



City of Hamilton
HAMILTON MUNICIPAL HERITAGE COMMITTEE
AGENDA

Meeting #: 22-001
Date: January 21, 2022
Time: 9:30 a.m.
Location: Due to the COVID-19 and the Closure of City Hall (RM)

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

1. **APPOINTMENT OF CHAIR AND VICE-CHAIR FOR 2022**
2. **APPROVAL OF AGENDA**
(Added Items, if applicable, will be noted with *)
3. **DECLARATIONS OF INTEREST**
4. **APPROVAL OF MINUTES OF PREVIOUS MEETING**
 - 4.1. December 14, 2021
5. **COMMUNICATIONS**
6. **DELEGATION REQUESTS**
7. **CONSENT ITEMS**
 - 7.1. Heritage Permit Applications - Delegated Approvals

7.1.a. Heritage Permit Application HP2021-052:Proposed Alteration of Replacement of Cedar Shake Roof with Asphalt Shingles at 123 Mill Street North, Waterdown (Ward 15) (By-law No. 96-34-H)

7.1.b. Heritage Permit Application HP2021-059: Repairs to Solarium at 15 Inglewood Drive, Hamilton (Ward 2) (By-law No. 17-224)

7.2. Inventory and Research Working Group Meeting Notes - July 20, 2020

8. STAFF PRESENTATIONS

9. PUBLIC HEARINGS / DELEGATIONS

9.1. Paula Kilburn, Advisory Committee for Persons with Disabilities respecting the Integration of Accessibility in Heritage Properties

(Approved at the September 24, 2021 meeting)

10. DISCUSSION ITEMS

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 (D) – G. Carroll
- (ix) 120 Park Street, North, Hamilton (R) – R. McKee
- (x) 398 Wilson Street East, Ancaster (D) – C. Dimitry
- (xi) Lampman House, 1021 Garner Road East, Ancaster (D) – 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
- (xv) Former Hanrahan Hotel (former) 80 to 92 Barton Street East (I)– T. Ritchie
- (xvi) Television City, 163 Jackson Street West (D) – J. Brown
- (xvii) 1932 Wing of the Former Mount Hamilton Hospital, 711 Concession Street (R) – G. Carroll
- (xviii) 215 King Street West, Dundas (I) – K. Burke
- (xix) 679 Main Street East, and 85 Holton Street South, Hamilton (Former St. Giles Church) – D. Beland
- (xx) 219 King Street West, Dundas – K. Burke
- (xxi) 216 Hatt Street, Dundas – K. Burke
- (xxii) 537 King Street East, Hamilton – G. Carroll
- (xxiii) Beach Canal Lighthouse and Cottage (D) – 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) – C. Dimitry
- (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) Cannon Knitting Mill, 134 Cannon Street East, Hamilton (R) – T. Ritchie
- (xiv) 1 Main Street West, Hamilton (D) – W. Rosart
- (xv) 54 - 56 Hess Street South, Hamilton (R) – J. Brown
- (xvi) 384 Barton Street East, Hamilton – T. Ritchie
- (xvii) 311 Rymal Road East, Hamilton – C. Dimitry
- (xviii) 42 Dartnell Road, Hamilton (Rymal Road Stations Silos) – G. Carroll

13.1.c. Heritage Properties Update (GREEN)

(Green = Properties whose status is stable)

- (i) Auchmar, 88 Fennell Avenue West, Hamilton (D) – R. McKee
- (ii) Former Post Office, 104 King Street West, Dundas (R) – K. Burke
- (iii) Rastrick House, 46 Forest Avenue, Hamilton – G. Carroll
- (iv) 125 King Street East, Hamilton (R) – T. Ritchie

13.1.d. Heritage Properties Update (BLACK)

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

(i) 442, 450 and 452 Wilson Street East, Ancaster – C. Dimitry

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT



Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

Minutes 21-009

9:30 a.m.

