to the community and to gather their thoughts and historic information on the study area, which will help guide the development the HCS.
4. **EVALUATE** - Conduct a preliminary evaluation using the City and provincial criteria and classify each property in the study area as either a Significant Built Resource, Character-Defining Resource, Character-Supporting Resource or Inventoried Property, as outlined in the “Preliminary Evaluation” section of the Built Heritage Inventory Form. Candidates for listing on the Municipal Heritage Register and for designation under the *Ontario Heritage Act* are identified based on their individual classifications.
5. **CONSULT** - Present the draft recommendations to the Inventory and Research Working Group of the HMHC for their preliminary feedback. Prepare notifications to affected property owners regarding the recommendations and outline opportunities for input, discussion and delegations at the HMHC and Planning Committee meetings the recommendations will be considered. Hold a public information session to discuss the draft recommendations with the owners and members of the public. Keep the Ward Councillor apprised of the recommendations as they come forward.
6. **ADVISE** - Bring forward recommendations for the consideration of the Hamilton Municipal Heritage Committee, Planning Committee and Council for listing on the Register and candidates for designation under the *Ontario Heritage Act*; and,
7. **UPDATE** - Update the heritage database and mapping with Inventory, Register and designation work plan additions.

## Heritage Status Diagram



### What is the Inventory?

The Inventory is a compilation of over 25 years of data on buildings identified as having heritage value or interest. There are **no** legal restrictions imposed on property through listing on the Inventory. Inventoried properties are **not** subject to Heritage Permits. There are over 6,700 addresses listed on the Inventory city-wide.

### What is the Municipal Heritage Register?

The Municipal Heritage Register is an **administrative record** of properties designated under the *Ontario Heritage Act* **and** properties of heritage value or interest (non-designated). It requires consultation with our Hamilton Municipal Heritage Committee and a Council resolution to include (or remove) a non-designated property on the Register. The Register provides **short-term protection from demolition** for non-designated properties by requiring an owner to give 60-days notice of their intention to demolish or remove a building or structure on the property. Non-designated registered properties are **not** subject to Heritage Permits. There are over 1,500 non-designated properties listed on the Register city-wide.

### What is Heritage Designation?

A designated property is a significant heritage resource protected by a municipal by-law that identifies why the property has value and what features contribute to its value. Designation does **not** prevent change, but it allows the City to manage physical changes to a property through the **Heritage Permit** process. Designated properties are also eligible for City **grants** and **loans** to assist with their maintenance, restoration and adaptive reuse. There are over 600 designated properties in the City of Hamilton.

**Cultural Heritage Analysis by Community**  
Prepared May 2020 by the Heritage Resource Management Section of the Tourism & Culture Division, City of Hamilton

<b>Analysis by Community</b>	<b>Ancaster</b>	<b>Dundas</b>	<b>Flamborough</b>	<b>Glanbrook</b>	<b>Hamilton</b>	<b>Stoney Creek</b>	<b>City-Wide</b>
Wards (Located within each community)	12	1, 13	12, 13, 15	9, 11	1-6, 7, 8, 14	5, 9, 10	15
<b>Cultural Heritage Resources</b>							
Designated, Part IV, V or Easement (Number)	26	103	153*	5	323	21	631
Registered Non-Designated (Number)	34	7	16*	4	1,539	7	1,607
Designation Work Plan Priorities	40	4	5	1	106	3	159
Inventoried, Active (Number)	292	356	1,785	425	3,747	186	6,791
(% of total active inventory)	(4%)	(5%)	(26%)	(6%)	(55%)	(3%)	
Cultural Heritage Landscapes (Number)	9	3	26	23	236	10	307
Historic Settlement Areas, pre-1875 (Number)	7	1	12	7	1	4	32
Historic Neighbourhoods** (Number)	0	3	0	0	31	0	34
**Substantially built prior to 1950							
Heritage Conservation Districts (Number)	0	1	1	0	5	0	7
Heritage Bridges (Number)	1	4	8	1	12	2	28
National Historic Sites (Number)	1	2	0	0	11	2	16
Cemeteries (Number)	23	6	31	15	22	13	110
Registered Archaeological Sites (Number)	561	28	364	372	218	355	1,898
<b>Inventory Analysis</b>							
Inventoried, Inactive (Number)	48	58	93	120	1,230	92	1,641
Inactive, Non-Extant, Pre-2017 (Number)	29	34	16	84	925	63	1,151
(% of community's total pre-2017 listings)	(15%)	(8%)	(1%)	(18%)	(17%)	(32%)	
Inventoried, Pre-1867 (Number)	156	120	191	53	104	18	642
<b>Previous Heritage Surveys and Studies</b>	1976-1985 Survey	1978 Survey, 1990s Survey	Mid-1970s survey, 1982, 1991, 1997, 1998 and 2003 Updates; WVBHI	Birbrook and Glanbrook 1984 surveys (by Township Lot and Concession)	DBHI, DNBHI, King Street East Heritage Survey, James Street North and South Heritage District Studies, 1970s-1980s Lower-City Neighbourhood Inventories	Incremental surveys and updates	CHB Survey (1970s-80s), Places of Worship Inventory, Cemeteries and Burial Grounds Inventory, Pre-Confederation Inventory

\*Note: Data does not include pending Waterdown Village Built Heritage Inventory recommendations





Summary of Findings	Community
Greatest number of active Inventory Listings pending BHI review	Hamilton
Greatest number of inventoried pre-Confederation (1867) structures with no OHA protection	Flamborough
Lowest percentage of heritage properties registered and designated under the OHA as a percentage of total Community built parcels	Glanbrook
Greatest number of recognized Established Historical Neighbourhoods (substantially built prior to 1950)	Hamilton
Greatest number of inventoried cultural heritage landscapes	Hamilton
Greatest number of Historic Settlement Areas (Pre-1875)	Flamborough
Greatest number of Registered Archaeological Sites	Ancaster
Greatest number of non-extant Inventory listings as a percentage of all pre-2017 listings	Stoney Creek
Property with the earliest MPAC date of construction	Flamborough
Lowest average MPAC date of construction	Hamilton
Greatest number of pre-1900 structures, based on MPAC data	Hamilton
Greatest number of pre-1950 structures, based on MPAC data (Established Historical Neighbourhoods)	Hamilton
Greatest number of pre-1980 structures, based on MPAC data (40-year rule)	Hamilton
Greatest percentage of all Development Applications, 2010-2017, City-wide	Hamilton
Greatest percentage of all Committee of Adjustment Applications, 2010-2017, City-wide	Hamilton
Greatest percentage of Registered Plans of Subdivision, 2010-2017, City-wide	Hamilton
Greatest percentage of Building Permit Applications and Permits to Demolish, 2008-2016, City-wide	Hamilton



Hamilton

# BUILT HERITAGE INVENTORY FORM

Address \_\_\_\_\_ Community \_\_\_\_\_

Also known as \_\_\_\_\_ Legal Description \_\_\_\_\_

P.I.N. \_\_\_\_\_ Roll No. \_\_\_\_\_ Ward \_\_\_\_\_ Neighbourhood \_\_\_\_\_

**Heritage Status:**  Inventory  Registered  Designated (Part IV / Part V)  Easement (City / OHT)  NHS  
Heritage Conservation District (if applicable): \_\_\_\_\_ Cultural Heritage Landscape (if applicable): \_\_\_\_\_

**Property Status (Observed):**  Occupied Building  Vacant Building  Vacant Lot  Parking Lot

**Integrity:**  Preserved / Intact  Modified  Compromised  Demolished (date) \_\_\_\_\_

**Construction Period:**  Pre 1867  1868-1900  1901-1939  1940-1955  1956-1970  Post 1970  
Year (if known) \_\_\_\_\_ Architect / Builder / Craftsperson (if known) \_\_\_\_\_

**Massing:**  Single-detached  Semi-detached, related  Semi-detached, unrelated  Row, related  Row, unrelated  Other \_\_\_\_\_

**Stores:**  1  1 ½  2  2 ½  3  3 ½  4 or more  Irregular  Other \_\_\_\_\_

**Foundation Construction Material:**  Stone  Brick  Concrete  Wood  Other \_\_\_\_\_ Finish: \_\_\_\_\_

**Building Construction Material:**  Brick  Frame (wood)  Stone  Log  Other \_\_\_\_\_ Finish: \_\_\_\_\_

**Building Cladding:**  Wood  Stone  Brick  Stucco  Synthetic  Other \_\_\_\_\_ Finish: \_\_\_\_\_

**Roof type:**  Hip  Flat  Gambrel  Mansard  Gable  Other \_\_\_\_\_ Type: \_\_\_\_\_

**Roof Materials:**  Asphalt Shingle  Wood Shingle  Slate  Tile/Terra Cotta  Tar/Gravel  Metal  Other \_\_\_\_\_

**Architectural Style / Influence:**

- |   |   |   |  |  |
|---|---|---|--|--|
| <input type="checkbox"/> Art Deco / Moderne<br>(1920s-1950s)  | <input type="checkbox"/> Craftsman / Prairie<br>(1900s-1930s) | <input type="checkbox"/> International<br>(1930-1965) | <input type="checkbox"/> Ontario Cottage<br>(1840-1900)    | <input type="checkbox"/> Romanesque Revival<br>(1850-1910) |
| <input type="checkbox"/> Beaux-Arts Classicism<br>(1900-1945) | <input type="checkbox"/> Colonial Revival<br>(1900-Present)   | <input type="checkbox"/> Italian Villa<br>(1830-1900) | <input type="checkbox"/> Period Revivals<br>(1900-Present) | <input type="checkbox"/> Second Empire<br>(1860-1900)      |
| <input type="checkbox"/> Bungalow<br>(1900-1945)              | <input type="checkbox"/> Edwardian<br>(1900-1930)             | <input type="checkbox"/> Italianate<br>(1850-1900)    | <input type="checkbox"/> Post-Modern<br>(1970-Present)     | <input type="checkbox"/> Vernacular                        |
| <input type="checkbox"/> Classic Revival<br>(1830-1860)       | <input type="checkbox"/> Georgian / Loyalist<br>(1784-1860)   | <input type="checkbox"/> Neo-Classical<br>(1800-1860) | <input type="checkbox"/> Queen Anne<br>(1880-1910)         | <input type="checkbox"/> Victory Housing<br>(1940-1950)    |
| <input type="checkbox"/> Chateau<br>(1880-1940)               | <input type="checkbox"/> Gothic Revival<br>(1830-1900)        | <input type="checkbox"/> Neo-Gothic<br>(1900-1945)    | <input type="checkbox"/> Regency<br>(1830-1860)            | <input type="checkbox"/> 1950s Contemporary<br>(1945-1965) |
| <input type="checkbox"/> Other _____                          |   |   |  |  |

**Notable Building Features:**

- |   |   |                                      |                                      |   |
|---|---|--------------------------------------|--------------------------------------|---|
| <input type="checkbox"/> Porch: _____     | <input type="checkbox"/> Sill(s): _____   | <input type="checkbox"/> Tower/Spire | <input type="checkbox"/> Bargeboard  | <input type="checkbox"/> Eaves: _____   |
| <input type="checkbox"/> Verandah: _____  | <input type="checkbox"/> Lintel(s): _____ | <input type="checkbox"/> Dome        | <input type="checkbox"/> Transom     | <input type="checkbox"/> Verges: _____  |
| <input type="checkbox"/> Balcony: _____   | <input type="checkbox"/> Shutters: _____  | <input type="checkbox"/> Finial      | <input type="checkbox"/> Side light  | <input type="checkbox"/> Dormer: _____  |
| <input type="checkbox"/> Door(s) : _____  | <input type="checkbox"/> Quoins: _____    | <input type="checkbox"/> Pilaster    | <input type="checkbox"/> Pediment    | <input type="checkbox"/> Chimney: _____ |
| <input type="checkbox"/> Stairs: _____    | <input type="checkbox"/> Voussoirs: _____ | <input type="checkbox"/> Capital     | <input type="checkbox"/> Woodwork    | <input type="checkbox"/> Parapet: _____ |
| <input type="checkbox"/> Fire wall: _____ | <input type="checkbox"/> Cornice: _____   | <input type="checkbox"/> Panel       | <input type="checkbox"/> Date stone  | <input type="checkbox"/> Bay: _____     |
| <input type="checkbox"/> Windows: _____   | <input type="checkbox"/> Column           | <input type="checkbox"/> Cresting    | <input type="checkbox"/> Other _____ |   |

