



City of Hamilton
HAMILTON MUNICIPAL HERITAGE COMMITTEE
AGENDA

Meeting #: 22-008
Date: August 11, 2022
Time: 9:30 a.m.
Location: Room 264, 2nd Floor, City Hall (hybrid) (RM)
71 Main Street West

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. July 7, 2022

5. COMMUNICATIONS

6. DELEGATION REQUESTS

7. CONSENT ITEMS

7.1. Heritage Permit Review Sub-Committee Minutes - June 21, 2022

7.2. Education and Communication Working Group Meeting Notes

7.2.a. January 5, 2022

7.2.b. January 19, 2022

7.2.c. February 2, 2022

7.2.d. March 2, 2022

7.2.e. April 6, 2022

7.3. Policy and Design Working Group Meeting Notes

7.3.a. May 16, 2022

7.3.b. June 20, 2022

8. STAFF PRESENTATIONS

8.1. Notice of Intention to Demolish the Buildings Located at 164-168 King Street East, Hamilton, being Non-designated Properties Included in the Register of Property of Cultural Heritage Value or Interest (PED22178) (Ward 2)

9. PUBLIC HEARINGS / DELEGATIONS

10. DISCUSSION ITEMS

11. MOTIONS

12. NOTICES OF MOTION

13. GENERAL INFORMATION / OTHER BUSINESS

13.1. Buildings and Landscapes

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

13.1.a. Endangered Buildings and Landscapes (RED)

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

- (i) Tivoli, 108 James Street North, Hamilton (D) – T. Ritchie
- (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dimitry
- (iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll
- (iv) 18-22 King Street East, Hamilton (D) – W. Rosart
- (v) 24-28 King Street East, Hamilton (D) – W. Rosart
- (vi) 2 Hatt Street, Dundas (R) – K. Burke
- (vii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown
- (viii) Long and Bisby Building, 828 Sanatorium Road (D) – G. Carroll
- (ix) 120 Park Street, North, Hamilton (R) – R. McKee
- (x) 398 Wilson Street East, Ancaster (D) – C. Dimitry
- (xi) Lampman House, 1021 Garner Road East, Ancaster (D) – C. Dimitry
- (xii) Cathedral Boys School, 378 Main Street East, Hamilton (R) – T. Ritchie
- (xiii) Firth Brothers Building, 127 Hughson Street North, Hamilton (NOID) – T. Ritchie
- (xiv) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – R. McKee
- (xv) Former Hanrahan Hotel (former) 80 to 92 Barton Street East (I)– T. Ritchie
- (xvi) Television City, 163 Jackson Street West (D) – J. Brown
- (xvii) 1932 Wing of the Former Mount Hamilton Hospital, 711 Concession Street (R) – G. Carroll
- (xviii) 215 King Street West, Dundas (I) – K. Burke
- (xix) 679 Main Street East, and 85 Holton Street South, Hamilton (Former St. Giles Church) – D. Beland
- (xx) 219 King Street West, Dundas – K. Burke
- (xxi) 216 Hatt Street, Dundas – K. Burke
- (xxii) 537 King Street East, Hamilton – G. Carroll
- (xxiii) Beach Canal Lighthouse and Cottage (D) – R. McKee
- (xxiv) 2235 Upper James Street, Hamilton – G. Carroll

13.1.b. Buildings and Landscapes of Interest (YELLOW)

(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)