Tuesday, December 14, 2021

Due to COVID-19 and the closure of City Hall, this meeting was held virtually

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

Absent with D. Beland
Regrets:

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

1. Inventory and Research Working Group Meeting Notes – September 27, 2021 (Item 10.1)

(Brown/Carroll)

That the property located at 250 Charlton Avenue West, the Hamilton Amateur Athletic Association (HAAA) Grounds, be added to the Municipal Heritage Register.

CARRIED

2. Hamilton Municipal Heritage Committee's Heritage Nominations for 2021 (Item 10.2)

(Carroll/McKee)

That the following Nominations for the Hamilton Municipal Heritage Committee's Heritage Recognition Awards 2021, be approved:

(i) Heritage Property Conservation Award

Presented to property owners who have demonstrated an outstanding contribution to the conservation, restoration and preservation of Hamilton's built heritage:

- (a) 39 Homewood Avenue, Hamilton, ON - WARD 1
- (b) 174/178 Chedoke Avenue, Hamilton, ON – WARD 1
- (c) 254 MacNab Street North, Hamilton, ON (Painted Lady) – WARD 2
- (d) 3 Fallsview Road, Greensville, ON – WARD 13

- (e) 19 Viewpoint Avenue, Hamilton, ON (Sacred Heart Parish) – WARD 7
- (f) 131- 135 Aberdeen Avenue, Hamilton, ON (Gateside) – WARD 2
- (g) 23 Undercliff Avenue, Hamilton, ON - WARD 2

(ii) Heritage Property Developer Award

Presented to heritage property developers who have demonstrated an outstanding contribution to the conservation, restoration and preservation of Hamilton's built heritage:

- (a) Core Urban Inc. - 53 King Street East, Hamilton, ON - Arliss Building (The Olympia Club) - WARD 2

(iii) Adaptive Reuse of a Heritage Property Award

Presented to property owners who have demonstrated an outstanding contribution to the conservation, restoration and preservation of Hamilton's built heritage through adaptive reuse:

- (a) 147 Mary Street, Hamilton, ON (Good Shepherd 147 - Former nylon/clothing factory now converted to residential) – WARD 2
- (b) 141 Park Street North, Hamilton, ON (The Gasworks Cultural Centre - Former offices now converted to a cultural centre) - WARD 2
- (c) 375 Wilson Street East, Ancaster, ON (Brewers Blackbird Brewery and Kitchen - Micro-brewery addition to the former Rousseau House restaurant, also known as Panabaker House or Stone House) – WARD 12

(iv) Cultural Heritage Landscape Award

Recognizing the efforts of an individual or team who has demonstrated an outstanding contribution to the conservation of Hamilton's cultural heritage landscapes:

- (a) 1499 Upper Wellington St, Hamilton, ON (Young Family Cemetery) – WARD 7

(v) Sustainable Design in Heritage Award

Presented to property owners who have demonstrated an outstanding contribution to the conservation of Hamilton's built heritage and landscapes in a sustainable manner.

NO NOMINATIONS

(vi) Making Heritage Accessible Award

Presented to heritage property owners who have demonstrated an outstanding contribution to the conservation of Hamilton's heritage by making an inaccessible property accessible to all citizens of Hamilton:

- (a) 6180 White Church Road East, Mount Hope, ON (Case United Church) Project included construction of new accessible

washrooms, lift in the Sanctuary and barrier-free entrance – WARD
11 -

(vii) Education in Heritage Award

Recognizing the efforts of local historians and educators who have played a significant role in educating people on the conservation of Hamilton's tangible and intangible heritage:

- (a) Lance Darren Cole, Patrick Douthart, Nathan McCrory (Production of various videos describing heritage properties for Doors Open Hamilton)
- (b) Memory Lane - Downtown BIA QR Code Project (The Downtown Hamilton Business Improvement Area) – WARD 2
- (c) Leanne Pluthero (Local Historian with a focus on Auchmar and Century Manor)

(viii) The Art of Heritage Award [NEW CATEGORY]

Recognizing the efforts of local artists who have played a significant role in educating people on the conservation of Hamilton's tangible and intangible heritage:

- (a) Danuta Niton, Visual Artist, Graphic Designer, Muralist and Arts Educator (Daughter Kasia Niton helped with the Book) – My Walks of Art(book)
- (b) Elizabeth Sue Hanna, Visual Artist (3D heritage mixed media)
- (c) The Power of Design Exhibit (A collaboration of Photographer Francis Fougere, Architect Chris Harrison and Architectural Historian Megan Hobson)

(ix) Heritage Group, Society or Specialty Team Award

Recognizing the efforts of a heritage group, society or specialty team who has demonstrated an outstanding contribution to the conservation of Hamilton's heritage:

- (a) Hamilton Police Historical Society – WARD 12
- (b) Ancaster Village Heritage Community – WARD 12
- (c) Flamborough Archives and Heritage Society – WARD 13

(x) Heritage Streetscape Revitalization Award [NEW CATEGORY]

Recognizing the efforts of a property owner who has demonstrated an outstanding contribution to the enhancement of Hamilton's heritage streetscapes through conservation and revitalization:

- (a) 302 James Street North, Hamilton, ON – WARD 2
- (b) 431- 435 Barton Street East, Hamilton, ON – WARD 2

**3. Hamilton Municipal Heritage Committee Year in Review 2021 (PED21179)
(City Wide) (Item 10.3)**

(Ritchie/Lunsted)

That Report PED21179 respecting the Hamilton Municipal Heritage Committee Year in Review 2021, be received.

CARRIED

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

The Clerk advised the Committee of the following changes:

5. COMMUNICATIONS (Item 5)

- 5.1 Dr. S. Sheehan, Friends of St. Giles, respecting Heritage Properties in Ward Three, Hamilton.

Recommendation: Be received.

(Brown/Lunsted)

That the Agenda for the December 14, 2021 meeting of the Hamilton Municipal Heritage Committee be approved, as amended.

CARRIED

(b) DECLARATIONS OF INTEREST (Item 3)

No declarations of interest were made.

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

(i) October 29, 2021 (Item 4.1)

(Rosart/Dimitry)

That the Minutes of the October 29, 2021 meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

CARRIED

(d) COMMUNICATIONS (Item 5)

- (i) Dr. S. Sheehan, Friends of St. Giles, respecting Heritage Properties in Ward Three, Hamilton (Added Item 5.1)**

(Brown/Carroll)

That the Correspondence from Dr. S. Sheehan, Friends of St. Giles, respecting Heritage Properties in Ward Three, Hamilton, be received *and referred to the Inventory & Research Working Group for further investigation.*

CARRIED

(e) CONSENT ITEMS (Item 7)

(i) Heritage Permit Applications - Delegated Approvals (Item 7.1)

(Carroll/Lunsted)

That the following items be received:

- (a) Heritage Permit Application HP2021-051: Proposed Installation of Hostile Vehicle Mitigation Barriers at 71 Main Street West (City Hall) (Ward 2) (By- law No. 06-011) (Item 7.1(a))
- (b) Heritage Permit Application HP2021-053: Proposed Installation of Heat Pump and Wiring at 15 Inglewood Drive, Hamilton (Ward 2) (By-law No. 17- 224) (Item 7.1(b))
- (c) Heritage Permit Application HP2021-054: Installation of Exterior Lighting and Security Camera at 51 Stuart Street (Workers Arts and Heritage Centre), Hamilton (Ward 2) (By-law No. 79-218) (Item 7.1(c))

CARRIED

A. Denham-Robinson relinquished the Chair to introduce the following:

(ii) Response from the Chair of the Hamilton Municipal Heritage Committee to the Rev. I. Sloan, New Vision Church, respecting St. Giles Church, Hamilton (Added Item 7.2)

(Ritchie/Lunsted)

That the Response from the Chair of the Hamilton Municipal Heritage Committee to the Rev. I. Sloan, New Vision Church, respecting St. Giles Church, Hamilton, be deferred to the January 2022 meeting of the Hamilton Municipal Heritage Committee.