Notes: \_\_\_\_\_

**Context:**

- Historic Context Statement:  Yes  No Name of HCS Area: \_\_\_\_\_
- Streetscape (Residential / Commercial)  Terrace / Row  Complex / Grouping  Landmark
- Multi-address parcel (list addresses): \_\_\_\_\_  Other \_\_\_\_\_
- Related buildings: \_\_\_\_\_

**Plan:**  Square  Rectangular  L  U  T  H  Cross  Irregular  Other \_\_\_\_\_

**Wings:** \_\_\_\_\_ **Setback:**  Shallow  Deep  At ROW  Other \_\_\_\_\_  Corner Lot

**Accessory Features and Structures:**

- |  |   |
|--|---|
| <input type="checkbox"/> Features (e.g. stone wall, fountain): _____ | <input type="checkbox"/> Structures (e.g. shed, outbuilding): _____ |
|--|---|

**Additional Notes:**

**Related Files:** \_\_\_\_\_

**Fire Insurance Mapping:**

**Additional Documentation and Research Attached (if applicable):**

<b>Surveyed by:</b>	<b>Date:</b>	<b>Survey Area:</b>
<b>Staff Reviewer:</b>	<b>Date:</b>	

## PRELIMINARY EVALUATION

<b>Physical / Design Value:</b>	
<input type="checkbox"/>	The property's style, type or expression is: <input type="checkbox"/> rare <input type="checkbox"/> unique <input type="checkbox"/> representative <input type="checkbox"/> early
<input type="checkbox"/>	The property displays a high degree of: <input type="checkbox"/> craftsmanship <input type="checkbox"/> artistic merit
<input type="checkbox"/>	The property demonstrates a high degree of: <input type="checkbox"/> technical achievement <input type="checkbox"/> scientific achievement
<b>Historical / Associative Value:</b>	
<input type="checkbox"/>	The property has direct associations with a potentially significant: <input type="checkbox"/> theme <input type="checkbox"/> event <input type="checkbox"/> belief <input type="checkbox"/> person <input type="checkbox"/> activity <input type="checkbox"/> organization <input type="checkbox"/> institution
<input type="checkbox"/>	The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture
<input type="checkbox"/>	The property demonstrates or reflects the work or ideas of a potentially significant: <input type="checkbox"/> architect <input type="checkbox"/> artist <input type="checkbox"/> builder <input type="checkbox"/> designer <input type="checkbox"/> theorist
<b>Contextual Value:</b>	
<input type="checkbox"/>	The property is important in: <input type="checkbox"/> defining <input type="checkbox"/> maintaining <input type="checkbox"/> supporting the character of the area
<input type="checkbox"/>	The property is linked to its surroundings: <input type="checkbox"/> physically <input type="checkbox"/> functionally <input type="checkbox"/> visually <input type="checkbox"/> historically
<input type="checkbox"/>	The property is a landmark

<b>Classification:</b>
<input type="checkbox"/> Significant Built Resource (SBR)
<input type="checkbox"/> Character-Defining Resource (CDR)
<input type="checkbox"/> Character-Supporting Resource (CSR)
<input type="checkbox"/> Inventory Property (IP)
<input type="checkbox"/> Remove from Inventory (RFI)
<input type="checkbox"/> None

<b>Recommendation:</b>
<input type="checkbox"/> Add to Designation Work Plan
<input type="checkbox"/> Include in Register (Non-designated)
<input type="checkbox"/> Remove from Register (Non-designated)
<input type="checkbox"/> Add to Inventory – Periodic Review
<input type="checkbox"/> Inventory – No Further Review (Non-extant)
<input type="checkbox"/> No Action Required

<b>Evaluated by:</b>	<b>Date:</b>
<b>HMHC Advice:</b>	<b>Date</b>
<b>Planning Committee Advice:</b>	<b>Date:</b>
<b>Council Decision:</b>	<b>Date:</b>
<b>Database/GIS Update:</b>	<b>AMANDA Update:</b>



Hamilton

# Hamilton's Built Heritage Inventory Strategy (PED20133)

Hamilton Municipal Heritage Committee (WebEx)  
October 30, 2020

Alissa Golden *MCIP RPP*  
Heritage Project Specialist

PLANNING AND ECONOMIC DEVELOPMENT  
TOURISM AND CULTURE

# Presentation Overview

- Refresher on “Heritage Conservation”
- Hamilton’s Inventory Process
- Prioritizing Future Inventory Work
- BHI Strategy and Work Plan

# Heritage Conservation in Ontario

- Municipalities are tasked with ensuring that significant **cultural heritage resources** are conserved (*Planning Act, Provincial Policy Statement*).
- The *Ontario Heritage Act* (the Act) is the main tool available to municipalities to accomplish this goal.
- The Act allows for the protection of heritage properties through **designation** and the negotiation of heritage conservation easement agreements.
- The Act also enables municipalities to manage physical changes to protected heritage properties through the **Heritage Permit** process.
- The Act also provides for interim protection from demolition of non-designated properties of cultural heritage value or interest included in the **Register** (“listing”).



# What is a “Heritage” Building?

A building may have **heritage value or interest** if it:

- Is a community landmark
- Was designed by, or related to, a significant person in the community, province or country
- Demonstrates a high degree of craftsmanship or artistry
- **Is representative of, or contributes to, the character of a community**
- Is related to an important event in the history of the city or the development of a neighbourhood

# Why Conserve Heritage Buildings?

- Connects us to our past
- Sense of place and identity
- Traditional materials: repairable and reusable
- Historic neighbourhoods: resilient, walkable
- *The greenest building is the one already built*
- Heritage is a public good

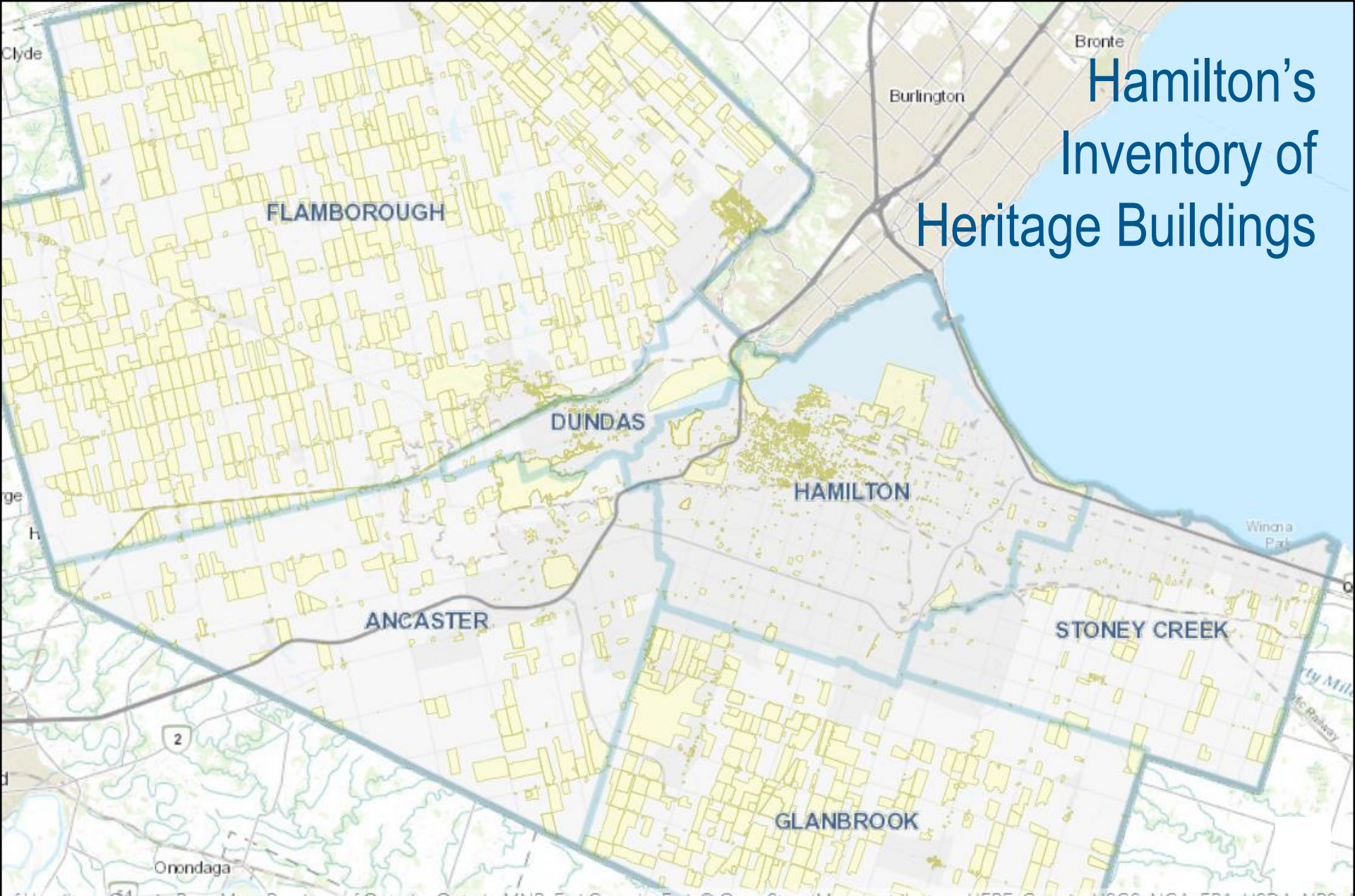
*“Don't it always seem to go, that you don't know what you've got till it's gone.” – Joni Mitchell*

# Inventorying Our Built Heritage

*What do we have?*  
*Where is it located?*



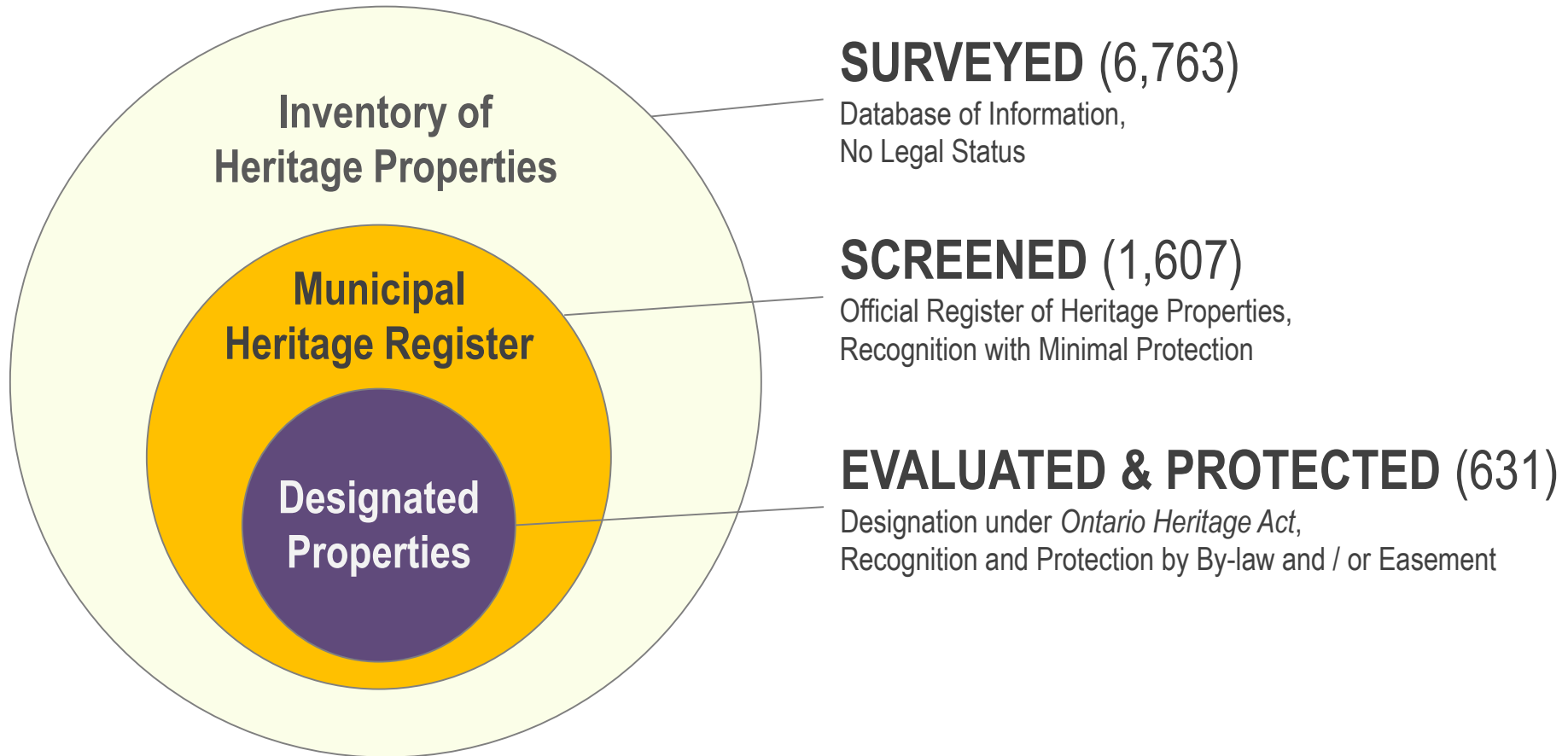
# Hamilton's Inventory of Heritage Buildings



