



City of Hamilton
HAMILTON MUNICIPAL HERITAGE COMMITTEE
AGENDA

Meeting #: 22-002
Date: February 25, 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. 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. January 21, 2022
5. COMMUNICATIONS
6. DELEGATION REQUESTS
7. CONSENT ITEMS
 - 7.1. Education and Communications Working Group Meeting Notes

7.1.a. October 20, 2021

7.1.b. November 3, 2021

7.1.c. November 18, 2021

7.1.d. November 25, 2021

7.2. Heritage Permit Review Sub-Committee Minutes - December 14, 2021

7.3. Heritage Permit Application HP2022-001: To construct a new wood deck with a roof structure to the rear of the original portion of the dwelling

adjacent to the rear addition at 374-376 Mountsberg Road, Flamborough (Ward 15), Part IV Designated, By-law No. 2000-17-H

8. STAFF PRESENTATIONS

8.1. Register Listing Objections in Waterdown Village (PED21201(a)) (Ward 15)

8.2. Recommendations for Designation under Part IV of the Ontario Heritage Act in Waterdown Village (PED21201(b)) (Ward 15)

8.3. Heritage Easement Agreement Application HEA2022-001 for 159 Carlisle Road, Flamborough (Ward 15), Part IV Designation, By-law No. 2000-105-H and Heritage Easement Agreement WE996943 (PED22048)

9. PUBLIC HEARINGS / DELEGATIONS

10. DISCUSSION ITEMS

10.1. Inventory and Research Working Group Meeting Notes - November 22, 2021

10.2. Notice of Intention to Demolish the Building located at 17 Church Street, Flamborough, being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED22052) (Ward 15)

10.3. Notice of Intention to Demolish the Building at 97 John Street North, Hamilton, being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED22057) (Ward 2)

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) Rymal Road Station Silos, 2 & 10 Dartnell Road, Hamilton (I) – G. Carroll
- (xvix) Knox Presbyterian Church, 23 Melville Street, Dundas

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

13.2. HMHC Heritage Recognition Awards and Video Presentation Update (no copy)

13.3. Request for Participation in Doors Open Hamilton by the Hamilton Municipal Heritage Committee (no copy)

13.4. Verbal Update Hamilton Municipal Heritage Committee respecting Heritage Issues and Accessibility (no copy)

13.5. Staff Work Plan as of February 16, 2022

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT



Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

Minutes 22-001

9:30 a.m.

Friday, January 21, 2022

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

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

Absent with Regrets: Councillor M. Pearson – City Business

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

1. APPOINTMENT OF CHAIR AND VICE-CHAIR (Item 1)

(Carroll/Brown)

- (a) That A. Denham-Robinson be appointed Chair of the Hamilton Municipal Heritage Committee for 2022; and
- (b) That C. Dimitry be appointed Vice-Chair of the Hamilton Municipal Heritage Committee for 2022.

CARRIED

2. Heritage Permit Application HP2021-055, Under Part V of the Ontario Heritage Act, to Permit New Cladding (Indiana Split Veneer Limestone) Installed Without a Heritage Permit Along the Front of the Garage Structure, 124 St. Clair Avenue, Hamilton (PED22044) (Ward 3) (Added Item 8.1)

(Beland/Ritchie)

That Heritage Permit Application HP2021-055 attached hereto as Appendix “A” to report 22-001, respecting a Permit New Cladding (Indiana Split Veneer Limestone) Installed Without a Heritage Permit Along the Front of the Garage Structure, 124 St. Clair Avenue, Hamilton be DENIED.

CARRIED

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

The Clerk advised the Committee of the following changes:

7. CONSENT ITEMS

7.1(c) Heritage Permit Application HP2021-057: Installation of Eavestrough, Masonry Repointing and Reinforcing Exterior Wall at 114-116 MacNab Street South (Ward 2) (By-law No. 90-144) (MacNab-Charles HCD)

7.1(d) Heritage Permit Application HP2021-056: Proposed Implementation of Repairs to Second Storey Enclosed Balcony and Exterior Cladding at 118 St. Clair Avenue, Hamilton (Ward 3) (By-law No. 86-125)

7.3 Response from the Chair of the Hamilton Municipal Heritage Committee to the Rev. I. Sloan, New Vision Church, respecting St. Giles Church, Hamilton (Deferred from the December 14, 2021 meeting)

8. STAFF PRESENTATIONS

8.1 Heritage Permit Application HP2021-055, Under Part V of the Ontario Heritage Act, to Permit New Cladding (Indiana Split Veneer Limestone) Installed Without a Heritage Permit Along the Front of the Garage Structure, 124 St. Clair Avenue, Hamilton (PED22044) (Ward 3)

(Lunsted/Burke)

That the Agenda for the January 21, 2022 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) December 14, 2021 (as amended by Council on January 19, 2022) (Item 4.1)

(Ritchie/Carroll)

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

CARRIED

(d) CONSENT ITEMS (Item 7)

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

(Beland/Carroll)

That the following items be received:

- (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) (Item 7.1(a))
- (b) Heritage Permit Application HP2021-059: Repairs to Solarium at 15 Inglewood Drive, Hamilton (Ward 2) (By-law No. 17-224) (Item 7.1(b))
- (c) Heritage Permit Application HP2021-057: Installation of Eavestrough, Masonry Repointing and Reinforcing Exterior Wall at 114-116 MacNab Street South (Ward 2) (By-law No. 90-144) (MacNab-Charles HCD) (Added Item 7.1(c))
- (d) Heritage Permit Application HP2021-056: Proposed Implementation of Repairs to Second Storey Enclosed Balcony and Exterior Cladding at 118 St. Clair Avenue, Hamilton (Ward 3) (By-law No. 86-125) (Added Item 7.1(d))

CARRIED

(ii) Inventory and Research Working Group Meeting Notes - July 20, 2020 (Item 7.2)

(Brown/Carroll)

That the Inventory and Research Working Group Meeting Notes of July 20, 2020 be received.

CARRIED

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

(iii) 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 7.3)

(Dimitry/Denham-Robinson)

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 next meeting of the Hamilton Municipal Heritage Committee.

CARRIED

A. Denham-Robinson assumed the Chair.

(e) STAFF PRESENTATIONS (Item 8)

(i) Heritage Permit Application HP2021-055, Under Part V of the Ontario Heritage Act, to Permit New Cladding (Indiana Split Veneer Limestone) Installed Without a Heritage Permit Along the Front of the Garage Structure, 124 St. Clair Avenue, Hamilton (PED22044) (Ward 3) (Added Item 8.1)

Chloe Richer, Cultural Heritage Planner, addressed Committee with an presentation respecting Heritage Permit Application HP2021-055, Under Part V of the Ontario Heritage Act, to Permit New Cladding (Indiana Split Veneer Limestone) Installed Without a Heritage Permit Along the Front of the Garage Structure, 124 St. Clair Avenue, Hamilton (PED22044) (Ward 3).

(Burke/Lunsted)

That the Presentation respecting Heritage Permit Application HP2021-055, Under Part V of the Ontario Heritage Act, to Permit New Cladding (Indiana Split Veneer Limestone) Installed Without a Heritage Permit Along the Front of the Garage Structure, 124 St. Clair Avenue, Hamilton (PED22044) (Ward 3), be received.

CARRIED

(Dimitry/Ritchie)

That Heritage Permit Application HP2021-055, to permit new cladding (Indiana Split Veneer Limestone) installed without a Heritage Permit along the front of the garage structure, for the lands located at 124 St. Clair Avenue, be approved.

The above motion was DEFEATED on the following Standing Recorded Vote.

Yeas:	C. Dimitry, D. Beland and T. Ritchie
Total:	3
Nays:	J. Brown, G. Carroll, K. Burke, L. Lunsted, R. McKee and A. Denham-Robinson
Total:	6
Absent:	M. Pearson
Total:	1

For further disposition, refer to Item 2.

(f) DELEGATIONS (Item 9)

(i) Paula Kilburn, Advisory Committee for Persons with Disabilities respecting the Integration of Accessibility in Heritage Properties (Approved at the September 24, 2021 meeting) (Item 9.1)

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

(Ritchie/Lunsted)

That the Delegation from Paula Kilburn, Advisory Committee for Persons with Disabilities respecting the Integration of Accessibility in Heritage Properties, be received.

CARRIED

(Carroll/Beland)

That Staff be directed to report back to a future meeting of the Hamilton Municipal Heritage Committee respecting heritage issues and accessibility.

CARRIED

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

(i) Buildings and Landscapes (Item 13.1)

(Burke/Ritchie)

That the property known as Knox Presbyterian Church, 23 Melville Street, Dundas, was added to the Buildings and Landscapes of Interest List (YELLOW).

CARRIED

(Carroll/Beland)

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

The current permit is set to expire in December 2022.

- (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

A new permit application has been presented.

- (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) 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
- (xix) Knox Presbyterian Church, 23 Melville Street, Dundas – K. Burke

(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

(h) ADJOURNMENT (Item 15)

(Dimitry/Rosart)

That there being no further business, the Hamilton Municipal Heritage Committee adjourned at 11:09 a.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk

HMHC Education and Communication Working Group

Meeting Notes

Wednesday October 20th, 2021 (6:00pm)
City WebEx, Virtual Meeting

Present: Alissa Denham-Robinson (Chair), Janice Brown, Graham Carroll, Chuck Dimitry, Robin McKee, Kathy Stacey, Stacey Kursikowski (Heritage Planning Staff – Meeting Host), Alissa Golden (Heritage Project Specialist)

Regrets: Tim Ritchie,

Also present: N/a

RECOMMENDATIONS:

N/a

1. Changes to the Agenda

1. N/a

2. Declaration of Interest

1. As identified for some award nominations
 - K.Stacey for 174/178 Chedoke Ave., Hamilton, On
 - K.Stacey for 131-135 Aberdeen Ave., Hamilton, On
 - A.Denham-Robinson for 53 King St. E, Hamilton, On
 - J.Brown for Videos for Doors Open (Education)
 - G.Carroll for The Power of Design Exhibit (Education)

3. Previous Meeting Notes

1. N/a

4. Publications & Print Projects:

1. N/a

5. Public Outreach and Events:

1. HMHC Heritage Recognition Awards Celebration
 - a. Various Award Nominations reviewed and discussed by the Working Group

6. Policy & Administration:

1. N/a

7. New Business:

1. N/a

8. Next Meeting: Wednesday November 3rd, 2021 at 6pm.

HMHC Education and Communication Working Group

Meeting Notes

Wednesday November 3rd, 2021 (5:30pm – 6:30pm)
City WebEx, Virtual Meeting

Present: Alissa Denham-Robinson (Chair), Janice Brown, Graham Carroll, Chuck Dimitry, Robin McKee, Stacey Kursikowski (Heritage Planning Staff – Meeting Host), Alissa Golden (Heritage Project Specialist)

Regrets: Kathy Stacey, Tim Ritchie,

Also present: N/a

RECOMMENDATIONS:

N/a

1. Changes to the Agenda

1. N/a

2. Declaration of Interest

1. As identified for some award nominations
 - K.Stacey for 174/178 Chedoke Ave., Hamilton, On
 - K.Stacey for 131-135 Aberdeen Ave., Hamilton, On
 - A.Denham-Robinson for 53 King St. E, Hamilton, On
 - J.Brown for Videos for Doors Open (Education)
 - G.Carroll for The Power of Design Exhibit (Education)

3. Previous Meeting Notes

1. N/a

4. Publications & Print Projects:

1. N/a

5. Public Outreach and Events:

1. HMHC Heritage Recognition Awards Celebration
 - a. Various Award Nominations reviewed and discussed by the Working Group

6. Policy & Administration:

1. Designation Plaquing Policy Review (In Progress)
 - a. Brief review of the status of information gathered to date; including:
 - City of Hamilton Database of designated properties (as prepared by A.Golden)
 - Power point presentation (as prepared by R.McKee)

7. New Business:

1. N/a

8. Next Meeting: Thursday November 18th, 2021 at 6pm.

MHC Education and Communication Working Group

Meeting Notes

Thursday November 18th, 2021 (6:00pm)
City WebEx, Virtual Meeting

Present: Alissa Denham-Robinson (Chair), Janice Brown, Graham Carroll, Chuck Dimitry, Kathy Stacey, Stacey Kursikowski (Heritage Planning Staff – Meeting Host), Alissa Golden (Heritage Project Specialist)

Regrets: Robin McKee, Tim Ritchie,

Also present: N/a

RECOMMENDATIONS:

N/a

1. Changes to the Agenda

1. N/a

2. Declaration of Interest

1. As identified for some award nominations
 - K.Stacey for 174/178 Chedoke Ave., Hamilton, On
 - K.Stacey for 131-135 Aberdeen Ave., Hamilton, On
 - A.Denham-Robinson for 53 King St. E, Hamilton, On
 - J.Brown for Videos for Doors Open (Education)
 - G.Carroll for The Power of Design Exhibit (Education)

3. Previous Meeting Notes

1. N/a

4. Publications & Print Projects:

1. N/a

5. Public Outreach and Events:

1. HMHC Heritage Recognition Awards Celebration
 - a. Various Award Nominations reviewed and discussed by the Working Group

6. Policy & Administration:

1. N/a

7. New Business:

1. N/a

8. Next Meeting: Thursday November 25th, 2021 at 6pm.

HMHC Education and Communication Working Group

Meeting Notes

Thursday November 25th, 2021 (6:00pm)
City WebEx, Virtual Meeting

Present: Alissa Denham-Robinson (Chair), Janice Brown, Graham Carroll, Chuck Dimitry, Robin McKee, Stacey Kursikowski (Heritage Planning Staff – Meeting Host)

Regrets: Kathy Stacey, Tim Ritchie

Also present: N/a

RECOMMENDATIONS:

1. HMHC Heritage Recognition Awards 2021
That the recommended list of award nominations be forwarded to Hamilton City Council for approval.
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1. Changes to the Agenda

1. N/a

2. Declaration of Interest

1. As identified for some award nominations
 - K.Stacey for 174/178 Chedoke Ave., Hamilton, On
 - K.Stacey for 131-135 Aberdeen Ave., Hamilton, On
 - A.Denham-Robinson for 53 King St. E, Hamilton, On
 - J.Brown for Videos for Doors Open (Education)
 - G.Carroll for The Power of Design Exhibit (Education)

3. Previous Meeting Notes

1. N/a

4. Publications & Print Projects:

1. N/a

5. Public Outreach and Events:

1. HMHC Heritage Recognition Awards Celebration
 - a. Various Award Nominations reviewed and discussed by the Working Group

6. Policy & Administration:

1. N/a

7. New Business:

1. N/a

8. **Next Meeting:** Wednesday January 5th, 2022 at 6pm.

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, December 14, 2021

Present: Karen Burke, Graham Carroll, Diane Dent, Charles Dimitry (Chair), Andy MacLaren, Carol Priamo, Tim Ritchie (Vice Chair), Stefan Spolnik, Steve Wiegand

Attending Staff: Amber Knowles, Stacey Kursikowski, Julian Lee, Chloe Richer

Absent with Regrets: Melissa Alexander

Meeting was called to order by the Chairman, Charles Dimitry, at 5:00pm

1) Approval of Agenda:

(Carroll/Priamo)

That the Agenda for December 14, 2021 be approved as presented.

2) Approval of Minutes from Previous Meetings:

(Ritchie/MacLaren)

That the Minutes of November 16, 2021, be approved as presented.

3) Heritage Permit Applications

a. **HP2021-059: 15 Inglewood Drive, Hamilton**

- Scope of work:
 - To repair the existing solarium including:
 - Window replacement;
 - Masonry repairs; and
 - Installation of eavestrough.
- Reason for work:
 - Deterioration of mortar joints and failure of windows due to moisture from lack of eavestrough; and
 - Rotting wood window frames need replacement.

David Mills, condo owner and board member, and Megan Hobson, Built Heritage Consultant, spoke to the Sub-committee at the permit review.

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

(Ritchie/MacLaren)

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

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

b. HP2021-055: 124 St. Clair Avenue, Hamilton (St. Clair Avenue HCD)

- Scope of work:
 - To permit the installation of new cladding (Indiana Split Veneer Limestone) along the front of garage structure.

- Reason for work:
 - Garage was damaged by tree impact on October 8, 2020;
 - Building permit for repairs did not include altering front façade of structure; and
 - This application is retroactive to accept installation of new limestone veneer on front façade.

Ryan Sneek of EFI Global, an authorized agent, spoke to the Sub-committee at the permit review on behalf of the owner.

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

(Ritchie/Dent)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-055 be deferred until a future meeting of the sub-committee to allow the owner to consider removal of the existing limestone veneer cladding and installation of an alternative cladding on the front façade of the garage structure that is in keeping with the character of the St. Clair Avenue Heritage Conservation District.

c. HP2021-056: 118 St. Clair Avenue, Hamilton (St. Clair Avenue HCD)

- Scope of work:
 - Rebuild second level enclosed porch, including:
 - To remove the metal ladder style support posts and replace with triple columns;
 - To remove the exterior second floor walls and rebuild and reframe with the same size, shape and openings;
 - Windows will be wood replacements;
 - Existing trim to be replicated and painted poplar;
 - Exterior cladding materials (second level enclosed porch and front dormer) to be maintenance-free PVC shakes; and,
 - Proposed colours are either Brownwood, Estate Grey or Teak, depending on availability.

- Reason for work:
 - Deterioration of exterior walls due to aging materials.

Duy Nguyen of N-Cubed Designs represented the property owners and spoke to the Sub-committee at the permit review.

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

(Priamo/Carroll)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-056 be consented to, subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2023. If the alteration(s) 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.

c) That the applicant will work with city staff on a selection of cladding that matches the existing wood shakes in texture and colour.

d. HP2021-057: 114-116 MacNab Street South, Hamilton

- Scope of work:
 - To repoint and consolidate the wall core of the north wall of Johnston Hall, adding anchors and vertical structural steel tied back to existing Johnston Hall attic steel structure; and,
 - Exterior will be repointed and new eavestrough installed on west side of building

- Reason for work:
 - Outward rotation and bulge in northern wall of Johnston Hall pose some risk of failure.

Kenneth Post, Trustee of the Presbyterian Congregation of MacNab Street Church and Jonathan Dee of J. G. Cooke & Associates Ltd. Consulting Engineers, spoke to the Sub-committee at the permit review.

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

(Burke/Dent)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-057 be consented to, subject to the following conditions:

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

- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2023. If the alteration(s) 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.

e. HP2021-058: 121 St. Clair Avenue, Hamilton (St. Clair Avenue HCD)

- Scope of work:
 - To permit the replacement of the wood shaker style shingle siding on the front (west) façade and side (north) façade dormers with vinyl board and batten style siding.

- Reason for work:
 - Due to poor quality of roof, underlying plywood structure of roof and siding of third floor dormers had to be replaced during roofing repairs; and,
 - This application is retroactive to accept the replacement of the dormer's siding with vinyl board and batten style siding

Erica Lee Roebbelen & Gajendran Raveendranathan, the property owners, spoke to the Sub-committee at the permit review.

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

(Dent/Ritchie)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-058 is to be deferred until a future meeting of the sub-committee to allow the property owners time to explore alternative options to replace the vinyl board and batten cladding on the third floor dormers visible from St. Clair Avenue with a more compatible alternative.

4) **Adjournment:** Meeting was adjourned at 7:05 pm

(Spolnik/Carroll)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, January 18, 2022 from 5:00 – 8:30pm



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: HP2022-001

February 11, 2022

Irene Kraus-Picado
374-376 Mountsberg Road
Flamborough, ON
L0P 1B0

Re: Heritage Permit Application HP2022-001: To construct a new wood deck with a roof structure to the rear of the original portion of the dwelling, adjacent to the rear addition at 374-376 Mountsberg Road, Flamborough (Ward 15), Part IV Designated, By-law No. 2000-17-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 HP2021-001 is approved for the designated property at 374-376 Mountsberg Road in accordance with the submitted Heritage Permit Application for the following alterations:

- To construct a new wood deck with a roof structure to the rear of the original portion of the dwelling, adjacent to the rear addition.

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 February 11, 2024. If the alterations are not completed by February 11, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

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

Re: Heritage Permit Application HP2022-001: To construct a new wood deck with a roof structure to the rear of the original portion of the dwelling, adjacent to the rear addition at 374-376 Mountsberg Road, Flamborough (Ward 15), Part IV Designated, By-law No. 2000-17-H


**February 11, 2022
Page 2 of 2**

approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the 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 Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at Chloe.Richer@hamilton.ca.

Yours truly,

Per: 

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
Loren Kolar, Legislative Coordinator
Councillor Judi Partridge, Ward 15

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-001
ADDRESS: 374-376 Mountsberg Road, Flamborough

Owner: Irene Kraus-Piacado
Applicant / Agent: N/A

Description of proposed alterations:

- To construct a new wood deck with a roof structure to the rear of the original portion of the dwelling, adjacent to the rear addition.

Reasons for proposed alterations:

- Additional outdoor amenity space.

Documentation submitted with application:

- Architectural plans and elevations;
- Concept presentation; and,
- Exterior photographs of existing dwelling.

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 Reasons for Designation mentioned in the Designation By-law, in this case, By-Law No. 2000-17-H.

The Applicant proposes to construct a new wood deck with a roof structure to the rear of the original portion of the dwelling, adjacent to the rear addition.

“Displacement effects” to the subject property as a result of this work are not anticipated, as the deck will not be physically attached to the original portion of the building. Should there be any potential negative impacts on the original masonry from the new roof structure above the deck (e.g., due to water run-off), the City’s Masonry Restoration Guidelines are to be followed, including choosing an appropriate mortar that is compatible with the historic masonry. The heritage attributes of the property will not be lost or removed.

Minimal “disruption effects” are expected to the heritage setting and character of the property as a result of this work, as the deck is to be located at the rear of the building’s original front portion, adjacent to an addition. Further, the roofing structure of the deck will not be physically attached to the original portion of the building.

Staff are supportive of the application as disbursement effects are not anticipated and there will be minimal disruption effects due to the location of the proposed alteration.

Key dates:

Sub-committee meeting date: January 18, 2022
Notice of Complete Application: January 12, 2022

Sub-committee comments and advice:

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

(Priamo / Carroll)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-001 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) Implementation of the alterations, in accordance with this approval, shall be completed no later than January 31, 2024. If the alterations are not completed by January 31, 2024 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 HP2022-001 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) Implementation of the alterations, in accordance with this approval, shall be completed no later than February 11, 2024. If the alterations are not completed by February 11, 2024, 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

SPMMGR Initials

Authorized:

per: *Steve Robichaud*

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Excerpt from By-Law No. 2000-17-H

DESIGNATED FEATURES

The exterior features to be designated at 376 Mountsberg Road are the exterior walls, the Georgian style entrance, with its 6 panel door and 4 light transom above and the windows on either side. In addition, the flat brick arches above the entrance, and windows, the moulded frieze board and box cornice on the gable end are included.


The exterior features to be designated at 374 Mountsberg Road are the exterior walls, clad in buff brick, and the decorative brick detailing, including the flat brick arches above the windows and the series of brick label or drip mouldings above the arches.

EXCLUSION

Excluded from the designation is the land surrounding each house.



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Tourism and Culture Division / Planning Division

TO:	Chair and Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	February 25, 2022
SUBJECT/REPORT NO:	Register Listing Objections in Waterdown Village (PED21201(a)) (Ward 15)
WARD(S) AFFECTED:	Ward 15
PREPARED BY:	Alissa Golden (905) 546-2424 Ext. 4654
SUBMITTED BY:	Carrie Brooks-Joiner Director Tourism and Culture Planning and Economic Development
SIGNATURE:	

RECOMMENDATION

- (a) That Council receive the notices of objection, attached as Appendix “A” to Report PED21201(a), from the owners of 296 Dundas Street East, 362 Dundas Street East, 30 Elgin Street, 19 Flamboro Street and 280 Mill Street South, Flamborough, objecting to the notices of Council’s decision to list the non-designated properties on the Municipal Heritage Register under Section 27 of the *Ontario Heritage Act*;
- (b) That Council continue to include 296 Dundas Street East, 362 Dundas Street East, 30 Elgin Street and 280 Mill Street South, Flamborough, on the Municipal Heritage Register as non-designated properties that Council believes to be of cultural heritage value or interest, pursuant to Section 27(8) of the *Ontario Heritage Act*; and
- (c) That Council remove 19 Flamboro Street, Flamborough, from the Municipal Heritage Register, pursuant to Section 27(8) of the *Ontario Heritage Act*.

EXECUTIVE SUMMARY

This Report addresses five notices of objection under Section 27(7) of the *Ontario Heritage Act* from owners of properties listed on the Municipal Heritage Register (Register) as part of the Waterdown Village Built Heritage Inventory (Waterdown

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.

**SUBJECT: Register Listing Objections in Waterdown Village (PED21201(a))
(Ward 15) - Page 2 of 10**

Inventory), approved by Council on November 10, 2021 (Report PED21201). Register listing objections have been received for 296 Dundas Street East, 362 Dundas Street East, 30 Elgin Street, 19 Flamboro Street and 280 Mill Street South, Flamborough.

Staff recommend that Council keep all the properties on the Register except for 19 Flamboro Street, which has been fully documented by staff and was found to not retain sufficient physical heritage value to remain listed on the Register.

Alternatives for Consideration - See Page 9

FINANCIAL - STAFFING - LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: The *Ontario Heritage Act* enables Council to list non-designated properties that it believes to be of cultural heritage value or interest on the Register, after consultation with the Hamilton Municipal Heritage Committee (HMHC). Under Section 27(7) of the *Ontario Heritage Act*, an owner can object to a property being included on the Register after receiving notice of it being listed. The owner's objection should identify the reasons for the objection and all relevant facts. Council must consider the objection and decide whether to keep the property listed on the Register or to remove it. The owner must be given notice of a Council's decision on the consideration of their objection within 90-days of the decision.

HISTORICAL BACKGROUND

Staff reported on the findings of the Waterdown Inventory project as part of Report PED21201, which was considered by the Hamilton Municipal Heritage Committee at their meeting on October 29, 2021. On November 10, 2021, Council approved the project Recommendations, as advised by HMHC, and directed staff to add 209 properties of cultural heritage value or interest in Waterdown on the Register. As required under Section 27 of the *Ontario Heritage Act*, staff notified owners of Council's decision to list their properties in letters dated November 23, 2021.

At the time of writing this Report, staff received five formal listing objections in response to the notices for the properties located at 296 Dundas Street East, 362 Dundas Street East, 30 Elgin Street, 19 Flamboro Street and 280 Mill Street South, Flamborough.

On December 13, 2021, staff conducted a site visit of 19 Flamboro Street to document the exterior and interior of the building and to confirm if any potential heritage attributes

of the building remain.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The Recommendations of this Report are consistent with Provincial and Municipal legislation, policy and direction, including:

- Determining the cultural heritage value or interest of a property based on design/physical value, historical/associative value and contextual value criteria (*Ontario Heritage Act, Ontario Regulation 9/06*);
- Ensuring significant built heritage resources are conserved (*Provincial Policy Statement, 2020, Sub-section 2.6.1*); and
- Identifying cultural heritage resources through a continuing process of inventory, survey and evaluation, as the basis for wise management of these resources (*Urban Hamilton Official Plan, Section B.3.4.2.1(b)*).

RELEVANT CONSULTATION

External

- Property owners in Flamborough

Internal

- Solicitor, Legal and Risk Management Services, Legal Services Division, Corporate Services Department
- Cultural Heritage Planner, Rural Team, Heritage and Urban Design Section, Planning Division, Planning and Economic Development Department
- Councillor, Ward 15

ANALYSIS AND RATIONALE FOR RECOMMENDATION

When considering a property owner's objection to listing, it is important to consider the purpose of the Register. The Register is a heritage conservation management tool under the *Ontario Heritage Act*. It is an administrative record that includes non-designated properties identified by Council as being of cultural heritage value or interest. Consultation with the Hamilton Municipal Heritage Committee and a Council resolution is required to include, or remove, a property from the Register.

**SUBJECT: Register Listing Objections in Waterdown Village (PED21201(a))
(Ward 15) - Page 4 of 10**

Listing on the Register is a way to recognize a property's heritage value or interest to a community. From a property owner's perspective, listing on the Register does not prevent an owner from making changes or constructing additions to existing buildings, nor does it require any additional heritage approvals (like heritage permits) to do so as part of the regular Building Permit process.

The main intent of listing is to flag properties of heritage interest to promote their conservation and retention. An owner of a listed property is required to give 60-days notice to the City of their intention to demolish or remove a building or structure on their property, as per Section 27(1.2) of the *Ontario Heritage Act*. The demolition or removal of any building or structure is prohibited during this time period.

Listing on the Register does not prevent demolition, but the 60-day period allows staff the opportunity to discuss conservation options for the property should a notice of intention to demolish be received, including discussions with the owner respecting retention, adaptive re-use and financial incentives, and photo-documentation of the property prior to demolition. In the case of significant heritage buildings, the 60-day delay could allow Council time to consider issuing a notice of intention to designate to prevent demolition. Additionally, if demolition of a listed property is proposed as part of a development application under the *Planning Act*, staff may require that a Cultural Heritage Impact Assessment be completed in support of the application in order to confirm the cultural heritage value or interest of the property, assess the impact of the proposed demolition and explore alternatives for conservation.

Heritage buildings are finite resources. Once they are demolished they cannot be recovered. To remove a property from the Register without further consideration of the property's cultural heritage value would be not be consistent with intent of the Register.

Register Objections

Staff have received five formal notices of objection to Council's decision to list properties on the Register as part of the Waterdown Inventory. Staff also spoke with a number of other owners who reached out in response to staff's notice of Council's decision. Owners cited concerns that listing would depreciate their property value and impact their ability to sell, redevelop in the future or obtain insurance. Staff spoke to these owners at length about their concerns and provided additional information and resources dispelling these common misconceptions, including the recent staff Report PED20030 addressing the lack of empirical evidence that heritage registration or designation negatively affects property value.

Staff do not Recommend that any properties be removed from the Register based on an owner's concerns of resale value or redevelopment impacts alone. To warrant removal from the Register, staff are of the opinion that it must be demonstrated that the property

**SUBJECT: Register Listing Objections in Waterdown Village (PED21201(a))
(Ward 15) - Page 5 of 10**

no longer retains any tangible cultural heritage value or interest as per *Ontario Regulation 9/06*. This provincial regulation sets out the criteria for determining cultural heritage value or interest based on three categories: design or physical value; historical or associative value; and contextual value.

All five subject properties were added to the Register because they were classified as Character-Supporting Resources as part of the Waterdown Inventory. Council believed them to be of cultural heritage value or interest because they supported the historic character of Waterdown (see Report PED21201). Additional criteria were also identified in the preliminary evaluations for each property, including design/physical value and historical/associative value, attached as Appendix “B” to Report PED21201(a). For additional historical background and context, please refer to the Waterdown Village Historic Context Statement prepared as part of the Waterdown Inventory (see Report PED21201).

The following is a summary of the owners’ reasons for the listing objections, the staff assessment of the reasons for objection and staff’s Recommendation for each property.

1. 296 Dundas Street East, Flamborough

Owner Objection

The notice of objection from the owner of the property, dated December 6, 2021, is attached on page 1 of Appendix “A” to Report PED21201(a). The owners state that they do not believe the property meets the criteria for “historical status” for a number of reasons, including that it does not have any historical value due to its various additions and modifications; the possible historical associations to George Allison are weak and irrelevant (e.g. he should not be a person of interest); and the building has no contextual value and new buildings like Copper Kettle contribute more to the streetscape.

Staff Assessment and Recommendation

The subject property is comprised of a circa 1910 vernacular brick bungalow with a low-pitched side gable roof, paired front dormers, a wide side brick chimney and a covered full-length front porch (now enclosed). The primary cultural heritage value or interest of the property lies in its contextual value, supporting the historic character of the area. Specifically, the early twentieth century single-detached building contributes to the early residential character at the west end of Dundas Street in the Village of Waterdown. Like other former residential single-detached buildings in this stretch of Dundas Street East, the building has been sympathetically converted for commercial use, and it currently houses a real estate office. Although the building has been subject to a number of renovations, these do not obscure the physical value of the bungalow design and may be reversible in the future if the building were to be renovated or restored. The

**SUBJECT: Register Listing Objections in Waterdown Village (PED21201(a))
(Ward 15) - Page 6 of 10**

preliminary heritage evaluation for the property prepared as part of the Waterdown Inventory is attached on page 1 of Appendix “B” to Report PED21201(a).

Staff have determined that the property retains physical cultural heritage value or interest and Recommend that it remain listed on the Register.

2. 362 Dundas Street East, Flamborough

Owner Objection

The notice of objection from the owner of the property, dated December 12, 2021, is attached on page 2 of Appendix “A” to Report PED21201(a). The owner states that their house does not support the historic character of Waterdown and that there is no cultural heritage value or interest to justify it being listed on the Register. In terms of context, the owner states that the setting has been degraded over time by the tree removals and taking of frontages for the widening of Dundas Street. Further, the owner contends that recent work like the modern glass addition to Memorial Hall and allowing large modern two-storey houses in the Village do not support its historic character. The owner confirms that their family business is an excavating company, not builders, as suggested in the property evaluation. Micky Rockett did not help build this house; it is not an 1890s dwelling; and the current design of the house is not the original and the house was rebuilt and remodelled in the 1960s and 1970s. The owner does state that the property does have historical value for being located within the area known as Vinegar Hill.