- (i) Delta High School, 1284 Main Street East, Hamilton (D) – D. Beland
- (ii) 2251 Rymal Road East, Stoney Creek (R) – C. Dimitry
- (iii) Former Valley City Manufacturing, 64 Hatt Street, Dundas (R) – K. Burke
- (iv) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (ND) – W. Rosart
- (v) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI) – G. Carroll
- (vi) Dunington-Grubb Gardens, 1000 Main Street East (within Gage Park) (R) – D. Beland
- (vii) St. Clair Blvd. Conservation District (D) – D. Beland
- (viii) 52 Charlton Avenue West, Hamilton (D) – J. Brown
- (ix) 292 Dundas Street East, Waterdown (R) – L. Lunsted
- (x) Chedoke Estate (Balfour House), 1 Balfour Drive, Hamilton (R) – T. Ritchie
- (xi) Binkley Property, 50-54 Sanders Blvd., Hamilton (R) - J. Brown
- (xii) 62 6th Concession East, Flamborough (I) - L. Lunsted
- (xiii) Cannon Knitting Mill, 134 Cannon Street East, Hamilton (R) – T. Ritchie
- (xiv) 1 Main Street West, Hamilton (D) – W. Rosart
- (xv) 54 - 56 Hess Street South, Hamilton (R) – J. Brown
- (xvi) 384 Barton Street East, Hamilton – T. Ritchie
- (xvii) 311 Rymal Road East, Hamilton – C. Dimitry
- (xviii) 42 Dartnell Road, Hamilton (Rymal Road Stations Silos) – G. Carroll
- (xix) Knox Presbyterian Church, 23 Melville Street, Dundas – K. Burke
- (xx) 84 York Blvd. (Philpott Church), Hamilton – G. Carroll
- (xxi) 283 Brock Road, Greensville (West Township Hall) – L. Lunsted
- (xxii) Masonic Lodge, Dundas – K. Burke
- (xxiii) Battlefield National House – R. McKee
- (xxiv) 175 Lawrence Avenue (Brickworks) - G. Carroll

13.1.c. Heritage Properties Update (GREEN)

(Green = Properties whose status is stable)

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

13.1.d. Heritage Properties Update (BLACK)

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

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

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT



Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

Minutes 22-007

9:30 a.m.

Thursday, July , 2022

Room 264, 2nd Floor, City Hall

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

Absent with Regrets: T. Ritchie, W. Rosart

Also Present: Vanessa Hicks, MHBC Planning Urban Design & Landscape Architecture
Ava Barnett, SMPL Design Studio

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

1. Request to Designate 39 Lakeview Drive, Stoney Creek under Part IV of the Ontario Heritage Act (PED22146) (Ward 10) (Item 8.1)

(Brown/Carroll)

- (a) That the subject property located at 39 Lakeview Drive, Stoney Creek remain on the City's Register of Properties of Cultural Heritage Value as a non-designated property, subject to Section 27 of the Ontario Heritage Act;
- (b) That the subject property located at 39 Lakeview Drive, Stoney Creek be removed from staff's designation work plan;
- (c) That staff be directed and authorized to require a Documentation and Salvage Report to be submitted to the satisfaction of the Manager of Heritage & Urban Design, as a requirement of a complete site plan Application or notice of intention to demolish the subject property at 39 Lakeview Drive, Stoney Creek.

CARRIED

2. **Inventory and Research Working Group Meeting Notes - April 25, 2022 - Respecting 39 Lakeview Avenue, Stoney Creek (Item 4) (deferred from the June 10, 2022 meeting) (Item 10.1)**

(Brown/Burke)

That 39 Lakeview Avenue, Stoney Creek, be removed from Staff's Designation Work Plan, and that the property maintain its current status to remain on the Register.

CARRIED

3. **Notice of Intention to Demolish the Building Located at 345 Mountain Brow Road, Flamborough, being a Non-designated Property Included in the Register of Property of Cultural Heritage Value or Interest (PED22168) (Ward 15) (Item 10.2)**

(Carroll/Lunsted)

- (a) That no action be taken in response to the Notice of Intention to Demolish the existing residential building located at 345 Mountain Brow Road, Flamborough, a property included in the City's Register of Property of Cultural Heritage Value or Interest;
- (b) The property located at 345 Mountain Brow Road, Flamborough, be removed from the Register following demolition of the existing residential building.

CARRIED

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

The Clerk advised the Committee of the following changes to the agenda:

6. **DELEGATION REQUESTS**

- 6.1 Dr. S. Sheehan, respecting an Introduction to the Landsdale Neighbourhood Inventory Project

Note: The delegation request has been changed to take place at a future meeting

- 6.2 Ava Barnett, SMPL Design Studio, respecting Support for the Notice of Intent to Demolish the building located at 345 Mountain Brow Road (for today's meeting)

7. **CONSENT ITEMS**

- 7.4 Delegated Approval: Heritage Permit Application HP2022-014: Restoration and replication of portico at 64 James Street South, Hamilton (Ward 2) (By-law No. 86-263)

7.5 Policy and Design Working Group Meeting Notes - May 16, 2022

13. GENERAL INFORMATION / OTHER BUSINESS

13.2 Ontario Heritage Conference Recap (no copy)

(Pearson/Carroll)