# Hamilton's Inventory Process

- Updated surveys and **screening**
- **Proactive** identification of heritage properties
- **Consistent** database of information
  - Improve **transparency** and access to information
  - Facilitate **informed decision-making**
- Community **engagement** and education

# Understanding Heritage Status



# Why list properties on the Register?

- **Promote** knowledge of a community's cultural heritage
- Provide easily **accessible information** for planners, property owners, developers, the tourism industry and the general public
- Help prioritize future **designations**
- Provide **interim protection** from demolition
- Encourage **conservation** and retention of historic buildings as properties are developed

# Demystifying the Register

## Listing on the Register:

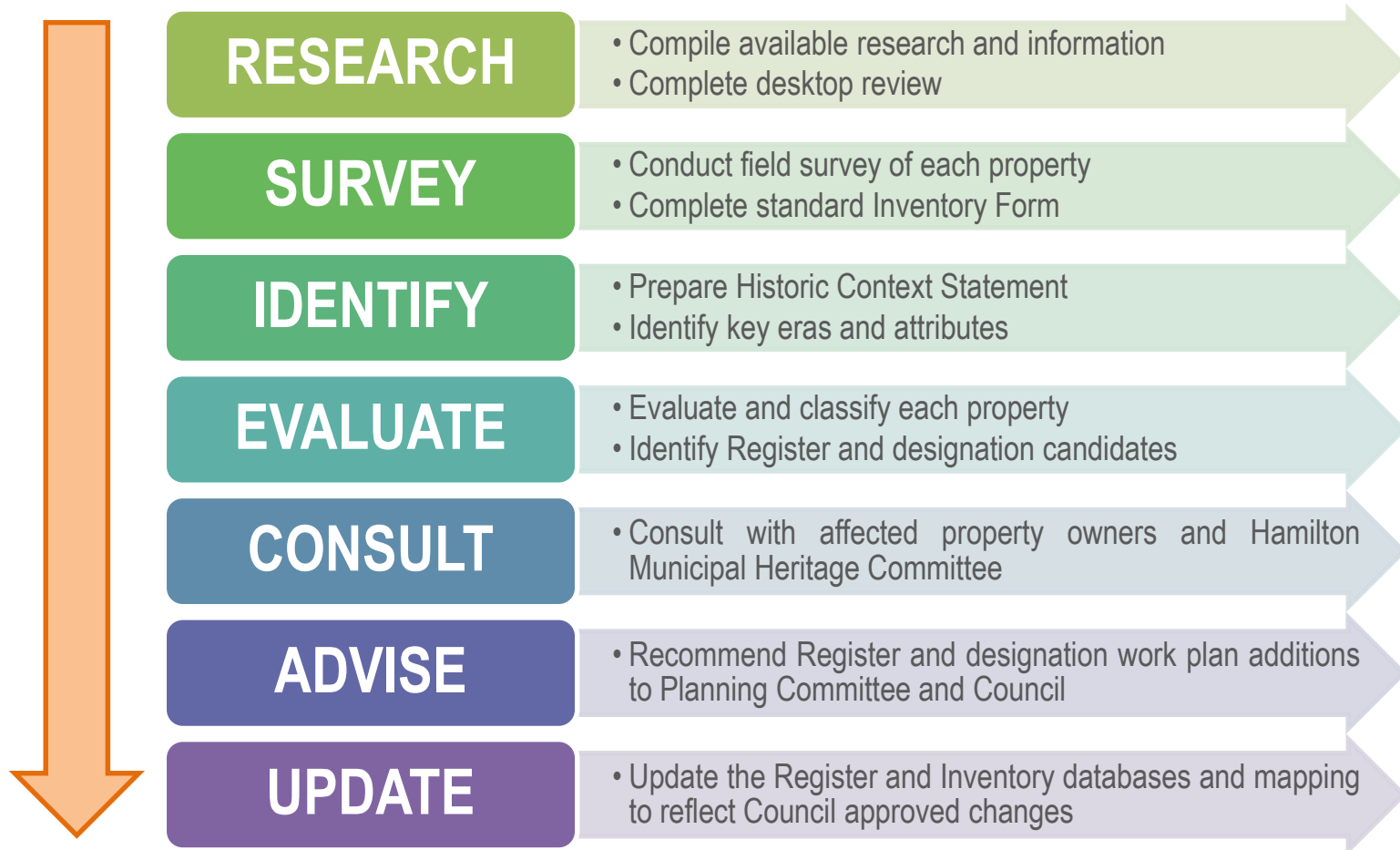
- is not the same as designation; registered properties are not subject to Heritage Permits
- does not legally restrict the use of a property
- has not been proven to impact property or resale values
- does not prevent alterations or changes to a property
- does not prevent demolition, but does provide a short-term delay (60 days)

The standard turnaround for a demolition permit would be 10-20 days.

Listing on the Register does not prevent demolition, but does allow Council time to discuss alternatives to demolition, if proposed, such as designation.



# Built Heritage Inventory Process



# Contextual Evaluations





## Significant Built Resource

*The property is of considerable historic, aesthetic and / or contextual value; it is likely well known to local, regional or national communities.*



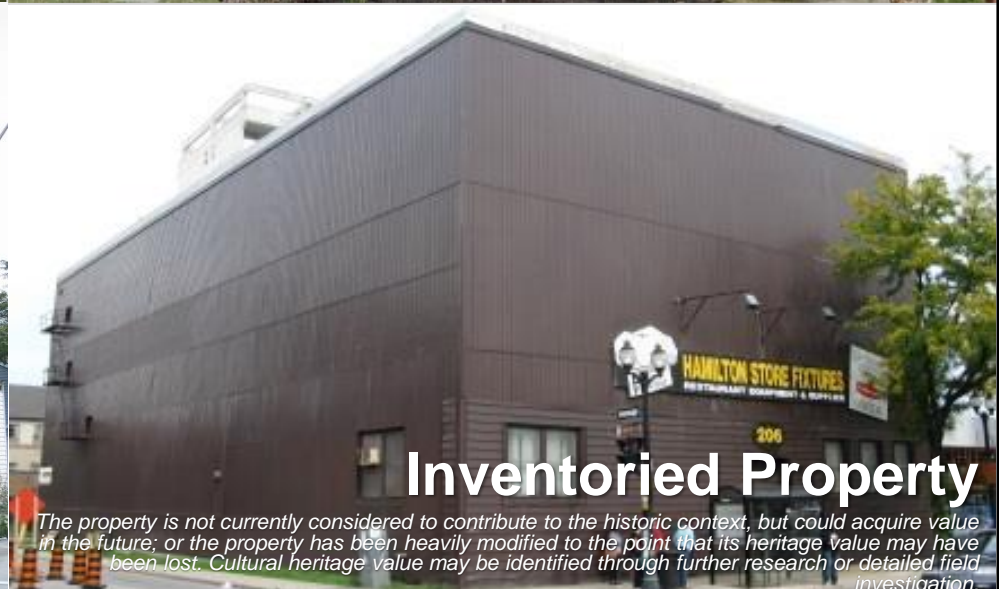
## Character-Defining Resource

*The property strongly reinforces its historic context, clearly reflecting a characteristic pattern of development or activity, property type or attribute of the area.*



## Character-Supporting Resource

*The property maintains or supports its historic context and can be related to a characteristic pattern of development or activity, property type or attribute of the area.*



## Inventoried Property

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

# Built Heritage Inventory Forms

### PRELIMINARY EVALUATION

**Physical / Design Value:**

The property's style, type or expression is:  rare  unique  representative  early

The property displays a high degree of:  craftsmanship  artistic merit

The property demonstrates a high degree of

**Historical / Associative Value:**

The property has direct associations with:  
 theme  event  belief  person

The property yields, or has the potential understanding of a community or culture

The property demonstrates or reflects the:  
 architect  artist  building  design

**Contextual Value:**

The property is important in:  defining  the character of the area

The property is linked to its surroundings:

The property is a landmark

**Classification:**

Significant Built Resource (SBR)

Character-Defining Resource (CDR)

Character-Supporting Resource (CSR)

Inventory Property (IP)

Remove from Inventory (RFI)

None

**Evaluated by:** Ron Sinclair


**HMHC Advice:**

**Planning Committee Advice:**

**Council Decision:**

**Database/GIS Update:**

Planning and Economic Development Department



## BUILT HERITAGE INVENTORY FORM

**Address** 224 Robina Road Community Ancaster

**Also known as** Stanley Roscoe House **Legal Description** PLAN 1035 LOT 33

**P.I.N.** 174360220 **Roll No.** 251814035007800 **Ward** 12 **Neighbourhood** Maple Lane

**Heritage Status:**  Inventory  Registered  Designated (Part IV / Part V)  Easement (City / OHT)  NHS  
 CHC (if applicable): \_\_\_\_\_ Cultural Heritage Landscape (if applicable): \_\_\_\_\_

**Property Status (Observed):**  Occupied Building  Vacant Building  Vacant Lot  Parking Lot

**Integrity:**  Preserved / Intact  Modified  Compromised  Demolished (date) \_\_\_\_\_

**Construction Period:**  Pre 1867  1868-1900  1901-1939  1940-1955  1956-1970  Post 1970  
 Year (if known) 1955 **Architect / Builder / Craftsman** (if known) Stanley Roscoe

**Massing:**  Single-detached  Semi-detached, related  Semi-detached, unrelated  Row, related  Row, unrelated  Other \_\_\_\_\_