Staff Assessment and Recommendation

The subject property is comprised of a one-and-one-half storey dwelling believed to have been constructed circa 1890 in the Regency Cottage design and later remodelled in the style of a vernacular bungalow, including the side gable roof, front shed-roofed dormer and covered porch. The primary cultural heritage value or interest of the property lies in its contextual value, supporting the historic character of the area known as Vinegar Hill. The estimated date of construction of 1890 comes from Municipal Property Assessment Corporation (MPAC) data and its existence in the early twentieth century may be substantiated by an extant building in the same location in the 1937 Fire Insurance Plan map and 1909 and 1915 topographic maps of Waterdown. Further research is required to confirm exactly when the building was built, who it was built for and how its design has changed over time.

The property is also associated with a potentially significant family and organization in the history of the village, specifically George Copp (1870-1955) and George Copp and Sons. Although the current operation focuses on excavation, as pointed out by the owner in their objection, research indicates that previous iterations of this family

**SUBJECT: Register Listing Objections in Waterdown Village (PED21201(a))
(Ward 15) - Page 7 of 10**

business were major builders in Waterdown during the early twentieth century. Along with Wallace “Mickey” Rockett, George Copp is believed to have constructed several prominent homes in Vinegar Hill, including 357, 359 and 360 Dundas Street. Staff have not found evidence of their hand in building the subject building nor is that being contended. The preliminary heritage evaluation for the property prepared as part of the Waterdown Inventory is attached on page 2 of Appendix “B” to Report PED21201(a).

Staff have determined that the property retains physical cultural heritage value or interest and Recommend that it remain listed on the Register.

3. 30 Elgin Street, Flamborough

Owner Objection

The notice of objection from the owners of the property, dated December 8, 2021, includes a cover letter and supporting materials attached on pages 3 to 38 of Appendix “A” to Report PED21201(a). The owners state that, while they do not have any plans to renovate or sell the property in the near future, they are concerned that listing on the Register will make re-sale and future renovations difficult. The letter also raises concerns regarding the potential impact on insurance and the lack of advantages to having their property listed on the Register. The owners do not feel as though their home has any heritage value or importance. However, they do indicate that they bought this property because they loved the character of the home and the historic neighbourhood it is located in. The supporting material provided in their objection package includes newspaper and web articles with sections highlighted by the owners that discuss considerations for owning a heritage home. The articles primarily focus on properties that have been designated under the *Ontario Heritage Act*, not properties listed on the Register.

Staff Assessment and Recommendation

The subject property is comprised of a one-and-one-half storey dwelling constructed circa 1952 and a detached gable roofed garage. The style of the dwelling is reflective of a vernacular post-war cottage, including the high side gable roof with flush verges, side chimney and flat-headed window openings. The primary cultural heritage value or interest of the property lies in its contextual value, supporting the historic character of the area. Of particular interest is its location on the corner of Victoria Street, a historic transportation corridor in the Village consisting of late nineteenth and early twentieth century dwellings. Although the building has been subject to a number of renovations, including replacement of the horizontal siding with board-and-batten, modern window replacements and a sunroom addition, these changes do not obscure the physical value of the post-war cottage design. The preliminary heritage evaluation for the property prepared as part of the Waterdown Inventory is attached on page 3 of Appendix “B” to

**SUBJECT: Register Listing Objections in Waterdown Village (PED21201(a))
(Ward 15) - Page 8 of 10**

Report PED21201(a).

Staff have determined that the property retains physical cultural heritage value or interest and Recommend that it remain listed on the Register.

4. 19 Flamboro Street, Flamborough (Former Carson Construction building)

Owner Objection

The notice of objection from the owner of the property, dated December 1, 2021, is attached on page 39 of Appendix “A” to Report PED21201(a). The owner states they are objecting to property being listed because the type of cement block construction of the building is common by modern standards; the building has undergone countless renovations leaving little of the original building; and the property the building is located on is a large underutilized site in the core of the Village that is well-suited for redevelopment in the future.

Staff Assessment and Recommendation

The subject property is comprised of a utilitarian commercial building constructed in the early twentieth century. The concrete-block building was originally constructed circa 1930 with a red brick facade, which has since been clad in modern stucco. The front facade is dominated by two large garage door openings. There are one-storey rear additions constructed in the late twentieth century that are also clad with stucco. The primary cultural heritage value or interest of the property lies in its historical associations with a significant family and organization in the Village’s history, the Carson Family and Carson Construction. Despite the substantial modifications to the building, its scale and location close to the street help maintain the historic character of the area. The preliminary heritage evaluation for the property prepared as part of the Waterdown Inventory is attached on page 4 of Appendix “B” to Report PED21201(a).

Upon consideration of the owner’s listing objection, staff requested an opportunity to visit the site and document the exterior and interior of the building to confirm if any potential heritage features or attributes remained. Attached as Appendix “C” to Report PED21201(a) is the photo documentation of the property including photographs from staff’s site visit, as well as the historic images of the site that have been discovered to date. Staff identified only two remaining heritage features of interest in the building, a hung wood window in the first-floor bathroom with modified glazing and an exterior aluminium storm, and an interior six-panel wood door. Staff have determined that the property does not retain sufficient physical cultural heritage value or interest for protection and Recommend that it be removed from the Register. Staff note that the property is a candidate for interpretive plaquing to tell the history Carson Construction and their role in the evolution of the Village of Waterdown, which should be considered

as part of any future redevelopment proposal.

5. 280 Mill Street South, Flamborough

Owner Objection

The notice of objection from the owner of the property, dated November 29, 2021, is attached on page 40 of Appendix "A" to Report PED21201(a). The owner states that their preference is to not have their property listed on the Register. They believe that the house on the property no longer resembles the physical description included in the design/physical value identified in the preliminary evaluation prepared as part of the Waterdown Inventory. An updated image of the front view of the dwelling is provided in the objection email provided.

Staff Assessment and Recommendation

The subject property is comprised of a one-and-one-half storey post-war cottage dwelling constructed circa 1946. The building recently underwent substantial renovations by the current owner, including removal of the shutters and Colonial-Revival influenced door surround; introduction of a central dormer, replacement windows and new siding; construction of a rear addition; and landscaping. Despite the renovations, the building's key design features remain visible as viewed from the public right-of-way, including the one-and-one-half storey massing, side gable roof with front dormers, side chimney, window openings and central entrance with sidelights. The primary cultural heritage value or interest of the property lies in its contextual value, supporting the historic character of the Village, primarily consisting of late nineteenth and early twentieth century dwellings. The property is located on Mill Street South, a historic transportation corridor in the Village, in what was historically part of the Smokey Hollow mill site. The preliminary heritage evaluation for the property prepared as part of the Waterdown Inventory is attached on page 5 of Appendix "B" to Report PED21201(a).

Staff have determined that the property retains physical cultural heritage value or interest and Recommend that it remain listed on the Register. The preliminary evaluation and description of the property will be updated to reflect the changes from the recent renovations.

ALTERNATIVES FOR CONSIDERATION

Under Section 27 of the *Ontario Heritage Act*, listing a property on the Register is a discretionary activity on the part of Council. Council, as advised by its Municipal Heritage Committee, must consider an owner's notice of objection to a Register listing and decide whether it should continue to be included on the Register or whether it should be removed.

Removing from the Register

Council may decide to remove one or more properties from the Register. By removing a property of cultural heritage value or interest from the Register, it would no longer have interim protection from demolition under the *Ontario Heritage Act* which requires the owner to give 60-days advance notice to the municipality of their intention to demolish or remove a building or structure from the property. Staff do not recommend this alternative.

ALIGNMENT TO THE 2016 - 2025 STRATEGIC PLAN

Community Engagement and Participation

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

Culture and Diversity

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

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" - Notices of Objection

Appendix "B" - Preliminary Heritage Evaluations

Appendix "C" - Photo-documentation of 19 Flamboro Street, Flamborough

AG:ac

From: Ange Leclerc [redacted]
Sent: December 6, 2021 11:19 AM
To: Golden, Alissa
Cc: Marcel Leclerc
Subject: Objection to 296 Dundas St E, Waterdown being added to the Heritage Inventory

Good Morning,

We received your notice dated November 23, 2021 regarding our property at 296 Dundas St E being added as a non-designated property on the Municipal Heritage Register and are registering our objection and request that it be removed from the list.

The property does not meet the criteria for historical status for many reasons. Firstly, there is no historical architectural value to the current structure. The property had two additions added to it prior to our purchasing of the building. There is a large addition at the front and a large addition at the back which have completely obscured the original building architecture. The inside of the building has also been renovated over the years so there are no interior architectural features either. The only reason the building looks cohesive is because we stained the three different brick colours and textures to one colour.

As to a person of interest having owned or lived in the property; what was mentioned in the City's documentation is pretty weak. Per the attachment sent to us, George Allison was a retired farmer who became a magistrate and who collected (and may have subsequently damaged/destroyed) indigenous artifacts. He had 3 wives in his lifetime and seven children. To call this person, who might have owned the property, a person of interest is a stretch.

The building has no real contextual value either. The newer building down the road which houses the Copper Kettle Café etc.; and was constructed to mimic buildings from days past, has far greater contextual value and adds to the street scape far more than this single detached dwelling with multiple additions.

We respectfully object to our building being on the Heritage Inventory list and request that it be removed.

Sincerely,

Ange and Marcel Leclerc
296 Dundas St E

December 12, 2021

Alissa Golden

905-546-2424 ext. 4654

Alissa.golden@hamilton.ca

Dear Ms. Golden,

Re: Waterdown Village Inventory Project

Notice of listing of my home at 362 Dundas Street East, Waterdown ON

I am writing this letter to object to my house being included as a non-designated property on the municipal heritage register.

I am a long-time resident of Waterdown, born and raised.

It is my opinion that my house does not support the historic character of Waterdown.

The removal of trees and taking frontages of properties for the widening of Dundas Street; the Memorial Hall renovations with the modern glass structure at the side; allowing new huge modern two storey design houses next to older homes in town and other projects, that do not support the village feel of Waterdown.

George Copp & Son's Backhoe Service Ltd. is an excavating company. We are not builders.

I am familiar with the name Mickey Rockett as are others. He did not do any work on my house.

The house situated at 362 Dundas Street East is not the original house design. The house was rebuilt and remodelled in the 1960's and again in the 1970's.

As to the description of my house, this is exactly what I wanted my house design to look like when redoing it years ago. This is not the 1890's dwelling. The only historical value in my opinion is that it sits on Vinegar Hill.

I am aware it is Lot 8 and Block 21, but does not show where the original house was situated. I have no pictures or proof of paper work.

I do not support this project or the listing of my home, as I feel it has no cultural heritage value or interest to be added to the municipal heritage register.

All this is very unsettling and upsetting to me. I ask that you respect my privacy. Thank you.

Regards,

George Copp

City of Hamilton
Lister Block: P.O. Box 2040 Hamilton, ON
L8P 4Y5

Tourism & Culture Division
Planning and Economic Development
28 James Street North, 2nd Floor
Hamilton, Ontario
L8P 4Y5

December 8, 2021

Dear Alissa Golden,

Please accept the attached letter as an objection to including our property at 30 Elgin Street, Waterdown to the Municipal Heritage Register; outlining our opposition and relevant facts in support of our opposition.

First let me start off by saying we bought this property because we loved the character of the home and enjoy the feel and the old charm of this historic neighbourhood. We do not have any plans to change the appearance of our home we love it the way it is. We also have no plans to move in the near future, we also love our neighbourhood. However, we do object to including our property in your register because of our concerns of our property being difficult for re-sale and the difficulty or limited design choices for future renovations. Also, we have concerns about the impact that this may have on our insurance.

I have read and considered your argument that our house should be added to the register, but it is unclear why this decision was made? You mention this would NOT prevent us from making changes or constructing additions to the existing building. However, we understand once deemed a Municipal Heritage Register there are "additional steps" other than regular building permits, in order to change appearance of the house in keeping with the "cultural heritage value" and in "supporting the historic character" of Waterdown, as mentioned in your letter dated November 23rd. Therefore, we and any future owners would be limited in design choices for future renovations.

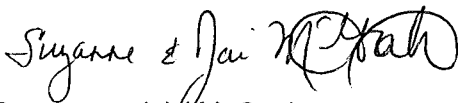
You provided me with the information report dated February 20, 2020, subject - Effect of Heritage Destinations on Property Values in Hamilton. Your argument in this document states, "The Realtors Association did not have data, sales analysis or studies that indicated that heritage protection through inclusion of property on the Municipal Heritage Register or through destination has led to lower local property values." Was there any data, sales analysis or studies that indicated that there was an advantage or that the Municipal Heritage Register increases property value?? This report does not really include any advantages to the home owner to have property registered as Heritage property. This document also mentioned that it was only "anecdotal" and "based on individual perceptions that property values were negatively affected by this". **Even though it may be anecdotal "there are still many individual realtors perceptions that heritage protection has a negative impact" as also noted in this report.** For this reason whether empirical or individual perceptions it is a true belief of many and is a potential obstacle for future prospective buyers. I have had my own family members who have experienced the difficulty in dealing with Heritage planning committees.

Please review the articles that we have attached, as my argument that there are **real** cautions and concerns that we have in having our home designated a heritage property. We do not feel the benefits of owning a designated "Heritage" home is of any advantage to us and we have serious concerns of the "possible" or "perceived" negative impacts in having our property added to the registry.

We do respect your desire to preserve the historical character of Waterdown. We do not feel our home has any historical importance or cultural heritage. Throughout the years our home has undergone renovations with previous owners, original white siding has been changed to green board and batten, windows are new and there has been a sunroom addition. Also an added separate garage. Our home's only current heritage importance is the address. I don't believe anyone of historical importance has ever lived in the home.

In conclusion, for the above stated reasons we are objecting to adding our property to the Municipal Heritage Register. Please kindly remove our address from your registry. We await and look forward to hearing your decision.

Kind regards,



Suzanne and Jai McGrath
30 Elgin Street, P.O. Box 726
Waterdown, Ontario
L0R 2H0

Owning a heritage house brings cost along with the beauty

DIANE JERMYN

SPECIAL TO THE GLOBE AND MAIL

PUBLISHED AUGUST 24, 2016

This article was published more than 5 years ago. Some information may no longer be current.



Nicole and Kevin Lefebvre bought a home in Stratford, Ont., that was built in 1877.

The Way Home is a series looking at the issues and challenges for people who are in the market for a home.

Heritage homes offer soul, character and good bones. But owning and renovating one comes with caveats. A heritage designation, bestowed by federal, provincial or municipal governments, protects the features of a property that are of special heritage interest.

What that means for owners of heritage homes is that any plans for repair or alterations must be approved by a committee, generally at the city level.

STORY CONTINUES BELOW ADVERTISEMENT



Heritage restrictions don't create huge barriers, says Rory McDonnell, general contractor and principal of Build, a construction firm in Stratford, Ont., that does restoration and heritage work. But necessary approvals can take a couple of months.

Each designation lists the architectural features of the house that are protected, Mr. McDonnell says. "Often it's just the doors or windows, the trim detailing in the eaves, or the stonework. And the permits are hundreds of dollars, not thousands."

Still, a renovation can cost up to 50 per cent more with a heritage home, he cautions. It's important that his clients share his appreciation for heritage features, he says, and can budget enough money to do things the right way.

Those considering a heritage home should have an inspection conducted before buying; that way they will know if something is going to cost \$40,000 to bring up to par, he says. Second, buyers shouldn't be in a rush to throw things away.

"Don't rip all your windows out and put in vinyl windows," Mr. McDonnell says. "Bring somebody in who can fix those wood windows and keep them. They're part of the house. There are a lot of ways you can fix things for a reasonable cost."

When architectural designer David Sheldon and his wife Trish Van Boekel bought their 1888 home in Stratford seven years ago, the house had already been designated as heritage. They loved the windows, quality of light and the downtown location. (Stratford has more than 180 designated heritage buildings.)

Since their heritage designation is based only on exterior features, they had no restrictions on interior renovations. They say they have, however, tried to preserve much of what was original, such as the ornate grates on the radiators.

STORY CONTINUES BELOW ADVERTISEMENT

"On top of being such a beautiful house, it's a comfortable house," says Mr. Sheldon.

Mr. Sheldon says they've been lucky because the house was well maintained, though they have renovated to make it their own.

"Heritage wise, we haven't done too much to it," he says. "The rules are that if you have to replace something like a double hung window, we would have to get approval for it from Heritage Stratford and have something built that looks exactly the same. It would have to be wood with the same nice curve to it. That's very expensive to do. You just can't replace it with a vinyl window."

When it comes to heritage rules, not being able to do what you want with your own house is a sticking point for Nicole

Lefebvre and her husband Kevin. Although their 1877 Stratford home would likely qualify, she's undecided about whether they should apply for heritage designation.

In their city, Heritage Stratford either approaches the property owner or the property owner approaches Heritage Stratford about designation before conducting an assessment and beginning the designation process. If the property owner doesn't support heritage designation, he or she can appeal.

When the Lefebvres bought their house in 2010, they felt it was home as soon as they walked in. Despite the large amount of work the house needed, they committed to the project. They've since worked with Build to meticulously restore their home's elaborate Italianate front porch to its former glory.

STORY CONTINUES BELOW ADVERTISEMENT



Globe Appointments



**Lucinda (Lucy)
E. Main**
Partner and Co-Chair
of its Wills, Trusts and
Estates Practice
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THE
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AND
MAIL

"We bought a piece of history and you have to honour that," says Ms. Lefebvre. "The porch is really like a work of art, but it was literally falling off the front of the home. It would have been cheaper to tear it all down and put up a modern facade.

"When people in the neighbourhood saw us working on it, they were worried we were tearing the house down or changing it. We had to assure them we were rebuilding."

With a budget of \$60,000 for the porch restoration, the Lefebvres have had to make some choices. A new master bathroom and family vacation were put on hold because they realized if they didn't fix the porch quickly, they'd never be able to restore it.

"Once the rotting starts, it's exponential," says Ms. Lefebvre. "We had to do something."

She feels that having a young family – three children under 10 years of age – in an old house works well since the home is so solid and the principal rooms are grand. They also splurged for a bigger kitchen and an addition with a mudroom and a playroom for the kids.

"It just took some creativity and vision," says Ms. Lefebvre. "The stone basements from that era weren't designed for movie nights or for having a man cave. The hockey bags are down there."

STORY CONTINUES BELOW ADVERTISEMENT

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Tips for potential heritage homeowners

- Tour the house with a contractor to help you understand how much renovation and reconstruction is going to cost, and a designer who can help you visualize what the house could look like. Often, surfaces have been covered over so many times that you don't know what's underneath.
- Choose contractors who have the same feel and passion for old homes that you do, especially for the outside. You need someone who understands how these houses were built.
- If you're going to construct an addition, it needs to be sympathetic to the house without being overwhelming. You want it to look like it's always been there.
- Check to see whether the home is designated or on a list to be considered for heritage designation. See whether municipal programs are available to help pay for rehabilitation.
- There are no restrictions on buying or selling a heritage home. The heritage designation is registered on the title of the property.

Editor's note: This is a corrected story. An earlier version said that the Lefebvre's porch was restored by both Build and David Sheldon. Only Build worked on the porch.

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A Guide To Buying A Historic Home

KATIE ZIRALDO 7-MINUTE READ
NOVEMBER 17, 2021

The idea of buying a historic home can be appealing, but it's important to understand what you're getting yourself into before submitting your offer. Older homes can have a lot of charm, but they can also require a lot of work.

Whether the house you're buying is 50, 60, or even 100 years old, there are a number of issues that could come up, from structural issues in the foundation to outdated electrical wiring that isn't compliant with current building code.

Issues like these can quickly end up costing you thousands of dollars, and depending on where you live, there might be certain restrictions in place on the type of work you can do to a historic home. So before you jump in, you need to understand everything that's involved in buying a historic house to avoid costly surprises down the road.

In this article, we'll explore what you need to know about historic home ownership.

What Does It Mean To Buy Historic Property?

When you purchase a historic home, you're buying a piece of your city's history. But as exciting as that may be, living in a

historic home also comes with some tradeoffs you should be aware of.

You're Buying A Piece Of History

Newer housing developments are filled with cookie-cutter-looking houses, but with a historic home, the character is unmatched. Most of these homes are decades, if not centuries, old. They have floor plans and exterior designs that look like no other house on the street, which is appealing for home buyers who are looking for a more unique house to call home. Some of these homes are so unique that they're actually known to be haunted.

Plus, historic homes are typically located in older, more developed neighborhoods, packed with mature trees and beautiful landscaping. Not only can this improve the appearance, it can also provide privacy for the home.

The Home May Require Maintenance

Historic homes are far from being maintenance-free. Most gain their charm from being built with natural materials, but unfortunately with time these materials begin to rot, grow mildew and even become home to termites. There's also been plenty of time for the plumbing, electrical or heating systems in the home to deteriorate. Simply put, overtime older homes will require more work to maintain, and correcting things like termite damage and foundation issues can be both time consuming and expensive.

Renovations and Improvements May Be Regulated

There are also limitations to the work you can do on a historic home. Because a lot of cities will restrict you from making changes to the exterior of the home, updates can prove to be a challenge. This could mean you're stuck with old drafty windows and high energy bills throughout the winter.

And if you're thinking about adding onto the house to create extra space, that process isn't as simple as you might think. Depending on where the house is located, some cities will only allow you to build an addition if it doesn't change the view of the home from the street. Because these guidelines vary so drastically between cities and municipalities, it's important to do your research to ensure you understand what home improvements can be made to the home.

How To Buy A Historic Home

There are many steps involved with buying a house, but buying a historic home can be even more complicated, so let's take a look at the most important steps of the home buying process.

Find Your Home

Before any other steps are taken, it's important for home buyers to know what they're looking for in a home. Compile a list of your must-haves and nice-to-haves and keep your priorities in mind as you consider property. We also recommend working with an experienced real estate agent to find historic homes and districts that may be right for you.

Research Any Easements Or Restrictions

If renovations or additions are key to your homeownership plans, it's important to understand any easements or restrictions on the property, as they may prevent you from completing such projects. These guidelines vary significantly between cities, so be sure to do some research into what is and isn't allowed before submitting an offer on the property.

Acquire Financing

Historic homes often require renovations, so in addition to getting a mortgage, you may need to look into additional forms of financing. For larger projects, home improvement loans can be a great option.

Have The Home Inspected

The home inspection is an important step in any real estate transaction, but it’s especially important when you’re buying an older home, as it will identify any areas where major repairs or renovations require immediate attention as well as any work that needs to be completed down the road.

Get The Home Appraised

Equally important to the home inspection is the appraisal. Your lender will require the home to be appraised before they agree to release any funds, as the appraisal serves as an estimate of how much the home is actually worth.

But scheduling an appraisal on a historic home may be more difficult than it is with modern homes. The appraisal process includes the examination of comparable properties – also referred to as “comps” – which are similar homes in the same area that are used to approximate the home’s value. Because it can be difficult or impossible to find reliable comps for older property, appraisals on older homes are often more involved, so some appraisers may not be willing to put in the time.

Close On Your Historic Home

The closing process requires some patience. As of June 2021, the average time to close on a home purchase is 51 days, according to the Ellie Mae Origination Insight Report, although the process could take as few as 30 days.

On your closing day, you’ll sign important documents, pay closing costs and the title of the home will be transferred into your name, officially designating you as the homeowner.

Are Historic Homes A Good Investment?

Whether or not historic homes make good real estate investments ultimately depends on the specific property. Historic regulations can make flipping the house challenging but finding the right house in the right location can make all the difference.

One of the benefits of owning a historic home is the tax breaks you can receive, which might offset the cost of maintaining the home overtime. There are 35 different states that offer state tax credits for purchasing and rehabbing a historic home. Virginia, for example, offers a 25% tax credit for the rehabilitation costs incurred. Because tax credits directly lower your tax liability, this can mean substantial savings come tax time.

To help explain how this tax credit can benefit you, let's assume you purchase a home on your state's historic registry. At the end of the year, you have a tax liability of \$5,000 but you're also going to receive a tax credit of \$5,000 from the rehab work you put into the home. This would mean you'd owe \$0 in taxes that year. If you owed \$5,000 in taxes but your tax credit ended up being \$7,500, you'd actually receive a refund of \$2,500.

There are also federal tax credits available, but these are typically not available to owner-occupied homes. Tax credits on historic homes tend to be reserved for income-earning properties. If you are planning on opening a business through the home, you can receive up to a 20% tax credit from the federal government.

Pros And Cons Of Buying A Historic Home

Buying a historic home is exciting, but if you don't know what you're getting into, it can also be nerve-wracking. To help you better prepare, consider the following as the biggest advantages

and disadvantages involved with purchasing and owning these older homes.

Pros

- Historic homes offer unique designs that create character and charm
- Historic homes can come with tax incentives
- Historic homes are often located in more developed neighborhoods

Cons

- The property could be costly to maintain over time
- Historic homes may require large renovations or improvements
- City regulations may limit what renovations you can make
- Obtaining financing and insurance may be more difficult

FAQs About Buying A Historic Home

Because there are so many intricacies involved in the process, it's important to have all the facts before buying a historic home. Below are a handful of the most frequently asked questions regarding historic homeownership.

Are historic homes worth more?

Although it depends on the specific property, it's not uncommon for historic homes to have higher values than other homes in similar areas.

This makes sense if we consider supply and demand. As new housing is developed, the percentage of older homes in a neighborhood decreases, so even though the historic home is

older and has likely experienced more wear and tear than newer homes, it offers something home buyers can't find elsewhere.

Do historic homes increase in value?

Well-preserved historic homes in well-maintained historic districts have been known to outpace newer homes in the same location in home appreciation. But of course, failing to keep up on maintenance in an old home is an easy way to lose property value.

Are historic homes hard to sell?

Some historic homes may take longer to sell than traditional homes, primarily due to the upkeep involved in owning them.

Owners of historic homes often pay more in maintenance and repairs than the average homeowner, which can be off-putting for the wrong buyer. But that doesn't mean the house won't sell, it simply means the target audience for historic homes is more niche than that of traditional homes.

The Bottom Line

Deciding whether to purchase a historic home doesn't have a clear-cut answer. At the end of the day, these homes come with a rich history and unmatched character – but maintaining that character may mean costly maintenance and even major renovations.

If you decide you're up for the task, buying a historic home can be a great choice. But if you're not ready to commit, take a look at other popular house styles.

You know your dream home.

We'll help you find it.

What you should disclose about a heritage property

FOR THE RECORD

January 26, 2017

Although the article below refers to clients, the same obligations apply to your customers.

Buying a heritage home is a lot like owning a piece of history. It brings its own splash of character and community pride. **However, there are certain restrictions to owning a heritage home that must be disclosed to your client before an offer is made.**

There are different ways that a property might fall under the Ontario Heritage Act:

- Listed in the heritage register
- Designated heritage property
- Part of a heritage conservation district

Listed in the heritage register

Ontario municipalities maintain a list of properties that are of cultural heritage value or interest.

If a property is included in the register, the owner must give the municipal council at least 60 days' written notice before demolishing or removing a building from the property.

Designated heritage property

A home is declared a designated heritage property when the municipality passes a by-law. This grants the property additional

protection and promotes awareness of its local history and cultural value.

The owner of a designated heritage property can't alter the property in any way that would affect the property's heritage attributes, unless they apply to the municipal council and receive written consent. The application must include the plans and set out any other information the council may require.

However, not all changes to a heritage property require heritage approvals. This will depend on the specific by-law and what the municipality has defined as the heritage attributes of the property that must be preserved.

When purchasing a designated heritage property, the new owner must also give notice of the change to the clerk of the municipality within 30 days of taking possession.

Part of a heritage conservation district

A property may also be granted heritage status if it falls within a heritage conservation district, which extends to a defined area of a municipality. This could include entire neighbourhoods, buildings, shops, land and fixtures such as street lamps.

As with a designated heritage property, if an owner wishes to make any alterations to a home that falls within a heritage conservation district, they must apply to the municipality for a permit before they can do anything. However, the municipal heritage district plan for the area will include specific examples of "minor" changes that can be made without a permit.

Legal advice on restrictions

Whenever a property has heritage restrictions, a real estate lawyer is a great asset to help determine what is permitted under municipal by-laws.

Identifying a heritage property

The best way to determine if a property is a listed property, designated heritage property or in a heritage district is to check the local municipal register, which will contain a list of properties in the area that are deemed culturally valuable.

The register will include important details about listed homes, such as:

- A description of the property;
- Name and address of the property's owner; and
- Whether the property is listed as a designated heritage property, or within a heritage conservation district.
- A statement explaining the cultural heritage value or interest of the property and a description of its historical attributes.

Informing your client

It is your obligation to determine all material facts associated with a property and to disclose it to your client, in order to promote and protect their best interests. As such, if you are dealing with a property that could potentially have heritage restrictions (for example, if it is in a historic area) you should seek confirmation by checking the municipal register. And, if you are aware of any heritage restrictions, you must advise your client about them, and refer them to expert professional advice since it may impact their decision to place an offer. That includes any heritage designation on a property, or whether a property is in the process of being listed as a designated heritage property.

Failure to disclose material information about a property can have significant consequences, both in terms of civil liability and under the Real Estate and Business Brokers Act, 2002 (REBBA 2002),

so it's important to seek out any and material facts related to your client's requirements.

I'm considering buying a heritage home, what do I need to know?

ASK JOE

November 22, 2019

Given Ontario's history and the settlement patterns of the 19th and early 20th century, historic homes in the province are numerous and eye-catching.

Heritage homes are residential properties that the government, typically at the municipal level, designate as having a "special heritage interest". Heritage homes are frequently adored for their unique design and rich character.

Owning a century or heritage property is like owning a piece of Ontario's history and purchasing one can be an exciting proposition. **Doing so however can also put you at risk of inheriting some issues.** An experienced registered salesperson or broker can help you through the detailed and unique process of purchasing such a property; and help to ensure you practice due diligence before making an offer.

The best way to determine if a property is a listed property, designated heritage property or in a heritage district is to ask your salesperson or real estate lawyer to check the local municipal register, which will contain a list of properties in the area that are deemed culturally valuable. The register may include important details about listed homes, such as: a description of the property; and whether the property is listed as a designated heritage property or within a heritage conservation district. It may also

provide a statement explaining the cultural heritage value or interest of the property and a description of its historical attributes.

It is important to note that many older homes were not built to meet today's building and safety standards. As a result, older homes are typically more expensive to insure due to higher repair and maintenance costs.

From a safety perspective, you will want to confirm heating, electrical, and plumbing systems are in good order, inquire regarding what type of plumbing and piping exists, and have the home's structural integrity assessed.

If you are considering renovating a heritage home, there will likely be restrictions in place that govern the design and architectural changes you are permitted to make. The house may need special expertise and nonstandard materials, so it is a good idea to have a contractor inspect any potential properties to discuss renovation limitations and costs. A real estate lawyer is also an invaluable asset to help determine what is permitted under municipal by-laws.

While it is clear that purchasing a heritage home requires a high level of diligence and careful consideration, living in one of these older homes may be a labour of love, and a source of pride.

When purchasing a designated heritage property, the new owner must also give the clerk of the municipality notice of the change within 30 days of taking possession.

If you have a question for Joe about the home buying or selling process, please email information@reco.on.ca.

Joseph Richer is Registrar of the Real Estate Council of Ontario (RECO). He is in charge of the administration and enforcement of

all rules that govern real estate professionals in Ontario. You can find more tips at reco.on.ca, follow on Twitter [@RECOhelps](https://twitter.com/RECOhelps) or on YouTube at <http://www.youtube.com/RECOhelps>.

BY SCOTT DILLINGHAM AUGUST 13, 2019



Table Of Contents - Benefits And Drawbacks Of Purchasing A Heritage Home To Rent Out

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- 2 Advantages of investing in heritage homes
 - 1 Historic preservation
 - 2 Learning experience
 - 3 Appeal to prospective renters
 - 4 Home value
- 3 Potential drawbacks
- 4 Heritage homes make for unique opportunities
- 5 Historic home buying tips

One of the designations you've likely come across in your search for real estate is heritage designation. Investing in a heritage designation offers many potential benefits, but it isn't for everyone. Consider some of the most significant

advantages and drawbacks of buying a heritage home before you pull the trigger on an investment.

A heritage property receives special designation from municipal, federal or provincial governments. Heritage designation is reserved for properties considered valuable or of interest to a local community. This designation is often given to historic homes that add aesthetic interest, history and charm to a neighbourhood, or some kind of cultural value.

Heritage designation places limitations on property owners regarding the changes that they can make to the home. In many cases, changes and renovations to a heritage property must be approved by a committee to ensure that the intrinsic value of the home is maintained.

While it might sound constraining to own a heritage home and not be able to make the changes you want, there are numerous benefits to this concession:

Buying a heritage home allows you to preserve an important aspect of a neighbourhood's history and culture. Heritage homes often become the focal points of neighbourhoods and cultivate a rich sense of culture in a community. Making this investment allows you to diversify your portfolio with a special property and gives you a

sense of value by investing in a home with history and character.

If you're a real estate professional looking for advertising and growth opportunities, click the learn more button below.

[LEARN MORE](#)

Why Buy and Rent a Heritage Home?

You can learn a lot by purchasing and renting a heritage home. From how to interact with local governing boards, to how to market a home with heritage designation, you will have the opportunity to cultivate unique skills as a property owner and investor you wouldn't develop anywhere else.

Why Buy and Rent a Designated Heritage Home?

Lots of renters are looking for properties with history and character to call home. Renters want to live somewhere unique and charming, just like homebuyers do. By purchasing a heritage home and renting it out, you allow renters to live in a historic home with the flexibility of renting.

Why Buy a Heritage Home?

Heritage designation increases the value of the home designated, as well as the value of the homes around it. Investing in a heritage home allows you to secure an asset that is likely to appreciate as time goes by. Heritage designation can also spur development in a neighbourhood which, in turn, leads to rising property values.