CARRIED

A. Denham-Robinson assumed the Chair.

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

(i) Buildings and Landscapes (Item 13.1)

(Carroll/Ritchie)

That the property located at 42 Dartnell Road, Hamilton (Rymal Road Stations Silos), be added to the Buildings and Landscapes of Interest List (YELLOW).

CARRIED

(Carroll/Ritchie)

That the property located at 537 King Street East, Hamilton, be added to the Endangered Buildings and Landscapes List (RED).

CARRIED

(McKee/Carroll)

That the property known as the Beach Canada Lighthouse and Cottage, be moved to the Endangered Buildings and Landscapes List (RED), as there may be plans to move the Lighthouse to a new location.

CARRIED

(McKee/Carroll)

That the following be removed from the Buildings and Landscapes list:

- (a) Royal Connaught Hotel, 112 King Street East Hamilton; and
- (b) Treble hall, 4-12 John Street North, Hamilton

CARRIED

(McKee/Ritchie)

That the properties located at 442, 450 and 452 Wilson Street East, Ancaster, be added to the Heritage Properties Update List (BLACK).

CARRIED

(McKee/Lunsted)

That the following updates, be received:

(a) Endangered Buildings and Landscapes (RED):

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

- (i) Tivoli, 108 James Street North, Hamilton (D) – T. Ritchie
- (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. 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 (D) – G. Carroll
- (ix) 120 Park Street, North, Hamilton (R) – R. McKee
- (x) 398 Wilson Street East, Ancaster (D) – C. Dimitry
- (xi) Lampman House, 1021 Garner Road East, Ancaster (D) – 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
- (xv) Former Hanrahan Hotel (former) 80 to 92 Barton Street East (I)– T. Ritchie
- (xvi) Television City, 163 Jackson Street West (D) – J. Brown
- (xvii) 1932 Wing of the Former Mount Hamilton Hospital, 711 Concession Street (R) – G. Carroll
- (xviii) 215 King Street West, Dundas (I) – K. Burke
- (xix) 679 Main Street East, and 85 Holton Street South, Hamilton (Former St. Giles Church) – D. Beland
- (xx) 219 King Street West, Dundas – K. Burke
- (xxi) 216 Hatt Street, Dundas – K. Burke
- (xxii) 537 King Street East, Hamilton – G. Carroll
- (xxiii) Beach Canal Lighthouse and Cottage (D) – 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) – C. Dimitry
- (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) Coppley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI) – G. Carroll
- (vi) Dunnington-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) Cannon Knitting Mill, 134 Cannon Street East, Hamilton (R) – T. Ritchie
- (xiv) 1 Main Street West, Hamilton (D) – W. Rosart
- (xv) 54 - 56 Hess Street South, Hamilton (R) – J. Brown
- (xvi) 384 Barton Street East, Hamilton – T. Ritchie
- (xvii) 311 Rymal Road East, Hamilton – C. Dimitry
- (xviii) 42 Dartnell Road, Hamilton (Rymal Road Stations Silos) – G. Carroll

(c) Heritage Properties Update (GREEN):

(Green = Properties whose status is stable)

- (i) Auchmar, 88 Fennell Avenue West, Hamilton (D) – R. McKee
- (ii) Former Post Office, 104 King Street West, Dundas (R) – K. Burke
- (iii) Rastrick House, 46 Forest Avenue, Hamilton – G. Carroll
- (iv) 125 King Street East, Hamilton (R) – T. Ritchie

(d) Heritage Properties Update (black):

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

- (i) 442, 450 and 452 Wilson Street East, Ancaster – C. Dimitry
CARRIED

(ii) Update respecting Hamilton 175 (Item 13.2)

Cynthia Roberts, Heritage Presentation Coordinator addressed the Committee with an Update respecting Hamilton 175.

(Pearson/Rosart)

That the Update respecting Hamilton 175, be received.