**Stores:**  1  1 ½  2  2 ½  3  3 ½  4 or more  Irregular  Other 3 level side split \_\_\_\_\_

**Foundation Construction Material:**  Stone  Brick  Concrete  Wood  Other \_\_\_\_\_ Finish: \_\_\_\_\_

**Building Construction Material:**  Brick  Frame (wood)  Stone  Log  Other glass Finish: \_\_\_\_\_

**Building Cladding:**  Wood  Stone  Brick  Stucco  Synthetic  Other \_\_\_\_\_ Finish: \_\_\_\_\_

**Roof Type:**  Hip  Flat  Gambrel  Mansard  Gable  Other \_\_\_\_\_ Type: Flat, sloping angular roof

**Roof Materials:**  Asphalt Shingle  Wood Shingle  Slate  Tile/Terra Cotta  Tar/Gravel  Metal  Other \_\_\_\_\_

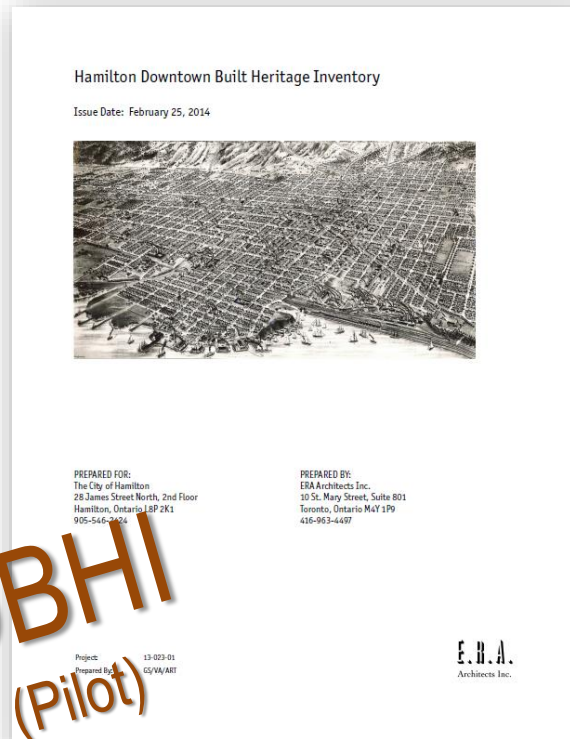
**Architectural Style / Influence:**

<input type="checkbox"/> Art Deco / Moderne (1920s-1950s)	<input type="checkbox"/> Chateau (1880-1940)	<input type="checkbox"/> Gothic Revival (1830-1900)	<input type="checkbox"/> Neo-Gothic (1890-1945)	<input type="checkbox"/> Romanesque Revival (1850-1910)
<input type="checkbox"/> Beau-Arts Classicism (1900-1945)	<input type="checkbox"/> Craftsman / Prairie (1900s-1930s)	<input type="checkbox"/> International (1930-1995)	<input type="checkbox"/> Period Revivals (1900-Present)	<input type="checkbox"/> Second Empire (1860-1900)
<input type="checkbox"/> Brutalism (1950-1970)	<input type="checkbox"/> Colonial Revival (1900-Present)	<input type="checkbox"/> Italian Villa (1830-1900)	<input type="checkbox"/> Post-Modern (1970-Present)	<input type="checkbox"/> Vernacular
<input type="checkbox"/> Bungalow (1900-1945)	<input type="checkbox"/> Edwardian (1900-1930)	<input type="checkbox"/> Italianate (1890-1900)	<input type="checkbox"/> Queen Anne (1880-1910)	<input type="checkbox"/> Victory Housing (1940-1950)
<input type="checkbox"/> Classic Revival (1830-1880)	<input type="checkbox"/> Georgian / Loyalist (1794-1860)	<input type="checkbox"/> Neo-Classical (1800-1860)	<input type="checkbox"/> Regency (1830-1860)	<input checked="" type="checkbox"/> 1950s Contemporary (1946-1960)
<input type="checkbox"/> Other Mid-century Modern (1933-1965)				

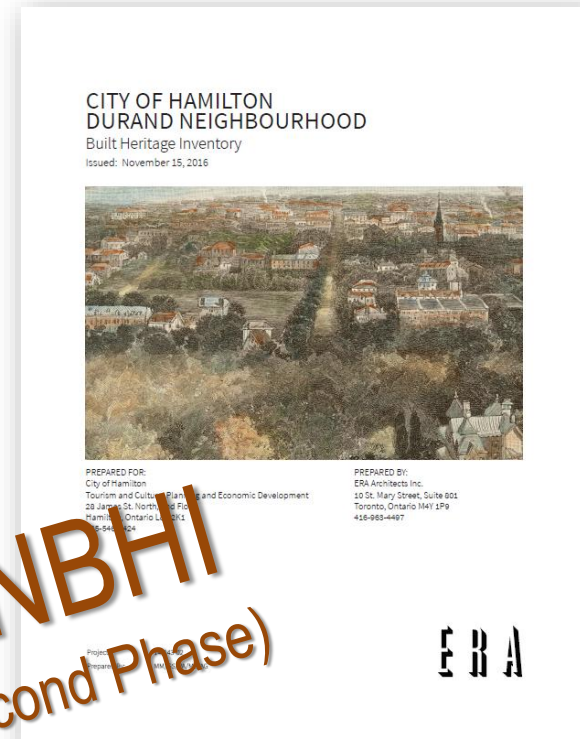
Planning and Economic Development Department (2017) Page 1 of 3

- Consistency
- Transparency
- Defendable
- Data management

# Built Heritage Inventory Work To Date



**Downtown Built Heritage Inventory, 2014**  
723 additions to Municipal Heritage Register  
30 candidates added to designation work plan

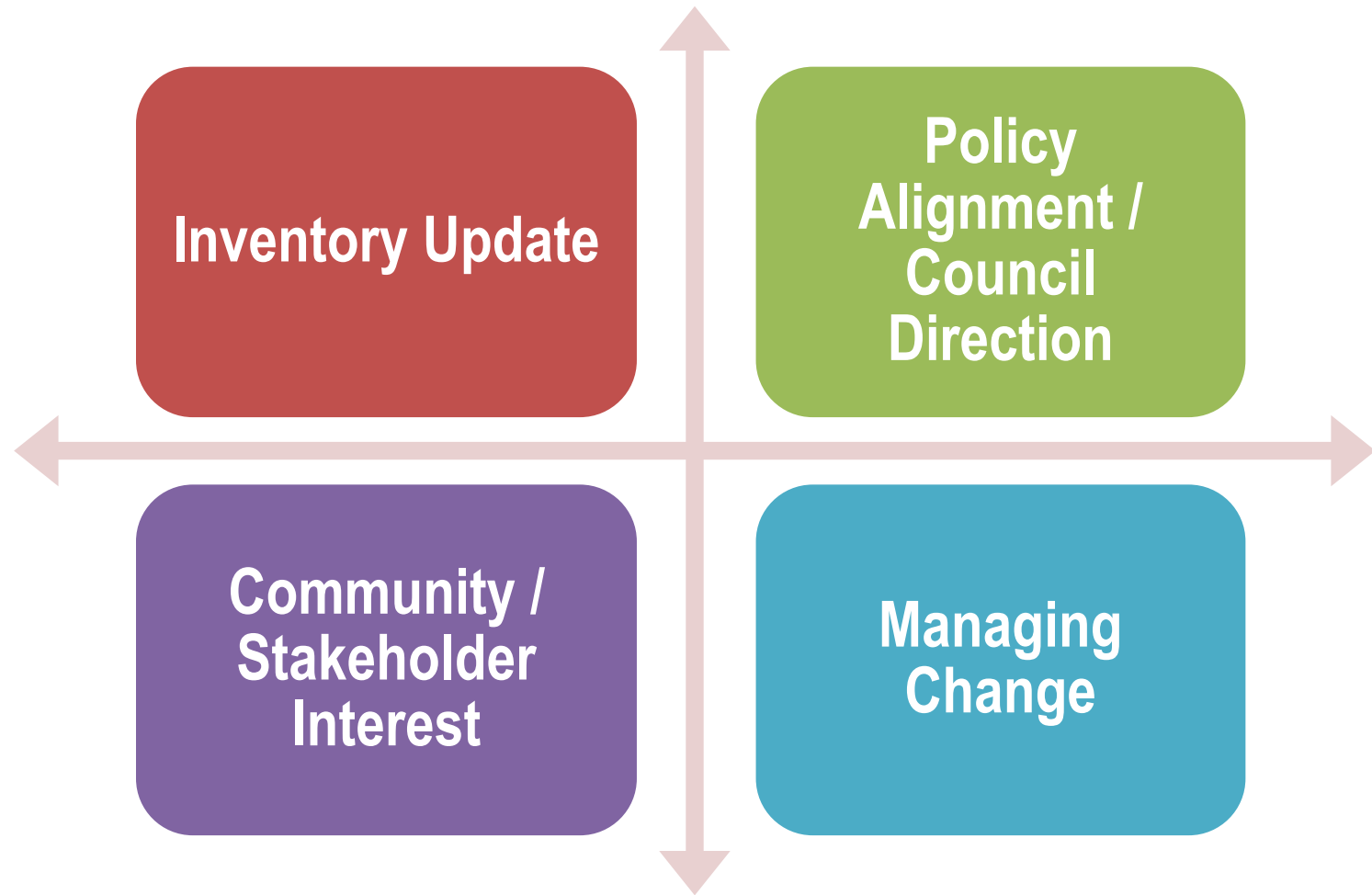


**Durand Neighbourhood Built Heritage Inventory, 2017**  
736 additions to Municipal Heritage Register  
52 candidates added to designation work plan

# Waterdown Village Built Heritage Inventory



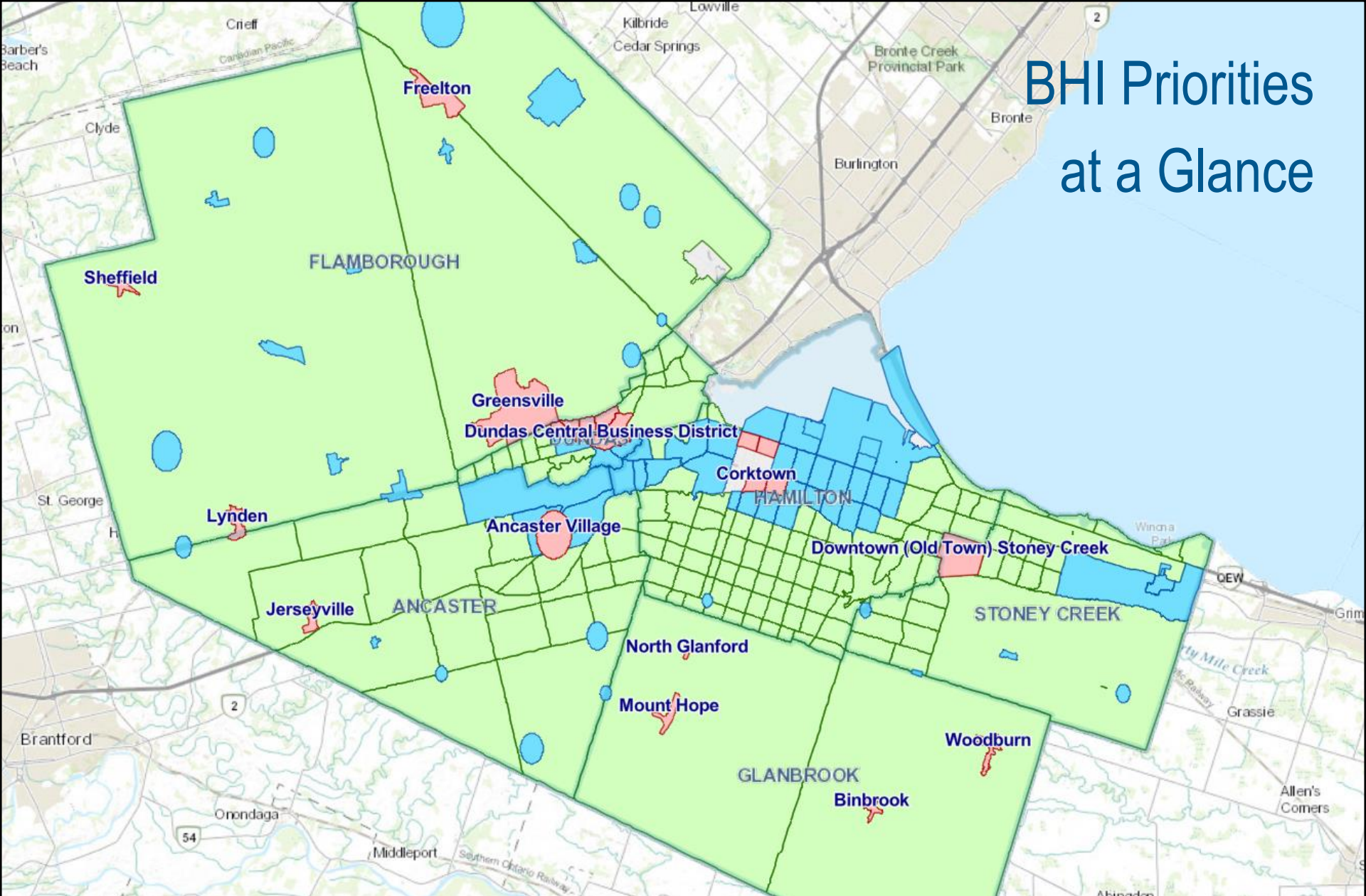
# Prioritizing Future Built Heritage Inventory Work



- Short, medium and longer-term priorities identified
- Short-term:
  - 38% of remaining Inventory listings
  - High concentrations / integrity
  - Perceived development pressure
  - Strong community support
- Downtown Dundas - 2021



# BHI Priorities at a Glance



# Community-Led Inventories



ARCHITECTURAL  
CONSERVANCY  
ONTARIO

HAMILTON  
REGION



# Community-led Process (Draft)



Thank you!