Before you jump on the opportunity to own a heritage home, make sure you're familiar with the limitations you'll be facing. Knowing what you're in for will protect you from tying money up in an investment you aren't ready for or don't want.

The most significant drawback of investing in a heritage home is the limitations of the heritage designation. You may be limited to certain colour options for the exterior of the home and other changes might require approval by a heritage committee to ensure the history and character of the home is maintained. Because of these limitations, you might not be able to increase the value of the home in the same way you would with a standard fixer-upper. You have to weigh these limitations against the potential increase in value because of heritage designation.

If you do get the green light to fix things up in a historically-accurate way, you'll likely spend more time and effort getting a heritage home ready to be rented than a standard rental home, or even a fixer-upper. While the result is likely to be worth it, you should be realistic with how much time you have to invest in a home.

In this same realm, newer homes tend to be more predictable when it comes to renovations, updates and improvements. When you invest in a heritage home, you never know what you're going to find. After many decades of renovations, updates and maintenance from various property owners, it's likely there are at least a few surprises

that will come up when you begin getting the home ready to rent!

Unique Opportunities

Purchasing a home with a heritage designation is similar to purchasing any other home—you have to be willing to put in the work to get a return. If you have the opportunity to invest in a heritage home, it's a great way to cultivate your skills as an investor and maintain the history and culture of neighbourhoods. As long as you keep an open mind and maintain a willingness to learn, you'll have a positive experience with an investment in a heritage home. Just know what you're in for!

Dorothy Stolba

14 subscribers

Historic home buying tips

Interested in Rental Property Financing? If so, contact us and we will show you how you can buy unlimited rental properties with great rates.

CONTACT US

This article was updated on March 4, 2021



I have been investing and lending to real estate investors for nearly 10 years now. After thousands of successful deals between flips, rent to owns, student properties and commercial assets I have developed a deep knowledge of real estate investments and have a passion of sharing this information with the world! If your looking for a lender who specializes in rental property financing you're going to want to connect with me at team@lendcity.ca.

 PROS	 CONS
<p>Exudes alluring beauty and charm</p> 	<p>May require costly repairs and renovations</p> 
 <p>Full of history</p>	 <p>Could have potential structural issues</p>
<p>Potential tax incentives and benefits</p> 	<p>It can be difficult to find contractors who will do the work</p> 
 <p>You help protect and keep your town's history alive</p>	 <p>You may have limited design choices</p>
<p>Historic districts could protect your home's value</p> 	<p>Your home insurance may be more expensive</p> 

Cons

- Historic homes often require a lot of work – If you're buying a historic home, you better have a toolkit ready. Given that most historic homes are at least 50 years old, they're going to require a lot of work. From water damage and electrical issues to structural problems and termite damage, historic homes that haven't been properly preserved will most certainly fall into disrepair. If you decide to take on this kind of historic home, just make sure you have the finances to restore the property.
- Designated historic districts come with strict rules – Perhaps the biggest con to owning a historic home is that owners must adhere to strict rules and guidelines laid out by local laws. That means owners may not be able to change or add-on to their home without the permission of the city. Having to cut through this extra red tape just to change a home's exterior is the reason why many choose not to move to a historic home. To find out the specific rules of a designated historic district in your town, I recommend contacting your city's development office.
- There may be mismatched renovations and updates – If multiple families have lived in a historic home over the course of 50 to 100 years (or more), you can only imagine how many changes have been made to the house. From kitchen renovations to home additions, there's a good chance at least some of the updates don't match. Especially if the repairs were made in different decades (think: a 60's style kitchen with an 80s style bathroom).
- Your insurance may be expensive – Hate to break it to you – but if you're buying a historic home, your insurance could sky rocket. According to esurance.com, "many personal insurance companies don't offer the type of coverage you'll

need to insure your home, meaning you often have to go with historic property insurance, which can be more expensive." Additionally, an older home with structural issues (i.e. an old roof or outdated building materials) means your insurance rates could be higher.

- You may have unwanted surprises – Think: asbestos, mold or termites (oh my!). To avoid purchasing a home with these issues, have an experienced and reliable home inspector thoroughly inspect the home first. Chances are, historic homes that haven't been properly preserved aren't up to code. Unless you're willing to take on a project, you'll need to ensure that the historic home is a safe place to live (at the very least!).

Golden, Alissa

From: Don Husack [redacted]
Sent: December 1, 2021 2:45 PM
To: Golden, Alissa
Subject: 19 Flamboro St

Allissa

As per our previous telephone conversation, we are going to object to the designation of 19 Flamborough St.

The reasons being are as follows:

- Over the years countless renovations and additions have left very little of the original building.
- The original building was cement block and construction that is common today
- The building sits on ½ acre of land in the core of the town and will provide the town with a much better asset when it can be completely developed in the future.

Thanks for your time.

Donald Husack

From: FlipSide Properties [redacted]
Sent: November 29, 2021 6:36 PM
To: Golden, Alissa
Subject: 280 Mill Street South - Heritage

Hello Alissa,

I am in receipt of your letter dated 11/23/2021 and I am wanting to make it known my preference to NOT have my property listed on the registry please.

Please see the attached pic



as it clearly does not look as you describe it to in your letter, i.e. no shutters etc.

Thank you,

Jeff
FlipSide Properties
www.FlipSideProperties.ca
[redacted]

Preliminary Heritage Evaluations

296 Dundas Street East, Flamborough (circa 1910)



Roll Number: 251830333011000

Classification: Character-Supporting Resource

Design Value: The property is representative of a vernacular bungalow dwelling including the one-and-one-half storey massing, low-pitched side gable roof and paired front dormers.

Historical Value: The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture. The property may be associated with a potentially significant person (George Allison). The 1903 Imperial Atlas shows this lot belonging to George Allison and the structure, formerly a dwelling, is believed to have been constructed shortly afterward in 1910.

Contextual Value: The property is important in supporting the historic character of the area. The early twentieth century single-detached building contributes to the early residential character at the west end of Dundas Street in the Village of Waterdown. The property is visually and historically linked to its surroundings.

362 Dundas Street East, Flamborough (circa 1890)



Roll Number: 251830331003400

Classification: Character-Supporting Resource

Design Value: The property is reflective of a vernacular bungalow from the early twentieth century, including the one-and-one-half storey massing, side gable roof with window below, long front shed roofed dormer and covered front porch. The dwelling is believed to have been constructed in 1890 and the layout of the first floor may reflect an early Regency Cottage design, including the central entrance with sidelights and flanking six-over-six windows with sidelights. Further research is required to substantiate when the home was built and how its design has changed over time.

Historical Value: The property is comprised of part of Lot 8 of Block 21 as described in Plan 355, which is part of Griffin's early survey of village lots first drawn by surveyor Henry Winter in 1854. The property is believed to have been constructed in 1890. The property may be associated with a potentially significant family and organization in the history of the village (George Copp, George Copp and Sons). According to the local business directory the building houses the George Copp and Sons Backhow Service Limited. George Copp (1870-1955) and Wallace "Mickey" Rockett are regarded as the major builders in Waterdown during the first half of the twentieth century and are believed to have constructed a number of homes in Vinegar Hill, including 357, 359 and 360 Dundas Street East. Further research on this property has the potential to yield information that contributes to an understanding of the Village's history.

Contextual Value: The property is important in supporting the character of the area. The circa 1890 dwelling helps support the historic character of the area known as Vinegar Hill, consisting of late nineteenth and early twentieth century dwellings. The property, although modified, is visually and historically linked to its surroundings. Located on the south side of Dundas Street, the property helps support the historic character of the street as you travel through Vinegar Hill and out of the historic Village of Waterdown to the east. The property is comprised of part of the closed road allowance known as James Street that was intended to connect Dundas Street to George Street (formerly Back Street).

30 Elgin Street, Flamborough (circa 1952)



Roll Number: 251830336012000

Classification: Character-Supporting Resource

Design Value: The property is reflective of a vernacular post-war cottage, including the one and a half storey massing, high side gable roof with flush verges, side chimney and flat-headed window openings. The house was formerly clad in horizontal siding, which was replaced with board and batten siding circa 2013. The original 1952 rear (side) detached gable roofed garage also remains.

Historical Value: The property is part of the McMonnies and Stocks Survey and is comprised of Lot 1 of Block 7 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is a residential infill development from 1952.

Contextual Value: The property is important in supporting the character of the area. The single detached 1952 vernacular post-war cottage helps support the historic character of Victoria Street, a historic transportation corridor in the Village, consisting of late nineteenth and early twentieth century dwellings. The property is comprised of part of Lot 1 of Block 7 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village, and is consistent with the original lotting pattern and sizing of approximately 66 feet wide by 145 feet deep.

19 Flamboro Street, Flamborough (circa 1930) (former Carson Construction building)



Roll Number: 251830331067600

Classification: Character-Supporting Resource

Design Value: The property is a representative example of a vernacular utilitarian commercial building constructed in the early twentieth century. The concrete-block building was constructed circa 1930 with a red brick facade. The building has since been clad in stucco.

Historical Value: The property is comprised of parts of Lots 1, 10 and 11 of Block 46 as described in Plan 355, which is part of Griffin's early survey of village lots first drawn by surveyor Henry Winter in 1854. The property has historical associations with a significant family (Carson) and organization (Carson Construction) in the village's history. Carson Construction was in business for over 80 years (1903 to 1987) and was responsible for highway construction in northern Ontario and runway construction at the Mount Hope and Toronto airports for the Federal government in the 1940s and 1950s. This property was comprised of the company's equipment yard while the Carson home was located across the street. Frederick Carson had his office on the ground floor of the family home at 44 Main Street South, which was accessed by the covered Barton Street entrance. This building appears to have been built by the Carsons circa 1930. The building currently houses an auto service business. Further research on this property has the potential to yield information that contributes to an understanding of the Village's history.

Contextual Value: The property helps support the character of the area. The property is functionally, visually and historically linked to its surroundings, located on east side of Flamboro Street at the corner of Flamboro and Barton Street with entrances fronting onto both streets. The circa 1930 vernacular commercial building helps support the historic character the Village of Waterdown, which primarily consists of late nineteenth and early twentieth century buildings.

280 Mill Street South, Flamborough (circa 1946)



Roll Number: 251830331050800

Classification: Character-Supporting Resource

Design Value: The property is a representative example of a vernacular post-war cottage influenced by the Period Revival style of architecture, including the one-and-one-half storey massing, side gable roof with flush verges, flanking front gable roofed dormers, side brick chimney, flat-headed window openings with ornamental shutters and central front entrance with sidelights and Colonial Revival influenced surround.

Historical Value: The property is part of what was historically the Smokey Hollow mill site. Further research on this property has the potential to yield information that contributes to an understanding of the Village's history.

Contextual Value: The property is important in supporting the character of the area. The vernacular post-war Period Revival cottage helps support the historic character of village, primarily consisting of late nineteenth and early twentieth century dwellings. The property is visually and historically linked to its surroundings, located on the west side of Mill Street South, a historic transportation corridor in the village, in what was historically part of the Smokey Hollow mill site.

Photo Documentation of 19 Flamboro Street, Flamborough



Image 1: Carson Yard (now 19 Flamboro Street) circa 1960s, looking north up Flamboro Street from the corner of Flamboro and Barton Streets, showing the former brick front facade (Flamborough Archives, BW3871)



Image 2: Carson Yard circa early 1960s (Jonathan Vance via Facebook, Waterdown Memories Group, posted June 8, 2019)



Image 3: Carson Yard circa 1980s, looking north-west from Barton Street across the property towards Flamboro Street (Westra Sjoerd George via Facebook, Waterdown Memories Group, posted September 24, 2018)



Image 4: 19 Flamboro Street front (west) facade clad in stucco, December 2021 (City of Hamilton)



Image 5: 19 Flamboro Street side (south) facade clad in stucco, December 2021 (City of Hamilton)



Image 6: 19 Flamboro Street rear addition, side (south) facade clad in stucco, December 2021 (City of Hamilton)



Image 7: 19 Flamboro Street, rear (east) facade clad in stucco, December 2021 (City of Hamilton)



Image 8: 19 Flamboro Street side (north) concrete-block facade, December 2021 (City of Hamilton)



Image 9: Front commercial entrance, December 2021 (City of Hamilton)

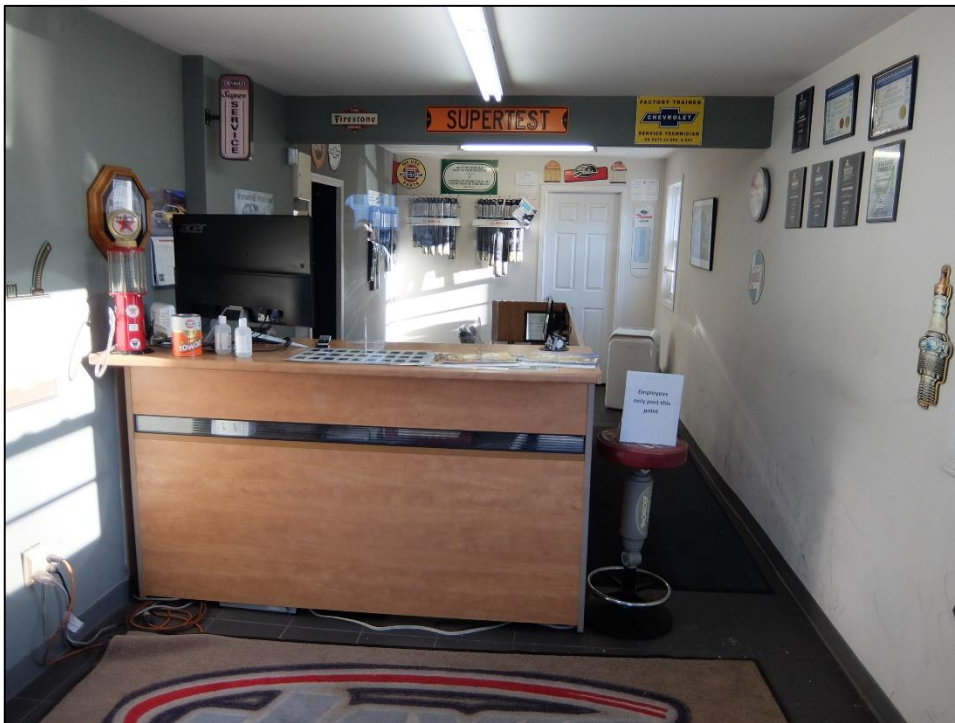


Image 10: Interior commercial office space, December 2021 (City of Hamilton)



Image 11: First interior garage bay looking at north side concrete-block exterior wall, December 2021 (City of Hamilton)

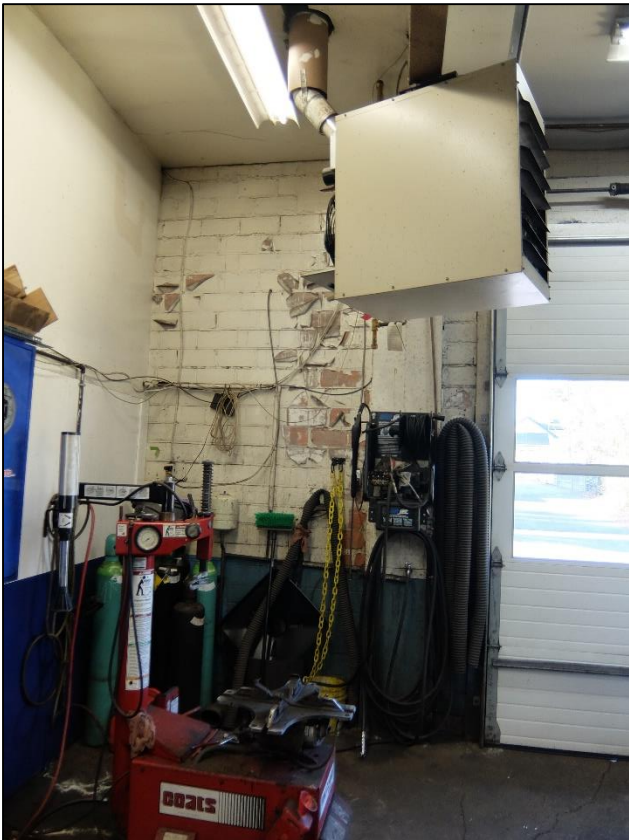


Image 12: First interior garage bay looking west to front exterior wall and garage door, December 2021 (City of Hamilton)



Image 13: Second interior garage bay in rear addition looking north to former exterior concrete-block rear wall of the original building (now an interior wall) and blocked-in window opening with lintel, December 2021 (City of Hamilton)



Image 14: Metal stairwell to upper-floor (private residence) above the commercial office, December 2021 (City of Hamilton)



Image 15: Only remaining hung wood window found in the first-floor bathroom, with two-over-two horizontal wood muntins and modern replacement glass and aluminum exterior storms, December 2021 (City of Hamilton)



Image 16: Location of remaining hung wood window in first-storey bathroom located in rear wing of the original building, December 2021 (City of Hamilton, modified by author)



Images 17 and 18: Remaining interior six-panel wood door located in the entrance to the first interior garage, December 2021 (City of Hamilton)



Hamilton

REGISTER LISTING OBJECTIONS IN WATERDOWN VILLAGE – PED21201(a)

Hamilton Municipal Heritage Committee (via WebEx)
February 25, 2022

Background

- Waterdown Inventory recommendations approved by Council (November 10, 2021 – PED21201)
- Notices of Council’s decision sent to owners
- 5 objection notices received from owners (see Appendix “A”)
- Council must consider objections and decide to either:
 - Keep the property on the Register
 - Remove it from the Register



What is the Register?

- A heritage conservation management tool under the *Ontario Heritage Act*
- It is an administrative record consisting of:
 - Properties designated under Parts IV and V of the *Ontario Heritage Act*
 - Non-designated properties identified by Council as being of cultural heritage value or interest
- Non-designated properties are listed on the Register to:
 - 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**

What is the Register? – con't

Listing:

- is not the same as designation; registered properties are not subject to Heritage Permits
- does not legally restrict the permitted zoning use of a property
- has not generally been demonstrated 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. In most cases, these alternatives include opportunities for retention, adaptive reuse, financial incentives or photo-documenting the property before it is demolished. In the case of significant heritage properties, Council may pursue designation to prevent demolition.

Considerations for Listing Objections

- Heritage buildings are finite resources. Once they are demolished they cannot be recovered
- Not all listed properties are candidates for individual designation, but may play an important role in supporting or defining the historic character of the area
- To warrant removal from the Register, a property should no longer retain any physical heritage value or interest as per *Ontario Regulation 9/06*
- Removing a property from the Register based on an owner's concerns of resale value or redevelopment impacts alone would not be consistent with the intent of the Register

Listing Objections

- All properties classified as *Character-Supporting Resources* – none are identified as candidates for designation (see Appendix “B”)
- Owner objection notices are attached (see Appendix “A”)
- Most owner objections cited concerns about:
 - Depreciation of property value
 - Impacts to their ability to sell
 - Impediments to future redevelopment
- Many believe that their property is not of heritage interest because it has evolved or been modified in some way (e.g. new cladding or windows, additions, etc.)

Staff Recommendations – Keep on Register

- The following properties retain sufficient cultural heritage value or interest to **remain listed on the Register**:
 - 296 Dundas Street East
 - 396 Dundas Street East
 - 30 Elgin Street
 - 280 Mill Street South



Staff Recommendations – Remove from Register

- **19 Flamboro Street** does not retain sufficient physical heritage value to remain listed on the Register.
 - The heritage value or interest is mainly historical / associative (connection to Carson Construction)
 - The interior and exterior of the building have been photo-documented by staff (see Appendix “C”)
 - Interpretive plaquing should be considered as part of any future redevelopment proposal



Thank-you!

Alissa Golden

Heritage Project Specialist

alissa.golden@hamilton.ca

905-546-2424, extension 4654

Project webpage:

www.hamilton.ca/heritageinventory





CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Tourism and Culture Division
and
Planning Division

TO:	Chair and Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	February 25, 2022
SUBJECT/REPORT NO:	Recommendations for Designation under Part IV of the <i>Ontario Heritage Act</i> in Waterdown Village (PED21201(b)) (Ward 15)
WARD(S) AFFECTED:	Ward 15
PREPARED BY:	Alissa Golden (905) 546-2424 Ext. 4654 Chloe Richer (905) 546-2424 Ext. 7163
SUBMITTED BY:	Carrie Brooks-Joiner Director Tourism and Culture Planning and Economic Development
SIGNATURE:	
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	Per:

RECOMMENDATION

- (a) That City Council state its intention to designate the following properties under Part IV, Section 29 of the *Ontario Heritage Act*:
- (i) 289 Dundas Street East, Flamborough (Smith-Carson House), in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, as outlined in Appendix "A" to Report PED21201(b);
 - (ii) 292 Dundas Street East, Flamborough (Maple Lawn), in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, as outlined in Appendix "B" to Report PED21201(b);

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.

- (iii) 298 Dundas Street East, Flamborough (Former New Connexion Church), in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, as outlined in Appendix “C” to Report PED21201(b);
 - (iv) 299 Dundas Street East, Flamborough (Crooker House), in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, as outlined in Appendix “D” to Report PED21201(b);
 - (v) 1 Main Street North, Flamborough (Royal Coachman/Former Kirk Hotel), in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, as outlined in Appendix “E” to Report PED21201(b);
 - (vi) 134 Main Street South, Flamborough (Former Wesleyan Methodist Parsonage), in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, as outlined in Appendix “F” to Report PED21201(b);
 - (vii) 8 Margaret Street, Flamborough (Reid House), in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, as outlined in Appendix “G” to Report PED21201(b);
- (b) That the City Clerk be directed to give Notices of Intention to designate the properties of cultural heritage value or interest in Recommendation (a) of Report PED21201(b), in accordance with the requirements of Section 29 of the *Ontario Heritage Act*, subject to the following:
- (i) That issuance of the Notice of Intention to designate 299 Dundas Street East, Flamborough (Crooker House) be delayed to give the owner time to complete the alterations approved as part of Site Plan Control Application MDA-17-039, with the understanding that the City Clerk shall issue the Notice of Intention to designate upon completion of such alterations or earlier if the approved work has not been completed within a reasonable amount of time or if there is a threat or perceived threat to the heritage attributes of the property outside the scope of the approved work, as determined by the Director of Planning and Chief Planner;
 - (ii) For each property that receives no objections to the Notice of Intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;

- (iii) For each property that receives any objection to the Notice of Intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Council to allow Council to consider the objection and decide whether or not to withdraw the Notice of Intention to designate the property.
- (c) That 9 Main Street North, Flamborough (Village Fish and Chips), be removed from staff's designation work plan.

EXECUTIVE SUMMARY

This report Recommends designation of seven significant built heritage resources in Flamborough under Part IV of the *Ontario Heritage Act* that were evaluated as part of the Waterdown Village Built Heritage Inventory (Waterdown Inventory). Council directed staff to review properties for designation as part of the Waterdown Inventory and as part of the Planning Division's designation work plan.

The properties being recommended for heritage designation as part of this report include 289 Dundas Street East (Smith-Carson House); 292 Dundas Street East (Maple Lawn); 298 Dundas Street East (Former New Connexion Church); 299 Dundas Street East (Crooker House); 1 Main Street North (Royal Coachman/Former Kirk Hotel); 134 Main Street South (Former Wesleyan Methodist Parsonage); and 8 Margaret Street (Reid House).

Four properties were also considered candidates for designation but are not being recommended for designation at this time, including 340 Dundas Street East, 341 Main Street North, 201 Main Street South and 265 Mill Street South.

Alternatives for Consideration - See Page 12

FINANCIAL - STAFFING - LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: The designation process will follow the requirements of the *Ontario Heritage Act* and provide for adequate notice of Council's intention to designate the properties. Formal objections may be made under the *Ontario Heritage Act* and considered by Council before either withdrawing the Notice of Intention to designate or passing a designation by-law. Once a designation by-law has

been passed, any further objection would be heard before the Ontario Land Tribunal.

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

Where alterations to designated properties are contemplated, a property owner is required to apply for, obtain, and comply with a Heritage Permit, for any alteration that "is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes" (Sub-section 33(1)). The City of Hamilton also provides financial incentive programs, including development charge exemption and heritage grants and loans, to assist in the adaptive re-use and continued conservation of designated properties.

HISTORICAL BACKGROUND

The City of Hamilton is proactively updating its Inventory of Heritage Buildings through its Built Heritage Inventory Strategy, outlined in Report PED20133. The Built Heritage Inventory (BHI) process involves the identification of properties of heritage interest worthy of listing on the Municipal Heritage Register (Register), and the identification of significant heritage buildings worthy of designation under the *Ontario Heritage Act*. The Waterdown Inventory is the third phase in the City's BHI work and follows the Downtown Hamilton Inventory completed in 2014 and the Durand Inventory completed in 2017.

The Waterdown Inventory began in May 2018 and was completed in conjunction with the Waterdown Community Node Secondary Plan Study and the Waterdown Transportation Management Plan Study, which are ongoing. The study area of the Waterdown Inventory project included the Secondary Plan study area, as well as the remaining lands to the east that make up the historic village boundaries of Waterdown.

In 2019, Council approved motions to proactively list the subject properties on the Register prior to the completion of the Waterdown Inventory. These motions also directed Planning and Economic Development Department staff to review these properties for potential designation as part of the designation work plan and within the scope of the Waterdown Inventory project.

The Waterdown Inventory followed the Council-adopted BHI process and involved the preparation of comprehensive Cultural Heritage Assessment reports for properties identified as candidates for designation. Copies of the reports are available online at

www.hamilton.ca/heritageinventory or upon request from the Planning and Economic Development Department.

Staff reported on the findings of the Waterdown Inventory project as part of Report PED21201. On November 10, 2021, Council approved the project recommendations and directed staff to add 209 properties of cultural heritage value or interest in Waterdown on the Register.

Designation Candidates Not Addressed in this Report

341 Main Street North (Rymal/Buchan House) and 201 Main Street South (J.K. Griffin House) were identified as candidates for designation through the Waterdown Inventory project but were not comprehensively reviewed due to resource constraints and access issues, respectively. These properties may be candidates for designation in the future, subject to further review. In the meantime, both properties have been listed on the Register.

A Cultural Heritage Assessment was also prepared in support of designation of 340 Dundas Street East (Eager House). City staff are in conversation with the owner of this property about the adjacent Dundas Street Bridge replacement over the Grindstone Creek and its potential impact on the property. Staff will bring forward a recommendation to designate the property at a future date after the bridge-related matters have been resolved.

Staff deferred preparation of a Cultural Heritage Assessment for the property at 265 Mill Street South, known as Braebourne or the Cummer House, because it is under review as part of an active Zoning By-law Amendment Application (ZAC-21-017) under the *Planning Act*. A Cultural Heritage Impact Assessment (CHIA) has been submitted by the proponent in support of their application to develop a Montessori school on the property, which incorporates the existing historic dwelling. The report, which includes an assessment of the cultural heritage value or interest of the property in accordance with *Ontario Regulation 9/06*, has been reviewed by staff and will be reviewed by the Hamilton Municipal Heritage Committee's Inventory and Research Working Group for comment. The final CHIA report, which will incorporate staff and Hamilton Municipal Heritage Committee's comments, will be used to address the request to designate the property as part of the development application process.

Additionally, three City-owned properties were identified as significant Cultural Heritage Landscapes as part of the draft Waterdown Community Node Secondary Plan, 9 Margaret Street (Waterdown Union Cemetery); 115 Main Street South (Sealey Park); and 200 Hamilton Street North (Waterdown Memorial Park). On November 10, 2021, City Council directed staff to add Sealey Park and Waterdown Memorial Park to the

Register (see Report PED21201). Planning staff are in ongoing conversation with staff from the Public Works Department to discuss designation of these significant heritage properties as part of a future staff report.

Owner Consultation

In August 2020, the owners of properties identified for designation were notified by mailed letters of the draft recommendations and invited to participate in a virtual open house of the Waterdown Inventory findings. The virtual open house was accessible online via the City of Hamilton project page and Engage Hamilton from August 24, 2020 to September 21, 2020. Several subject property owners reached out to staff, including the owners of 289 Dundas Street East, 298 Dundas Street East, 340 Dundas Street East and 134 Main Street South, to discuss the draft CHIA reports, designation process, and available financial incentives. In September 2021, follow-up letters were sent to all the owners notifying them of the upcoming staff report and recommendations to designate.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The Recommendations of this report are consistent with Provincial and Municipal legislation, policy and direction, including:

- Determining the cultural heritage value or interest of a property based on design/physical value, historical/associative value and contextual value criteria (*Ontario Heritage Act, Ontario Regulation 9/06*);
- Ensuring significant built heritage resources are conserved (Provincial Policy Statement, 2020, Sub-section 2.6.1);
- Identifying cultural heritage resources through a continuing process of inventory, survey and evaluation, as the basis for wise management of these resources (*Urban Hamilton Official Plan, Section B.3.4.2.1(b)*); and
- Designating properties of cultural heritage value under Part IV of the *Ontario Heritage Act* (*Urban Hamilton Official Plan, Section B.3.4.2.3*).

RELEVANT CONSULTATION

External

- Property owners in Waterdown

- Waterdown Community Node Secondary Plan Focus Group
- Waterdown-Mill Street Heritage Committee
- Inventory and Research Working Group of the Hamilton Municipal Heritage Committee

Internal

- Solicitor, Legal and Risk Management Services, Legal Services Division, Corporate Services Department
- Senior Project Manager, Rural Team, Development Planning Section, Planning Division, Planning and Economic Development Department
- Senior Planner, Community Planning and GIS Section, Planning Division, Planning and Economic Development Department
- Manager, Parks and Cemeteries Section, Environmental Services Division, Public Works Department
- Acting Senior Project Manager, Strategic Planning and Capital Compliance Section, Energy, Fleet and Facilities Management Division, Public Works Department
- Councillor, Ward 15

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The cultural heritage value or interest of the subject properties were assessed using the Council-adopted heritage evaluation criteria for designation, as well as the required provincial criteria. Section 29(1) of the *Ontario Heritage Act* permits the Council of a municipality to designate property to be of cultural heritage value or interest where property meets one or more of the Criteria for Determining Cultural Heritage Value or Interest prescribed in *Ontario Regulation 9/06*. This regulation identifies criteria in three broad categories: Design/Physical Value, Historical/Associative Value and Contextual Value.

As outlined in the Cultural Heritage Assessment Reports, it was determined that the following properties met the provincial criteria and are therefore being Recommended for individual designation under Part IV of the *Ontario Heritage Act*:

1. 289 Dundas Street East (Smith-Carson House)

The property located at 289 Dundas Street East is comprised of a two-storey brick dwelling believed to have been constructed circa 1885 by the Cummer family, who made significant contributions to the Village of Waterdown's industrial development. The property also has long-standing associations with the Carson family, and their prominent local business of Fred Carson and Sons, and Richard "Dick" Smith, former Reeve of Waterdown. The design of the building is influenced by the Queen Anne architectural style and demonstrates a high degree of craftsmanship and artistic merit in its detailing, including the decorative wooden bargeboard and treillage, the stone work in the voussiors and keystones and the dichromatic brickwork. The building's distinctive tower and mature trees on the property help define it as a landmark on Dundas Street East that marks the transition into the historic downtown core of Waterdown. The property satisfies the criteria established in *Ontario Regulation 9/06* and warrants protection under the *Ontario Heritage Act* through designation in accordance with the Statement of Cultural Heritage Value or Interest (SCHVI) and Description of Heritage Attributes as outlined in Appendix "A" to Report PED21201(b).

2. 292 Dundas Street East (Maple Lawn)

The property located at 292 Dundas Street East is comprised of a two-storey brick dwelling believed to have been constructed in 1887, later converted into a commercial building. The property has direct associations with two prominent people significant to Waterdown's history, George Allison (1841-1926), a farmer and local magistrate; and George Harold Greene (1874-1960), the first publisher of the *Waterdown Review*. The former residence is a representative example of a late-nineteenth century farm house influenced by the Gothic Revival and Italianate architectural styles and displays a high degree of craftsmanship and artistic merit demonstrated through the decorative bargeboard and bracket detailing. This local landmark helps mark the transition into the historic core of Waterdown and define the Dundas streetscape. The property satisfies the criteria established in *Ontario Regulation 9/06* and warrants protection under the *Ontario Heritage Act* through designation in accordance with the SCHVI and Description of Heritage Attributes as outlined in Appendix "B" to Report PED21201(b).

3. 298 Dundas Street East (Former New Connexion Church)

The property located at 298 Dundas Street East, known as the Former New Connexion Methodist Church and the Maycock House, is comprised of a two-storey stone building

originally constructed as a church circa 1859. The heritage value of the property lies in its long-standing association with the Methodist Church. The New Connexion Methodists purchased the property in 1859 and built the church, later using the building as their Sunday School (1874-1882) and then parsonage (1893-1921). The property also has direct associations with prominent Waterdown resident Paul Maycock (1931-2012), a plant ecology professor and former director of the Flamborough Historical Society who dedicated his spare time to researching and writing about the history of Waterdown. The property is also an early and unique example of an adaptively re-used mid-nineteenth century building displaying Classical Revival, Ontario Cottage and Gothic Revival influences. The prominent location of the building at the southwest corner of Dundas and Flamboro Streets in the core of Waterdown makes it a local landmark. The property satisfies the criteria established in *Ontario Regulation 9/06* and warrants protection under the *Ontario Heritage Act* through designation in accordance with the SCHVI and Description of Heritage Attributes as outlined in Appendix "C" to Report PED21201(b).