That the agenda for July 7, 2022, 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) June 10, 2022 (Item 4.1)

(Brown/Dimitry)

That the Minutes of the June 10, 2022 meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

CARRIED

(d) DELEGATION REQUEST (Item 6)

(Brown/Carroll)

That the following Delegation Requests be approved, as presented:

- (i) Dr. S. Sheehan, respecting an Introduction to the Landsdale Neighbourhood Inventory Project (for a future meeting) (Item 6.1)
- (ii) Ava Barnett, SMPL Design Studio, respecting Support for the Notice of Intent to Demolish the building located at 345 Mountain Brow Road (for today's meeting) (Added Item 6.2)

CARRIED

(e) CONSENT ITEMS (Item 7)

(Brown/Ritchie)

That the following items be received:

- (i) Delegated Approval: Heritage Permit Application HP2022-010, Proposed Replacement of Rear Wood Door at 64 James Street South, Hamilton (Ward 2), By-law No.86-263 (Item 7.1)
- (i) Delegated Approval: Heritage Permit Application HP2022-011: Proposed Alteration of Ceiling, Railing and Elevator Addition at 24 Main Street West, Hamilton (Ward 2), By-law No. 20-126 (Item 7.2)

- (iii) Delegated Approval: Heritage Permit Application HP2022-013: Proposed Installation of Security Cameras at 56 York Boulevard, Hamilton (Ward 2), (NOID Bill 231 - at time of submission) (Item 7.3)
- (iv) Delegated Approval: Heritage Permit Application HP2022-014: Restoration and replication of portico at 64 James Street South, Hamilton (Ward 2) (By-law No. 86- 263) (Added Item 7.3)
- (v) Policy and Design Working Group Meeting Notes - May 16, 2022 (Added Item 7.5)

CARRIED

(f) STAFF PRESENTATION (Item 8)

- (i) **Request to Designate 39 Lakeview Drive, Stoney Creek under Part IV of the Ontario Heritage Act (PED22146) (Ward 10) (Item 8.1)**

Stacey Kursikowski, Cultural Heritage Planner introduced Vanessa Hicks, of MHBC Planning Urban Design & Landscape Architecture addressed Committee with a presentation respecting Request to Designate 39 Lakeview Drive, Stoney Creek under Part IV of the Ontario Heritage Act (PED22146) (Ward 10).

(Brown/Carroll)

That the Presentation respecting Request to Designate 39 Lakeview Drive, Stoney Creek under Part IV of the Ontario Heritage Act (PED22146) (Ward 10), be received.

CARRIED

Councillor Pearson was marked as OPPOSED to the recommendations in Report PED22146, respecting the Request to Designate 39 Lakeview Drive, Stoney Creek under Part IV of the Ontario Heritage Act

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

(g) DELEGATIONS (Item 9)

- (i) **Ava Barnett, SMPL Design Studio, respecting Support for the Notice of Intent to Demolish the building located at 345 Mountain Brow Road (Item 9.1)**

Ava Barnett was present at the meeting, but was not required to answer any questions respecting Support for the Notice of Intent to Demolish the building located at 345 Mountain Brow Road

For further disposition of this matter, refer to Item 3

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

(i) Buildings and Landscapes (Item 13.1)

Updates to properties can be viewed in the meeting recording.

(Carroll/Brown)

(a) That the property located at 175 Lawrence Avenue (Brickworks?) be added to the Buildings and Landscapes of Interest (YELLOW); and

(b) That G. Carroll monitor the property for the remainder of the term.

CARRIED

(Burke/Lunsted)

That the following updates, be received:

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

- (i) Tivoli, 108 James Street North, Hamilton (D) – T. Ritchie
- (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dimitry
- (iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll
- (iv) 18-22 King Street East, Hamilton (D) – W. Rosart
- (v) 24-28 King Street East, Hamilton (D) – W. Rosart
- (vi) 2 Hatt Street, Dundas (R) – K. Burke
- (vii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown
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- (x) 398 Wilson Street East, Ancaster (D) – C. Dimitry
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- (xii) Cathedral Boys School, 378 Main Street East, Hamilton (R) – T. Ritchie
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- (xx) 219 King Street West, Dundas – K. Burke
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- (xxii) 537 King Street East, Hamilton – G. Carroll
- (xxiii) Beach Canal Lighthouse and Cottage (D) – R. McKee
- (xxiv) 2235 Upper James Street, Hamilton – G. Carroll