## **Alissa Golden**

Heritage Project Specialist

[alissa.golden@hamilton.ca](mailto:alissa.golden@hamilton.ca)

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

[www.map.hamilton.ca/HeritageMap](http://www.map.hamilton.ca/HeritageMap)

## **Inventory & Research Working Group**

### **Recommendations**

Monday, August 24, 2020 (6:00 pm)

### **City of Hamilton Webex Virtual Meeting**

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

**Regrets:** Joachim Brouwer; Brian Kowalesicz

**Also present:** Miranda Brunton, City of Hamilton Cultural Heritage Planner  
David Addington, City of Hamilton Cultural Heritage Planner  
Alissa Golden, Heritage Project Specialist

### **RECOMMENDATIONS:**

#### **THE INVENTORY & RESEARCH WORKING GROUP RECOMMENDS THE FOLLOWING TO THE HAMILTON MUNICIPAL HERITAGE COMMITTEE:**

- 1) That the pre-confederation property located at 187-189 Catharine Street North, Hamilton be included on the Municipal Register of Properties of Cultural Heritage Value or Interest based on the cultural heritage evaluation presented in Appendix A (attached); and,

That the property also be added to the list of Buildings and Landscapes of Interest in the YELLOW category.

- 2) That the property at 24 Blake Street (former "Eastcourt" carriage house) be added to the Municipal Register of Properties Cultural Heritage Value or Historical Interest and added to staff work plan for designation with a medium-high priority based on the cultural heritage evaluation presented in Appendix B (attached).
- 3) The following properties be added to the City Register of Non-designated properties of cultural/heritage value and/or historical interest: 9751 Twenty Road West, 2081 Upper James, 311 Rymal Road East, 7105 Twenty Road West, 623 Miles Road and 9445 Twenty Road West.

A summary of the key reasons for the recommendations and details can be found in Appendix C (attached).

#### **4.4.2 Ontario Regulation 9/06 Evaluation**

The following evaluation is intended to assess the property against the criteria in Ontario Regulation 9/06 (Table 6).

**Table 6:** Evaluation of 187-189 Catharine Street North using Ontario Regulation 9/06

##### **1. The property has design value or physical value because it:**

i. is a rare, unique, representative or early example of a style, type, expression, material or construction method:

Yes. The property at 187-189 Catharine Street North meets this criterion. The residence is a pre-Confederation residential building that is an early example of a residential building in the City of Hamilton. Additionally, the building's stone composition is not common within the City of Hamilton.

ii. displays a high degree of craftsmanship or artistic merit:

Yes. The property at 187-189 Catharine Street North meets this criterion. The cut stone materials express a high degree of craftsmanship. Furthermore, though the interior was not evaluated in person by ASI, photographs provided to ASI suggest that other original materials within the building may include the wooden flooring, wooden trim around the windows, wooden baseboards, the fireplace and crown moulding. Some of these elements may be indications of high degrees of craftsmanship or artistic merit but would require further exploration as part of a designation by-law.

iii. demonstrates a high degree of technical or scientific achievement:

No. The property at 187-189 Catharine Street North does not demonstrate a high degree of technical or a scientific achievement.

##### **2. The property has historical value or associative value because it:**

i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community:

Yes. The property at 187-189 Catharine Street North meets this criterion. The property is associated with the theme of pre-Confederation residential development within the City of Hamilton.

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture:

No. The property at 187-189 Catharine Street North is not anticipated to yield, or have the potential to yield, information that contributes to an understanding of a community or culture.

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community:

No. The architect of the building on the property at 187-189 Catharine Street North is currently unknown.

**3. The property has contextual value because it:**

i. is important in defining, maintaining or supporting the character of an area:

No. The residential character of Catharine Street North consists of two-storey residential buildings and a continuous streetscape with few gaps between buildings. The massing and architectural character of the residence at 187-189 Catharine Street North is not consistent with the character of the surrounding area and therefore is not particularly important in defining, maintaining, or supporting the character of the area.

ii. is physically, functionally, visually or historically linked to its surroundings:

No. Though the residence at 187-189 Catharine Street North has been physically, visually and historically linked to its location on the west side of Catharine Street North, its surroundings are not particularly significant, and a structure of this type, style and appearance could be located in any neighbourhood near Hamilton's downtown core. Furthermore, the residence's architecture is not consistent with that of the area and there is no significant relationship between this building and surrounding buildings. Furthermore, its immediate surroundings have changed over time due to the removal of the house at 185 Catharine Street North, which was located immediately behind the property, and the evolution of the property at 183 Catharine Street North.

iii. is a landmark:

No. The property at 187-189 Catharine Street North is not a landmark.

**4.5 Proposed Statement of Cultural Heritage Value or Significance**

**187-189 Catharine Street North**

The property at 187-189 Catharine Street North in the City of Hamilton is a mid-nineteenth century, pre-Confederation residential semi-detached building. The one-and-a-half storey stone building is located on the west side of Catharine Street North, north of Cannon Street East and south of Robert Street.

The building at 187-189 Catharine Street North is a pre-Confederation residential building that is an early example of a residential building in the City of Hamilton and representative of the theme of pre-Confederation development within the City. The use of stone in residential buildings was at its peak in Hamilton during the mid-nineteenth century, though there are few examples of stone residential buildings left within the City of Hamilton. Many of Hamilton's remaining pre-Confederation stone residences are prominent residential buildings that contain a high degree of craftsmanship and have maintained a high degree of architectural integrity. The building at 187-189 Catharine

Appendix "A" to August 24, 2020 Inventory and Research Working Group meeting notes  
Excerpts from Cultural Heritage Impact Assessment, ASI, July 2020

Street North is not consistent with the architectural standards set by other mid-1800s stone residences in the city, though the building does incorporate the cut stone material known as local Whirlpool sandstone, which is an expression of a high degree of craftsmanship.

**Heritage Attributes:**

- The one-storey scale, form and massing of the building
- The stone materials, including cut stone façade and field stone foundation



## **Former “Eastcourt” Carriage House, 24 Blake Street, Hamilton** **STATEMENT OF CULTURAL HERITAGE VALUE**

### **Background**

The former carriage house at 24 Blake Street is the only surviving remnant of the four-acre “Eastcourt” estate, once situated south of Main Street East between Sherman Avenue and Blake Street (beyond the City limits in the 1890s). The impressive Second Empire style mansion with the same namesake is believed to have been built for Joseph Lister as a showcase for his prosperous furniture manufacturing business. There is no evidence that he ever lived there but in the mid-1890s, his son and business partner, John Hoodless, moved there with his wife Adelaide and their three children, where they remained until Adelaide’s untimely death in 1910. Shortly after this tragic event, John and his only son moved out and the estate was sold, likely to the developer who subdivided much of the property into lots for single-family homes fronting onto Sherman Avenue and Blake Street. The Hoodless mansion was then converted to a multiple residential building and named the Eastcourt Apartments. By the second half of the 20<sup>th</sup> century, the once splendid mansion had entered a period of decline and neglect, leading to its final fate of demolition circa 1970. Since then its former carriage house has suffered both neglect and vandalism but still remains standing as the only tangible evidence of the once magnificent Eastcourt estate.

### **Physical / Design Value**

The former carriage house presently occupies the back portion of the rear yard of the early 20<sup>th</sup> century residence at 24 Blake Street. The outbuilding is unique in that it represents a miniature version of the flamboyant Second Empire style of Eastcourt: a brick masonry structure with a Mansard roof and arched window and door openings replicating those of the main residence. Even its segmental masonry arches were embellished with cast-iron ornaments identical to those of the main house. For a building of its size and function, the former carriage house displays a high degree of craftsmanship and artistic merit. Furthermore, it represents a late and rare example of the use of cast-iron ornamentation (except for roof crestings and finials) in Ontario’s residential architecture of the second half of the 19<sup>th</sup> century. By the late 1880s, cast iron had been largely replaced by galvanized iron, a form of sheet metal, which became very popular for fabricating ornate cornices and window surrounds, mainly for commercial buildings, with cast iron being relegated to storefronts for which it served both a structural and ornamental function.

### **Historical/ Associative Value**

The Eastcourt estate – its mansion, landscaped grounds and outbuildings, are associated with both an important furniture making business in Hamilton, J. Hoodless & Son, and more significantly, with Adelaide Hoodless (nee Hunter in 1857), who gained national and

international recognition for promoting women’s rights and education. She championed the cause of gaining better training for women in homemaking skills, first introducing cooking classes to Hamilton’s first YWCA, and later pushing for the introduction of “domestic science” into the public school curriculum. In the Hamilton area, she also played an instrumental role in the formation of a Women’s Institute, to bring domestic education to rural women (a movement which rapidly spread around the world), in establishing the Ontario Normal School of Domestic Science and Art in Hamilton in 1900; and in the founding of the Macdonald Institute of Home Economics in Guelph. Tragically, her life of numerous major accomplishments over a relatively short span of time, was tragically cut short, when she collapsed and died while speaking in Toronto on February 26<sup>th</sup>, 1910 at the age of only 52.

### **Contextual Value**

Due to its well-hidden location with no presence on any streetscape, the former Eastcourt carriage house is important in supporting but not defining the character of the area. It serves as a tangible reminder of the Eastcourt estate, which at the time would have had a very prominent presence on Main Street East, with its architecturally impressive mansion and outbuildings surrounded by attractively landscaped grounds, all viewed against the backdrop of the Niagara escarpment. The former carriage house is linked historically to its surroundings, by the previously described historical associations.

NOTE: This evaluation is based on a more detailed background research report, completed by Ann Gillespie in August 2020.

**Summary of the key reasons for the recommendations and associated materials**

**9751 Twenty Road West**

The property at 9751 Twenty Road West is a storey and half single detached Gothic Revival farm house, constructed in 1850 on lands first granted in 1802 by the crown in the Mount Hope Area. Jacob Smith, was the first pioneer to arrive to the Mount Hope area in 1790. This was followed several years later by more early settlers. Jacob had 13 children who had acquired property in the Mount Hope area including Obedia Smith, the owner in 1850 at the time of the construction of 9751 Twenty Road West

Based on this preliminary research, 9751 Twenty Road West meets three criteria under Ontario Regulation 9/06. Its design is representative of mid 19<sup>th</sup> century Gothic Revival farm house; it is associated with a potentially significant person and it yields information that contributes to the understand of community. Lastly it is important in supporting the character of the area. ("Glanford Recollections & Reflections" – Sandy Smith, pages 251-254, ND; LACAC Inventory 1984)

HOUSE: Conc. 2, Lot 2.

Present Owner: Jerry Sullivan  
9751 Twenty Rd.  
Mt. Hope  
679-4397

Crown Patentee: Jacob Smith in 1836

First Settler: Jacob Smith in 1836

Date of Construction: 1850's

Owner at the time: Obedia Smith

Foundation:

- full basement with stone walls
- dirt floor

Structure:

- one and a half storey, single house
- exterior walls are two bricks thick
- lath and plaster on the inside
- the ceilings are all plaster
- has the original trim, doors, staircase, windows and baseboards
- there are six doors off of the dining room
- the floors are made of wide boards
- no additions, although the kitchen has been remodelled
- has the original gothic pointed window
- has bevelled brick design
- has the common brick bond

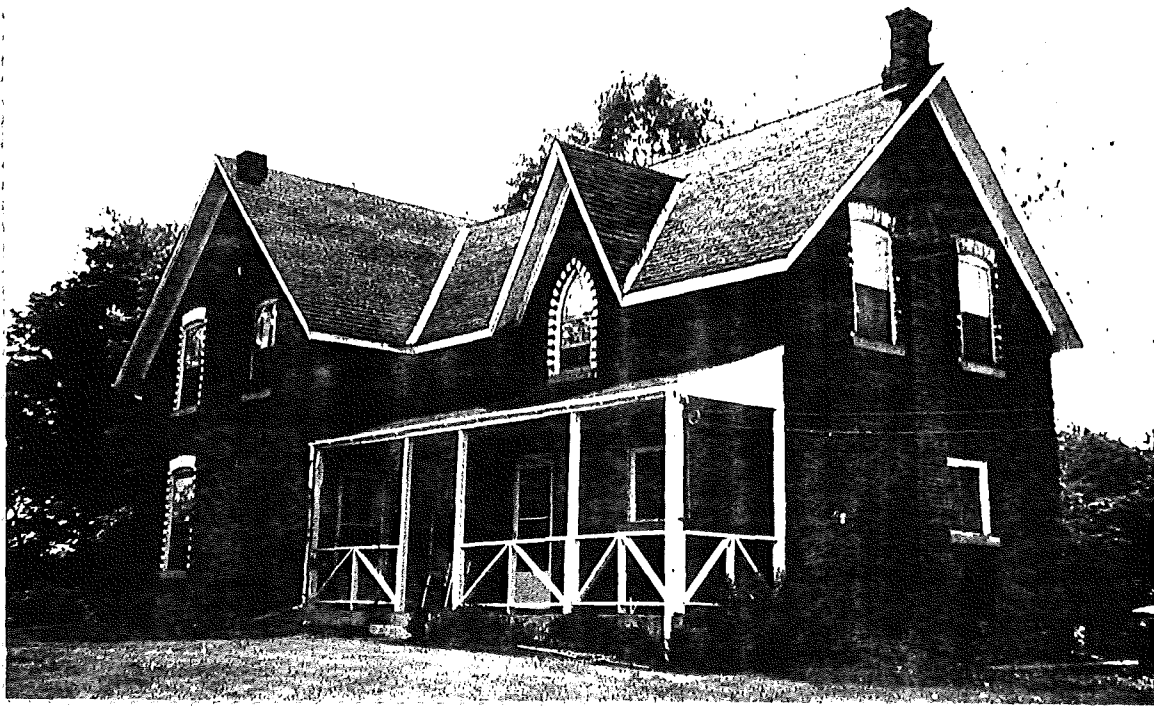
Roof:

- was wooden shingles, now asphalt shingles
- were originally five bracket chimneys, now there is one



WEST VIEW ↑

- brick relieving arches over windows and doors
- wall dormer with pointed arch window



NORTH & EAST VIEWS ↑

- wall dormer with pointed arch window
- porch
- corbeled chimney caps

## **2081 Upper James (also 2081 Highway 6)**

The first settler on this property was Thomas Choate and Francis Hartwell in 1818 who were United Empire Loyalists. The initial two-story stone structure was constructed in 1854 and a brick expansion of was added in 1874. The home is a rare, early example of gothic revival architecture on the Hamilton mountain (formerly Barton township). The materials in the construction were sourced locally including the quarry stone and brick from the Ed Dickenson Brickyard. Most of the wood is from locally sourced pine trees.

The home is in excellent condition in 2020 with many original features based on an in-person viewing from public rights of way by a heritage committee member in December of 2019. The key external features of heritage interest are the quarry stone front facade, the gingerbread treatment on the eaves, original doors, two double stone chimneys, two-foot thick stone walls, and front dormer above the entrance with a pointed arch window, shutters, and flat arches over the first-floor windows. (Source: 1984 LACAC report).

Based on this preliminary research, 2081 Upper James Street appears to meet two criteria under Ontario Regulation 9/06. Its design is representative of mid 19<sup>th</sup> century Gothic Revival farm house. Secondly, it is associated with a potentially significant person.

HOUSE: Conc. 2, Lot 6.

Present Owner: Peter Fletcher  
2081 Hwy. 6, Mt. Hope  
679-6483

Crown Patentee: Francis Hartwell in 1818

First Settler: Thomas Choate in 1819 & Francis Hartwell in 1818

Date of Construction: -1854 was when the stone part was built

-1874 was when the brick part on the back  
was added

Built by: the brick part was built by George Coon

Foundation:

- in the stone section, the basement is divided by stone partitions, there are stone walls under every room
- the north part has a brick floor, the south has a dirt floor
- the front of the house is quarry stone cut into squares

Structure:

- quarry stone was used
- in the beginning there was just plaster on the inside, because of condensation they added strapping, lath and plaster
- has plaster ceilings
- has pine, tongue and groove floors
- is a single, two storey house
- has two original stairways, with no throughway upstairs
- has all the original doors, pine trim, original shutters,
- has wainscotting in the kitchen
- the pine is from local timber
- the gingerbread outside has been removed

Roof:

- was originally hand made cedar shakes, now is asphalt shingle
- are two double chimneys made of stone
- has a brick chimney in the middle
- were two stone fireplaces and one brick oven

Point of Interest:

- the stone walls are approximately two feet deep
- has an unusual diagonal fireplace in the living room with a wrought iron fire cover
- the brick addition was made from brick from the Ed. Dickenson brickyard
- Mr. Springer owned the land when the stone house was built





WEST (FRONT) VIEW ↑

- wall dormer with pointed arch window
- flat arches over windows on first floor
- chimneys set in at an angle
- gable roof



SOUTH (SIDE) VIEW ↑

- wall dormer

### **311 Rymal Road East**

The Young family originally settled this area of Hamilton mountain (formerly Barton township) and maintained a large farmstead for many years. It is believed that one of the sons of James F. Young built the existing two-story structure in 1898. This property and the Young family cemetery on Upper Wellington will be the last remaining link to the Young family after the adjacent cottage at 323 Rymal Road East is demolished. The home appears to be rare, early example of Italianate architecture in this part of Hamilton mountain.

The home has been well kept into 2020 with what appears to be many original features based on an in-person viewing from public rights of way by a heritage committee member in December, 2019. The key external features of heritage interest are the front door and entry patio, tall arched windows and standing brick lintels, the decorative brick patterns in several facades of the house, the elaborate eaves and supporting corbels, and tall stone chimney. There have been several later additions at the back and side of the house.

Based on this preliminary research, 311 Rymal Road East meets two criteria under Ontario Regulation 9/06. Its design is representative of an Italianate architecture farm house. Secondly, it is associated with a potentially significant early settler family and what appears to be the last surviving home from this family.

Source:

Cultural Heritage Impact Assessment – 323 Rymal Road Eat, Former Barton Township, Wentworth County, now City of Hamilton, Ontario. Golder. April 2019.

[https://itvpgisapp.hamilton.ca/deltafs/Images/Cultural\\_Heritage/HeritageReports/CHIA\\_323RymalRoadEast.pdf](https://itvpgisapp.hamilton.ca/deltafs/Images/Cultural_Heritage/HeritageReports/CHIA_323RymalRoadEast.pdf)

## **7105 Twenty Road East**

The home at 7105 Twenty Road east, erected circa 1860 is a rare example of the Gothic Revival style once common in the area. The front with double door entry and matching bay windows and sharply peaked dormer is well balanced. The double bricked home with a stepped course is very well-maintained condition. The property helps support the character of the area.

All windows appear to be replacement glass within original openings and the front door is original with a replacement transom. The front verandah is not all original but the roof and dental appear moldings appear to be.

There has been an addition to the south elevation on south and east sides with a board and batten cladding. Appears to be a three-season style room.

This information relates to the Crown Patentee: William Johnson Kerr (1787 – April 23, 1845) he was a [political figure](#) in [Upper Canada](#).

Born in 1787, the son of [Robert Kerr](#) and grandson of Sir [William Johnson](#). He was a captain in the Indian Department and participated in the War of 1812. William Kerr justice of the peace in the [Gore District](#) in 1828. He served as superintendent for the Burlington Bay Canal project, alongside Michael Tipson. In 1832, no longer sympathetic to the reform cause, he took part in an assault on [William Lyon Mackenzie](#) in [Hamilton](#) and was charged and fined.

He had married Elizabeth Brant, the daughter of [Joseph Brant](#) (Thayendanegea), and, on John Brant's death in 1832, his son William Simcoe was chosen as Brant's successor. Kerr also led members of the Six Nations during the [Upper Canada Rebellion](#). He died at Wellington Square ([Burlington](#)) in 1845.

HOUSE: Conc. 2, Lot 10.

Present Owner: H. Pederson  
7105 Twenty Rd.  
Mt. Hope  
679-6329

Crown Patentee: William Johnson Kerr in 1806

First Settler: Sam Kern N $\frac{1}{2}$  in 1835  
David Kern Jr. S $\frac{1}{2}$  in 1835

Date of Construction: about 1860

Owner at the time: William Robinson, who was a retired sea captain  
who kept horses.

Foundation:

- full basement consisting of three rooms
- the partitions are made of stone
- the walls are made from field stone
- the floor was dirt, now it is cement

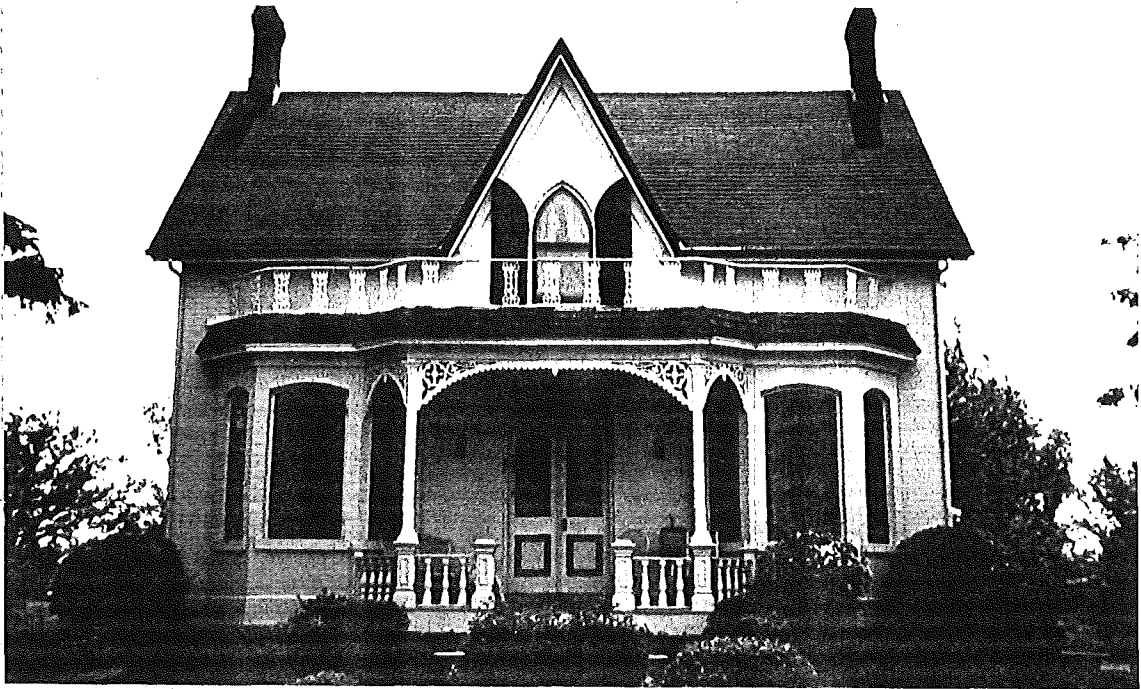
Structure:

- is a two storey, single house with a small attic
- is a double brick house, with lath and plaster on the inside
- has mixed maple and cherry floors downstairs and pine upstairs
- has the original trim, baseboards, and staircase
- has the original wainscot in the kitchen and window panels
- the front door is original and so is the stained glass in it
- transom over the door has been replaced
- some of the windows and all the doors are original
- the ceilings are 10-11' high and were originally plastered, two have been redone with tin
- the side verandas are original
- the front (north) veranda has been enlarged and the rod iron railings are not original

- picture frame molding in the living room
- there are three decorative light fixtures

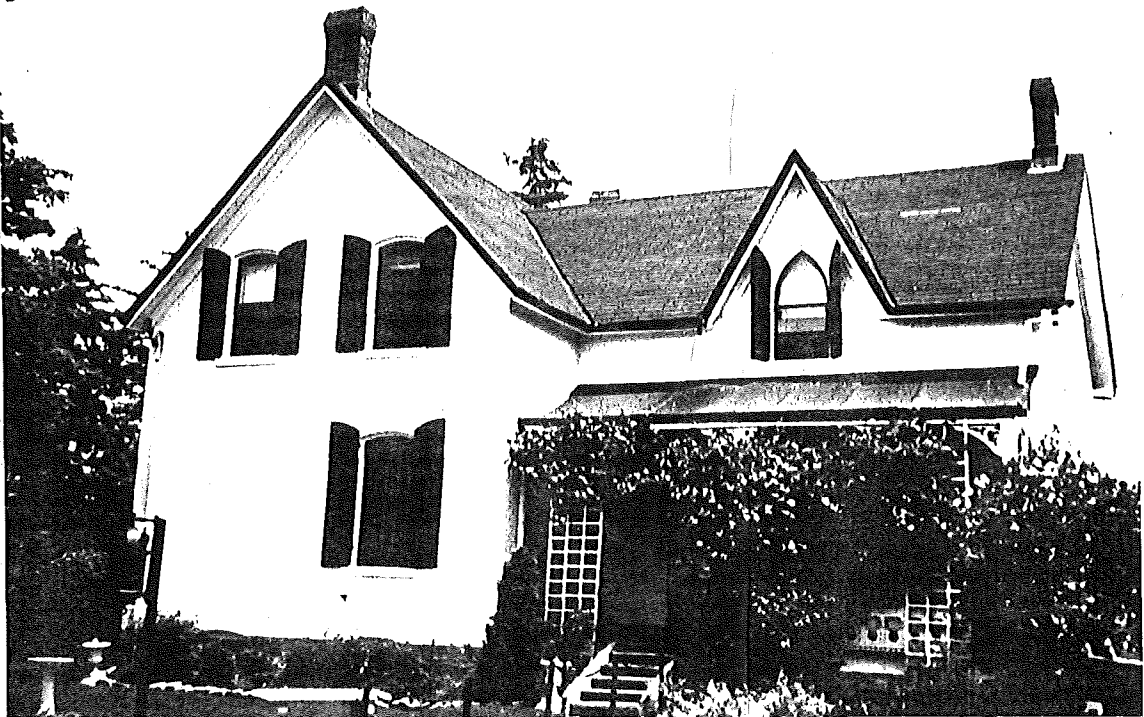
Roof:

- originally cedar shingles, now there is asphalt shingles  
there were three chimneys which are still there, but one has  
been rebuilt
- the roof on the porches were corrugated tin



NORTH (FRONT) VIEW ↑

- bay windows
- brick relieving arches over windows and doors
- double front doors with a transom
- wall dormer with pointed arch window



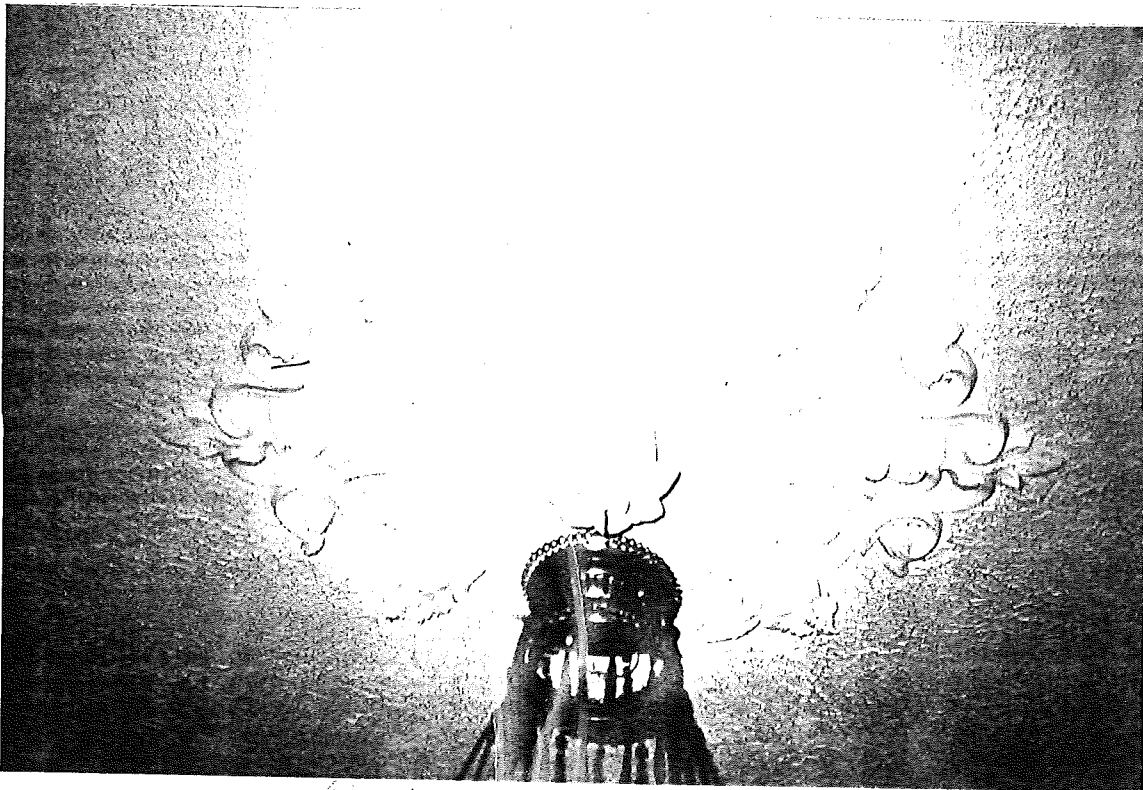
WEST (SIDE) VIEW ↑

- wall dormer with a pointed arch window
- corbeled chimney caps
- side veranda



EAST (SIDE) VIEW ↑

- wall dormer with pointed arch window
- gable roof
- side veranda



ORIGINAL ↑

- decorative plaster light fixture

### **623 Miles Road (formally 627 Miles Road)**

This Gothic home was erected in 1881 in Hannon by J. Bradt. The original front section is of brick construction and has symmetrical window openings with the peaked dormer centered over the front entry. The back-frame section was a summer kitchen and has now been incorporated into the main house. A smaller addition has been attached to the north side of the kitchen.

All windows appear to have been replaced within the original openings. A porch has been added to the west facade and decks to the south and east. There is a label mold in brick over the gable window opening on the west facade. The lot appears largely unaltered from what would be the original though the old drive shed behind the home appears to be in a state of advanced decay.

This home shows some artistic merit with the brick label mold and supports the character of the rural landscape of Hannon (LACAC 1984).



HOUSE: Conc. 2, Lot 11.

Present Owner: L. R. Ormerod  
627 Miles Rd.  
Mt. Hope  
679-4323

Crown Patentee: Rebecca Mercle N. part in 1802  
Frederick Markle S. part in 1802  
Mary Griffin in 1802

First Settler: Henry Hagle in 1817

Date of Construction: 1881

Builder: J. Bradt

Owner at the time:

Foundation:

- the house was built in two parts. The brick part (west) was built first and the back (east) section was added
- there is a full basement under the brick part with stone walls
- the floor is now cement, but was originally dirt
- the back part was originally a summer kitchen and is on a stone foundation, there is a crawlspace underneath

Structure:

- is a single house with all ceilings plastered
- the brick part is a one and a half storey house, the back was a one storey but now is two storey
- the exterior walls are three bricks thick on the first floor and two bricks thick on the second floor
- the inside is 2x5" pine studs, lath and horse hair plaster
- has the original front door, staircase, some trim and baseboards
- the floors in the house are made of pine boards 2½" thick

Roof:

- was covered with cedar shingles, but is now asphalt shingles
- are two bracket chimneys built into the walls, not in use today



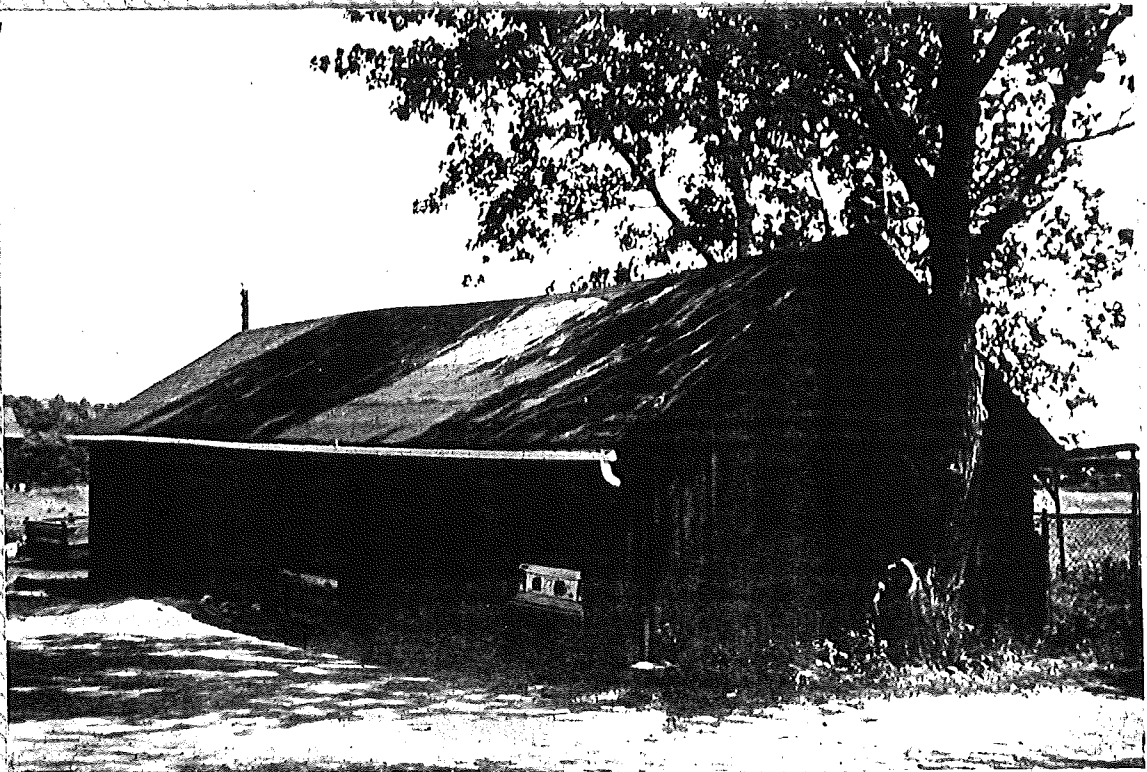
WEST (FRONT) VIEW ←

- brick relieving arches over windows and doors
- wall dormer with pointed arch window
- window in wall dormer has a label mold
- original trim



SOUTH (SIDE) VIEW ↑

- gable roof



DRIVESHED ↑

WEST & NORTH VIEWS

- original boards and batten

DRIVESHED: Conc. 2, Lot 11.

Present Owner: L. R. Ormerod  
627 Miles Rd.  
Mt. Hope  
679-4323

Crown Patentee: Rebecca Mercle N. part in 1802  
Frederick Markle S. part in 1802  
Mary Griffin in 1802

First Settler: Henry Hagle in 1817

Foundation:

- has no foundation

Structure:

- has the original board and batten siding

- the wooden beams were pinned with wooden pegs and braced the same  
as a barn would be

Roof:

- was originally cedar shingle, now has asphalt roll roof

## **9445 Twenty Road West\* (*The Marshall Family's 'Rose Farm'*)**

(NOTE: This property has already been documented as the subject of a CHIA (Cultural Heritage Impact Assessment) by Golder Associates, which concluded that the property was worthy of inclusion on the Heritage Register.) Below is summarized and sourced from Golder's report dated June 27, 2018.

Constructed in 1874 for the Marshall family, the property is a representative example of a late 19th century side hall plan Gothic Revival farmhouse. Other key attributes that reflect the design or physical value include its gable roof with curvilinear vergeboard, segmental arch and pointed windows with buff brick voussoirs and date stone reading "Alex. Marshall A.D. 1874". A high degree of craftsmanship or artistic merit is demonstrated through its well-executed masonry construction, including low hip roof with curvilinear modillions or brackets, segmental arch wood windows and doors and dichromatic brick quoins.

Alexander Marshall Sr. purchased the land for his son Alexander Marshall Jr. who lived on the property with his wife Marcia and their seven (7) children from 1874 until his death in 1927. They named the house 'Rose Farm'. The Marshall family played a significant role in the overall development of Glanbrook as Alexander Marshall Sr. opened a local lime quarry; which was in operation until the late 1920s.

The setting of the property is rural with rolling landscape and remnants of orchards and crops from the property's former use as a farm. A pond to the south of the properties connects to a watercourse running west to east, and forested hedgerows serve as a divider between neighbouring properties. 9445 Twenty Road West is bound by Glancaster Road to the west, Dickenson Road West to the south, Upper James to the east and Twenty Road West to the north. Originally part of a farm, the house is surrounded by other early 20<sup>th</sup> century properties with newer development to the north and south.

HOUSE: Conc. 2, Lot 3.