4. 299 Dundas Street East (Crooker House)

The property located at 299 Dundas Street East, known as the Crooker House, is comprised of a former residence and detached coach house originally constructed circa 1886. The heritage value of the property lies in its association with the Crooker family, who made significant contributions to the development of the Village of Waterdown, including Frederick William Crooker (1862-1927), who was a successful merchant who established the prominent Crooker Building (later demolished by fire), a teacher and superintendent of the Wesleyan Methodist Sunday School, postmaster, and later Reeve who oversaw the installation of a waterworks system in Waterdown. The property is also a representative example of a residence influenced by the Italianate and Second Empire styles of architecture, demonstrated by a high degree of craftsmanship in its bellcast mansard roof, decorative features and dichromatic brickwork. The Crooker House is a local landmark with a prominent vista looking north up Flamboro Street, located on Dundas Street in the core of Waterdown. The property satisfies the criteria established in *Ontario Regulation 9/06* and warrants protection under the *Ontario Heritage Act* through designation or the negotiation of a heritage conservation easement agreement in accordance with the SCHVI and Description of Heritage Attributes as outlined in Appendix "D" to Report PED21201(b).

Previous Approvals

On May 31, 2018 the owner of the subject property received Site Plan Control Approval of application MDA-17-039 for alterations to the property, including relocation of the detached coach house and the construction of a covered front porch and one-storey addition to the front and west side of the building. The owner was also granted

permission from the Committee of Adjustment on November 17, 2017 for Minor Variance Application FL/A-17:382, required to implement the Site Plan Control application. Most of the Site Plan-approved work has been completed, apart from the covered front porch and addition. Issuance of a Notice of Intention to designate would void these previous approvals and require the owner to obtain new *Planning Act* approvals, as well as Heritage Permit approvals under the *Ontario Heritage Act*, for work that has already been reviewed and commented on by Heritage staff.

As such, staff Recommend that issuance of the Notice of Intention to designate the property be delayed to allow the owner time to complete the alterations approved as part of applications MDA-17-039 and FL/A-17:382. The Notice of Intention to designate will be issued when the work is completed, or may proceed with issuance of the Notice of Intention to designate the property if the Site Plan-approved works are not initiated within a reasonable amount of time or if there is a threat or perceived threat to the heritage attributes of the property outside of the scope of the approved work, as determined by the Director of Planning and Chief Planner. Staff note that the City may also consider entering into a heritage conservation easement agreement with the owner under the *Ontario Heritage Act* to provide long-term heritage protection for the property, while excluding the previously-approved works from any future Heritage Permit requirements. This alternative would require the owner's consent to enter into the heritage conservation easement agreement.

5. 1 Main Street North (Royal Coachman/Former Kirk House Hotel)

The property located at 1 Main Street North, formerly known as the Kirk Hotel or the Kirk House and currently known as The Royal Coachman, is comprised of a two-and-a-half storey brick commercial building constructed circa 1889. The historical value of the property lies in its role as a significant gathering place in the Village of Waterdown for over 130 years, its association with the Great Fire of 1922 and its long-standing connection to the Kirk family. The property is also a representative example of a late-nineteenth century commercial building influenced by the Queen Anne Revival and Italianate architectural styles, which displays a high degree of craftsmanship and artistic merit in its decorative wood detailing. Located on the prominent intersection of two historic roads, Main Street North and Dundas Street East, the former Kirk House was connected to early stagecoach routes and provided a place to eat and stay for travellers on their journey. Today, The Royal Coachman restaurant continues to serve as an important landmark and defines the historic character of the Village's commercial core. The property satisfies the criteria established in *Ontario Regulation 9/06* and warrants protection under the *Ontario Heritage Act* through designation in accordance with the SCHVI and Description of Heritage Attributes as outlined in Appendix "E" to Report PED21201(b).

6. 134 Main Street South (Former Wesleyan Methodist Parsonage)

The property located at 134 Main Street South, known as the former Wesleyan Methodist Parsonage, is comprised of a one-and-a-half-storey stone building constructed circa 1857. The heritage value of the property lies in its association with the Wesleyan Methodist Church, who originally constructed the building as their parsonage, and with Ada Medlar (born 1868), a founding member of the Waterdown Women's Institute in 1897. The property is also a representative example of a vernacular Ontario Cottage influenced by the Gothic Revival architectural style and has a high degree of craftsmanship demonstrated by the ornate front porch and wooden detailing. The property defines the historic character of Main Street South, located on the prominent southwest corner of Flamboro and Main Streets, and is considered a local landmark. The property satisfies the criteria established in *Ontario Regulation 9/06* and warrants protection under the *Ontario Heritage Act* through designation in accordance with the SCHVI and Description of Heritage Attributes as outlined in Appendix "F" to Report PED21201(b).

7. 8 Margaret Street (Reid House)

The property located at 8 Margaret Street, known as the Reid House, is comprised of a two-and-a-half storey wood-frame dwelling constructed circa 1860 with a substantial circa 1910 addition. The historical value of the property lies in its association with the Reid family. John Reid (1854-1912) was a prominent Waterdown builder, who lived in and constructed the circa 1910 addition. His son, William (Will) Reid (1888-1956), was a photographer who created a visual record of life in Waterdown in the early-twentieth century. Without Will's photographs, little would be known about life in Waterdown during his lifetime. The property is a unique example of a dwelling believed to have been constructed in two distinct phases: a one-and-a-half storey cross-gabled vernacular farm house constructed circa 1860; and a substantial two-and-a-half storey, hipped roof, Queen Anne Revival influenced front addition constructed circa 1910. It demonstrates a high degree of craftsmanship and artistic merit demonstrated by the ornate wood detailing in the 1910 addition. The Reid House is a recognizable local landmark that defines the historic character of the area known as Vinegar Hill. The property satisfies the criteria established in *Ontario Regulation 9/06* and warrants protection under the *Ontario Heritage Act* through designation in accordance with the SCHVI and Description of Heritage Attributes as outlined in Appendix "G" to Report PED21201(b).

Removal from the Designation Work Plan

A CHIA was also prepared for the property located at 9 Main Street North, the former Waterdown Post Office and Village Fish and Chips, as directed by Council. Staff found

that the property satisfied the provincial criteria for determining cultural heritage value or interest. However, the criteria satisfied relates primarily to the property's historical associations and how it supports the historic character of the village. The subject property is already recognized through listing on the Register.

Due to the limited design/physical value of the property, it is not recommended that the property be designated under the *Ontario Heritage Act* at this time. Instead, it is Recommended that the historical significance of the property be recognized through interpretive plaquing. Should the current owner, or subsequent owners, be interested in restoration of the building and missing historic features based on physical or visual documentation, the property may warrant designation to provide access to the City's heritage funding programs. Staff Recommend that the property be removed from the designation work plan.

Owner Opposition to Designation

At the time of writing this report, staff have not received any formal correspondence from owners expressing their opposition to the staff recommendation to designate their property. However, the former owners of 292 Dundas Street East (Maple Lawn), expressed concern about their property being listed on the Register and added to staff's designation work plan in 2019. According to tax assessment records, the ownership of the property has changed. Staff did not receive a response to the written notice to the current owners advising them of the draft recommendation to designate their property.

Staff have determined that seven significant heritage properties in Waterdown are of cultural heritage value or interest sufficient to warrant individual designation under Part IV of the *Ontario Heritage Act*. Staff are not recommending that any properties recommended for designation be withdrawn due to owner opposition. Staff Recommend that the properties be designated in accordance with the Statements of Cultural Heritage Value or Interest and Descriptions of Heritage Attributes for each property attached as Appendices "A" through "G" to Report PED21201(b).

ALTERNATIVES FOR CONSIDERATION

Under Part IV of the *Ontario Heritage Act*, the designation of property is a discretionary activity on the part of Council. Council, as advised by its Hamilton Municipal Heritage Committee, may decide to designate property or decline to designate property.

Decline to Designate

By declining to designate, the municipality would be unable to provide long-term, legal protection to these significant cultural heritage resources (designation provides

protection against inappropriate alterations and demolition) and would not fulfil the expectations established by existing municipal and provincial policies.

Without designation, the properties would not be eligible for the City's financial incentives for heritage properties, including development charge exemption and grant and loan programs. Designation alone does not restrict the legal use of property, prohibit alterations and additions, nor does it restrict the sale of a property, or been demonstrated to affect its resale value. However, designation does allow the municipality to manage change to the heritage attributes of a property through the Heritage Permit process. Staff does not consider declining to designate any of the properties to be an appropriate conservation alternative.

Designation Deferral

Council may decide to defer the recommendation to designate one or more properties to a future study. Staff anticipate that one of the recommendations of the ongoing draft Waterdown Community Node Secondary Plan Study will be for staff to pursue a new Heritage Conservation District Study in Waterdown. Staff do not recommend deferring the designation of any properties to a future study. All the properties recommended for designation are worthy of Part IV individual designation, which provides greater protection and management under the *Ontario Heritage Act* than a Part V district designation. The *Ontario Heritage Act* does not prevent a property from being both Part IV and Part V designated. Further, Council has not yet directed staff to conduct a new Heritage Conservation District Study in Waterdown, and staff's ability to conduct one will depend on available funding and staff resources.

ALIGNMENT TO THE 2016 - 2025 STRATEGIC PLAN

Community Engagement and Participation

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

Culture and Diversity

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

Our People and Performance

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

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" - SCHVI for 289 Dundas Street East, Flamborough (Carson-Smith House)

Appendix "B" - SCVHI for 292 Dundas Street East, Flamborough (Maple Lawn)

Appendix "C" - SCVHI for 298 Dundas Street East, Flamborough (Former New Connexion Church)

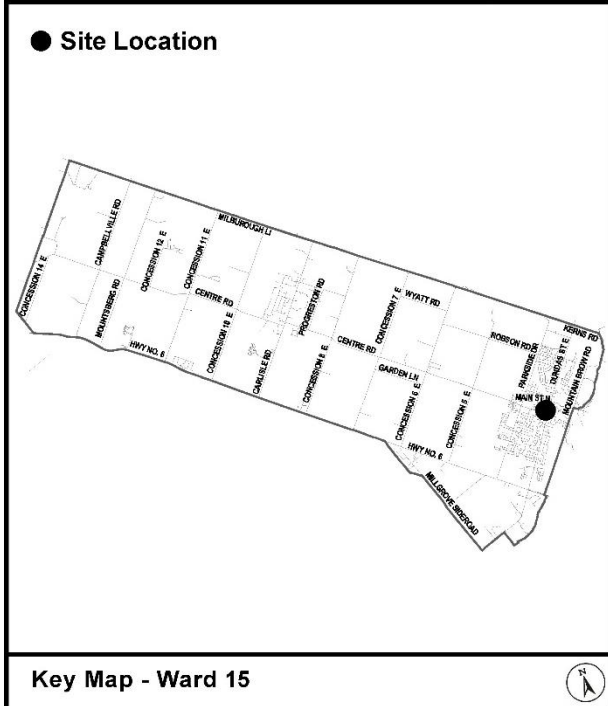
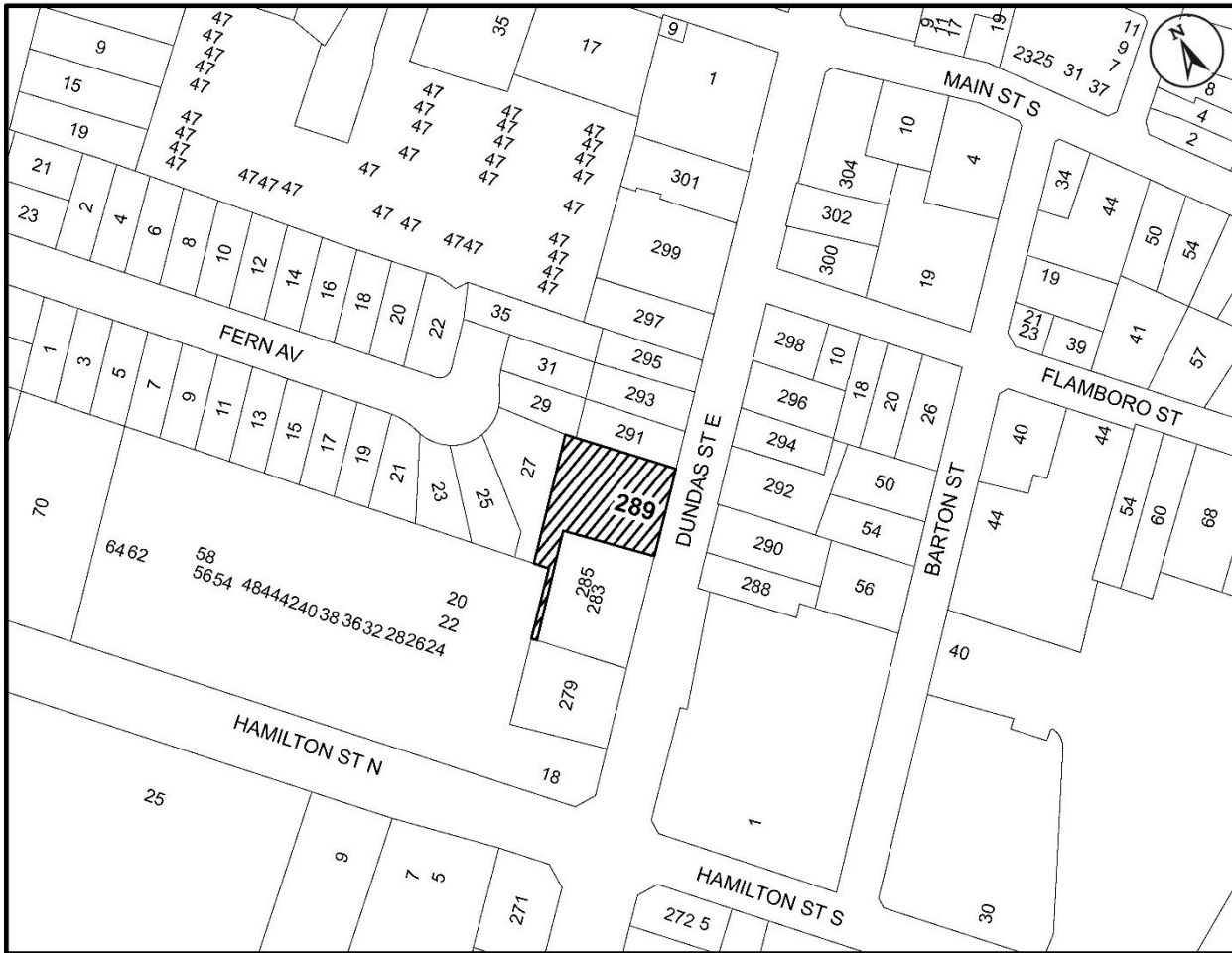
Appendix "D" - SCHVI for 299 Dundas Street East, Flamborough (Crooker House)

Appendix "E" - SCVHI for 1 Main Street North, Flamborough (Royal Coachman/Former Kirk Hotel)

Appendix "F" - SCVHI for 134 Main Street South, Flamborough (Former Wesleyan Methodist Parsonage)

Appendix "G" - SCVHI for 8 Margaret Street, Flamborough (Reid House)

AG/CR:ac



Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
289 Dundas St E

Date:
August 9, 2021

Scale:
N.T.S

Planner/Technician:
AG/NB

Subject Property

289 Dundas Street East, Flamborough (Ward 15)

289 Dundas Street East, Flamborough (Waterdown)



Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes

Description of Property

The 0.5-acre property at 289 Dundas Street East is comprised of a two-storey single-detached brick building located on the north side of Dundas Street East near the northeast corner of Dundas Street and Hamilton Street in the former Village of Waterdown and the former Township of East Flamborough, within the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property located at 289 Dundas Street East, known as the Smith-Carson House, is comprised of a two-storey brick dwelling constructed circa 1885. The historical value of the property lies in its association with three prominent families in Waterdown, the Cummer family, the Smith family and the Carson family. Lockman A. Cummer (1827-1907) made significant contributions to the village's industrial development operating every type of mill at most of the mill sites, operating a sawmill and flour mill at Smokey Hollow, and building row houses for mill workers. It is believed that the Cummer family built the dwelling located at 289 Dundas Street East following the purchase of the property in 1883 by Flora (Green) Cummer, Lockman's wife. The property is also associated with prominent Waterdown resident Richard "Dick" Smith (died 1960). Smith, who owned the property from 1898 until his death, was the Reeve of Waterdown from 1920-1924 and 1932-1943 and ran the largest market garden in the area, located behind Cedar Street north of this residence. The property also has direct association with the Carson family and their significant Waterdown business, Fred Carson and Sons who installed the first waterworks in Waterdown and aided the Department of

Defence in paving airport runways during the Second World War. In 1959, Cecil Carson was granted the subject property by the estate of Richard Smith. The property continues to be owned by the Carson family today creating a legacy of over 50 years.

The cultural heritage value of the property also lies in its design value as a representative example of a vernacular dwelling influenced by the Queen Anne architectural style, demonstrated by the red brick construction; hip roof punctuated by multiple gables, a chimney and a front tower; decorative bargeboard; ornately-decorated, covered front porch; and use of a variety of materials and textures, including brick, wood and stone. The physical value of the property also lies in its high degree of craftsmanship and artistic merit demonstrated by the wood detailing including the decorative bargeboard and treillage on the front porch, the stone detailing on the voussoirs and keystones and the dichromatic brickwork.

The contextual value of the property lies in its contribution to defining the historic character of Dundas Street and the Village of Waterdown. The Smith-Carson House is physically, functionally, visually and historically linked to its surroundings, located on the north side of Dundas Street near the northeast corner of Dundas Street and Hamilton Street. The property is also a local landmark, with its tower and mature trees marking the transition into the historic downtown core of Waterdown from the modern commercial area to the west.

Description of Heritage Attributes

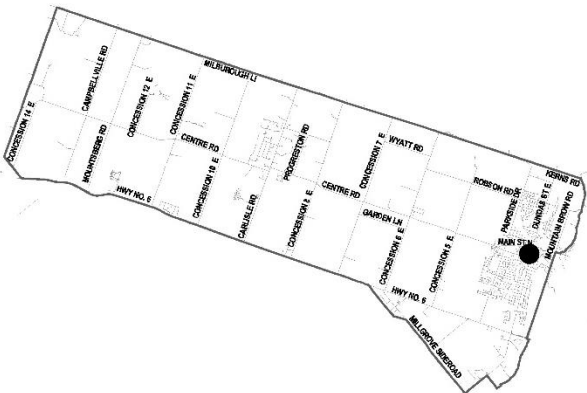
Key attributes that embody the heritage value of the property include the:

- Four exterior elevations of the two-storey brick building, including its:
 - Rectangular footprint with a truncated hip roof punctuated by projecting bays on the front (south) and side facades, a front tower and chimneys;
 - Two-and-a-half-storey front tower with a:
 - High hip roof clad in cedar shingles with a boxed cornice with decorative brackets, panels and trim, a decorated hooded dormer and an ornate finial;
 - Semi-circular second-storey window with a decorated wood transom and paired flat-headed hung wood windows below; and
 - A ground floor front entrance with a wood double door with moulded panels and a transom.
 - Projecting high-pitched gables on the south, west and north facades with boxed cornices and decorative bargeboard;
 - Projecting two-storey side (east) bay with a hip roof, projecting eaves, boxed cornice and decorative brackets;
 - Single brick front chimney offset to the west side;
 - Single brick rear chimney on the east side with dichromatic brick and corbelling;

- Red brick facade laid in Stretcher bond;
 - Broken-course stone foundation with segmentally-shaped basement window openings with brick voussoirs;
 - Semi-circular and segmental window openings featuring dichromatic brickwork, decorated keystones, stone detailing and stone lug and continuous sills;
 - Covered front porch with a wood-shingle clad mansard roof, decorative brackets, treillage, shaped posts and open railing;
 - One-storey, hipped-roof addition on the front southwest corner with grouped flat-headed hung windows with continuous sills; and
 - One-storey shed-roof wing on the rear northeast corner projecting out from behind the side bay with raised entry door.
- Moderate setback from Dundas Street with grassed front lawn, walkway to the front entrance, and mature deciduous trees.



● Site Location



Key Map - Ward 15

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
292 Dundas St E

Date:
August 9, 2021

Scale:
N.T.S

Planner/Technician:
AG/NB

Subject Property



292 Dundas Street East, Flamborough
(Ward 15)

292 Dundas Street East, Flamborough (Waterdown)



Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes

Description of Property

The 0.29-acre property at 292 Dundas Street East is comprised of a two-storey single-detached brick building, situated on the south side of Dundas Street East near the southeast corner of Dundas Street and Hamilton Street in the former Village of Waterdown and the former Township of East Flamborough, within the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property located at 292 Dundas Street East, known as Maple Lawn, is comprised of a two-storey brick dwelling converted into a commercial building believed to have been constructed in 1887. The historical value of the property lies in its direct association with two locally significant people, George Allison (1841-1926), a farmer and local magistrate; and George Harold Greene (1874-1960), the first publisher of the Waterdown Review.

The cultural heritage value of the property also lies in its design value as a late-nineteenth century farm house influenced by the Gothic Revival and Italianate architectural styles. The physical value of the property also lies in its high degree of craftsmanship and artistic merit demonstrated through the decorative bargeboard Gothic-influenced high-pitched gables; bay windows with Italianate bracket detailing; and front entrance with wooden paneled surround, multi-pane transom and flanking sidelights.

The contextual value of the property lies in its role in defining the historic character of Dundas Street and the Village of Waterdown. Maple Lawn is physically, visually and historically linked to its surroundings, located on the south side of Dundas Street East near the southeast corner of Dundas Street and Hamilton Street. The property is also considered a local landmark marking the transition between the commercial area to the west and the historic downtown core to the east, in addition to marking the beginning of a collection of former residences converted to commercial use. The “MAPLE LAWN HOUSE 1860” lettering, located on the fascia of the front porch, makes this property recognizable at a glance and indicates its defining role in the community.

Description of Heritage Attributes

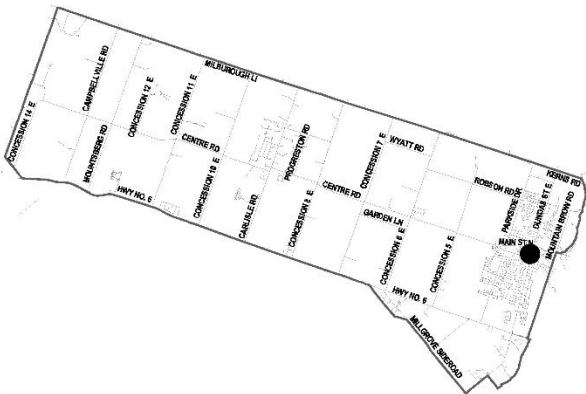
Key attributes that embody the heritage value of the property include the:

- Four exterior elevations of the two-storey brick building, including its:
 - Brick facades;
 - Stone foundation;
 - T-shaped gable roof with:
 - Paired high-pitched projecting gables to the front (north) and side(west);
 - Projecting eaves and verges;
 - Decorative bargeboard under the front gables;
 - One-storey projecting bay windows on the north and east facades including:
 - Hipped roof with plain boxed cornice and decorative brackets; and,
 - Segmental window openings.
 - Semi-elliptical window openings on the second floor of the front facade with brick voussoirs and stone lug sills;
 - Segmental window openings in the first and second storeys with brick voussoirs and stone lug sills;
 - Covered front porch with a hipped roof and projecting eaves;
 - “MAPLE LAWN HOUSE 1860” lettering;
 - Central front entrance with a single, four-panel wooden door including semi-circular upper panels of plain glass and moulded wooden bottom panels, with segmentally shaped three-pane transom, flanking sidelights and paneled door surround;
 - One-and-a-half storey rear wing, including the:
 - Gable roof with projecting eaves;

- Projecting gables to the east and west with semi-circular windows below the gables;
 - Segmentally-shaped window openings in the first storey with brick voussoirs and stone lug sills; and,
 - Covered side (east) porch with a hip roof.
- Remaining first-storey portion of the former coach house attached to the rear wing;
- Remaining historic interior features, including:
 - Central staircase leading from the front hallway to the second storey including the wooden newel post, curved wooden railing with balusters on each tread, decorated string and wooden detailing on the side of each tread;
 - Wooden baseboards and door mouldings;
 - Wainscoting in the area past the front hallway staircase;
 - Ceiling mouldings on the first storey
 - Moderate setback from Dundas Street with grassed front lawn, walkway to the front entrance and mature trees.



● Site Location



Key Map - Ward 18

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
298 Dundas St E

Date:
August 9, 2021

Scale:
N.T.S

Planner/Technician:
AG/NB

Subject Property



298 Dundas Street East, Flamborough
(Ward 15)

298 Dundas Street East, Flamborough (Waterdown)



Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes

Description of Property

The 0.16-acre property at 298 Dundas Street East is comprised of a two-storey single-detached stone building with a one-storey wood-frame rear (south) addition, situated on the southwest corner of Dundas Street East and Flamboro Street near the intersection of Dundas and Main Streets in the Village of Waterdown, in the former Township of East Flamborough, within the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property located at 298 Dundas Street East, known as the Former New Connexion Methodist Church and the Maycock House, is comprised of a two-storey stone building originally constructed as a church circa 1859. The cultural heritage value of the property lies in its association with the Methodist Church. The New Connexion Methodists purchased the property in 1859 and built the church, before uniting with the Wesleyan Methodist Church in 1874 and subsequently using the building as their Sunday School from 1874 to 1882, and their parsonage from 1893 to 1921. The property is also associated with Eliza Sealey (1856-1929) daughter-in-law of Charles Sealey, prominent businessman and first Reeve of Waterdown and Paul Maycock (1931-2012), a plant ecology professor and former director of the Flamborough Historical Society who dedicated his spare time to researching and writing about the history of Waterdown, most well-known for his book entitled “Noble of Waterdown”. Deborah Jarvis (1837-1915) facilitated the conversion of the building from a church to a residence in 1882.

The cultural heritage value of the property also lies in its design value as an early and unique example of an adaptively re-used mid-nineteenth century building displaying Classical Revival, Ontario Cottage and Gothic Revival influences. Key architectural features include the cut-stone and rubble-stone facades with cut-stone quoins; gable roof with plain boxed cornice and returning eaves; outlines of the original arched church windows; shuttered lunette; continuous stone course running above the stone foundation; off-centre door on the north façade; steep centre gable with decorative bargeboard and an entrance below on the east façade; flanking brick chimneys; and segmentally-shaped window openings, stone voussoirs and stone lug sills.

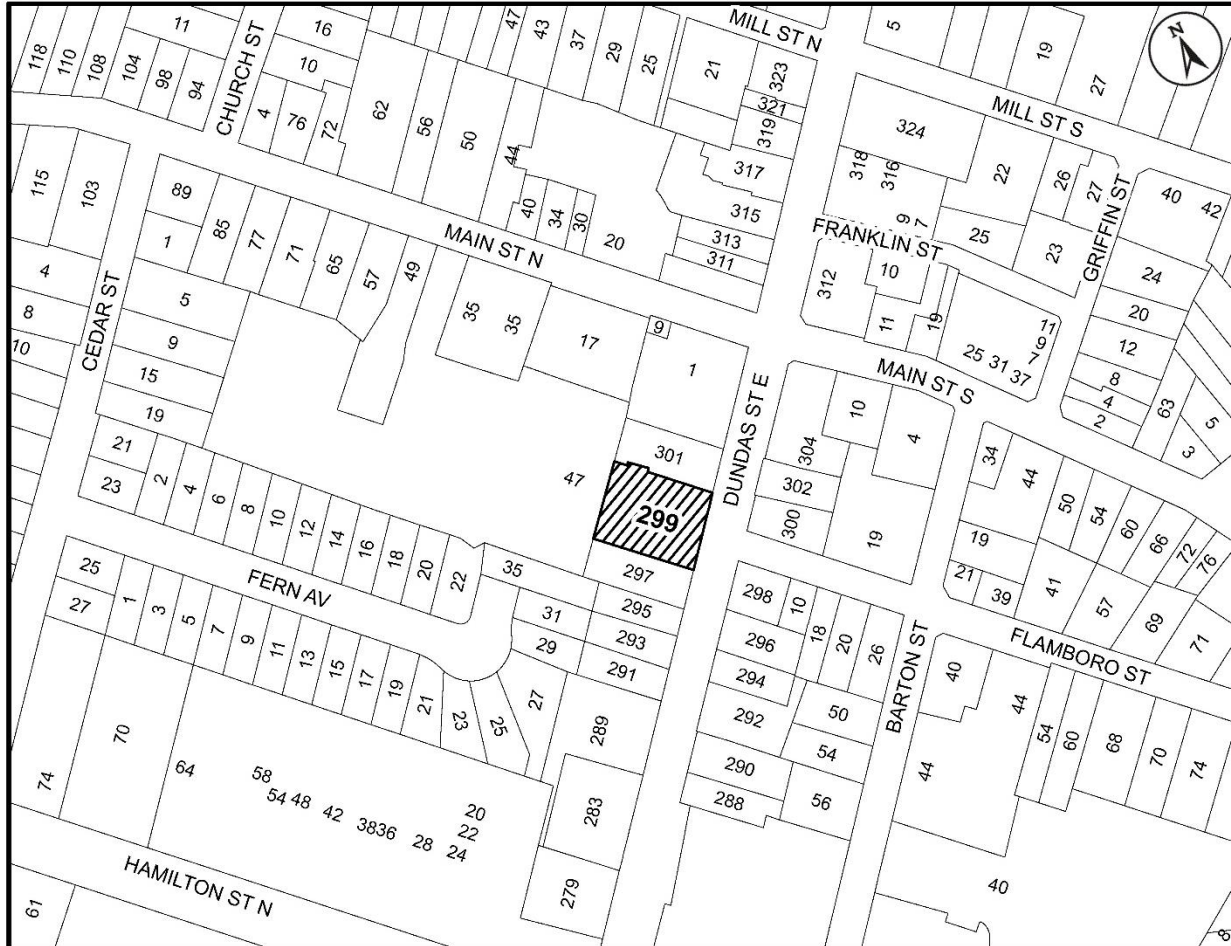
The contextual value of the property lies in its contribution to defining the historic character of Dundas Street and the Village of Waterdown. The Former New Connexion Methodist Church is visually, functionally and historically linked to its surroundings, located on the prominent southwest corner of Dundas and Flamboro Streets making it a local landmark.

Description of Heritage Attributes

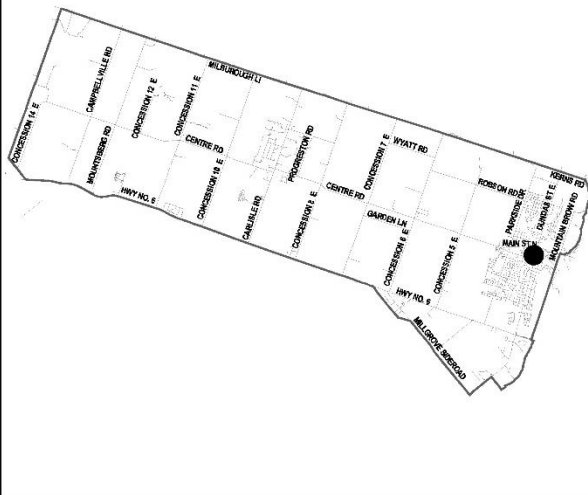
Key attributes that embody the heritage value of the property include the:

- Four exterior facades of the two-storey stone building, including its:
 - Rectangular footprint;
 - Front-gable roof with a plain boxed cornice and returning eaves;
 - Projecting central gable on east facade with decorative bargeboard;
 - Flanking single-stack brick chimneys;
 - Broken-course, cut-stone facade facing Dundas Street;
 - Broken-course, rubble-stone facades to the east, west and south;
 - Cut-stone quoining on all four corners;
 - Shuttered lunette with stone voussoirs under the north facade gable;
 - Segmentally-shaped window and door openings with stone voussoirs stone lug sills;
 - Central entrance on the east facade comprised of a transom and wooden double-leaf door with flat-headed windows above decorative wooden panels;
 - Off-centre entrance in the north facade in a segmentally-shaped opening with a flat-headed transom and stone voussoirs;

- Outlines of the original three bays of tall arched church windows on the east and west facades;
 - Rubble-stone foundation with continuous cut stone course running above;
 - One-storey wood-frame south addition clad in board-and-batten with a stone foundation; and
- Moderate setbacks from Flamboro Street and Dundas Street with a grassed lawns and deciduous trees.



● Site Location



Key Map - Ward 15

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
299 Dundas St E

Date:
August 11, 2021

Scale:
N.T.S

Planner/Technician:
AG/NB

Subject Property



299 Dundas Street East, Flamborough
(Ward 15)

299 Dundas Street East, Flamborough (Waterdown)



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

Description of Property

The 0.49-acre property at 299 Dundas Street East is comprised of a two-and-a-half storey brick principal building and one-and-a-half storey detached accessory structure, situated on the north side of Dundas Street East near the northwest corner of Dundas Street and Main Street, and directly across from the northern entrance to Flamboro Street in the Village of Waterdown, in the former Township of East Flamborough, within the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property located at 299 Dundas Street East, known as the Crooker House, is comprised of a former residence and detached coach house constructed circa 1886. The cultural heritage value of the property lies in its association with the Crooker family, who have made significant contributions to the development of the Village of Waterdown. William Harris Crooker, for whom the home was originally built, was a successful merchant and druggist and a founding member of the local chapter of the Masonic Lodge. His son, Frederick William Crooker (1862-1927), purchased the Crooker House from his parents in 1894 and lived there until his death in 1927. Frederick was also a successful merchant who established the former Crooker Building and played a significant role in the community as the teacher and superintendent of the Wesleyan Methodist Sunday School, postmaster from 1906 to 1922, and Reeve from 1924 to 1927. During his term as Reeve, Frederick oversaw the installation of a

waterworks system in Waterdown as a mitigation effort against the village's long history of fires.