(g) ADJOURNMENT (Item 15)

(Pearson/Dimitry)

That there being no further business, the Hamilton Municipal Heritage Committee, adjourned at 11:19 a.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk



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. 7163
Fax: 905-540-5611

FILE: HP2021-052

7.1(a)

November 26, 2021

Ziska Truss and Steve Schwab
123 Mill Street North
Waterdown, ON
L0R2H0

**Re: Heritage Permit Application HP2021-052:
Proposed Alteration of Replacement of Cedar Shake Roof with Asphalt
Shingles at 123 Mill Street North, Waterdown (Ward 15) (By-law No. 96-34-
H)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2021-052 is approved for the designated property at 123 Mill Street North, Waterdown in accordance with the submitted Heritage Permit Application for the following alterations:

- Replacement of the cedar shake roof with asphalt shingles.

Subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than November 30, 2023. If the alterations are not completed by November 30, 2023, 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

**Re: Heritage Permit Application HP2021-052:
Proposed Alteration of Replacement of Cedar Shake
Roof with Asphalt Shingles at 123 Mill Street North,
Waterdown (Ward 15) (By-law No. 96-34-H)**

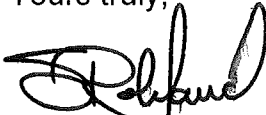
**November 26, 2021
Page 2 of 2**

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 Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at Chloe.Richer@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chloe Richer, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Lisa Kelsey, Legislative Coordinator
Councillor Judi Partridge, Ward 15

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2021-052
ADDRESS: 123 Mill Street North, Waterdown

Owner: Ziska Truss and Steve Schwab
Applicant / Agent: N/A

Description of proposed alterations:

- Replacement of the cedar shake roof with asphalt shingles (TruDefinition Duration shingles in Teak).

Reasons for proposed alterations:

- A leak in the existing cedar shake roof is damaging the interior of the home.

Documentation submitted with application:

- Exterior photographs and aerial photograph of the existing roof;
- Photographs of interior damage;
- Streetscape photographs; and,
- TruDefinition Duration shingles brochure.

Staff assessment:

Key factors in the evaluation of alterations affecting a heritage building or its setting are the consideration of:

- **“displacement effects”** (those adverse actions that result in the damage, loss or removal of valued heritage features); and,
- **“disruption effects”** (those actions that result in detrimental changes to the setting or character of a heritage feature).

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the Designation By-law and/or Heritage Conservation District Plan, in this case the Mill-John-Union-Griffin Heritage Conservation District Plan (“the HCD Plan”).

The Applicant proposes to replace the cedar shake roof with asphalt shingles (TruDefinition Duration shingles in Teak). This work is being done as a leak in the existing cedar shake roof is damaging the interior of the home. Staff had encouraged the property owners to pursue the use of in-kind materials as a best conservation practice and provided information on the City’s financial incentive programs, however, this option was not chosen by the owners.

Minor “disruption effects” are expected to the heritage context of the property. The new roof will no longer utilize wood as a material, however, split cedar shakes (the existing roofing material) should be avoided as this type of roof is not representative of the historic roofing material used in the district, as per the HCD Plan. Rather, wooden shingles were the most common roofing material found in the district, though today asphalt shingle roofing is used almost universally. Staff have recommended the use of a brown colour option (Teak) instead of grey for the new shingles to minimize disruption effects.

There will be minimal “displacement effects” to the subject property as a result of this work as split cedar shakes are not representative of the historic roofing material used in the district. If the original roofing material was wooden shingles, this heritage feature was already removed from the built heritage resource.

Staff are supportive of the Application given the minimal displacement and disruption effects of the proposal as well as in recognition of the importance of replacing the roof prior to winter. Staff would note that this alteration is reversible in that a wood shingle roof could be restored in the future as a best conservation practice, should the current owners or future owners wish to restore a heritage feature of the home.

Key dates:

Sub-committee meeting date: November 16, 2021
Notice of Complete Application: November 9, 2021

Sub-committee comments and advice:

The Sub-committee considered the application and passed the following motion:

(Ritchie/Carroll)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2021-052 be approved as submitted, subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than November 30, 2023. If the alterations are not completed by November 30, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

Final Recommendation:

That the Applicant be advised that Heritage Permit Application HP2021-052 is approved in accordance with the submitted Application, 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 November 30, 2023. If the alterations are not completed by November 30, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Approval:

Staff Approval: *Chloe Richer*

Chloe Richer
Cultural Heritage Planner

CT/AF
SPM/MGR Initials

Authorized:

Steve Robichaud

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

HCD Plan Excerpts

4.0 Guidelines for Alterations, Additions and New Construction

4.2.1 Guiding Principles

Design features of the building and site and historic building materials should be maintained and enhanced.