Present Owner: Fred Dorr  
9445 Twenty Rd.  
Mt. Hope  
679-4651

Crown Patentee: James Cooley in 1802

First Settler: Samuel Stafford in 1805

Date of Construction: 1874

Owner at the time: Alec Marshall

Foundation:

- there is a full basement under the front part of the house
- the walls were made of quarry stone from Gallagher's quarry and were three feet thick
- under the back part of the house there is a crawlspace with a stone foundation about 3' deep
- the floor is cement

Structure:

- the front part of the house has two storeys, but the back has one and a half storeys
- the front part of the house has walls that are two bricks thick
- has original windows, staircase, some pine trim, baseboards, and window panels
- has the original front door with transom, side lights
- the floors are made of pine
- there is a partition in the house which is two bricks thick
- three ceilings in the house have decorative plaster light fixtures
- there is a tongue and groove front porch which was added prior 1927

Roof:

- was cedar shingles, now is asphalt shingles
- originally there were four chimneys on the house, there are still four chimneys but they have been redone



NORTH (FRONT) VIEW ↑

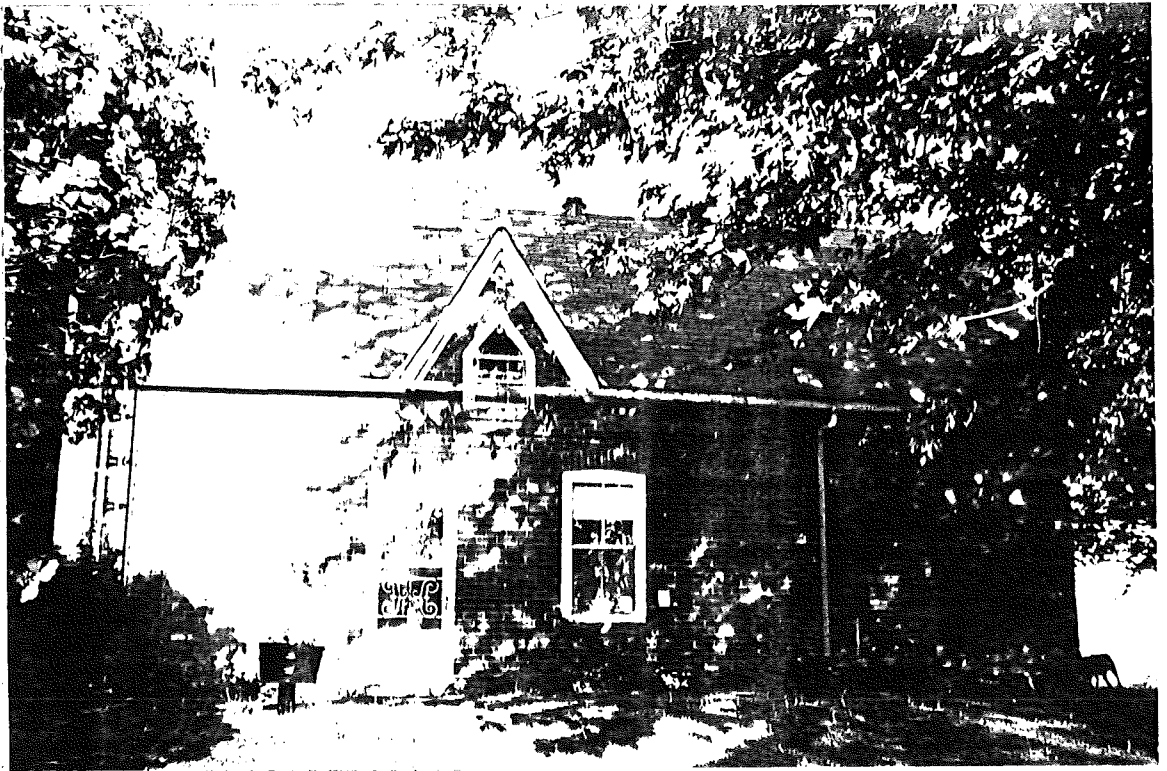
- brick relieving arches over windows
- wall dormer and original trim
- corbel table
- bay window



EAST (SIDE) VIEW ↑

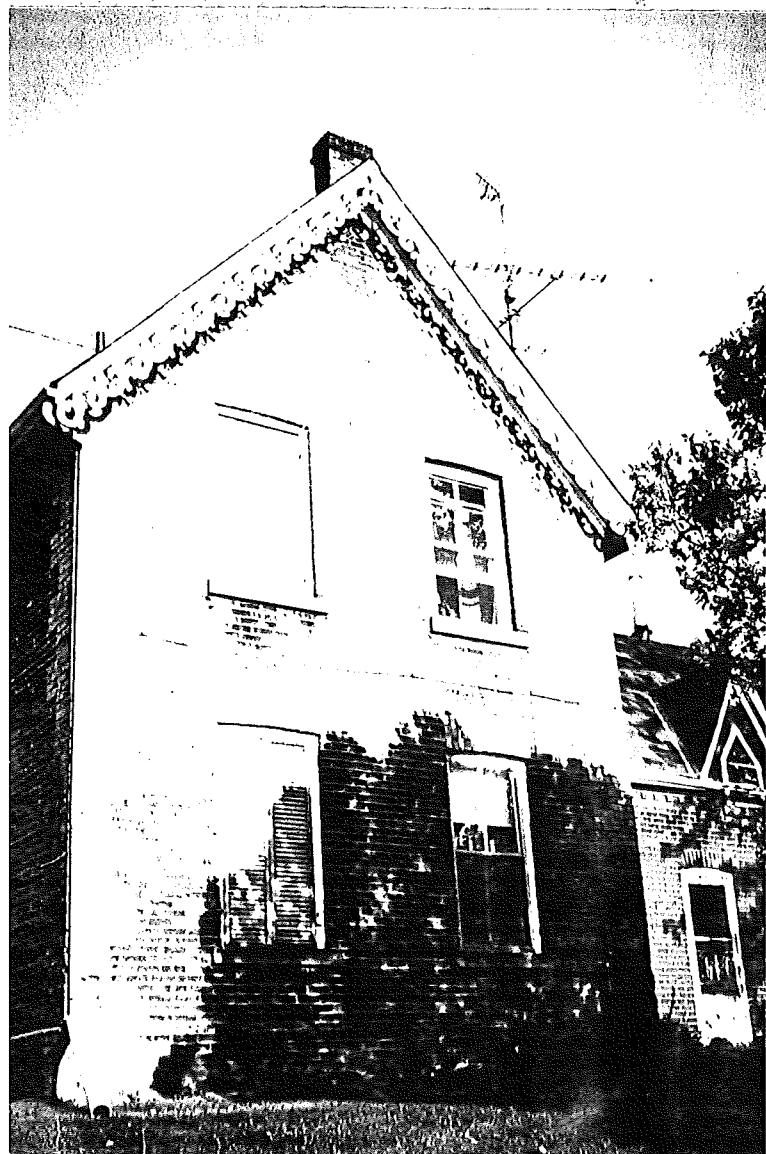
- wall dormers
- pointed arch window in one dormer  
and a triangular window in the other  
dormer





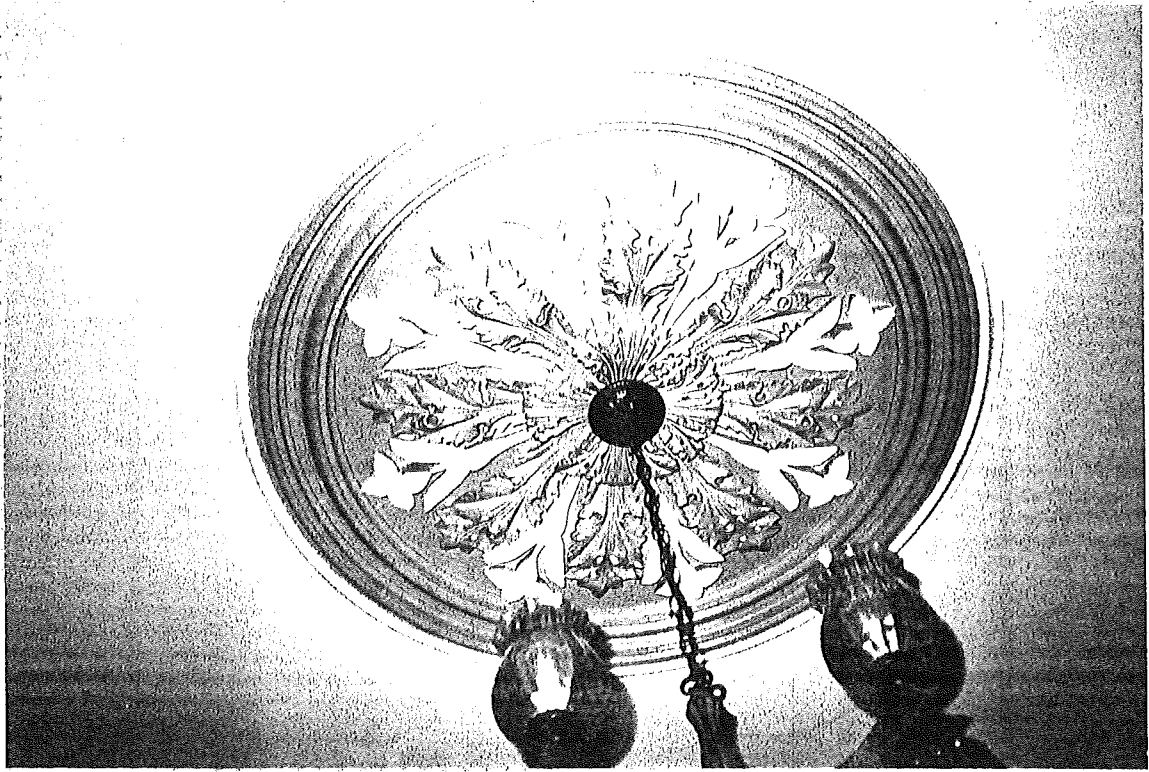
WEST (SIDE) VIEW ↑

- brick relieving arches over doors
- wall dormer with triangular window



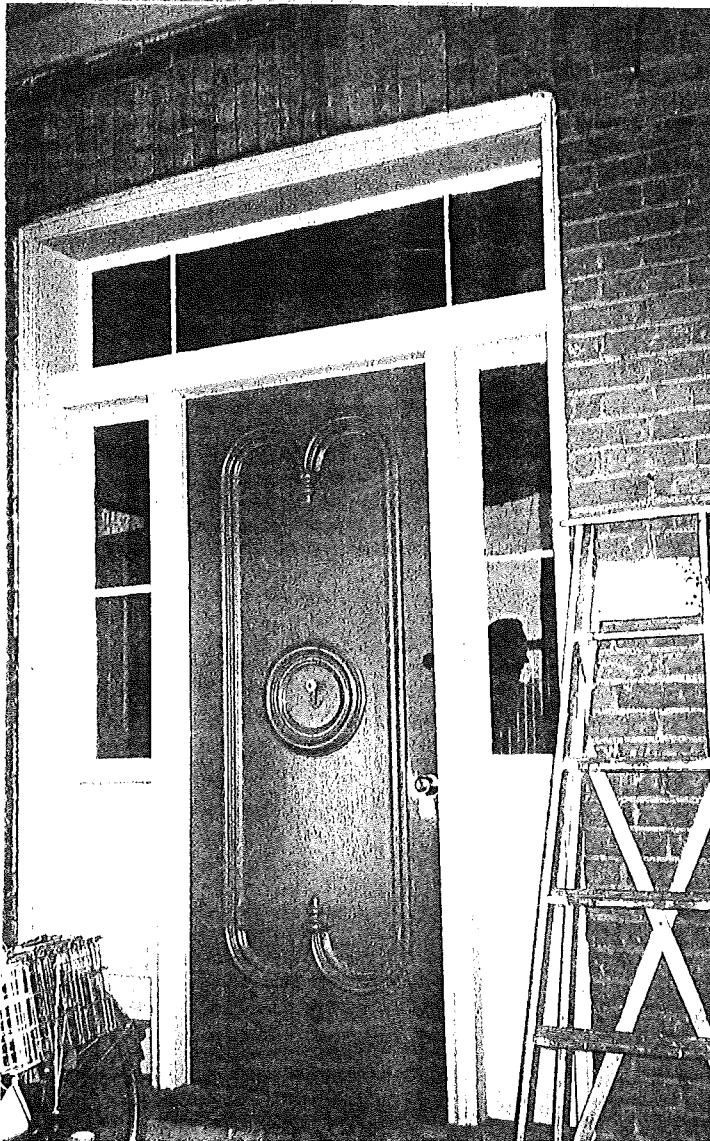
WEST (SIDE) VIEW ←

- original trim
- gable roof
- bevel brick detail



ORIGINAL ↑

- patterned decorative plaster  
light fixture



ORIGINAL ←

- front door and transom and  
side lights