The cultural heritage value of the property also lies in its design value as a representative example of a residence influenced by the Italianate and Second Empire styles of architecture and its physical value demonstrated by a high degree of craftsmanship. Key architectural features include the: bellcast mansard roof; decorated hooded dormers; moulded cornice with decorative brackets; dichromatic brickwork; ornate brick and stone detailing; and patterned chimney with corbelled top.

The contextual value of the property lies in its contribution to the historic character of the area. The Crooker House helps define the early residential character on the western end of Dundas Street in the core of the Village of Waterdown and is considered to be a local landmark. The property is visually and historically linked to its surroundings, including the vista of the building looking north up Flamboro Street to Dundas Street.

Description of Heritage Attributes

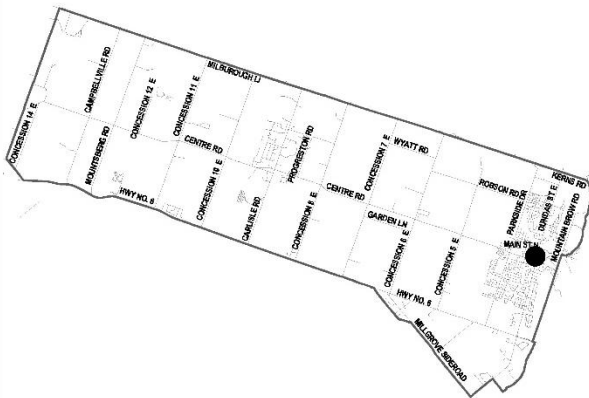
Key attributes that embody the heritage value of the property include the:

- Four elevations of the two-and-a-half storey principal building including its:
 - Rectangular footprint with frontispiece to the south and rear wing to the north;
 - Bellcast mansard roof with moulded cornice and decorative brackets;
 - Decorated hooded dormers;
 - Red brick facades laid in Stretcher bond with buff brick and carved stone detailing;
 - Two-storey bay windows on the south, east and west facades;
 - Segmentally-shaped window openings with buff brick voussoirs and decorated stone keystones and detailing, and plain lug stone sills;
 - Central entrance on the ground-floor of the south facade with a double door and segmentally-shaped transom;
 - Buff brick banding separating the first and second stories; and,
 - Single dichromatic brick chimney offset to the west side with decorative banding and a corbelled top.
- One-and-a-half storey coach house including its:

- Rectangular footprint;
- Red brick exterior;
- Bellcast mansard roof with hooded dormers; and,
- Segmentally-shaped window openings and stone sills.



● Site Location



Key Map - Ward 15

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
1 Main St N

Date:
August 11, 2021

Scale:
N.T.S

Planner/Technician:
AG/NB

Subject Property



1 Main Street North, Flamborough
(Ward 15)

1 Main Street North, Flamborough (Waterdown)



Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes

Description of Property

The 0.61-acre property at 1 Main Street North is comprised of a two-and-a-half storey single-detached brick building located on the northwest corner of Main Street North and Dundas Street East in the former Village of Waterdown and the former Township of East Flamborough, within the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property located at 1 Main Street North, formerly known as the Kirk Hotel or Kirk House and currently known as The Royal Coachman, is comprised of a two-and-a-half storey brick commercial building constructed circa 1889. The historical value of the property lies in its role as a significant gathering place in the Village of Waterdown, its association with the Great Fire of 1922 and its long-standing connection to the Kirk family.

The subject property has been a significant gathering place in the Village of Waterdown for over 130 years, originally as a hotel and tavern, and later a restaurant. Its location on early stagecoach routes, and its use as a stop on John Prudham’s delivery service route, made it an important part of village life at the turn of the nineteenth century. The early establishment of stagecoach routes in the Waterdown area not only brought travellers but also news of outside places that would not otherwise reach the village. The Kirk House’s central location made it a notable gathering place for events, including the annual dinner hosted by John Prudham (1850-1920) for his farming customers.

The Great Fire of 1922 destroyed a large section of Dundas Street surrounding the Kirk Hotel. The Hamilton Fire Department used the Kirk Hotel as their headquarters while battling the

fire, due to its proximity to both the fire and its water source (the former stream behind the hotel). The hotel also served as a temporary hospital during the blaze to treat a firefighter suffering from smoke inhalation.

The property also has direct and long-standing associations with the Kirk family, a well-known and significant family in Waterdown. The Kirk family were hotel keepers who owned and operated the Kirk House in Waterdown from 1888 to 1966. Patrick Kirk (1843-1894) purchased the property on the corner of Dundas and Main Streets from William Heisse, proprietor of the Right House Hotel, in 1888. With his wife Ellen (1837-1907), Patrick established the Kirk House and operated it until his death in 1894, which was publicized in the Hamilton Evening Times. The hotel was passed on and operated by subsequent family members John Henry (1866-1944), John Leo (1897-1947), and Mary (1897-1985) until finally being sold in 1966.

The cultural heritage value of the property also lies in its design value as a late-nineteenth century commercial building influenced by the Queen Anne Revival and Italianate architectural styles. The physical value of the property also lies in its high degree of craftsmanship and artistic merit demonstrated by the wood detailing including the decorative bargeboard, wood pilasters, panelling and trim on the projecting bay, and decorative wood bracketing.

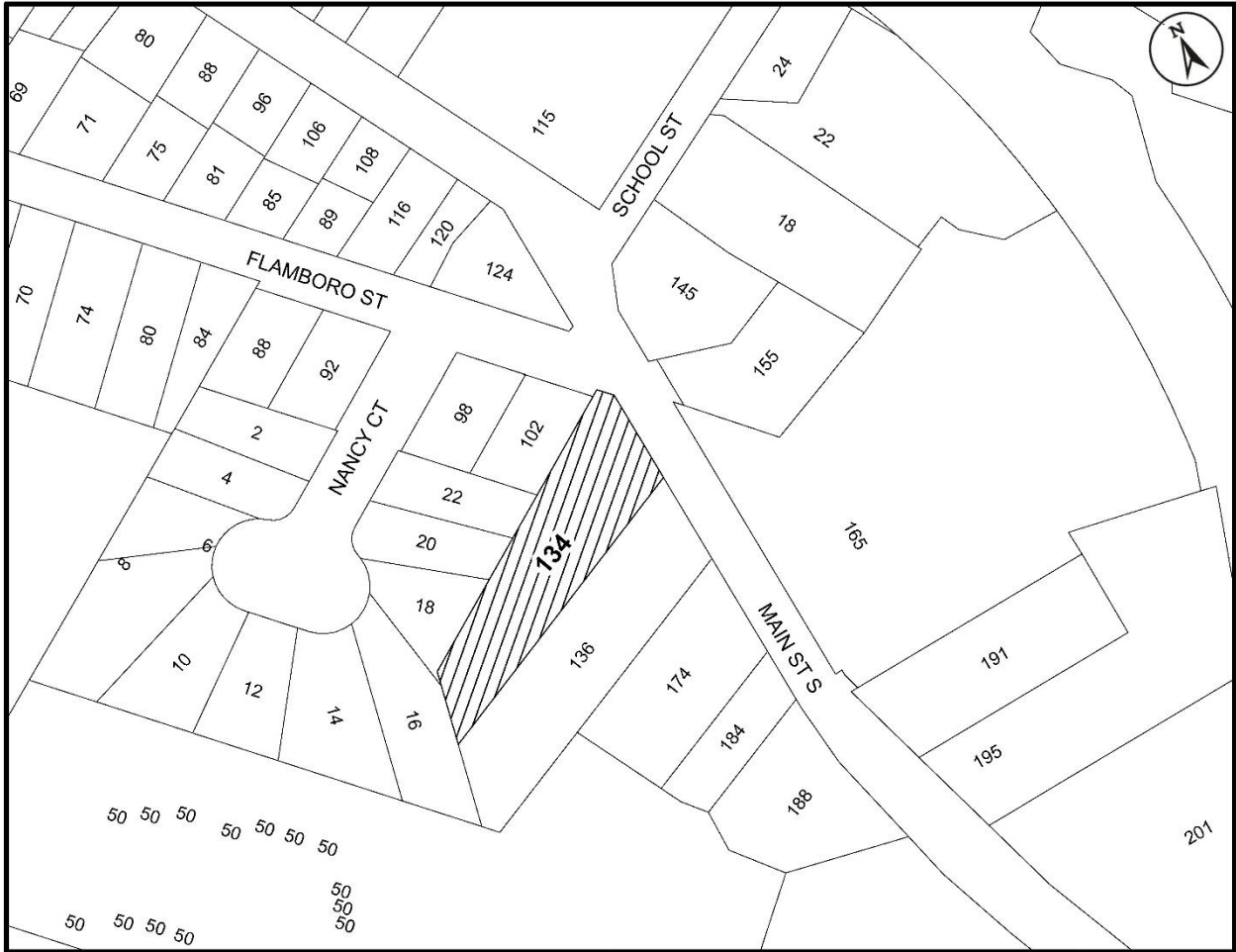
The contextual value of the property lies in its contribution to defining the historic character in the Village of Waterdown. The property is physically, functionally, visually and historically linked to its surroundings, located close to the street on the northwest corner of prominent intersection of two historic roads, Main Street North and Dundas Street East. Historically, the Kirk House was connected to multiple stagecoach routes established early in Waterdown’s history, and the former hotel provided a place to eat and stay for travellers on their journey. The growth of rail and the popularity of the automobile led to the decline in stagecoaches; however, the Kirk House’s central location in the village has allowed it to continue to thrive as a restaurant, operating as the Royal Coachman since 1995. The property is a village landmark.

Description of Heritage Attributes

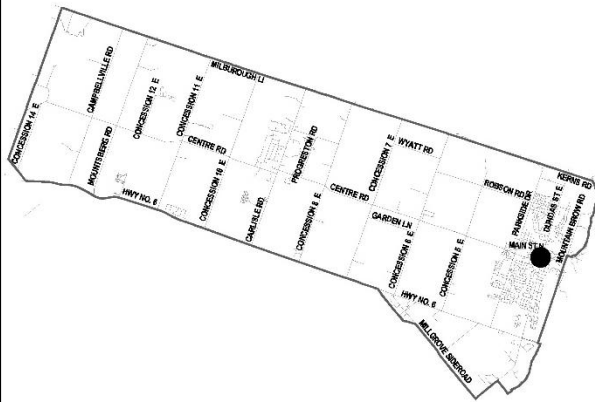
Key attributes that embody the heritage value of the property include the:

- Four exterior elevations of the two-and-a-half-storey brick building, including its:
 - Rectangular footprint;
 - Red brick facade laid in Stretcher bond;
 - Truncated hip roof with chamfered southeast corner, projecting eaves and moulded wood fascia, plain soffit, and decorative wood bracketing below the eaves;
 - Hooded dormers with two-over-two hung wood windows centred on the south and north sides;

- Segmentally-arched window openings with brick voussoirs and stone lug sills;
- Remaining hung wood windows;
- Projecting bay in the second storey of the east facade including:
 - Gable roof with projecting eaves and decorative wooden bargeboard;
 - Half-round transom window;
 - Pair of segmentally-arched window openings;
 - Flanking door openings; and
 - Wood pilasters, panelling and trim
- Hipped roof veranda on the east side below the projecting bay running the length of the facade;
- Southeast chamfered corner window configuration in the second storey including three flat-headed window openings and trim;
- Painted Kirk House signs that may remain intact under the hipped-roof verandah;
- Exterior elevations of the two-storey wood-frame, brick-clad rear (west) wing with matching detailing, including low hip roof, wood bracketing under the projecting eaves and segmentally-arched window openings with brick voussoirs and stone lug sills; and
- Location on the northwest corner of Dundas and Main Streets.



● Site Location



Key Map - Ward 15

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
134 Main St S

Date:
August 12, 2021

Scale:
N.T.S

Planner/Technician:
AG/NB

Subject Property



134 Main Street South, Flamborough
(Ward 15)

134 Main Street South, Flamborough (Waterdown)



Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes

Description of Property

The 0.71-acre property at 134 Main Street South is comprised of a one-and-a-half-storey single-detached stone dwelling located on the west side of Main Street South, south of the terminus of Flamboro Street, in the Village of Waterdown, in the former Township of East Flamborough, within the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property located at 134 Main Street South, known as the former Wesleyan Methodist Parsonage, is comprised of a one-and-a-half-storey stone building constructed circa 1857. The historical value of the property lies in its association with the Wesleyan Methodist Church. In 1854, Waterdown was chosen as the head of a new Wesleyan Methodist Circuit requiring a home that was central to the minister's route giving him easy access to the villages charged to him. This property was available and was situated on J.K. Griffin's new road, making it an ideal candidate. As a result, the Trustees of the Wesleyan Methodist Church purchased the property in 1857 and a one-and-a-half storey stone parsonage was built. The property is also associated

with Ada Medlar (born 1868), who lived in the home from 1895 to 1924 and was a founding member of the Waterdown Women's Institute in 1897.

The cultural heritage value of the property also lies in its design value as a representative example of a vernacular Ontario Cottage influenced by the Gothic Revival architectural style. The physical value of the property also lies in its high degree of craftsmanship demonstrated by the ornate front porch with decorative wooden posts, spindles and bracketing, and the decorative bargeboard in the front gable.

The contextual value of the property lies in its contribution to defining the historic character of Main Street South and the Village of Waterdown. The former Wesleyan Methodist Parsonage is physically, visually, functionally and historically linked to its surroundings, located on the prominent southwest corner of Flamboro and Main Streets and is considered a local landmark.

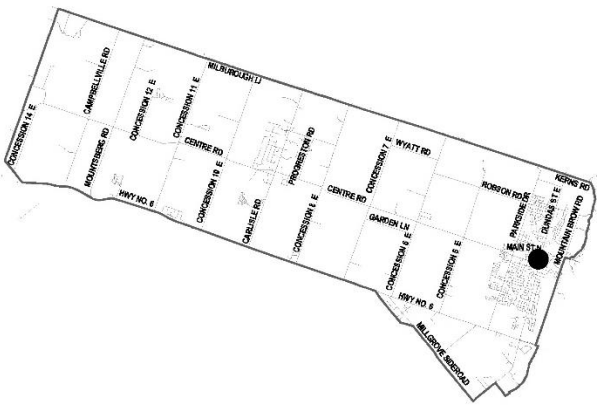
Description of Heritage Attributes

Key attributes that embody the heritage value of the property include the:

- Four exterior elevations of the one-and-a-half-storey stone building, including its:
 - Rectangular footprint;
 - Squared, rubble-stone facades with cut-stone quoins;
 - Gable roof with plain boxed cornice and steep centre gable with decorative bargeboard;
 - Pointed arch wood window below the centre gable;
 - Flat-headed six-over-six wooden sash windows with cut-stone voussoirs and plain stone lug sills;
 - Covered front porch with shaped posts, mansard roof, decorated brackets and wood detailing; and
 - Central front entrance with rectangular transom and sidelights;
- Moderate setback from Main Street South.



● Site Location



Key Map - Ward 15

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT


File Name/Number:
8 Margaret St

Date:
August 11, 2021

Scale:
N.T.S

Planner/Technician:
AG/NB

Subject Property

 8 Margaret Street, Flamborough
(Ward 15)

8 Margaret Street, Flamborough (Waterdown)



Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes

Description of Property

The 0.41-acre property located at 8 Margaret Street is comprised of a two-and-a-half storey single-detached wood-frame dwelling located on the east side of Margaret Street in the area known as Vinegar Hill in the Village of Waterdown, in the former Township of East Flamborough, within the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property located at 8 Margaret Street, known as the Reid House, is comprised of a two-and-a-half storey wood-frame dwelling believed to have been constructed in two distinct phases, a one-and-a-half storey cross-gabled vernacular farm house constructed circa 1860; and a substantial two-and-a-half storey, hipped roof, Queen Anne influenced front addition constructed circa 1910.

The historical value of the property lies in its association with the Reid family and John Vanderweide (1929-2010). John Reid (1854-1912) was a building contractor and carpenter that built a sawmill on the east side of Grindstone Creek, which he operated until 1912. John built a number of prominent homes in the village including the McGregor House (49 Main Street North) and the addition to his childhood home at this property. John Reid's son, William (Will) Reid (1888-1956), was a photographer who created a visual record of life in Waterdown in the early-twentieth century. Without Will's photographs, little would be known about life in Waterdown during his lifetime. The Reid family owned the property from 1855, when William Reid, John's father, purchased it, until it was granted through Clara Reid's will

to John Vanderweide in 1966. John Vanderweide (1929-2010) was a trained printer who established his own business called The Printing Korner following his first job at the Waterdown Review. The associative value of the property also lies in its demonstration of the work of well-known local builder John Reid.

The cultural heritage value of the property also lies in its design value as a unique example of a dwelling believed to have been constructed in two phases, including a one-and-a-half storey cross-gabled vernacular farm house constructed circa 1860; and a substantial two-and-a-half storey, hipped roof, Queen Anne influenced front addition constructed circa 1910. The physical value of the property also lies in its high degree of craftsmanship and artistic merit, demonstrated by the ornate wood detailing in the front porch, projecting front bay and window trim.

The contextual value of the property lies in its contribution to defining the historic character of Vinegar Hill and the Village of Waterdown. The Reid House is physically, functionally, visually and historically linked to its surroundings, located on the east side of Margaret Street across from Waterdown Union Cemetery on the east side of Grindstone Creek with prominent views of the home to and from the cemetery. The Reid House is a recognizable local landmark.

Description of Heritage Attributes

Key attributes that embody the heritage value of the property include the:

- Exterior elevations of the two-and-a-half-storey, wood-framed front (western) section with a:
 - Truncated hip roof with projecting eaves, a plain boxed cornice and decorative brackets;
 - Projecting two-and-a-half storey front bay with a pedimented gable, chamfered sides, half-cove wood shingles in the gable and ornately decorated wood trim, detailing and bracketing;
 - Flat-headed window openings with decorated wood trim;
 - Offset single-door front entrance covered by a mansard-roof with decorative bracketing below;
 - Horizontal siding;
- One-and-a-half-storey, wood-framed cross-gabled rear (eastern) section with flat-headed window openings and horizontal siding; and
- Moderate setback from Margaret Street with a grassed front lawn and mature trees.



Hamilton

Designation Recommendations in Waterdown Village - PED21201(b)

Hamilton Municipal Heritage Committee (via WebEx)
February 25, 2022

Background

- Joint PED report – Tourism & Culture / Planning Divisions
- Follow-up to Waterdown Inventory report to PED21201
 - Third phase of Built Heritage Inventory Strategy
 - 209 properties listed on Register in November 2021
 - Proactive identification of designation candidates
- Addresses Designation Work Plan priorities (2019 additions)

CHA Process

The Cultural Heritage Assessment Reports were prepared as part of the Waterdown Village Built Heritage Inventory in coordination with Cultural Heritage Planning staff.

Research Process:

- Site visit
- Secondary sources (books)
- Flamborough Archives
 - Special thanks all of their help with research
- Historic photographs
- Directories
- Land Registry Documents
- Tax Assessment Records

Evaluation Process:

- Comparison of historic and modern photographs to determine changes
- Analysis of the history and integrity of the property to determine value
- Applying the results to the City's criteria and the criteria set out in *Ontario Regulation 9/06*

CHA Reports available online via www.hamilton.ca/heritageinventory

Recommendations for Designation

Under Part IV of the OHA

- 7 properties of significant cultural heritage value or interest
 - 289 Dundas Street East (Smith-Carson House)
 - 292 Dundas Street East (Maple Lawn)
 - 298 Dundas Street East (Former New Connexion Church)
 - 299 Dundas Street East (Crooker House)
 - 1 Main Street North (Royal Coachman / Former Kirk Hotel)
 - 134 Main Street South (Former Wesleyan Methodist Parsonage)
 - 8 Margaret Street (Reid House)

Smith-Carson House

289 Dundas Street East
Appendix "A"



c. 1906, Flamborough Archives Image BW1879

Maple Lawn

292 Dundas Street East
Appendix "B"



c. 1888, Flamborough Archives Image BW2836

Former New Connexion Church

298 Dundas Street East

Appendix "C"



c. 1970s, Flamborough Archives Image BW467

c. 1966, Flamborough Archives Image BW568



Crooker House

299 Dundas Street East
Appendix "D"



Royal Coachman / Former Kirk House

1 Main Street North
Appendix "E"



c. 1920, Flamborough Archives Image BW746

Former Wesleyan Methodist Parsonage

134 Main Street South

Appendix "F"



Reid House

8 Margaret Street
Appendix "G"



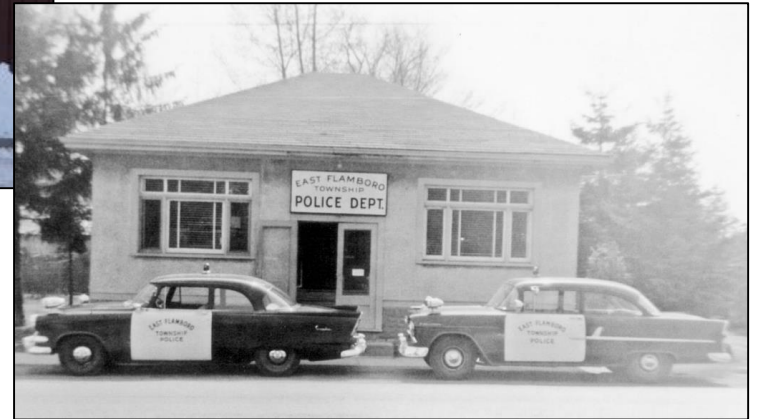
Undated, Flamborough Archives Image BW2229

Other Designation Candidates Not Included in Report

- 340 Dundas Street East (Eager House)
- 341 Main Street North (Rymal / Buchan House)
- 201 Main Street South (J.K. Griffin House)
- 265 Mill Street South (Braebourne)
- Heritage Landscapes identified through Secondary Plan Study
 - Waterdown Union Cemetery
 - Sealey Park
 - Waterdown Memorial Park

Former Waterdown Post Office / Village Fish & Chips

9 Main Street North



c. 1950s, Flamborough Archives Image BW2945

Former Waterdown Post Office / Village Fish & Chips

9 Main Street North

Ontario Regulation 9/06 Criteria (2 of 9):

- Design / Physical (none)
- Historical / Associative (i)
- Contextual (i)

Staff Recommendation

- Keep on Register and remove from designation work plan
 - Historical associations
 - Supports the historic Village character
- Interpretive plaquing

Report Recommendations

- Notices of Intention to Designate be issued for the 7 properties
 - 299 Dundas Street East be **delayed** for completion of approved Site Plan works
 - Staff report back to Council with any objections in accordance with the OHA
- 9 Main Street North be removed from the designation work plan

Thank-you!

Alissa Golden

Heritage Project Specialist

alissa.golden@hamilton.ca

905-546-2424, extension 4654

Visit the project webpage:

www.hamilton.ca/heritageinventory





CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	February 25, 2022
SUBJECT/REPORT NO:	Heritage Easement Agreement Application HEA2022-001 for 159 Carlisle Road, Flamborough (Ward 15), Part IV Designation, By-law No. 2000-105-H and Heritage Easement Agreement WE996943 (PED22048)
WARD(S) AFFECTED:	Ward 15
PREPARED BY:	Chloe Richer (905) 546-2424 Ext. 7163
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That Heritage Easement Agreement Application HEA2022-001, for the installation of a replacement metal roof consisting of metal shingles (Decra Shingle XD), for the lands located at 159 Carlisle Road, be **approved**, subject to the following conditions:

- (i) 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;
- (ii) Installation of the alterations, in accordance with this approval, shall be completed no later than January 31, 2024. If the alterations are not completed by January 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
- (iii) That appropriate notice of the Council decision be served on the owner of 159 Carlisle Road, Flamborough, as required under Section 3.2.1 of the Heritage Easement Agreement.

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.

EXECUTIVE SUMMARY

The subject property at 159 Carlisle Road (see Appendix “A” attached to Report PED22048) is designated under Part IV of the *Ontario Heritage Act* by By-law No. 2000-105-H, attached as Appendix “B” to Report PED22048. In addition, a Heritage Easement Agreement (Instrument Number WE996943) is registered against the property, attached as Appendix “C” to Report PED22048.

This Heritage Easement Agreement Application (HEA2022-001) was received on December 23, 2021, and the Notice of Complete Application was issued on January 12, 2022. The Application proposes to install a replacement metal roof consisting of metal shingles (Decra Shingle XD). A Roofing Inspection Report with a photograph of the existing roof provided by the Applicant can be found attached as Appendix “D” to Report PED22048.

The Heritage Easement Agreement requires that the City provide written approval on the Heritage Easement Agreement Application. A Heritage Permit is not required as the roof is not listed as a heritage attribute in By-law No. 2000-105-H.

The Heritage Permit Review Subcommittee of the Hamilton Municipal Heritage Committee (HMHC) reviewed the subject Application on January 18, 2022, and recommended approval.

Staff are of the opinion that the proposed scope of work is required to prevent further water damage to the vernacular George Style dwelling, built in 1847. As such, staff recommend approval of the Heritage Easement Agreement Application.

Alternatives for Consideration – See Page 6

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: This Heritage Easement Agreement application has been processed and considered within the context of the applicable Heritage Easement Agreement registered against the property.

Section 3.2.1 of the Heritage Easement Agreement states that:

“The Owner shall not, without the prior written approval of the City, undertake or permit any work such as the demolition, removal, construction, reconstruction, renovation, restoration, alteration, remodelling or maintenance of the Property, or any other thing or act which would materially affect the condition, appearance or construction of the Heritage Attributes (the “Work” under section 3.2).

Where the Property is subject to a notice of intention to designate under Part IV of the *Ontario Heritage Act* or is designated under Part IV or Part V of the *Ontario Heritage Act*, then a permit issued under section 33 of that Act is deemed to be written approval under this section.”

HISTORICAL BACKGROUND

The subject lands at 159 Carlisle Road contain a two-storey stone house built by George Abrey in 1847. The existing steel sheet metal roof proposed for replacement is not listed as a Heritage Attribute in By-law No. 2000-105-H and as such, a Heritage Permit Application is not required. However, the 2014 Heritage Easement Agreement does list the metal roofing as a Heritage Attribute, thus approval under the Heritage Easement Agreement is required.

The current Heritage Easement Agreement Application (HEA2022-001), was received on December 23, 2021. A Notice of Complete Application was issued on January 12, 2022.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Rural Hamilton Official Plan

Volume 1, Section 3.4 – General Cultural Heritage Policies of the Rural Hamilton Official Plan (RHOP) states that the City shall:

- “B.3.4.2.1(a) Protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes for present and future generations.

- (e) Encourage the ongoing care of individual cultural heritage resources and the properties on which they are situated together with associated features and structures by property owners, and provide guidance on sound conservation practices.

B.3.4.2.1 (i) Use all relevant provincial legislation, particularly the provisions of the *Ontario Heritage Act*, the *Planning Act* R.S.O., 1990 c. P.13, the *Environmental Assessment Act*, the *Municipal Act*, the *Niagara Escarpment Planning and Development Act*, the *Cemeteries Act*, the *Greenbelt Act*, the *Places to Grow Act* and all related plans and strategies in order to appropriately manage, conserve and protect Hamilton's cultural heritage resources."

These policies from the Rural Hamilton Official Plan demonstrate Council's commitment to the identification, protection, and conservation of cultural heritage resources, and the recommendations of this Report meet the intent of these policies.

RELEVANT CONSULTATION

Heritage Permit Review Subcommittee

Pursuant to Sub-Sections 28 (1) of the *Ontario Heritage Act* and the Council approved Heritage Permit Process (PED05096), the HMHC advises and assists Council on matters relating to Part IV and V of the *Ontario Heritage Act*.

The Heritage Permit Review Subcommittee of the HMHC reviewed the subject application at a meeting held on January 18, 2022. After a presentation and question and answer period with the Applicant, the Subcommittee passed a motion to recommend approval of the Application as submitted, 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 January 31, 2024. If the alterations are not completed by January 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Heritage Easement Agreement application (HEA2022-001) proposes the following alterations:

- Installation of a replacement metal roof consisting of metal shingles (Decra Shingle XD).

Staff deemed the Application comprehensive and complete on January 12, 2022.

Key factors that are considered in the evaluation of any change affecting a heritage resource are 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 the heritage feature.

In the consideration of any Heritage Easement Agreement 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 registered Heritage Easement Agreement.

The registered Heritage Easement Agreement lists the heritage attributes of the property, including:

- 1. “The materials, design and construction of the house, including: ...
- the low hip roof, eaves, metal roofing and four stone chimneys;”

There will be minimal “displacement effects” to the subject property as a result of this work. Though identified as a heritage attribute, the existing sheet metal roofing is not original to the building and will be replaced with a metal roofing option. The owner has proposed Decra Shingle XD, a steel option with an aluminium-zinc hot dip coating, an acrylic basecoat, priming system and over-glaze and ceramic coated stone granules. The existing metal roof has reached the end of its lifespan and deterioration includes rusting of the surface, lifting at the seams and leaking into the attic.

Minimal “disruption effects” are expected to the heritage context of the property. The existing metal roof is estimated to have been installed in the late nineteenth or early twentieth century. Its appearance has had minor changes in recent years through painting of the roof following previous attempts at repairs. While the new roof will not fully replicate the appearance of the existing metal roof, which is early and rare for a

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.

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residential building, staff are satisfied with the replacement metal option proposed by the owner.

Staff support the recommendation of the Heritage Permit Review Subcommittee to conditionally approve the Heritage Easement Agreement Application. Staff further recommend that the Applicant must complete the alterations within two years after the Heritage Easement Agreement approval is issued, which is expected to be January of 2024 (Recommendation (b) of Report PED22048). An extension to the deadlines noted above can be approved by the Director of Planning and Chief Planner.

Conclusions:

Staff are of the opinion that Heritage Easement Agreement Application (HEA2022-001) can be supported as the proposed alterations would have minimal displacement and disruption effects on the identified heritage attributes. As such, staff recommend that the Heritage Easement Agreement Application be conditionally approved.

ALTERNATIVES FOR CONSIDERATION

(1) Refuse the Heritage Easement Agreement Application.

HMHC may advise Council to refuse this Application. This is not being recommended.

(2) Approve the Heritage Easement Agreement Application with Additional or Amended Conditions.

HMHC may advise Council to approve this Application with additional or amended conditions of approval. This is not being recommended.

(3) Approve the Heritage Easement Agreement Application with No Conditions.

HMHC may advise Council to approve this Application with no conditions. This alternative is not recommended.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Built Environment and Infrastructure

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

**SUBJECT: Heritage Easement Agreement Application HEA2022-001 for 159
Carlisle Road, Flamborough (Ward 15), Part IV Designation, By-law
No. 2000-105-H and Heritage Easement Agreement WE996943
(PED22048) - Page 7 of 7**

Culture and Diversity

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

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" - Location Map

Appendix "B" - By-law No. 2000-105-H

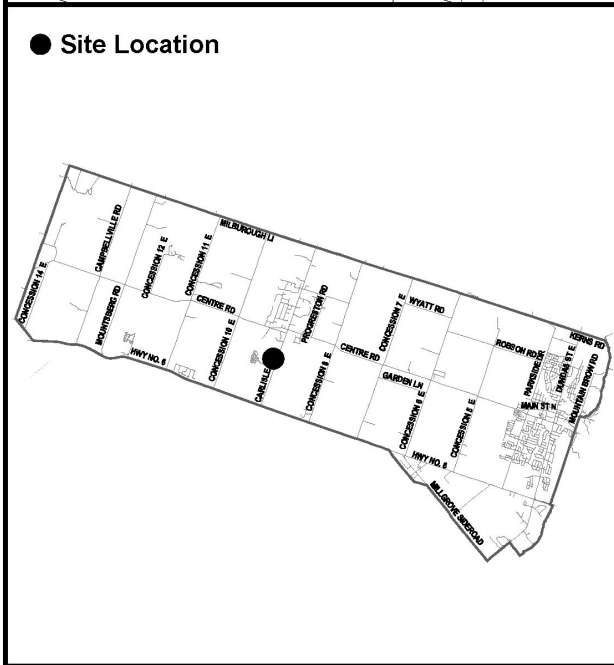
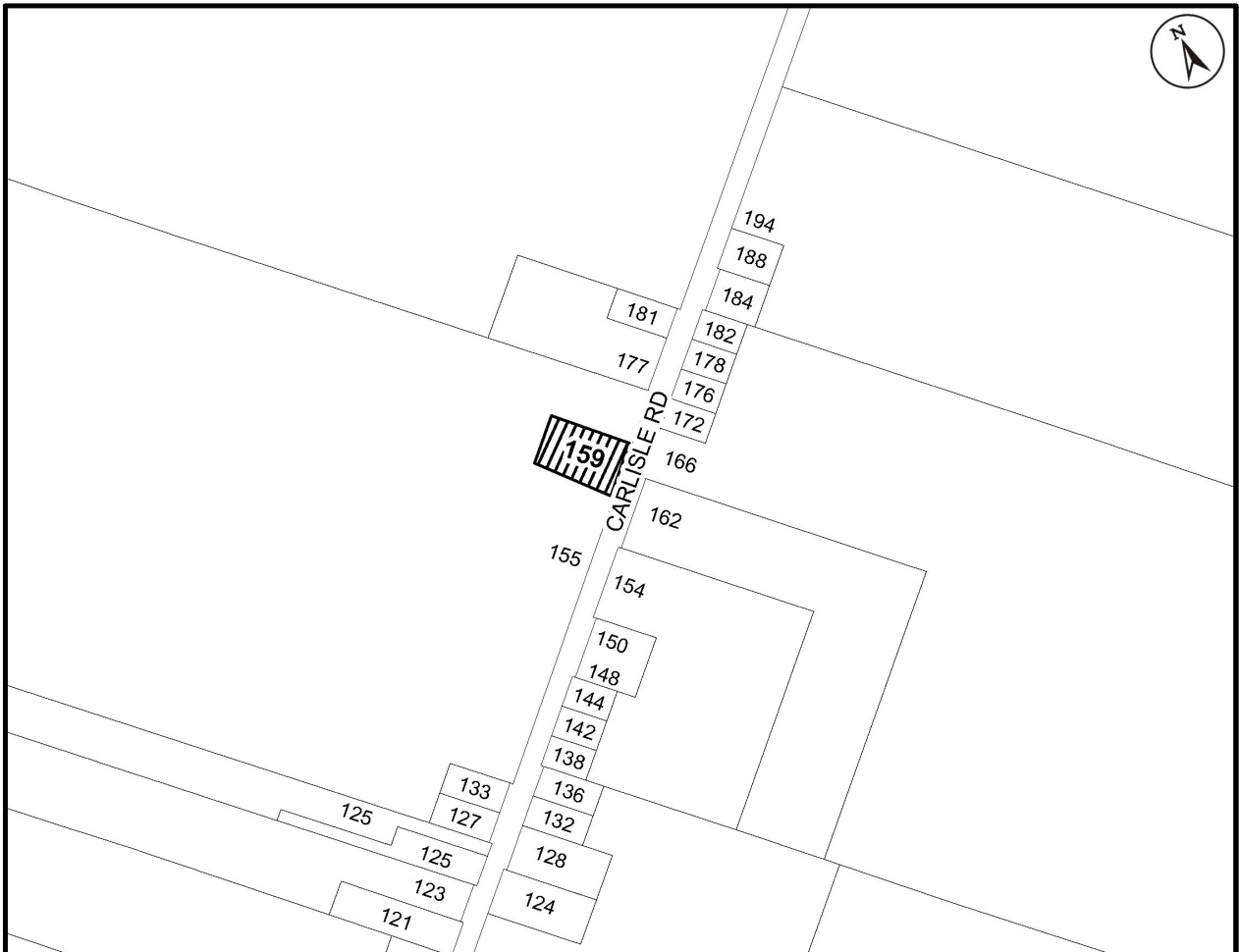
Appendix "C" - Artisan Metal Roofing Inspection Report

CR:sd

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.