4.2.4 Roofs

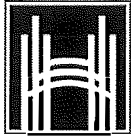
Decorative roof features and original roofing materials should be retained, conserved and if appropriate, restored.

Ensure that vents, skylights and new roofing materials are sympathetic in material and that they are discretely placed out of general view from the street and public right-of-way.

Appendix: Conservation Practice Advisory Notes

1.5 Roofing

There are four main types of roofing materials: wooden shingles, slate, metal and bitumen. Historically, wooden shingles were the most common roofing material... Today, asphalt shingle roofing is used almost universally throughout the district. Metal roofing, slate and split cedar shakes should be avoided since they are not representative of the historic roofing materials used in the district.



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. 1291
Fax: 905-540-5611

FILE: HP2021-059

December 17, 2021

7.1(b)

David Mills
c/o Megan Hobson CAHP
15 Inglewood Drive
Hamilton, ON
L8P 2T2

Re: Heritage Permit Application HP2021-059: Repairs to Solarium at 15 Inglewood Drive, Hamilton (Ward 2) (By-law No. 17-224)

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 HP2021-059 is approved for the designated property at 15 Inglewood Drive, in accordance with the submitted Heritage Permit application for the following alterations:

- To repair the existing solarium including:
 - Window replacement;
 - Masonry repairs; and,
 - Installation of eavestrough.

Subject to the following conditions:

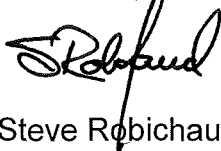
- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2023. If the alterations are not completed by December 31, 2023, 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 Ontario Land 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 Amber Knowles, Cultural Heritage Planner, at 905-546-2424 ext. 1291, or via email at Amber.Knowles@hamilton.ca

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Amber Knowles, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Lisa Kelsey, Legislative Coordinator
Councillor Jason Farr, Ward 2

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2021-059
ADDRESS: 15 Inglewood Drive, Hamilton

Owner: David Mills
Applicant / Agent: Megan Hobson

Description of proposed alterations:

- To repair the existing solarium including:
 - Window replacement;
 - Masonry repairs; and,
 - Installation of eavestrough.

Reasons for proposed alterations:

- Deterioration of mortar joints and window frames due to moisture from lack of eavestrough; and,
- Rotting wood window frames need replacement.

Documentation submitted with application:

- Solarium report prepared by Megan Hobson, CAHP; and,
- Supplementary documentation:
 - Window specifications;
 - Masonry repairs quotes; and,
 - Eavestrough installation details.

Staff assessment:

Key factors in the evaluation of alterations affecting a heritage building or its setting are the consideration of:

- **“displacement effects”** (those adverse actions that result in the damage, loss or removal of valued heritage features); and,
- **“disruption effects”** (those actions that result in detrimental changes to the setting or character of a heritage feature).

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the Designation By-law, in this case By-law No. 17-224.

The applicant proposes to repair the existing solarium including replacing six windows with wood windows with aluminum exterior finish, repairing the masonry wall, and installing an eavestrough to redirect water away from the building.

Minimal “disruption effects” are expected to the heritage context of the property as a result of this work. The proposed repairs and installation of the eavestrough will be located out of view from the public right of way and increase the solarium’s visual appeal and structural integrity. The proposed work will be sympathetic to the overall heritage character of the property.

There will be minimal “displacement effects” to the subject property as a result of this work. Due to the current condition of the masonry and windows, the proposed repairs and installation of the eavestrough will ensure that the windows and masonry do not experience further deterioration.

Staff are supportive of the application as it will repair heritage attributes of the property with sympathetic materials. The proposed repairs will increase the visual appeal and structural integrity of the solarium and will prevent further rot and deterioration by directing moisture away from the building.