(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
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- (viii) 52 Charlton Avenue West, Hamilton (D) – J. Brown
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- (x) Chedoke Estate (Balfour House), 1 Balfour Drive, Hamilton (R) – T. Ritchie
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- (xix) Knox Presbyterian Church, 23 Melville Street, Dundas – K. Burke
- (xx) 84 York Blvd. (Philpott Church), Hamilton – G. Carroll
- (xxi) 283 Brock Road, Greensville (West Township Hall) – L. Lunsted
- (xxii) Masonic Lodge, Dundas – K. Burke
- (xxiii) Battlefield National House – R. McKee

(c) Heritage Properties Update (GREEN):

(Green = Properties whose status is stable)

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

(d) Heritage Properties Update (black):

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

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

CARRIED

(ii) Ontario Heritage Conference Recap (Added Item 13.2)

G. Carroll, J. Brown and A. Denham-Robinson provided an overview of their experience at the Ontario Heritage Conference, held in Brockville, Ontario.

(Brown/Lunsted)

That the information respecting the Ontario Heritage Conference Recap, be received.

CARRIED

(i) ADJOURNMENT (Item 15)

(Carroll/Dimitry)

That there being no further business, the Hamilton Municipal Heritage Committee adjourned at 10:28 a.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, June 21, 2022

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

Attending Staff: Ken Coit, James Croft, Stacey Kursikowski, Chloe Richer

Absent with Regrets: Tim Ritchie (Vice Chair)

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

1) Approval of Agenda:

(Burke/MacLaren)

That the Agenda for June 21, 2022 be approved as presented.

2) Approval of Minutes from Previous Meetings:

(Carroll/Spolnik)

That the Minutes of May 17, 2022 be approved as presented.

3) Heritage Permit Applications

a. **HP2022-014: 64 James Street South, Hamilton (Part IV)**

- Scope of work:
 - Restoration of the portico including:
 - Restoration of the original wood material in place;
 - Exact replication in dimensions, proportion, shape and curves of wood pieces that are damaged or rotted.
- Reason for work:
 - To repair the damaged portico.

Kathy Stacey of KSA Architectural Solutions Inc. spoke to the Sub-Committee on behalf of the church.

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

(MacLaren/Carroll)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-014 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 alteration, in accordance with this approval, shall be completed no later than June 30, 2024. If the alteration is not completed by June 30, 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.

b. HP2021-004: 45 Main Street East, Hamilton (Part IV)

- Scope of work:
 - Interior security upgrades including new surveillance equipment that will interface with various heritage elements;
 - New exterior entrance sign reading "Public Entrance / Entrée Publique", to be located the left of the new public entrance on Main Street East.

- Reason for work:
 - Interior security upgrades and exterior wayfinding.

This application was originally conditionally approved in March 2021, considered again to reflect new information during the Heritage Permit Review Sub-Committee meeting on May 17, 2022 and deferred at that meeting to allow a site visit by four members of the Sub-Committee.

Mehmood Shah of Colliers Project Leaders, Lynne Robinson and John Sulit of BDA Inc., Tim Finch of a+Link Architecture and Ben Huntley of ERA Architects Inc., agents for the property owners, spoke to the Sub-Committee at the permit review on June 21, 2022.

The Sub-Committee considered the revised submission materials, including the Heritage Report (updated on June 8, 2022) prepared by ERA Architects Inc., and together with input from the applicant and advice from staff, passed the following motion:

(Carroll/Dent)

That the Heritage Permit Review Sub-Committee recommends staff not clear the conditions in the original Heritage Permit application and further engage the applicant to consider other potential entry locations to the building and alternative designs with less irreversible damage to the key heritage features at 45 Main Street East, Hamilton.

c. HP2022-013: 56 York Boulevard (NOID- Bill 231)

- Scope of work:
 - Install security cameras on exterior façade and inside of building. 6 cameras in total, (1) main entrance and (1) courtyard (indicated with red dots), as well as 4 cameras strategically placed internally at crucial points of entry at 56 York Boulevard, Hamilton.