Key Map - Ward 15



Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
HEA2022-001

Date:
January 20, 2022

Appendix "A"

Scale:
N.T.S

Planner/Technician:
CR/VS

Subject Property



159 Carlisle Road, Flamborough

THE CORPORATION OF THE TOWN OF FLAMBOROUGH

BY-LAW NO. 2000 -105 - H

Being a By-Law to designate the Abrey-Zimmerman House located on Part of Lot 10, Concession 9, formerly in the Township of East Flamborough, now in the Town of Flamborough, under the Ontario Heritage Act.

WHEREAS, Section 28 of The Ontario Heritage Act, RSO 1990, authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historical value or interest, and;

WHEREAS the Council of the Corporation of the Town of Flamborough has caused to be served on the owners of the lands and premises known as the Abrey-Zimmerman House, Part of Lot 10, Concession 9, formerly in the Township of East Flamborough, now in the Town of Flamborough and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid building and property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality, once for each of three consecutive weeks, and;

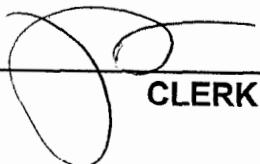
WHEREAS the reasons for designation are set out in Schedule "A" attached hereto, and;

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality;

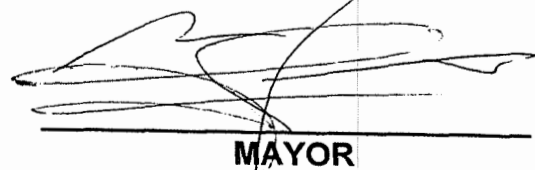
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF FLAMBOROUGH ENACTS AS FOLLOWS:

1. The Abrey-Zimmerman House more particularly described in Schedule "A" attached hereto, is designated as being of architectural and historical significance.
2. The Municipal Clerk is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" attached hereto in the proper land registry office.
3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation, and to cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the Municipality once for each of three consecutive weeks.

READ AND PASSED IN COUNCIL THIS 23 DAY OF October, 2000.



CLERK



MAYOR

Schedule "A"

By-Law No. 2000- 105 - H

REASONS FOR DESIGNATION: The Abrey-Zimmerman House
159 Carlisle Road
Carlisle, Ontario.

The Abrey-Zimmerman House is recommended for Heritage Designation for both its historical and architectural importance.

Historical Significance

The house was constructed in 1847 by George Abrey, who had arrived in Canada from England in the 1830's. While Lot 10, Concession 9, originally 200 acres in extent, had originally been surveyed in 1797, there was no permanent settlement in the Carlisle area until 1828, with the arrival of the John Eaton family. George Abrey purchased the subject property in 1838 and became the first settler on the property. In the next 25 years, he continued to buy and sell property in the Carlisle area, as well as in neighbouring Nassagaweya Township in Halton County. By 1853, two years after Carlisle received its name and was awarded a post office, George Abrey became Postmaster. During the next decade, he advertised and sold lots to the English and Irish settlers who were moving into the area, as well as becoming involved in land speculation in Halton County and in the USA.

When the Abrey family moved to Halton County in 1864, the house and property were sold to Adam L. Agro, and thereafter to Nicholas Zimmerman in 1886. The Zimmerman family retained the property until 1912. At that time, the property was divided, and the sections were owned by the Bayfield and Skidmore families, until the Skidmores were able to return it to its original size, in 1928.

When the property was sold to Samuel Radcliffe Weaver in 1937, it had been in mixed farming for many years. During the ownership of the Weaver family, the property gradually changed to a summer camping ground and finally to a trailer park. In the late 1990's, the property was finally assumed by the Town of Flamborough and is under development as a community park.

Architectural Significance

The massive, simple and rather stark two storey rubble stone house, in the vernacular Georgian Style, was built in 1847. It is an excellent example of early domestic architecture in Flamborough and predates the fine examples of stone houses and buildings in Waterdown.

The house is reputed to be built on solid rock, with the excavated limestone from the cellar being used as the building material in the construction of the exterior house walls. The house presents a symmetrical facade of three bays, the central entrance being emphasized with a transom and sidelights. The original double-hung windows of six-panes-over-six-panes are symmetrically placed. All the windows contain original bubbled glass panes.

The shutters appear to be late 20th century additions. Massive quoins highlight the corners, and above and below the windows are stone sills and voussoirs.

Designated Features

The exterior features to be designated at 159 Carlisle Road are the exterior walls, the entrance with its transom and sidelights and the double-hung windows, with original bubbled glass panes. The stone quoins, and the stone window sills and voussoirs are also part of the designated features.

Schedule B

LEGAL DESCRIPTION

Part Lot 10, Concession 9, Town of Flamborough, Regional Municipality of Hamilton-Wentworth and being composed of the north east half of the south half and the southwest half of the south half of Lot 10 in the Ninth Concession of the said Town of Flamborough, the said two parcels containing by admeasurement one hundred acres more or less, known municipally as 159 -165 Carlisle Road, Town of Flamborough, former Township of East Flamborough, as in 253842 A.B.



Document General

Form 4 — Land Registration Reform Act

D

FOR OFFICE USE ONLY

Number/Numéro..... **WE 9123**
 Certificate of Receipt
 Certificat de réception

9:50 DEC 27 2000

Cladney
 Land Registrar / Registrateur
 WENTWORTH NO. 02 HAMILTON

(1) Registry Land Titles (2) Page 1 of _____ pages

(3) Property Identifier(s) Block Property
 PIN 17523-0221 (LT) Additional: See Schedule

(4) Nature of Document
 By-Law

(5) Consideration
 Not Applicable Dollars \$

(6) Description
 Part Lot 10, Con. 9, East Flamborough, as in AB253842, Except Parts 1 & 2, 62R-9076, CD286983 S/T HL21431; S/T AB180781, AB184349, VM12792, VM203432, VM203433, VM203434, VM203435, VM204352, VM209200 Flamborough
 Being all of PIN 17523-0221 (LT)

New Property Identifiers Additional: See Schedule

Executions Additional: See Schedule

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other

(8) This Document provides as follows:
 See attached Schedule for By-Law No. 2000-105-H
 The Corporation of the Town of Flamborough hereby applies for Notice of By-Law to be registered on the above parcel.
 Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)
 Name(s) THE CORPORATION OF THE TOWN OF FLAMBOROUGH Signature(s) *[Signature]* Date of Signature Y M D 2000 12 09
 by its solicitor, Lee A. Pinelli

(11) Address for Service 163 Dundas Street East, P.O. Box 50, Flamborough, Ontario L0R 2H0

(12) Party(ies) (Set out Status or Interest)
 Name(s) Signature(s) Date of Signature Y M D

(13) Address for Service

(14) Municipal Address of Property
 159 Carlisle Road
 Carlisle, Ontario

(15) Document Prepared by:
 Lee A. Pinelli
 Barristers & Solicitors
 1403-1 King St. West
 Hamilton, Ontario L8P 1A4

Fees and Tax	
Registration Fee	
Total	

LRO # 62 Notice

Received as WE996943 on 2014 10 20 at 16:40

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 13

Properties

PIN 17523 - 0221 LT Affects Part of Prop
Description PART OF LOT 10, CONCESSION 9, GEOGRAPHIC TOWNSHIP OF EAST
FLAMBOROUGH, DESIGNATED AS PART 2 ON PLAN 62R-19828; TOWN OF
FLAMBOROUGH, NOW CITY OF HAMILTON
Address FLAMBOROUGH

Consideration

Consideration \$ 0.00

Applicant(s)

The notice is based on or affects a valid and existing estate, right, interest or equity in land

Name CITY OF HAMILTON
Address for Service 71 Main St. W., Hamilton, Ontario L8P 4Y5

This document is not authorized under Power of Attorney by this party.

This document is being authorized by a municipal corporation R. Bratina, Mayor and R. Caterini, City Clerk.

Party To(s)	Capacity	Share
-------------	----------	-------

Name	WATSON, ANDY	
Address for Service	24 Martin Street, Milton, Ontario L9T 2P9	

This document is not authorized under Power of Attorney by this party.

Name	WATSON, LARRY	
Address for Service	c/o 24 Martin St., Milton, Ontario L9T 2P9	

This document is not authorized under Power of Attorney by this party.

Statements

This notice is pursuant to Section 71 of the Land Titles Act.

This notice is for an indeterminate period

Schedule: See Schedules

This document relates to registration no.(s)WE996902

Signed By

Dennis Yale Perlin	21 King Street West, 12th Floor Hamilton L8P 4W7	acting for Applicant(s)	Signed	2014 10 20
Tel	905-546-4520			
Fax	905-546-4370			

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

CITY OF HAMILTON	21 King Street West, 12th Floor Hamilton L8P 4W7	2014 10 20
Tel	905-546-4520	
Fax	905-546-4370	

LRO # 62 Notice

Received as WE996943 on 2014 10 20 at 16:40

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 13

Fees/Taxes/Payment

Statutory Registration Fee \$60.00

Total Paid \$60.00

File Number

Applicant Client File Number : 14-0850

Heritage Conservation Easement Agreement

THIS EASEMENT AGREEMENT commencing the 17th day of October, 2014.

BETWEEN:

ANDY WATSON and LARRY WATSON

(the "Owner")

- and -

CITY OF HAMILTON

(the "City")

WHEREAS the Owner is the registered owner of certain lands and premises situated in the City of Hamilton, Ontario, being composed of:

159 Carlisle Road, Hamilton (Flamborough) and more particularly described in Appendix "A" attached to and forming part of this easement agreement (the "Property");

AND WHEREAS one of the purposes of the Ontario Heritage Act, R.S.O. 1990, c. O.18 as amended or re-enacted from time to time (the "Ontario Heritage Act"), is to support, encourage and facilitate the conservation, protection and preservation of the heritage of Ontario;

AND WHEREAS under section 37(1) of the Ontario Heritage Act, the City is entitled to enter into an easement agreement for the conservation, protection and preservation of the heritage of Ontario;

AND WHEREAS under section 37(3) of the Ontario Heritage Act, such an easement agreement, when registered in the proper land registry office against the Property, runs with the Property and may, whether positive or negative in nature, be enforced by the City or by its assignee against the Owner or any subsequent owner of the Property, even where the City owns no other land which would be accommodated or benefitted by such easement agreement;

AND WHEREAS under section 37(5) of the Ontario Heritage Act, where there is a conflict between such an easement agreement and sections 33 or 34 of the Ontario Heritage Act, the easement agreement prevails;

AND WHEREAS the Owner and the City desire to conserve the present archaeological, historical, architectural, aesthetic and scenic character and condition of the Property as set out in the description of "Heritage Attributes" attached as Appendix "B" and as may be depicted in the photographs attached as Appendix "C", both Appendices forming part of this easement agreement (the "Heritage Attributes");

AND WHEREAS to this end, the Owner and the City desire to enter into this easement agreement (the "Agreement");

NOW THEREFORE in consideration of the sum of **TWO DOLLARS** of lawful money of Canada now paid by the City to the Owner, (the receipt of which is hereby acknowledged), and for other valuable consideration, and in further consideration of the granting of the easements herein and in further consideration of the mutual covenants and restrictions hereinafter set forth, the Owner agrees with the City to abide by the following covenants, easements and restrictions which shall run with the Property forever.

1.0 Conservation Covenant

The Owner agrees to conserve the present archaeological, historical, architectural, aesthetic and scenic character and condition of the Property as set out in the description of "Heritage Attributes" attached as Appendix "B" and as may be depicted in the photographs attached as Appendix "C", both Appendices forming part of this easement agreement.

2.0 Conservation Principles, Practices, Policies, Plans,

Both the City and the Owner in carrying out their respective obligations under this Agreement shall, where applicable, be guided by:

- (a) current conservation principles, practices or similar documents issued from time to time by Parks Canada, the Ontario Ministry of Tourism, Culture and Sport, and the International Council on Monuments and Sites including its Canadian National Committee or any successor to these entities; and

- (b) current policies, plans or similar documents related to the conservation of cultural heritage resources issued by the City.

3.0 Obligations Of Owner

3.1 Maintenance

The Owner shall at all times and, subject to compliance with the requirements of section 3.2 maintain the Property in as good and sound a state of repair as a prudent owner would normally do, so that no deterioration in the present condition and appearance of the Heritage Attributes shall take place except for reasonable wear and tear. The Owner's obligation to maintain the Property shall require that the Owner undertake such preventative work whenever necessary to preserve the property in substantially the same physical condition and state of repair as recorded in Appendices "B" and "C" and to take all reasonable measures to secure and protect the Property from vandalism, fire and inclement weather.

3.2 Alterations

3.2.1 Approval of the City

The Owner shall not, without the prior written approval of the City, undertake or permit any work such as the demolition, removal, construction, reconstruction, renovation, restoration, alteration, remodelling or maintenance of the Property, or any other thing or act which would materially affect the condition, appearance or construction of the Heritage Attributes (the "Work" under section 3.2).

Where the Property is subject to a notice of intention to designate under Part IV of the Ontario Heritage Act or is designated under Part IV or Part V of the Ontario Heritage Act, then a permit issued under section 33 of that Act is deemed to be written approval under this section.

3.2.2 Conditions on Approval

Where the written approval of the City has been given or deemed to be given, the Owner shall comply with any conditions imposed by the written approval, including the condition that:

- (a) A Conservation Plan with such drawings and other specifications as required shall be prepared by the Owner to the satisfaction of the City before commencing the Work. Such Conservation Plan shall be attached to and form part of this Agreement as an Appendix.
- (b) Amended Appendices "B" and "C", showing the changes made to the Heritage Attributes, be prepared by the Owner to the satisfaction of the City within 90 days of the substantial completion of the Work. Such amended Appendices "B" and "C" shall be attached to and for part of this Agreement in place of the existing Appendices "B" and "C".

The Agreement, as amended in accordance with condition (a) or (b) or both above, shall be registered on title in place of this Agreement at the Owner's expense.

3.2.3 No Approval Required

The Owner may, without the prior written approval of the City, undertake or permit the maintenance, repair or refinishing of the Property where damage has resulted from casualty, loss, deterioration or wear and tear, provided that such maintenance, repair or refinishing is not performed in a manner which could materially affect the condition, appearance or construction of the Heritage Attributes.

3.3 Emergency Situation

Despite section 3.2.1, the Owner may undertake temporary measures in respect of the Property as are reasonably necessary to deal with an emergency situation which puts the Property at risk of damage or any occupants at risk of harm if:

- (a) such measures are in keeping with conserving the Heritage Attributes;
- (b) the Building Code Act, 1992, S.O. 1992, c. 23 and its regulations as amended or re-enacted from time to time are complied with; and
- (c) where time permits, the City is consulted before any such measures are undertaken.

In any case, the Owner shall give notice to the City immediately when an emergency situation occurs and when it undertakes temporary measures in respect of the Property in an emergency situation.

3.4 Regulated Activities

The Owner shall not, except with the prior written approval of the City, undertake any of one or more of the following if it may affect the Heritage Attributes:

- (a) grant any easement or right of way over the Property;

- (b) sever or subdivide the Property;
- (c) allow the dumping of soil, waste or any unsightly, hazardous or offensive materials on the Property;
- (d) except for the maintenance of existing improvements, allow any changes in the general appearance or topography of the Property or allow any activities, actions or uses on the Property detrimental or adverse to water conservation, erosion control or soil conservation, including and without limitation, the construction of drainage ditches, transmission towers and lines, and other similar undertakings as well as the excavation, dredging or removal of loam, gravel, soil, rock, sand or other materials;
- (e) allow the removal, destruction or cutting of trees, shrubs or other vegetation on the Property except as may be necessary for the prevention or treatment of disease, or other good husbandry practices;
- (f) allow the planting of trees, shrubs or other vegetation which would have the effect of reducing the aesthetics of the Property, or causing any damage to the Heritage Attributes;
- (g) allow the placing on or affixing to the Property any signs, permanent storm screens, awnings, satellite receiving dishes or other similar devices; or
- (h) allow any activities, actions or uses on the Property detrimental or adverse to potential or known archaeological resources.

4.0 Significant Damage or Destruction

4.1 Demolition

In the event of significant damage to or destruction of the Property, the Owner shall give notice to the City of such damage or destruction immediately.

If, in the opinion of the Owner, any work such as replacement, rebuilding, restoration or repair of damaged or destroyed buildings or structures (the "Work" under section 4) is impractical because of the financial costs or the particular nature of the buildings or structures, the Owner shall, in writing within 40 days of giving the City written notice of such damage or destruction, request the City's written approval to demolish buildings or structures. If the City approves or is deemed to approve such demolition, the Owner shall be entitled to retain any insurance proceeds payable to it as a result of the damage to or destruction of the buildings or structures and to demolish buildings or structures.

4.2 Reconstruction by Owner

4.2.1 Owner's Plans, Designs and Specifications

If the Owner does not request or the City does not give approval to demolition, the Owner shall undertake the Work to the limit of any proceeds payable under any insurance to effect a partial or complete restoration of the building or structures.

Before commencing the Work, the Owner shall submit all plans, designs and specifications for the Work for the City's written approval within 135 days of the damage or destruction occurring.

The Owner shall not allow the Work to be commenced before receiving the written approval of the City for the plans, designs and specifications. The Owner shall commence the Work within 30 days of receiving the written approval of the City in accordance with the approved plans, designs and specifications and shall complete the Work within nine months of commencement, or as soon as possible thereafter if factors beyond the Owner's control or the scope of the Work prevent completion within nine months.

4.2.2 City's Plans, Designs and Specifications

If the Owner does not undertake the Work in accordance with section 4.2.1, then the City may have plans, drawings and specifications for the Work prepared and delivered to the Owner. The Owner shall have 30 days from the delivery of such plans, drawings and specifications to give written notice to the City that the Owner intends to undertake the Work in accordance with those plans, drawings and specifications.

The Owner shall commence the Work within 30 days of giving such notice to the City in accordance with the City's approved plans, designs and specifications and shall complete the Work within nine months of commencement, or as soon as possible thereafter if factors beyond the Owner's control or the scope of the Work prevent completion within nine months.

4.3 Reconstruction by the City

If the Owner does not give notice or does not commence and complete the Work in accordance with section 4.2.2, the City may, but is not obligated to, undertake the Work, including engaging any professionals or consultants reasonably required, up to the amount of any insurance proceeds payable to the Owner. The Owner shall reimburse the City for all expenses incurred by the City in undertaking the Work up to the amount of any insurance proceeds payable to the Owner.

The Owner grants to the City the right and licence to enter and occupy the Property or such part or parts thereof

that the City, acting reasonably, considers necessary or convenient for the City and its forces to undertake and complete the Work from the time the Work is commenced until it has been completed.

If the City does not deliver plans, drawings and specifications or the City does not undertake the Work within 60 days of the Owner not requesting or the City not approving demolition, except where this is prevented by any act or omission of the Owner or any tenant or agent of the Owner or by any other factors beyond its control, the City's right to undertake the Work shall expire and the Owner shall be entitled to retain any insurance proceeds payable to it as a result of the damage to or destruction of the buildings or structures and to demolish buildings or structures.

5.0 Right to Use Property Reserved by Owner

The Owner expressly reserves for itself the right to use the Property and carry out such activities as are not prohibited by or inconsistent with this Agreement and which do not materially, adversely affect, directly or indirectly, the Heritage Attributes.

6.0 Approvals

6.1 Information to be Provided by the Owner

In requesting any approval under this Agreement, the Owner shall at its expense provide to the City such information in such detail as the City may reasonably require in order to consider the Owner's request (the "Information") including without limitation the following:

- (a) plans, drawings and specifications describing the proposed work;
- (b) materials, specifications and samples;
- (c) a work schedule;
- (d) the report of a qualified conservation engineer, architect, landscape architect, archaeologist, conservator or other professional or consultant; or
- (e) such other reports, studies or tests as may in the circumstances be reasonably required for the City to appropriately assess the request.

6.2 Matters to be Considered by the City

The City may refuse approval based on choice of materials, finishing, style, appearance, or any other ground or grounds, and the City's decision shall be final. The City shall not unreasonably withhold approval, unless otherwise specifically provided in this Agreement.

In giving approval, the City may specify such conditions of approval as the City considers necessary or appropriate in the circumstances to ensure the conservation of the Heritage Attributes.

6.3 Deemed Approval

Any approval required to be obtained from the City under this Agreement shall be deemed, unless otherwise specified under this Agreement, to have been given upon the failure of the City to respond in writing to a written request for such approval within 90 days of receiving such request and all of the Information required by the City.

6.4 Conditions of Approval

If approval of the City is given or deemed to have been given under this Agreement, the Owner, in undertaking any work or other thing or act so approved, shall comply with all of the conditions of approval specified by the City.

6.5 Where Owner is in Default

If the Owner is in default of any of its obligations under this Agreement and the City has given notice to the Owner of such default in accordance with this Agreement, then the City may refuse to consider any request for approval submitted by the Owner whether the request is made before or after such notice of default has been given and section 6.3 with respect to deemed approval shall not apply for so long as the Owner is in default.

6.6 Effect of Approval

Any approval given or deemed to have been given under this Agreement shall apply only in respect of this Agreement and does not relieve the Owner from obtaining any approvals, permits, consents or other permission from federal, provincial or municipal governments or any other authority as may be required by any statute, regulation, by-law, guideline or policy or by any other agreement.

7.0 Indemnity and Insurance

7.1 Indemnity

The Owner shall hold the City and its employees, officers, agents, contractors and representatives harmless against and from any and all liabilities, suits, actions, proceedings, claims, causes, damages, judgments or costs whatsoever (including all costs of defending such claims) arising out of, incidental to, or in connection with any injury or damage to persons or property of every nature and kind (including death resulting therefrom), occasioned by any act or omission of the Owner related to this Agreement, save and except for any such liabilities and claims for or in respect of any negligent act, deed, matter or thing made or done by the City and its employees, officers, agents, contractors and representatives under sections 4.3, 8.0 and 10.2.

7.2 Insurance

At all times during the currency of this Agreement, the Owner shall obtain and maintain at its own expense, including the cost of any applicable deductible, the following policies of insurance:

"Property All Risks" insurance against damage to or destruction of any buildings and improvements situate on the Property, including footings, foundations, and all parts thereof above and below grade, in an amount which is equal to the full replacement cost thereof;

Broad Form Boiler and Machinery insurance, including pressure vessels, heating, and air conditioning equipment and other like equipment against loss or damage by explosion, rupture of steam pipes and other usual risks covered by such insurance, in an amount which is equal to the full replacement cost thereof; and

any and all other insurance coverage which the City may reasonably require from time to time.

Each policy required under this section shall include a provision that the insurer shall provide not less than 30 days prior written notice to the City in the event of cancellation, termination, or non-renewal of coverage.

All insurance coverage required under this section shall be primary and shall not call into contribution any insurance coverage of the City.

Each policy coverage required under this section shall be in a form and with an insurer satisfactory to the City.

Not less than 20 days after the date this Agreement commences, the Owner shall deposit with the City such evidence of its insurance as provided in or required under the Agreement. During the term of the Agreement, no later than 20 Business Days prior to the renewal date of each applicable policy, the Owner shall deposit with the City a Certificate of Insurance originally signed by an authorized insurance representative, confirming relevant coverage information including without limitation the name/description of the Property, the name of the insurer, the name of the broker, the name of the insured, the name of additional insured(s) as may be applicable, the commencement and expiry dates of coverage, the dollar limits of coverage, deductible levels as may be applicable, cancellation/termination provisions; or (at the City's election) a certified copy of the insurance policy or policies required in the Agreement. The certificate holder will be addressed as the City of Hamilton City Hall, 71 Main Street West, Hamilton, Ontario L8P 4Y5 Attention: Director of Planning, Planning Division, Planning and Economic Development Department.

The Owner shall duly and punctually pay all premiums and other sums of money payable for maintaining any insurance as required by the Agreement. When so requested by the City, the Owner will produce to the City evidence of payment of all premiums and other sums of money payable for maintaining such insurance.

The Owner acknowledges that the foregoing only represents the minimum insurance requirements of the City and shall not be construed as a recommendation or opinion by the City as to the full scope of insurance which may be required by a prudent owner of the Property, and the Owner is advised to govern itself accordingly in that regard.

7.2.1 Failure to Insure

If the Owner fails to keep the Insurance in effect for any reason, the City may purchase such insurance as the City deems necessary and any cost incurred in so doing shall be paid immediately by the Owner to the City. If the Owner fails to pay such cost, it shall be a debt owing to the City and recoverable from the Owner by action in a court of law.

7.2.2 Proceeds of Insurance

All proceeds payable to the Owner under the Insurance shall, subject to section 4.1, be applied to replacement, rebuilding, restoration or repair of the buildings or structures containing the Heritage Attributes to the fullest extent possible having regard to the nature of the building or structures and the cost of such work.

8.0 Inspection by the City

The City or its representatives shall be permitted at all reasonable times during normal business hours to enter on and inspect the Property including any interiors of buildings or structures that contain Heritage Attributes, upon the City giving the Owner at least 24 hours prior written notice.

9.0 Plaque and Publicity**9.1 Plaque**

The Owner agrees to allow the City, at its expense, to erect a public marker on the Property or the structures or buildings containing the Heritage Attributes or both, indicating that the City holds a heritage conservation agreement on the Property.

9.2 Publicity

The Owner agrees to allow the City to publicize the existence of this Agreement.

10.0 Default by the Owner**10.1 Notice of Default**

If the City, in its sole discretion, is of the opinion that the Owner has neglected or refused to perform any of its obligations under this Agreement, the City may, in addition to any of the City's other legal or equitable remedies, give the Owner written notice setting out particulars of the Owner's default, the actions required to remedy the default and the estimated maximum cost of remedying the default.

The Owner shall have 30 days from being given such notice of default to remedy the default or make arrangements satisfactory to the City for remedying the default.

10.2 Default Remedied by City

If within those 30 days the Owner has not remedied the default or made arrangements satisfactory to the City for remedying the default, or if the Owner does not carry out such arrangements within a reasonable period of time, of which the City shall be the sole and final judge, the City may enter upon the Property and carry out the Owner's obligations and the Owner shall reimburse the City for any cost incurred up to the estimated maximum cost of remedying the default set out in the notice of default.

Such cost incurred by the City shall be, until paid by the Owner, a debt owing to the City and recoverable by the Owner by action in a court of law.

10.3 Other Remedies

As damages based on market value may not be adequate or effective to compensate for the destruction of or restoration of the Heritage Attributes as they existed prior to default by the Owner, the parties agree that:

- (a) compensation to the City in the event of the Owner's default may be based on market value, restoration or replacement costs, whichever, in the opinion of the court, shall better compensate the City in the circumstances; and
- (b) in addition and without limiting the scope of the other enforcement rights available to the City under this Agreement, the City may bring an action or an application for injunctive relief to prohibit or prevent the Owner's default or the continuance of the Owner's default under this Agreement.

11.0 Notice**11.1 Delivery of Notice**

Any approvals, notices, requests or other documents to be given or delivered under this Agreement shall be in writing and shall be given or delivered:

- (a) in person;
- (b) by courier;
- (c) unless there is an interruption in the postal service, by prepaid registered mail; or
- (d) if agreed to in advance by the parties, by email or other electronic means,

to the following:

THE OWNER

Andy Watson and Larry Watson
c/o 24 Martin Street
Milton, Ontario
L9T 2P9

THE CITY

City of Hamilton
City Hall, 71 Main Street West
Hamilton, Ontario L8P 4Y5
Attention: Director of Planning (or his/her successor), Planning and Economic Development Department

The parties agree to give notice to each other immediately, in writing, of any changes of address from those set out above.

11.2 Receipt of Notice

An approval, notice, request or other document given or delivered under this Agreement:

- (a) personally or by courier, shall be deemed to have been received at the time it is given or delivered;
- (b) by prepaid registered mail, shall be deemed to have been received on the 5th business day after the date of mailing;
- (c) by email or other electronic means, shall be deemed to have been given on the next business day after the date it is sent.

In this section, business day means a day on which the City is open for business.

12. General

12.1 Waiver

The failure of the City at any time to require performance of the Owner of an obligation under this Agreement shall in no way affect its right thereafter to enforce such obligation, nor shall the waiver by the City of the performance of any obligation be taken or be held to be a waiver of the performance of the obligation or any other obligation at a later time.

12.2 Extension of Time

Time shall be of the essence of this Agreement. Any time limits specified in this Agreement may be extended with the consent in writing of both the Owner and the City, but no such extension of time shall operate or be deemed to operate as an extension of any other time limit, and time shall be deemed to remain of the essence of this Agreement notwithstanding any extension of any time limit.

12.3 Severability of Covenants

All covenants, easements and restrictions contained in this Agreement shall be severable, and should any covenant, easement or restriction in this Agreement be declared invalid or unenforceable, the validity and enforceability of the remaining covenants, easements and restrictions shall not be affected.

12.3 Costs

If a dispute arises between the parties because of this Agreement, each party shall be responsible for its own legal fees, court costs and all other similar type expenses which may result from any such dispute except where costs are awarded by a court or tribunal.

12.4 Entirety

This Agreement constitutes the entire agreement of the parties with regard to the matters dealt with by this Agreement, and no understandings or agreements, verbal or otherwise, exist between the parties except as expressly set out in this Agreement.

12.5 Subsequent Instruments

Notice of this Agreement shall be inserted by the Owner in any subsequent deed, lease or other legal instrument by which it transfers either the fee simple title to or its possessory interest in the whole or any part of the Property, including without limitation into any subsequent deed or other legal instrument by which the Owner transfers its title or interest so as to create a joint tenancy or tenancy in common.

12.6 Notification of Transfer of Title or Possession

The Owner shall immediately notify the City in the event that it transfers either the fee simple title to or its possessory interest in the whole or any part of the Property, including without limitation any such transfer of the Owner's title or interest so as to create a joint tenancy or tenancy in common.

12.7 Agreement to Run with the Property

This Agreement shall be registered on title to the Property by the City, at Owner's expense, and the covenants, easements and restrictions set out in this Agreement shall run with the Property and enure to the benefit of and be binding upon the parties and their heirs, executors, administrators, personal representatives, successors and assigns as the case may be.

12.8 Priority and Postponement

The Owner shall, at its expense, obtain and register any postponement agreements or other agreements that the City may require to ensure that this Agreement shall be a first encumbrance on title to the Property in priority to all mortgages, charges, leases and other encumbrances or agreements affecting the Property.

12.9 Assignment

The City may assign all of its interest in this Agreement to any person in accordance with section 37(4) of the Ontario Heritage Act. The City shall not be liable to the Owner for any breach or default in obligations owed to the Owner under this Agreement committed after notice of assignment of this Agreement has been given to the Owner.

12.10 Number and Joint and Several

Words in the singular include the plural and vice versa.

Whenever the Owner comprises more than one person, the Owner's obligations in this Agreement shall be joint and several.

12.11 Headings

The headings in the body of this Agreement form no part of the Agreement but are inserted for convenience of reference.

IN WITNESS WHEREOF the City and the Owner have signed this Agreement

SIGNED, SEALED AND DELIVERED

CITY OF HAMILTON
) [Signature]
) R. Bratina, Mayor
) [Signature]
) R. Gatorini, City Clerk M. GALLAGHER

THE OWNER
) [Signature] (Seal)
) Andy Watson
) [Signature] (Seal)
) Larry Watson

[Handwritten signature]

APPROVED AS TO FORM LEGAL SERVICES

OFFICE OF THE CLERK APPROVED BY COUNCIL DATE September 10, 2014 AUTHORITY CL 14-018 SE 10 INTL YEAR/FILE 2014-10301

APPENDIX "A" to Heritage Easement Agreement

DESCRIPTION OF THE PROPERTY

Part of Lot 10, Concession 9 geographic Township of East Flamborough designated as Part 2 on Plan 62R-19828, being Part of PIN 17523-0221 (LT), Town of Flamborough, now City of Hamilton.