Key dates:

Notice of Complete Application: December 7, 2021
Sub-committee meeting date: December 14, 2021

Sub-committee comments and advice:

The Sub-committee considered the application and passed the following motion:

(Ritchie/MacLaren)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-059 be approved as submitted, subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2023. If the alterations are not completed by December 31, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit application HP2021-059 is approved in accordance with the submitted application, 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 December 31, 2023. If the alterations are not completed by December 31, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Approval: _____

Staff Approval: _____
Amber Knowles

____ SM/AF ____

Amber Knowles
Cultural Heritage Planner

SPM/MGR Initials

Authorized: _____
Steve Robichaud

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Part IV Designation By-law No. 17-224**Description of Historic Place**

Inglewood is located on the south side of Inglewood Drive. The property is nestled at the foot of the Niagara Escarpment, however, it is still sufficiently elevated to capture a view of the Hamilton city center. The property was originally part of a larger, 12-acre estate and is the oldest building in the residential neighborhood. The key resource is a large two-and-a-half storey, stone building built circa 1850 in the Gothic Revival architectural style on an irregular plan. The building has many decorative features which accentuate its Gothic Revival style. The property is accessed by a driveway located on Inglewood Drive, however, there is also an entrance to the rear of the property off James Mountain Road; the latter driveway is part of the circulation pattern of the original estate. The property is currently divided into five separate dwelling units.

Designated Features:

- The projecting triple bay window of the solarium room located on the south-east corner.

Inventory & Research Working Group

Meeting Notes

Monday, July 20, 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; Brian Kowalesicz; Rammy Saini

Regrets: Jim Charlton; Joachim Brouwer

Also present: Miranda Brunton (City of Hamilton Cultural Heritage Planner)

David Addington (City of Hamilton Cultural Heritage Planner)

Alissa Golden, Heritage Project Specialist

1. Chair's Remarks

Janice welcomed all able to join the first virtual meeting since the COVID-19 lockdown in mid March. Item 10 was moved up to allow Alissa Golden to make her presentation and then leave the meeting.

2. Declarations of Interest

There were no declarations of interest.

3. Review and Approval of Meeting Notes, 24 February 2020

Approved with minor amendments.

4. Ancaster Village and Beasley Neighbourhood Volunteer Inventory Projects – Alissa Golden

Alissa reported that she has been working with Bob Maton, representing the Ancaster Village Heritage Community and Carol Priamo, representing the Beasley Neighbourhood Association, to oversee volunteer inventory projects. The goal is for volunteers in both groups is to obtain guidance from Cultural Heritage Planning staff in order to complete Built Heritage Inventory and Preliminary Evaluation forms, as used by the I & R Working Group. These will be reviewed by the I & R Working Group before the end of 2020. Alissa concluded that this is a positive pilot project in terms of City and community collaboration and that she will be making a presentation to each group to cover general procedures.

5. Grace Lutheran Church, 1107 Main Street West – presentation by David Addington

At the last Policy & Design (P & D) Working Group meeting, a Cultural Heritage Impact Assessment prepared by Metropolitan Design Ltd. was presented for a proposal to replace the existing *inventoried* Grace Lutheran Church with a 15-story mixed-use (predominantly residential) building. The original relatively small church is a very late example of the Gothic Revival style with simplified detailing, designed by the noted architectural firm, William R. Souter and Associates and built in 1959. In 1970, the original limestone building was enlarged by a parish hall extension, possibly designed by the same firm. The building complex is situated on a spacious landscaped lot bounded to the west by Cline Avenue South, to the east by Dow Avenue and to the south by the large building complex of the Adas Israel Synagogue. The front façade of Grace Lutheran Church faces and sits parallel to Cline Avenue South; the north façade is angled to Main Street.