APPENDIX "B" to Heritage Easement Agreement

HERITAGE ATTRIBUTES

159 Carlisle Road comprises a two-storey stone house built by George Abrey in 1847. George Abrey purchased the original 200-acre lot at Lot 10, Concession 9 in 1838.

When the Abrey family moved to Halton County in 1864, the house and property were sold to Adam L. Agro, and later to Nicholas Zimmerman in 1886. The Zimmerman family retained the property until 1912, when the property was divided between the Bayfield and Skidmore families. In 1928, the Skidmore family re-assembled the property to the original 200 acres.

In 1937, the property was purchased by Samuel Radcliffe Weaver and was used as a summer camping ground - eventually the property was used as an extensive, all-season trailer park. In the late 1990s, the former Town of Flamborough assumed ownership of the property and, later the amalgamated City of Hamilton developed the lands as a community park.

The Abrey-Zimmerman house is valued as an early example of vernacular Georgian architecture in Flamborough and for its associations with the early development of the Flamborough area. The property was designated under Part IV of the *Ontario Heritage Act* by the former Town of Flamborough in 2000. The property also contains a registered archaeological site (AiGx-235).

The Heritage Attributes at 159 Carlisle Road, Carlisle (Hamilton), protected by this heritage conservation easement agreement include:

1. The materials, design and construction of the house, including:
 - all façades with the stone construction of the walls and foundations;
 - the low hip roof, eaves, metal roofing and four stone chimneys;
 - the front entrance door and surround with transom and sidelights;
 - all remaining double-hung six-over-six wood window sashes, frames and brickmolds;
 - the interior room layout of the ground level;
 - the interior layout of the landing and central hall on the second level;
 - all baseboards, trim, wainscoting, doors, door casings, window casings and trim, plaster walls and ceilings and wood flooring on the ground level and in the central hall on the second level; and,
 - the stair treads, stringers, balusters and railings of the staircase between the ground and second levels.
 2. The siting of the house and character of the surrounding landscape, including:
 - the open space of the front yard and side yards of the house;
 - the location of the driveway along the westerly side of the property; and,
 - mature vegetation and trees.
 3. The known and potential archaeological resources, including:
 - the extent of the registered archaeological site (AiGx-235); and
 - the remnants of former outbuildings.
-

APPENDIX "C" TO HERITAGE EASEMENT AGREEMENT

Photographs depicting the Heritage Elements of the subject property can be found:

- (a) by contacting the City of Hamilton, Development Planning, Heritage & Design Section, Planning & Economic Development Department, 5th Floor, 71 Main St. W., Hamilton, Ontario L8P 4Y5



Artisan Metal Roofing
Hamilton, ON L8P 1W3
905-818-1845
www.artisanmetalroofing.com

DATE: December 7, 2021

Artisan Metal Roofing Inspection Report

Location:

159 Carlisle Road
Carlisle ON



SUMMARY:

The roofing system that has been installed at 159 Carlisle Road is in poor condition. The roofing system is estimated to be over 100 years old and is showing major signs of disrepair. When the owners moved into the house the roof condition was rusting and oxidized everywhere. They have tried to refinish the roof twice but with no luck. Trying to refinish a metal roof is nearly impossible when the roof is already rusting. This is because the paint has nothing to adhere itself to other than rust and oxidation. Once rust is present in a metal roof, it will not stop.

We can also see signs of lifting. This is caused by high winds, age and the installation technique of using nails. Nails were commonly used 30+ years ago to install these types of metal roofs. Over time the nails come loose, rust out and get pulled out by high winds. The metal used on this roof was a very thin that has also become brittle over time. Allowing the nails to rip through the metal and leaves holes in the roofing materials. These lifting issues are causing heat loss, leaking and gaps in the roof that will allow creatures to enter the home.



Artisan Metal Roofing
Hamilton, ON L8P 1W3
905-818-1845
www.artisanmetalroofing.com

The homeowners have also seen signs of leaking. Due to the amount of lifting and other issues this was inevitable. If this issue allows to continue there will be major damage to the structure of the roof and other parts of the home.

CONCLUSION:

This roof has surpassed its lift span of 100+ years and is in need of replacing. The signs are easily seen from the ground and by doing a roof replacement it would help save the home from any further damage that can happen due to the age and condition of the roof. We recommend this roof to be replaced with a never style metal roofing shingle that will allow this homes roof to last for another 100+ years.



If you have any questions or concerns, please feel free to contact me.

Thank you for choosing Artisan Metal Roofing

Justin T. Simmons

Artisan Metal Roofing
Burlington ON L7P5A3
905-818-1845



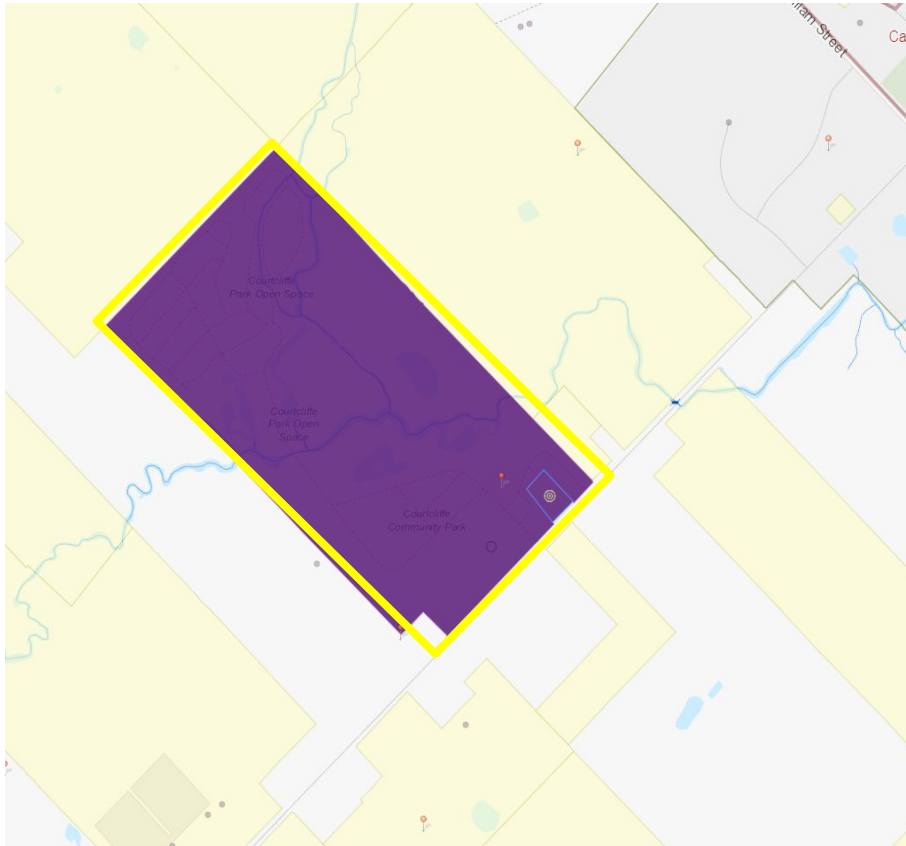
HERITAGE EASEMENT AGREEMENT APPLICATION
HEA2022-001 FOR 159 CARLISLE ROAD,
FLAMBOROUGH (WARD 15), PART IV
DESIGNATION, BY-LAW NO. 2000-105-H AND
HERITAGE EASEMENT AGREEMENT WE996943
(PED22048)

February 25, 2022

HEA2022-001 – 159 Carlisle Road (Flamborough)



HEA2022-001 – 159 Carlisle Road (Flamborough)



HEA2022-001 – 159 Carlisle Road (Flamborough)

Scope of work:

- To install a replacement metal roof consisting of metal shingles (Decra Shingle XD);
 - Existing roof is steel sheet metal, nailed directly onto the original wood boards/structure, with no intermediate roofing materials (e.g., a membrane or tarpaper); and,
 - Decra Shingle XD consists of Steel – Aluminum-Zinc Hot Dip Coating with Acrylic Basecoat, Priming System and Over-Glaze and Ceramic Coated Stone Granules).

Reasons for work:

- Deterioration of the existing roof has included rusting of the surface, lifting at the seams and leaking into the attic; and,
- On two previous occasions, the owners have engaged contractors to repair and repaint the existing roof, however, the work was not successful and water penetration continues.

HEA2022-001 – 159 Carlisle Road (Flamborough)

Documentation submitted with application:

- Cover Letter (Schedule “A”);
- Artisan Metal Roofing Inspection Report;
- DECRA Roofing product comparison chart, flyer/brochure and specifications sheets;
- Exterior photographs of the existing roof; and,
- Exterior photograph of 92 McIntosh Street, a non-designated heritage property showing similar work done by the contractor, Artisan Metal Roofing.

HEA2022-001 – 159 Carlisle Road (Flamborough)

APPENDIX “B” to Heritage Easement Agreement (HERITAGE ATTRIBUTES)

The Heritage Attributes at 159 Carlisle Road, Carlisle (Hamilton), protected by this heritage conservation easement agreement include:

1. The materials, design and construction of the house, including:
 - all façades with the stone construction of the walls and foundations;
 - the low hip roof, eaves, metal roofing and four stone chimneys;
 - the front entrance door and surround with transom and sidelights;
 - all remaining double-hung six-over-six wood window sashes, frames and brickmolds;
 - the interior room layout of the ground level;
 - the interior layout of the landing and central hall on the second level;
 - all baseboards, trim, wainscotting, doors, door casings, window casings and trim, plaster walls and ceilings and wood flooring on the ground level and in the central hall on the second level; and,
 - the stair treads, stringers, balusters and railings of the staircase between the ground and second levels.
2. The siting of the house and character of the surrounding landscape, including:
 - the open space of the front yard and side yards of the house;
 - the location of the driveway along the westerly side of the property; and,
 - mature vegetation and trees.
3. The known and potential archaeological resources, including:
 - the extent of the registered archaeological site (AiGx-235); and
 - the remnants of former outbuildings.

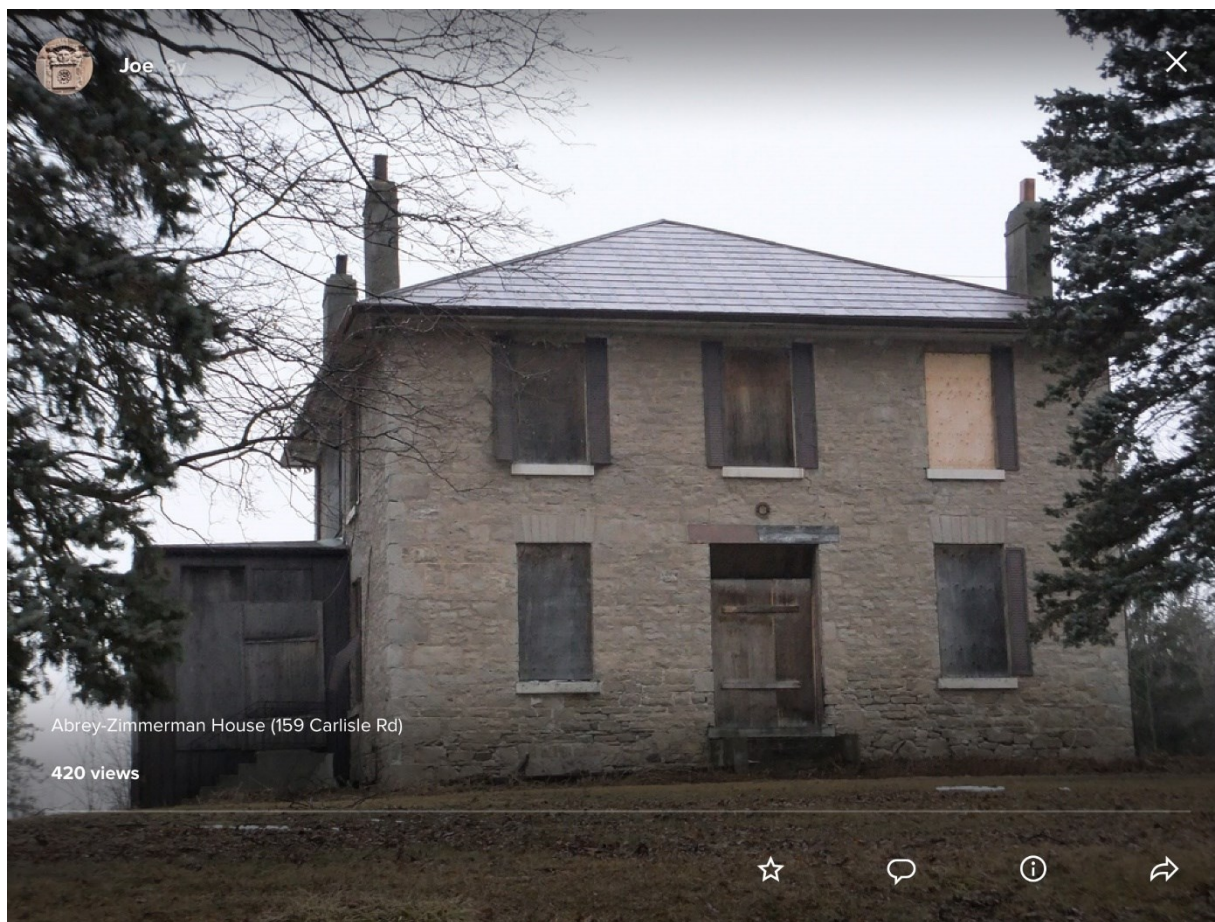
HEA2022-001 – 159 Carlisle Road (Flamborough)

Excerpt from By-law No. 2000-105-H (Reasons for Designation)

Designated Features

The exterior features to be designated at 159 Carlisle Road are the exterior walls, the entrance with its transom and sidelights and the double-hung windows, with original bubbled glass panes. The stone quoins, and the stone window sills and voussoirs are also part of the designated features.

HEA2022-001 – 159 Carlisle Road (Flamborough)



HEA2022-001 – 159 Carlisle Road (Flamborough)



HEA2022-001 – 159 Carlisle Road (Flamborough)

Location:


































159 Carlisle Road
Carlisle ON



See full report for summary of findings and conclusion

10

HEA2022-001 – 159 Carlisle Road (Flamborough)

		SPECIFICATIONS SHEET				
PRODUCT PROFILES		PRODUCT SPECIFICATIONS				
 DECRA VILLA TILE  DECRA TILE  DECRA SHINGLE XD  DECRA SHAKE XD  DECRA SHAKE		DECRA VILLA TILE	DECRA TILE	DECRA SHINGLE XD®	DECRA SHAKE XD®	DECRA SHAKE
	Min Roof Pitch ▶	3:12	3:12	4:12	3:12	3:12
	Panel Size ▶	17" x 44-1/4"	16-1/2" x 52"	14-1/8" x 52-3/8"	14-1/8" x 52-1/8"	14-5/8" x 53"
	Installed Exposure ▶	14-1/2" x 39-1/2"	14-1/2" x 50"	12-1/4" x 49-1/2"	12-3/8" x 49-7/8"	12-5/8" x 51"
	Panels per Square ▶	25.2	20	23.8	23.4	22.4
Installed Weight ▶	160 lbs. / sq.	150 lbs. / sq.	150 lbs. / sq.	150 lbs. / sq.	150 lbs. / sq.	
AVAILABLE COLORS <i>(Final color selection should be made from an actual product sample)</i>						
DECRA VILLA TILE						
Amalfi Sand  Capri Clay  Pompeii Ash  Rustico Clay  Venetian Gold 						
DECRA TILE						
Charcoal  Chestnut  Garnet  Granite Grey  Shadowwood  Terracotta  Weathered Timber  Tuscan Sun 						
DECRA SHINGLE XD						
Classic Cobblestone  Midnight Eclipse  Natural Slate  Old Hickory  Woodland Green 						
DECRA SHAKE XD						
Antique Chestnut  Pinnacle Grey  Woodland Green  Midnight Eclipse 						
DECRA SHAKE						
Charcoal  Chestnut  Granite Grey  Shadowwood  Weathered Timber 						
WARRANTY/COMPOSITION						
Warranties <ul style="list-style-type: none"> • Lifetime Limited Warranty* • 120 mph Wind Speed Warranty • Hail Stone Penetration Warranty 						
Composition <ul style="list-style-type: none"> • Steel – Aluminum-Zinc Hot Dip Coating • Acrylic Priming System • Acrylic Basecoat • Ceramic Coated Stone Granules • Acrylic Over-Glaze 						
<small>*DECRA offers a Lifetime Limited Warranty on single family residential in the U.S. & Canada.</small>						

See full report for summary of findings and conclusion

HEA2022-001 – 159 Carlisle Road (Flamborough)

Rich Appearance of Thick-Cut Shingles

Robust, thick-cut DECRA Shingle XD provides the bold look and distinct shadow lines of heavy architectural shingles in a lightweight roofing profile that can withstand the elements.

Metal roofs have a lifespan that is 2-3 times longer than traditional roofing materials like asphalt. As the lightest roofing material on the market, DECRA Shingle XD can eliminate the need for a complete tear-off of the existing roof, saving time, labor, and expense for roofing remodels and upgrades.

DECRA Shingle XD stands up to hail, rain, fire, storm debris, and even hurricane-force winds while providing the same aesthetics of asphalt shingles.

Strength Against the Elements



Wind
Up to
120 mph



Hail
Class 4
Impact Resistant



Fire
Class A Rated
Material



Snow & Ice
Freeze & Thaw
Resistant



Weight
1.4-1.6 pounds/
square foot



Warranty
Lifetime Limited
Warranty



All DECRA roofs are backed by
a Lifetime Limited Warranty,
covering 120 mph winds and hail



HEA2022-001 – 159 Carlisle Road (Flamborough)



HEA22-001 – 159 Carlisle Road (Flamborough)

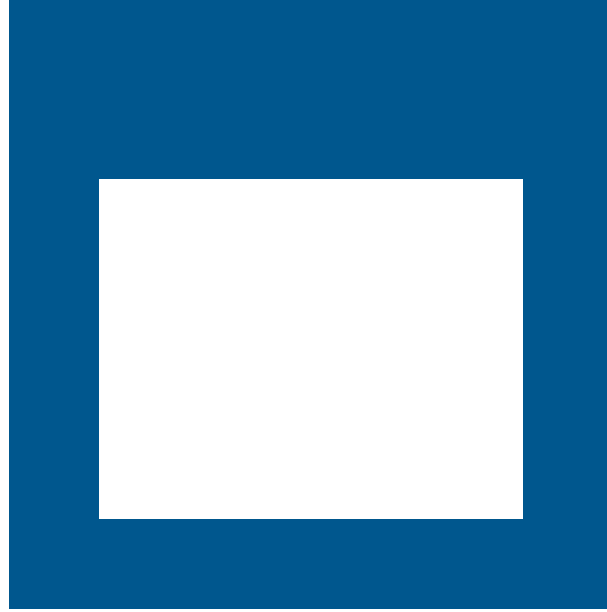
Heritage Permit Review Sub-Committee Consultation (HPRS)

- Reviewed HEA22-001 application at HPRS meeting on **January 18, 2022**.
- The HPRS recommended that the application be **approved**.

HEA22-001 – 159 Carlisle Road (Flamborough)

Recommendation

- 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;
- Installation of the alterations, in accordance with this approval, shall be completed no later than January 31, 2024. If the alterations are not completed by January 31, 2024, 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,
- That appropriate notice of the Council decision be served on the owner of 159 Carlisle Road, Flamborough, as required under Section 3.2.1 of the Heritage Easement Agreement.



THANK YOU



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
HCD (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 _____

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

Notable Building Features:

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

- Features (e.g. stone wall, fountain): _____ Structures (e.g. shed, outbuilding): _____
- _____

Additional Notes:

Related Files: _____

Fire Insurance Mapping:

Additional Documentation and Research Attached (if applicable):

Surveyed by:	Date:	Survey Area:
Staff Reviewer:	Date:	

PRELIMINARY EVALUATION

Physical / Design Value:	
<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
Historical / Associative Value:	
<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
Contextual Value:	
<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

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

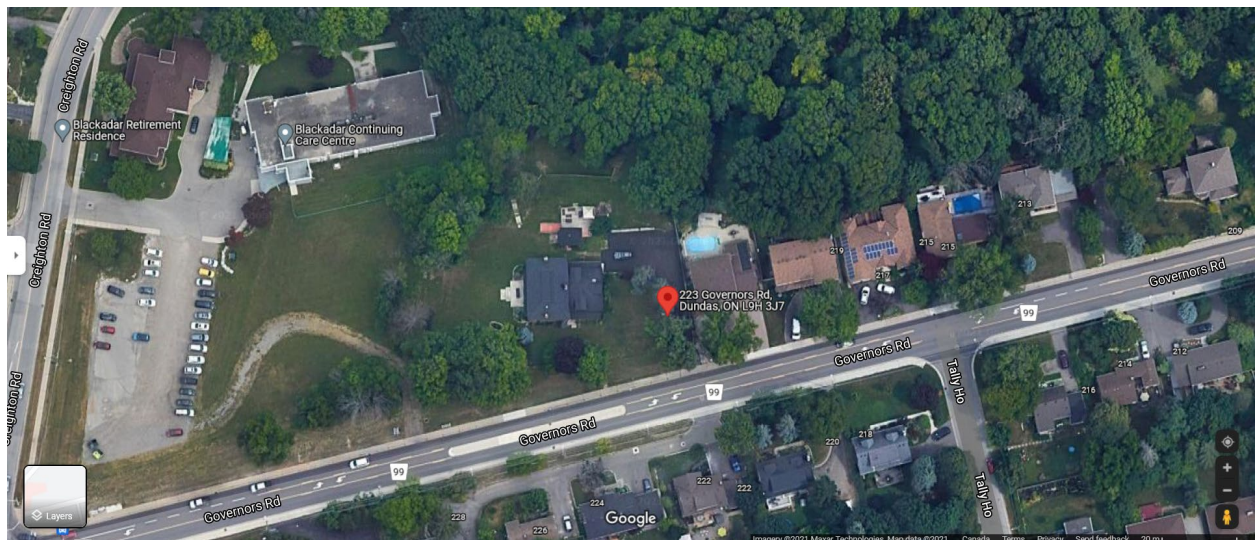
<p>Recommendation:</p> <p><input type="checkbox"/> Add to Designation Work Plan</p> <p><input type="checkbox"/> Include in Register (Non-designated)</p> <p><input type="checkbox"/> Remove from Register (Non-designated)</p> <p><input type="checkbox"/> Add to Inventory – Periodic Review</p> <p><input type="checkbox"/>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

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

223 Governor's Road, Dundas (adjacent to 99 Creighton Road)

Background Documentation for Heritage Register Recommendation

Ann Gillespie, November 2021-



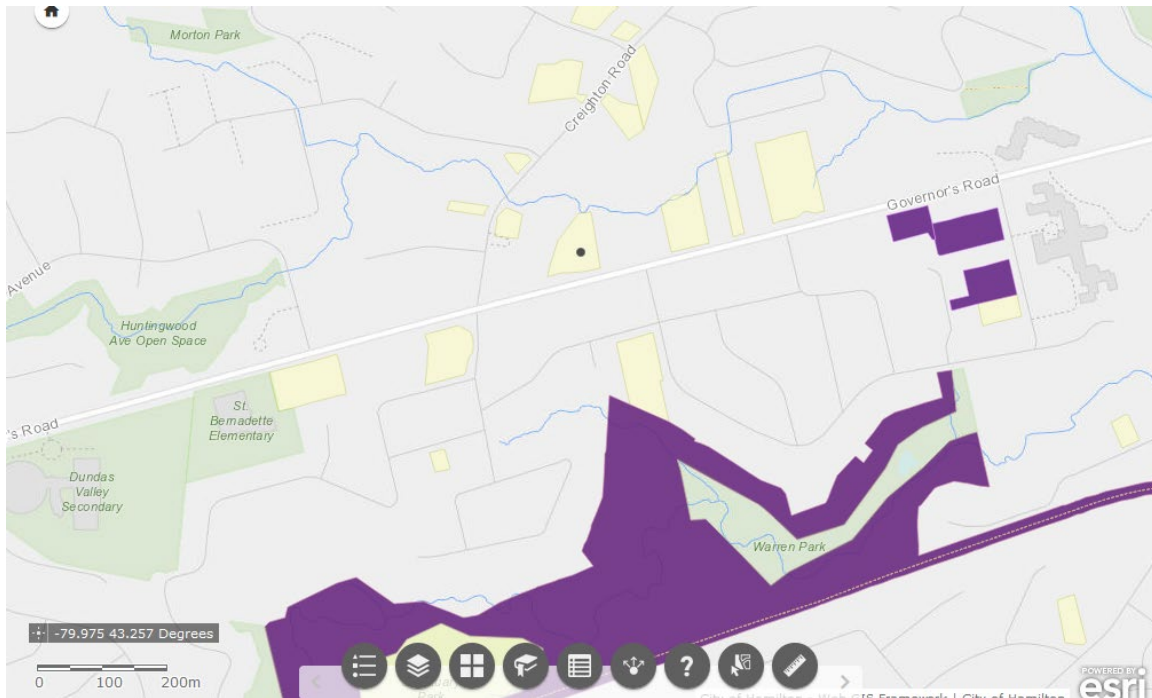
Google satellite view with the location of 223 Governor's Road marked. The property line approximately follows the row of trees to the west at the top of the hill, located on property at 99 and 101 Governor's Road. To the north of the house is a wooded area terminating at a small creek. The remnants of a path or driveway leading from the top of the hill to the end of the south end of the parking lot is still visible but its original purpose has not yet been determined.



City of Hamilton aerial view showing the property boundaries of 223 Governor's Road (highlighted by Graham Carroll).

CURRENT AND HERITAGE STATUS

223 Governor's Road was identified as a candidate for listing on the Heritage Register while undertaking research on the former T. Greening Wireworks at 99 Creighton Road. The former Blackadar Retirement Residence has since been listed on the Heritage Register. The Victorian house at 223 Governor's Road is one of three properties on Governor's Road between Ogilvie Street and Creighton Road, which were all inventoried in 1994: #192, #209 and #223. The 1860s Italianate Villa at #192, known as "Ballindalloch", was previously designated under the OHA (By-law 3215-80). Dundas Baptist Church (#201) has since been added to the Inventory of Buildings of Architectural and/or Historical Interest.



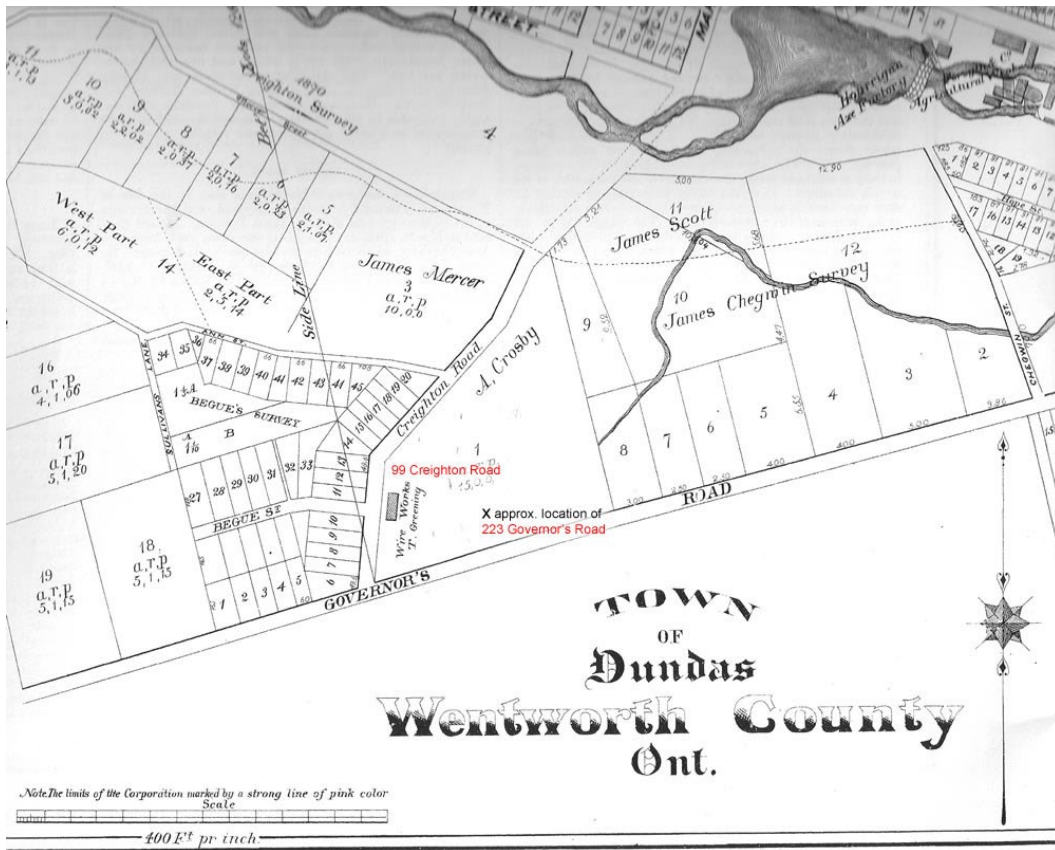
City of Hamilton Heritage Property Mapping – section showing 223 Governor’s Road (black dot). To the east (north side) are #209 and #201. To the west is the former Blackadar Retirement Residence at 99 Creighton Road. The cluster of buildings on the south side of Governor’s Road (highlighted in purple) are three OHA designated properties, all architecturally distinguished mid-19th century residences (www.hamilton.ca/city-planning/heritage-properties/heritage-resources):

Ballindalloch, 192 Governor’s Road (1860)

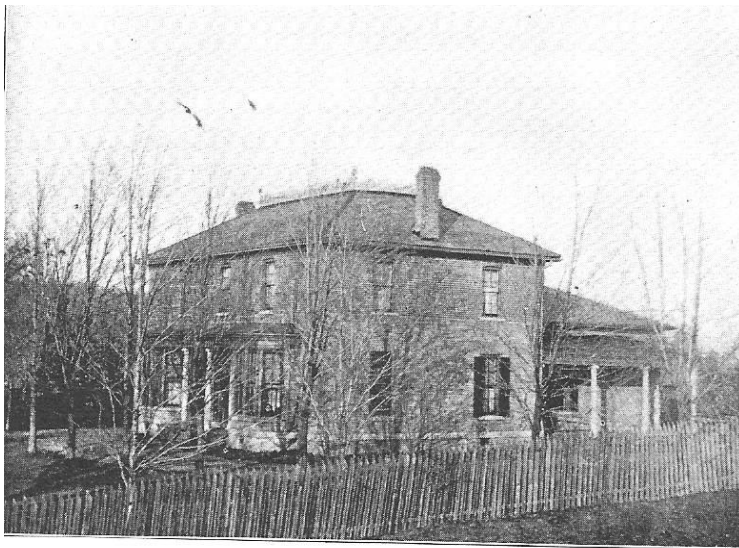
Orchard Hill, 5 Overfield Street (1840)

Foxbar, 7 Overfield Street (1850)

NOTE: The large purple area demarcates the Dundas Valley Conservation Area. Within its boundaries and located at 838 Mineral Springs Road is the OHA *designated* Raspberry House, headquarters of the Hamilton Conservation Authority.



Section of the map of Dundas from the 1875 Atlas of Wentworth County, showing the property of A. Crosby, the location of the T. Greening Wire Works and the approximate location of 223 Governor's Road.



"STARFIELD,"
RESIDENCE OF J. H. WILSON.
223 Governor's Road

Page from *Picturesque Dundas* (originally printed in 1896), showing the house as it appears today except for the iron roof cresting, which is missing.

ARCHITECTURAL DESCRIPTION

- According to research done in 1994 for the Dundas LACAC, this house was built in 1865 as a 1½-storey dwelling (date based on the 1994 inventory of Governor's Road and cannot be substantiated from records available at the DM&A) and later extended to the west by a 2-storey addition oriented towards Creighton Road and overlooking what was once the Greening Wireworks.
- If this was the case, the "addition" subsequently became the main house with its front façade facing Creighton Road; the original house was likely then converted to a kitchen wing with an entrance at the rear (present-day use).
- ENTRANCES: A formal entrance on the west façade and two other entrances on the east façade of the later addition, one on either side of the 1½-storey dwelling.
- VERANDAHS: The west façade features a porch with Corinthian columns supporting a moulded fascia board. Identical verandahs were added to the 1½-storey dwelling.
- WINDOWS: four-over-four sash windows with stone sills and voussoir-arched brick lintels; the two narrow horizontal windows tight to the eaves on the east façade are an unusual and early feature lending support to the 1865 date of construction for the 1½-storey section.
- FLOOR PLANS: See Appendix 'A'.
- STYLE: simplified Italianate (west addition): rectangular form with a hipped roof and end chimneys; a symmetrical façade with a central doorway framed by sidelights and a transom light flanked by two window bays; a porch and two verandahs with identical Corinthian columns.

Comparative Examples

- "Ballindalloch" at 192 Governor's Road, an outstanding example of the full-blown Italianate style, built in the 1860s by John Forsythe, a partner in the Wentworth Vulcan Works, where the first successful screw-making machinery in Canada was developed.
- "The Anchorage", 209 Governor's Road, a residence of similar design to #223 built circa 1872-76 for Peter Watson.