The developer's intent is to demolish the entire building complex except for the front façade, which will be dismantled and reassembled as a corner entrance to the new building, as shown on the architectural rendering provided by David. (see Appendix 'A') Members of the P & D Working Group were concerned about the treatment of the heritage building and the conclusions of the consultant's report, which endorsed the proposed development, despite identifying a number of heritage attributes (both exterior and interior), most of which would not be preserved. The initial proposal was sent back for revisions in response to the P & D Working Group's request that a more significant portion of the 1959 church be incorporated into the new development. In the meantime, the proposal was referred to the I & R Working Group for comments and consideration for listing the church property on the Heritage Register.

COMMENTS

- The consultant's report noted many heritage attributes but then supported keeping only the façade (see Appendix 'A').
- The 1959 church, with its tall slim steeple, is a visual landmark.
- In summary, the consultants' analysis does not align with their Recommendations and Conservation Strategy. The proposed new development, incorporating only the church façade, salvaged beams, stone base and "cut limestone accents" does not protect the design integrity of the historic church. (see Appendix 'A')

1. Update on Gothic Revival Houses on Hamilton Mountain

Chuck requested that the former Young family residence at 311 Rymal Road East also be included in the batch recommendation to add the Gothic Revival houses to the Heritage Register. For background, see item 8 of the I & R WG notes for November, 25th, 2019. Chuck will undertake the research for a recommendation to list this property on the Heritage Register. Summary paragraphs for all five Gothic Revival houses and 311 Rymal Road East must be completed to accompany the completed inventory forms, in order for a recommendation to be made to the HMHC. Whether any of these properties should also be added to the Designation Work Plan needs to be determined.

2. Updates on Places of Education Inventory Work

- Ward 3: Janice reported that Jim Charlton had photographed 13-14 of the Places of Education for her; research and inventory/ evaluation forms have been completed by McMaster student, Jade Laird on Memorial and Adelaide Hoodless elementary schools. Work 0in progress: the former Robert Land Elementary School (now the Eva Rothwell Centre), the former Cathedral Boys' School and the former Provincial Institute of Technology building (now Mission Services).
- The main obstacles to progress for other members were either other priorities (such as another I & R WG project) or the need for access to archives and libraries to complete the research, all of which have been shut down since mid-March.

1. Hoodless Carriage House, 24 Blake Street, Hamilton

This item was deferred to the next meeting, when Ann will have her Inventory Form and Heritage Evaluation completed.

2. Update on Places of Worship Inventory Work

Ann reported that during the COVID-19 lock-down, she had been working on completing the inventory work for the 8 non-designated, pre-1967 Places of Worship in Dundas. All of the information from the forms initially filled out by hand has been digitized, additional photos taken where needed, and further research completed from home-based and web resources, with assistance of the archivist at the Dundas Museum & Archives. Her goal is to complete a Preliminary Evaluation for each of the above 8 places of worship for the September meeting of the I & R Working Group.

3. Policy and Administration – Work Plan for HMHC Working Groups

The HMHC has been requested by Loren Kolar, Legislative Co-ordinator, to ask its working groups for work plans for the balance of 2020. Alissa D-R offered to send Janice a template for this report based on the one she is preparing for the P & D Working Group.

4. Other Business: Proposed Heritage Conservation District in Corktown

Graham brought to our attention an area with a significant number of 19th century residences in the vicinity of the Ferguson Pumping Station and an adjacent 5-unit Victorian rowhouse (both designated under the Ontario Heritage Act) located at the foot of Ferguson Avenue South and provided a virtual tour of these buildings as well as a number of residences on the adjacent Patrick and Foster streets. He then suggested that an area including these two streets and the two designated properties might be considered for designation as a *heritage conservation district* under Part V of the OHA.

COMMENTS

- Staff suggested that Graham start with some basic research and focus on a few properties with sufficient architectural/ heritage value to first list on the Heritage Register.
- Difficulties in finding the funds and staff resources to undertake a full heritage conservation district study were noted.
- The Corktown Neighbourhood Association could be engaged to undertake a “Volunteer Led Inventory”, similarly to what is being done for Ancaster Village and the Beasley Neighbourhood.

1. Adjournment and Next Meeting Date

The meeting was adjourned at 7:20.

Next virtual meeting: **Monday, August 24th, 6 p.m. -**