HISTORICAL ASSOCIATIONS

- Built on property owned by A. Crosby in 1875.
- Second owner appears to have been John Maw, who is listed in the 1878-9 directory as the manager of a tool and machine works and living on Governor's Road.
- According to the caption to the photo published in *Picturesque Dundas* in 1896, the residence was then owned by J.H. Wilson and was known as "Starfield". A search of directory listings for J.H. Wilson provided no evidence that he was ever living at 223 Governor's Road. However, there were no available directories of Dundas for the 1890s. The origin of the name "Starfield" and the duration of its use remains unknown.

John L. Maw (1841-1920)

- Circa 1860: first worked as an apprentice machinist at McKechnie & Bertram's Canada Tool Works.
- 1864: married Annabella Thomson, with whom he had eight children.
- 1865: formed a partnership with James Littler (Littler, Maw & Co.) to establish the Dundas Tool Works, where they manufactured iron and woodworking machinery, such as lathes, drills, and planers.
- 1882: After surviving several moves and partnership changes, the company was left with John Maw as the sole surviving owner.
- 1887-8: business was closed.
- 1880s: John Maw became Superintendent for the B. Greening Wireworks in Hamilton.
- Circa 1904: Maw converted the former Greening Wire Works into two residential units: the genealogical description suggests that one of these units became the residence of daughter Mary Elizabeth Maw (1867-1943), who married George Herbert Howard in 1896. Howard apprenticed at John Bertram & Sons Co. and was later elected as a director.
- 1906: retired as Superintendent and became Chairman of the Board of Directors.

CONTEXTUAL BACKGROUND

- In 1875, the house stood on a large triangular parcel of land, which included the T. Greening Wireworks and extended the length of Creighton Road, which at that time terminated at Mercer Street.
- By the 1960s this parcel, except for a small triangle of land at the intersection of Creighton and Governor's Road occupied by the Blackadar Retirement Residence and associated long-term care facility, had been subdivided into residential building lots.
- During the 1950s, the farm property between Governor's Road (south side) and the sloped wooded area that now forms part of the Dundas Valley Conservation Area was subdivided for residential construction. The hilly terrain was laid out with irregularly shaped lots, on which were built modest-sized bungalows and split-level dwellings. This area bounded by Governor's, Creighton, Mayfair, Tally Ho and Overfield, became known as Highland Hills. The original farmhouse is still standing at the south-west corner of Tally Ho and Mayfair Avenue.

SOURCES

Picturesque Dundas (Alex F. Pirie, Dundas: 1896); 1972 edition

Illustrated Historical Atlas of the County of Wentworth, Ont. (Toronto: Page & Smith, 1875: map of the Town of Dundas, pp. 42-43); 1971 edition published by the Dundas Valley School of Art.

DUNDAS MUSEUM & ARCHIVES (DM&A)

Directory Listings (available years from 1865 to 1967)

- City of Hamilton Directory, 1878-9 (incl. Dundas): John Maw, manager, tool and machine works, Governor's Road
- County of Wentworth Gazetteer and Directory, 1886: Maw & McFarlane, founders, Market Street (no home address given)
- Town of Dundas Directory of Street Numbers, Nov. 1923: Harold Maw, Governor's Road
- Town of Dundas Directory and Guide Book, 1933, 1936 and 1938: H. Maw, retired, Governor's Road
- Hamilton & Vicinity Directory, 1956: Miss L. Maw, Governor's Road
- Hamilton & Vicinity Directory, Nov. 1967: Miss L. Maw, 223 Governor's Road

NOTE: The appearance of a street number suggests that by the 1967, new lots had been subdivided from property belonging either to 223 or 209 Governor's Road and given municipal numbers.

Manuscripts and Transcripts

- Lineage of the Maw Family
- History of Little, Maw & Co. (Dundas Tool Works)
- Former Dundas L.A.C.A.C Inventory, 14 – *Governor's Road* (includes #192, #209 and #223)
Relevant information for #223 extracted below with [annotations]

ADDRESS: 223 Governor's Rd.

PLAN: 1461 BLK: LOT: Park lot 1

DATE OF CONSTRUCTION: 1865 [no source given]

ORIGINAL OWNER: [not identified]

ARCHITECT/BUILDER: [not identified]

DESCRIPTION: A close look at the brickwork of this home would seem to indicate that at one time the house consisted of only 1 storey. It likely began as an Ontario classic cottage and later was expanded to its current 2 stories, with the addition of the 2 bay windows. The porch running along the north facade is graced by classical columns. These columns can also be found framing the front entranceway.

In 1875 this property belonged to A. Crosby of whom little is known. In 1896 the house was called "Starfield" and was owned by J.H. Wilson. It was 2 stories at this point.

REFERENCES

Dundas Star, 15 December 1976 [The DM&A has copies of the *Dundas Star* on microfilm. No article about 223 Governor's Road was found in this edition.]

Picturesque Dundas, 1972 [edition].

DATE OF SURVEY: October 19, 1994

CONDUCTED BY: Julie Galbraith

CURRENT PHOTOS (by the author of this report, September to October 2021)



View from the former Blackadar property at 99 and 101 Creighton Road looking east with the residence at 223 Governor's Road partially obscured by trees at the top of the hill.



West façade overlooking the intersection of Governor's Road and Creighton Road.



View from Governor's Road looking at the east and south facades, with porch presumably added when the west section with identical Corinthian columns was built. Dormers added in the mid-20th century.



South façade facing Governor's Road showing one of two chimneys on the south and north sides of the house.



South façade of 1½-storey section showing one of two doorways on the east façade of the 2-storey section of the house.



South façade of 2-storey addition showing the voussoir-arched brick window lintels and stone sills.



West façade showing the symmetrical façade, doorway with transom and side lights, the porch with Corinthian columns and the two hexagonal bay windows.



“The Anchorage” at 209 Governor’s Road: similar simplified Italianate style to #223 but with an asymmetrical façade, one hexagonal window bay (see photo below) and a partially enclosed porch extending over the front doorway to the corner of the house.



“Balindalloch” at 192 Governor’s Road: a notable example of the Italianate style, featuring a hipped roof with very wide eaves, elaborate paired wood brackets, stone corner quoins and a front porch with Corinthian columns and an entablature supporting a roof with wide eaves featuring smaller paired

brackets. A second porch extends across a 1½-storey wing with French doors.

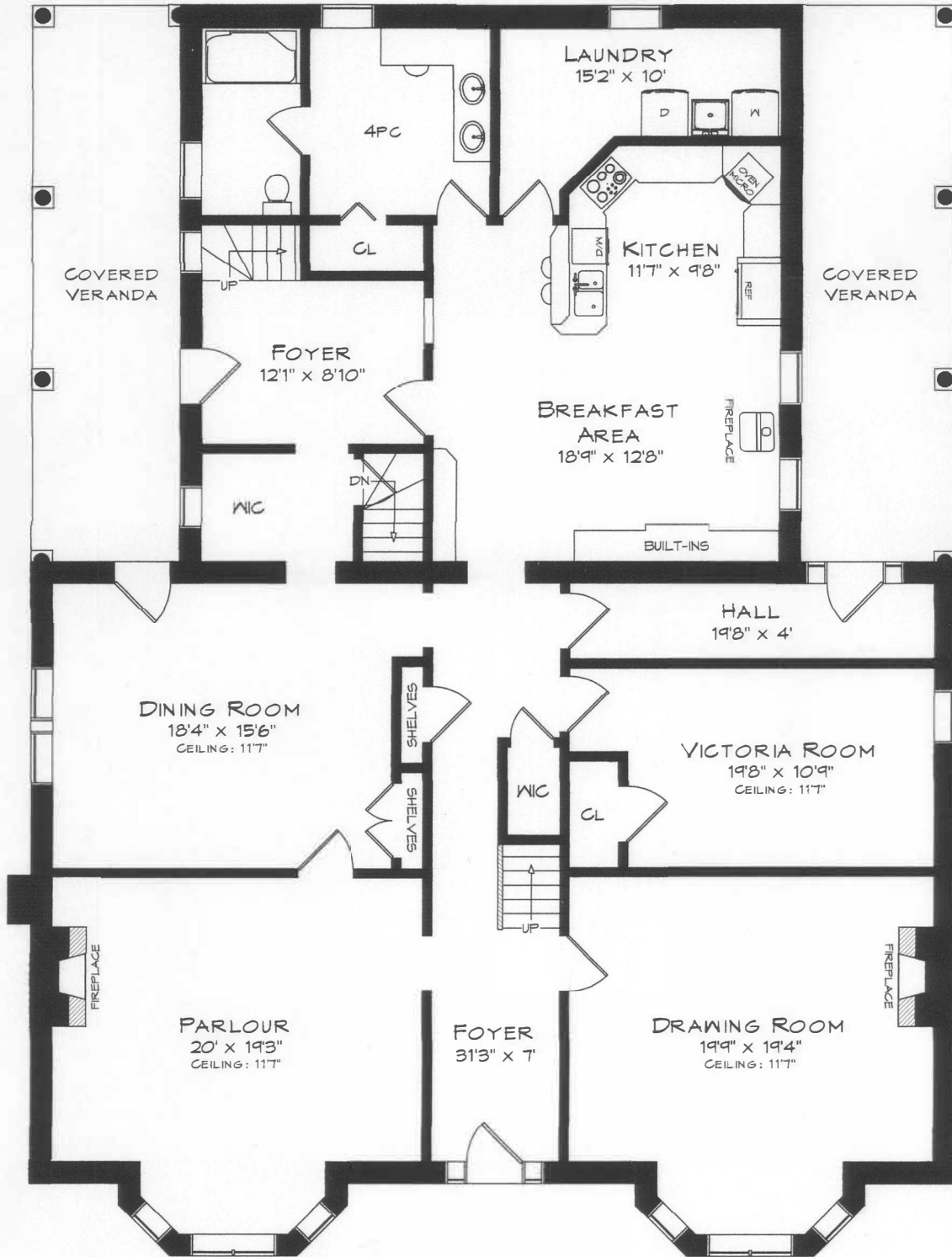


Appendix 'A'

Ground and second floor plans for real estate listing, March 2016 (DM&A realty clippings for 223 Governor's Road).

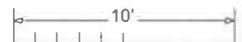
The rear exterior doorway of the 1½-storey section is likely original to the house. Perhaps there was a front doorway converted to a window when the later addition was built. At least one of the two doorways between the original house and the later addition must have been a window.

223 GOVERNORS ROAD



MAIN LEVEL
2,769 SQUARE FEET

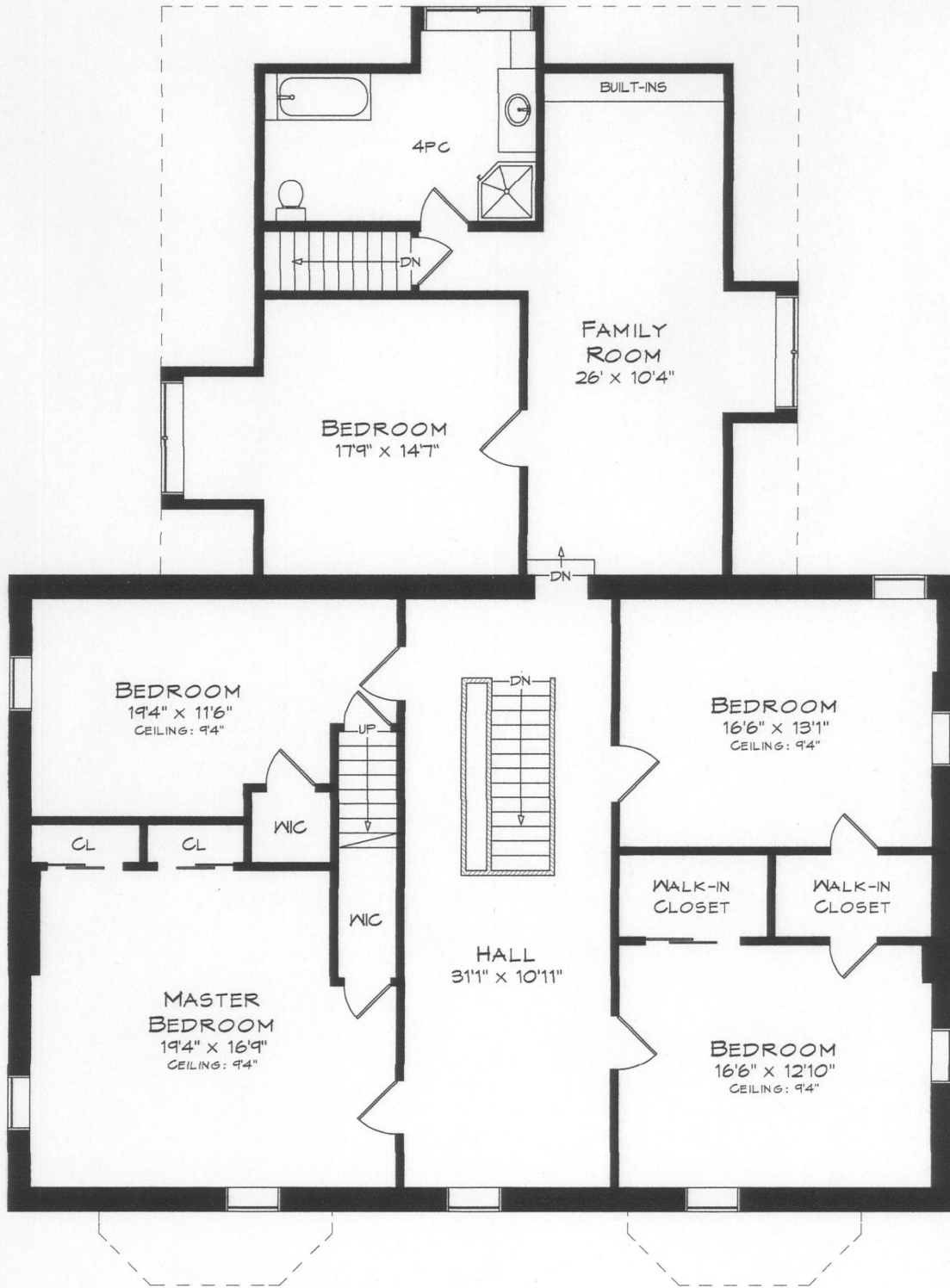
TOTAL SQUARE FOOTAGE
8,194 SQ.FT.



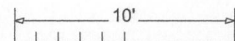
Note: Measurements may not be 100% accurate and should be used as a guideline only. E&OE May - 2014

DGR 905-808-0241
info@dgrplan.ca

223 GOVERNORS ROAD



SECOND LEVEL
2,441 SQUARE FEET



Note: Measurements may not be 100% accurate and should be used as a guideline only. E&OE
May - 2014

DGR 905-808-0241
info@dgrplan.ca

Inventory & Research Working Group (IRWG)

Meeting Notes

November 22, 2021 (6:00pm – 8:00pm)
City of Hamilton WebEx Virtual Meeting

- Present:** Janice Brown (Chair); Rammy Saini (Secretary); Graham Carroll; Chuck Dimitry; Lyn Lunsted; Ann Gillespie
- Staff Present:** Chloe Richer (Cultural Heritage Planner); Julian Lee (Assistant Cultural Heritage Planner)
- Regrets:** Alissa Denham-Robinson; Jim Charlton; Brian Kowalesicz; Alissa Golden (Heritage Project Specialist); Amber Knowles (Cultural Heritage Planner); Stacey Kursikowski (Cultural Heritage Planner)

RECOMMENDATIONS

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

1. The Inventory & Research Working Group recommends that **223 Governor's Road, Dundas** be added to the Municipal Heritage Register (see Appendix "A" supporting documentation).
2. The Inventory & Research Working Group recommends that any alteration, new construction, or demolition of Part IV Designations under the *Ontario Heritage Act* prior to 2005 be required to apply for a Heritage Permit until such time as Cultural Heritage Planning staff review and update early designations to bring them in line with current provisions of the *Ontario Heritage Act*

NOTES

1. **Chair's Remarks**
Janice welcomed all present.
2. **Declarations of Interest**
None.
3. **Review & Approval of Meeting Notes: September 27, 2021**
Approved with minor amendments (1 abstention, 5 approvals).
4. **Staff Presentation**
None.
5. **223 Governor's Road (Additional Information): Ann G.**
Ann's research and documentation on 223 Governor's Road, Dundas was updated and submitted to the IRWG for review and approval for moving forward with a recommendation.

After discussion, and consensus on the thoroughness of all collected materials, all members in attendance are recommending that 223 Governor's Road be added to the city's register (See Recommendation #1 above).

A discussion also ensued regarding when and by whom the owner of a property is contacted as they may have further knowledge regarding the heritage of a property and its building(s). Chloe informed the group that the procedure is that staff contact property owners with a standard Notice of Listing on the Municipal Heritage Register Letter and provide all existing research on the property to inform the owners why their property is being considered for the Municipal Heritage Register.

6. 10 Dartnall Road, Rymal Station Silo: Ann G. & Jim C.

An update was provided on the grain elevator at 10 Dartnall Road. Jim has taken several photographs of the grain elevator, which Ann has incorporated into a background documentation report. Ann and Graham will work together to complete supporting documentation for the IRWG's review and consideration in January.

Ann noted that the grain elevator might actually be located at 46 Dartnall Road (the property itself appears to be listed as 10 Dartnall), so there is some confusion over the exact address, which Cultural Heritage Planning Staff will confirm. It is located at the former Rymal Station. It was built in the late 1920s or early '30s according to the Rymal Station Heritage Facebook group. The three-joined silo appearance of 10 Dartnall's grain elevator makes it a rare and unique structure. Graham noted that its size may be due to it being a collection point, but silos at other rail stations do not appear to have the same triple-silo structure.

The grain elevator is currently on Hamilton Conservation Authority (HCA) property where the tracks have been removed for the Chippewa Rail Trail. At this point, the HCA is working with the Rymal Heritage Facebook group, but they do not have specific plans to conserve, maintain, or interpret the structure. Janice mentioned that there is potential for an interpretive plaque given its location on the trail.

7. Early Designations: Janice B.

The IRWG revisited the existing procedures for early designation (pre-2005) properties, many of which do not include listed heritage attributes that are now a requirement of the *Ontario Heritage Act*. These early designated properties have been on occasion interpreted by Cultural Heritage Planning staff when owners make requests for changes. The example Janice provided was of 51 Herkimer, which had windows changed without a heritage permit and are no longer sympathetic to its historical attributes (at no fault of the owner's and rather due to how early designations are handled).

Until heritage staff can find the best course of action to update early designations with heritage attributes, a temporary course of action is desired. Members discussed the merits of having these properties go through the Heritage Permit Review Sub-Committee rather than be at the discretion of staff interpretation to prevent unsympathetic alterations to attributes. The role of the Sub-Committee is to make a recommendation to the Hamilton Municipal Heritage Committee who then make their recommendation to the Planning Committee and ultimately to Council. After much discussion, all IRWG members supported Janice's recommendation that any alternation, new construction, or demolition of Part IV Designations prior to 2005 should be required to apply for a heritage permit (see Recommendation #2 above and that attached photos of 51 Herkimer).

8. Places of Worship, Beth Jacob Synagogue, 375 Aberdeen Ave, Ward 1: Janice

The Beth Jacob Synagogue building is listed for sale at \$1. The synagogue has a dwindling congregation. The IRWG discussed whether the property should be considered for the city's Municipal Heritage Register to provide it with protection in the event of a sale. Chloe advised the group that the synagogue is already an inventoried property with a historical association. Janice is going to invite Alissa Golden to our January 24th meeting to update the working group on Places of Worship, Places of Education, and Built Heritage Inventories.

9. New Business:

Lyn updated the IRWG that the Woolen Mill at 1389 Progreston Road, Carlisle (Flamborough) has been designated under the *Ontario Heritage Act*.

Update from Chloe that the following properties have been added to the Municipal Heritage Register: 99 Creighton Road, and 537 King St East. As noted previously, 54-56 Hess St South 215 and 219 King Street West have also been added.

10. Meeting Adjourned: 7:39pm

11. Next Meeting: January 24, 2022 @ 6:00pm



INFORMATION REPORT

TO:	Chair and Committee Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	February 25, 2022
SUBJECT/REPORT NO:	Notice of Intention to Demolish the Building located at 17 Church Street, Flamborough, being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED22052) (Ward 15)
WARD(S) AFFECTED:	Ward 15
PREPARED BY:	Chloe Richer (905) 546-2424 Ext. 7163
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

Notice of Intention to Demolish under Section 27 (9) of the *Ontario Heritage Act*

On December 21, 2021, TRUcustom Homes Inc. c/o Margie Perrotta, on behalf of the owners of 17 Church Street, Flamborough, submitted a Demolition Permit Application (21-165726) for the existing residence located on the subject property.

The subject property was included as a non-designated property in the City's Register of Property of Cultural Heritage Value or Interest by Council in November 2021 as part of the Waterdown Village Built Heritage Inventory project. Section 27(9) of the *Ontario Heritage Act* provides that the owner of a non-designated property on the Register shall not demolish a building or structure on the property unless Council is provided at least 60 days' notice in writing of the owner's intention to demolish the building or structure. This provision of the *Ontario Heritage Act* is intended to provide Council with the opportunity to prevent demolition or removal through designation of the property under Part IV of the *Ontario Heritage Act* or to discuss other options with the proponent.

The subject property is comprised of a modest vernacular one-storey post-war residence constructed circa 1953. The building features include its one-storey massing, flat-headed window openings with concrete lug sills and raised front entrance. The

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.

SUBJECT: Notice of Intention to Demolish the Building Located at 17 Church Street, Flamborough, being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED22052) (Ward 15) - Page 2 of 2

residence also demonstrates Ranch style influences including the low profile and low hip roof with projecting eaves. The original 1953 rear detached garage also remains.

Through the Waterdown Village Built Heritage Inventory initiative, the property was classified as a Character-Supporting Resource (CSR) and was not recommended for designation under Part IV of the *Ontario Heritage Act*. Cultural Heritage Planning staff concur that the property does not warrant designation and do not recommend pursuing designation to prevent demolition or removal of the residence and requested that photographic documentation of the exterior of the residence be provided by the Applicant.



INFORMATION REPORT

TO:	Chair and Committee Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	February 25, 2022
SUBJECT/REPORT NO:	Notice of Intention to Demolish the Building at 97 John Street North, Hamilton, being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED22057) (Ward 2)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	Amber Knowles (905) 546-2424 Ext. 1291
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

Notice of Intention to Demolish under Section 27 (9) of the *Ontario Heritage Act*

On January 18, 2022, the owner of 97 John Street North, Hamilton, Kash Pashootan, submitted written notice of the intention to demolish the existing building located on the subject property.

The subject property was included as a non-designated property in the City's Register of Property of Cultural Heritage Value or Interest by Council in 2014 as part of the Downtown Built Heritage Inventory project. Section 27(9) of the *Ontario Heritage Act* provides that the owner of a non-designated property on the Register shall not demolish a building or structure on the property unless Council is provided at least 60 days notice in writing of the owner's intention to demolish the building or structure. This provision of the *Ontario Heritage Act* is intended to provide Council with the opportunity to prevent demolition or removal through designation of the property under Part IV of the *Ontario Heritage Act* or to discuss other options with the proponent.

The subject property at 97 John Street North comprises of a two-and-a-half storey brick house built prior to 1898 that has recently housed the Chinese Community Centre / Association of Canada.

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

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

**SUBJECT: Notice of Intention to Demolish the Building at 97 John Street North, Hamilton, being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED22057) (Ward 2)
- Page 2 of 2**

Official Plan and Zoning By-law Amendment Applications have been received to permit the redevelopment of the subject property consisting of three multi-storey towers. The proposal includes the demolition of the existing building at 97 John Street North.

As part of the submission for the Official Plan and Rezoning Amendment Applications, Cultural Heritage Planning staff requested and received a Cultural Heritage Impact Assessment by GBCA Architects (October 2021). The Report concluded that the existing building does not contain sufficient cultural heritage value or interest for retention or designation under Part IV of the *Ontario Heritage Act*. The Report was reviewed and accepted by the Policy and Design Working Group of the Hamilton Municipal Heritage Committee (HMHC) on December 13, 2021. Cultural Heritage Planning staff indicated satisfaction with the Cultural Heritage Impact Assessment and concur with its findings that 97 John Street North does not warrant designation under Part IV of the *Ontario Heritage Act*.

AK:sd

Designation Work Plan Priorities as of February 16, 2022

Work Plan Year	Name	Address	Community	Designation Request Date	HMHC Buildings & Landscapes List	Status
2022	Residence	105 FILMAN RD	Ancaster	1/28/21		Shifted from low to high priority in 2021
	Desjardins Canal	COOTES DR	Dundas	2/25/09		
	Former Blacksmith Shop	2 HATT ST	Dundas	8/17/17	Red	
	Dundas Post Office	104 KING ST W	Dundas	9/23/09	Green	
	Lennard House	7 ROLPH ST	Dundas	3/25/19		
	Maple Lawn	292 DUNDAS ST E	Flamborough	8/13/19	Yellow	Draft CHA (WVBHI)
	Former Kirk Hotel; Royal Coachman	1 MAIN ST N	Flamborough	6/17/19		Draft CHA (WVBHI)
	Village Fish and Chips	9 MAIN ST N	Flamborough	7/08/19		Draft CHA (WVBHI)
	Cannon Knitting Mill	134 CANNON ST E	Hamilton	8/20/14		
	Auchmar Gatehouse	71 CLAREMONT DR	Hamilton	5/27/09	Red	
	W.H. Ballard Public School	801 DUNSMURE RD	Hamilton	4/08/14		
	Residence	105 ERIE AVE	Hamilton	5/01/13		
	King George School	77 GAGE AVE N	Hamilton	5/13/14		Designation by-law in process
	Residence	54 HESS ST S	Hamilton	5/28/21	Red	
	Residence	56 HESS ST S	Hamilton	5/28/21	Red	
	Gore Park	1 HUGHSON ST S	Hamilton	4/23/08		
	Bell Building	17 JACKSON ST W	Hamilton	8/20/14		
	Oak Hall	10 JAMES ST N	Hamilton	8/20/14		
	Former Hamilton Distillery Company Building	16 JARVIS ST	Hamilton	8/20/14		
	Barton Reservoir	111 KENILWORTH ACCESS	Hamilton	2/25/09		OBL
Kenilworth Library	103 KENILWORTH AVE N	Hamilton	2/11/14			
Former Bank of Nova Scotia	54 KING ST E	Hamilton	8/20/14			
Royal Connaught	82 112 KING ST E	Hamilton	4/08/08	Green	NOID Appeal Dismissed, Designation by-law in process	
Residence	215 KING ST S	Dundas	5/28/21			
Jimmy Thompson Memorial Pool	1099 KING ST E	Hamilton	9/02/13		Designation by-law in process	

Work Plan Year	Name	Address	Community	Designation Request Date	HMHC Buildings & Landscapes List	Status
	Church	1395 1401 KING ST E	Hamilton	8/03/09		CHA complete
	Hambly House	170 LONGWOOD RD N	Hamilton	2/14/11		
	Former County Courthouse	50 MAIN ST E	Hamilton	8/20/14		
	Former Cathedral School	378 MAIN ST E	Hamilton	8/03/13		OBL
	Gage Park	1000 MAIN ST E	Hamilton	3/22/06	Yellow	
	Memorial School	1175 MAIN ST E	Hamilton	4/08/14		
	Residence	7 RAVENSCLIFFE AVE	Hamilton	6/09/11		
	Former Union School	634 RYMAL RD W	Hamilton	6/06/13		
	Medical Superintendent's Residence ("Residence 37")	650 672 SANATORIUM RD	Hamilton	22/08/17		
	Regency Cottage	39 LAKEVIEW DR	Stoney Creek	2/11/11		
	Former Elfrida United Church	2251 RYMAL RD E	Stoney Creek	12/19/12		
2023	Ancaster Village – Wilson Street (Collection of 30 properties)	490 454 OLD DUNDAS RD 176 WILSON ST E	Ancaster	4/28/20		
	Stone House	558 WILSON ST E	Ancaster	5/04/20		
	Charlton-Hughson-Forest-John Block	39 49 CHARLTON AVE E 40 50 FOREST AVE 183 187 HUGHSON ST S	Hamilton	9/23/14		
	Former Mount Hamilton Hospital Maternity Wing	711 CONCESSION ST	Hamilton	1/28/21		
	Copp Block	165 205 KING ST E (Except No. 193)	Hamilton	8/20/14		
2024	Hughson House	103 CATHARINE ST N	Hamilton	8/20/14		
	Hamilton Hydro/ Horizon Utilities	55 JOHN ST N	Hamilton	8/20/14		
	First Pilgrim United Church	200 MAIN ST E	Hamilton	8/20/14		
	St. John's Evangelical Lutheran Church	37 WILSON ST	Hamilton	8/20/14		
2025	Stelco Tower	100 KING ST W	Hamilton	8/20/14		
	Hamilton Club	6 MAIN ST E	Hamilton	8/20/14		
	Landmark Place/ Century 21 Building	100 MAIN ST E	Hamilton	8/20/14		
	Commercial Building	189 REBECCA ST	Hamilton	8/20/14		

Work Plan Year	Name	Address		Community	Designation Request Date	HMHC Buildings & Landscapes List	Status
2026	Gartshore Building	64	HATT ST	Dundas	3/26/17	Yellow	Formal Consultation Application
	Undercliffe	64	ABERDEEN AVE	Hamilton	6/13/17		
	Gateside	131	135 ABERDEEN AVE	Hamilton	6/13/17		
	Former Eastcourt Carriage House	24	BLAKE ST	Hamilton	11/10/20		
	Hereford House	13	15 BOLD ST	Hamilton	6/13/17		
	Royal Alexandra	19	21 BOLD ST	Hamilton	6/13/17		
	George Armstrong School	460	CONCESSION ST	Hamilton	7/29/14		
2027	Residence	192	BOLD ST	Hamilton	6/13/17		
	Henson Court	170	CAROLINE ST S	Hamilton	6/13/17		
	Central Presbyterian Church and Sunday School	252	CAROLINE ST S 165 CHARLTON AVE W	Hamilton	6/13/17		
	Eggshell Terrace	14	24 CHARLTON AVE W	Hamilton	6/13/17		
2028	Residence	99	DUKE ST	Hamilton	6/13/17		
		191	BAY ST S				
	Lakelet Vale and Drive House	50	54 SANDERS BLVD	Hamilton	26/05/2020	Yellow	Shifted from a low to medium priority in 2020
2029	Residence	173	BAY ST S	Hamilton	6/13/17		
	Maple Lawn	254	BAY ST S	Hamilton	6/13/17		
	Widderly	274	BAY ST S	Hamilton	6/13/17		
	Bright Side / Sunny Side	280	BAY ST S	Hamilton	6/13/17		
	Balfour House	282	BAY ST S	Hamilton	6/13/17		
	Residence	41	CHARLTON AVE W	Hamilton	6/13/17		
2030	Residence	72	CHARLTON AVE W	Hamilton	6/13/17		
	Duke Street Double House	14	DUKE ST	Hamilton	6/13/17		
	Residence	98	DUKE ST	Hamilton	6/13/17		
2031	Herkimer Terrace	11	17 HERKIMER ST	Hamilton	6/13/17		
	Herkimer Street Terrace	44	46 HERKIMER ST	Hamilton	6/13/17		
	Kildallan	370	HESS ST S	Hamilton	6/13/17		

Work Plan Year	Name	Address	Community	Designation Request Date	HMHC Buildings & Landscapes List	Status
	Residence	378 HESS ST S	Hamilton	6/13/17		
	Residence	384 HESS ST S	Hamilton	6/13/17		
	HREA Residence	203 MACNAB ST S	Hamilton	6/13/17		
2032	Moodie Residence	37 ABERDEEN AVE	Hamilton	6/13/17		
	Residence	125 ABERDEEN AVE	Hamilton	6/13/17		
	Gibson Residence	311 BAY ST S	Hamilton	6/13/17		
	Residence	312 BAY ST S	Hamilton	6/13/17		
2033	Cartwright Residence	321 BAY ST S	Hamilton	6/13/17		
	Whitton Residence	351 353 BAY ST S	Hamilton	6/13/17		
	Pigott Residence	358 BAY ST S	Hamilton	6/13/17		
	Wood House	64 CHARLTON AVE W	Hamilton	6/13/17		
2034	First Christian Reformed Church	181 CHARLTON AVE W	Hamilton	6/13/17		
	Herkimer Apartments	86 HERKIMER ST	Hamilton	6/13/17		
2035	Residence	880 CENTRE RD	Flamborough	11/26/17		
	The Castle; Amisfield	1 DUKE ST	Hamilton	6/13/17		
	Residence	347 QUEEN ST S	Hamilton	6/13/17		
	Residence	403 QUEEN ST S	Hamilton	6/13/17		
2036	Webster House / Springdale	6 WEBSTERS FALLS RD	Flamborough	3/25/18		
	Edmonds House	1320 WOODBURN RD	Glanbrook	6/24/18		
	The Powerhouse	21 JONES ST	Stoney Creek	7/18/18		
	Markson / Goldblatt House	45 AMELIA ST	Hamilton	3/25/19		
2037	Residence	65 CENTRAL DR	Ancaster	1/28/21		
	Residence	3819 INDIAN TRAIL	Ancaster	1/28/21		
	Residence	3513 JERSEYVILLE RD W	Ancaster	1/28/21		
	Residence	1032 LOWER LIONS CLUB	Ancaster	1/28/21		
2038	Residence	713 OLD DUNDAS RD	Ancaster	1/28/21		
	Residence	2059 POWERLINE RD	Ancaster	1/28/21		
	Residence	2224 POWERLINE RD	Ancaster	1/28/21		