- Reason for work:
 - Security measures

Rumaila Soin of TAS, owner of the property, 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/Burke)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-013 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 alteration, in accordance with this approval, shall be completed no later than June 30, 2024. If the alteration is not completed by June 30, 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.

d. HP2022-011: 24 Main Street West, Hamilton (Part IV)

- Scope of work:
 - The addition of trusswork and fixtures in the ceiling to support flying speaker arrays, a digital projection screen, and stage lighting;
 - The addition of a structural glass railing behind the mezzanine railing to bring occupant safety for those in seating directly behind the railing to the current specifications of the OBC; and,
 - The addition of an elevator in the NE addition with access to the auditorium through an opening in the exterior wall into the NE stairwell landing.

- Reason for work:
 - To allow for the revitalization of the church for contemporary worship and future music/event space;
 - Alterations required to make the church code compliant (Building Code and Fire Code), ensuring Health and Safety of its occupants and adding support services which would help engage with the community; and,
 - Elevator is proposed to address accessibility in the church.

Reverend Dr. Ian Sloan of New Vision United Church and Kanika Kaushal of mcCallum Sather, agents for the New Vision United Church, 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:

(Carroll/Dent)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-011 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 alteration, in accordance with this approval, shall be completed no later than June 30, 2025. If the alteration is not completed by June 30, 2025, 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) Any original bricks that are salvaged from the construction of the new door opening, between the original structure and the new elevator lobby at the northeast corner, be stored on site at the church on an elevated platform such as pallet in a conditioned environment.

4) **Adjournment:** Meeting was adjourned at 7:30 pm

(Burke/Graham)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, July 19, 2022 from 5:00 – 8:30pm

HMHC Education and Communication Working Group

Meeting Notes

Wednesday January 5th, 2022 (6:00pm – 8:00pm)
City WebEx, Virtual Meeting

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

Regrets: Kathy Stacey, Tim Ritchie

Also present:

Stacey Kursikowski – Cultural Heritage Planner – Heritage & Urban Design Div. (Meeting Host)
Alissa Golden – Heritage Project Specialist, Tourism & Culture Div.
James Croft (Co-op Student) – Heritage & Urban Design Div.

RECOMMENDATIONS:

N/a

1. Changes to the Agenda

1. N/a

2. Declaration of Interest

1. N/a

3. Previous Meeting Notes

1. October 20, 2021 – reviewed and generally approved by W.G. members
2. November 3, 2021 – reviewed and generally approved by W.G. members
3. November 18, 2021 – reviewed and generally approved by W.G. members
4. November 25, 2021 – reviewed and generally approved by W.G. members

4. Policy & Administration:

1. Plaquing Process Review and Recommendations

- .1 The W.G. generally reviewed the Plaquing Process for the following discussion items:

- a. What do we know about the plaquing process of the past and how it used to function? (Timelines, roles, responsibilities, process, etc.)
What were the pros and cons?
- b. How does the process currently work? What are the pros and cons?
- c. What recommendations can be made to improve the existing plaquing process?
- d. What are other municipalities doing?

- .2 The W.G. generally reviewed the presentation provided to HMHC in August

Education & Communication Working Group

Meeting Notes

January 5, 2022

6, 2021 by Christopher Redford, Heritage Presentation Coordinator, Heritage Resource Management Section, Tourism and Culture Division.

- .3 The following points were documented:
- a. Currently there is no process in place for a funded designation plaquing program. The plaquing budget was restructured at staff's discretion to focus solely on the production of commemorative plaques. The former process for the production of City-funded designation plaques was eliminated around the time of the disbandment of the Hamilton Historical Board (HHB) and the Joint Plaquing Subcommittee which was run in coordination with the Hamilton Municipal Heritage Committee.
 - b. The Tourism and Culture Division facilitates the creation of 3 large commemorative plaques each year, for an approximate cost of \$10,000, as part of their existing budget. The plaquing is coordinated by Christopher Redford, Heritage Presentation Coordinator in the Heritage Resource Management Section.
 - c. Plaquing Stats:
 - 246 properties – The number of designated properties eligible for plaquing
 - 156 properties – Has been reviewed and documented for plaque status (150 plaqued, 6 with owners who were contacted and declined a plaque)
 - 76-91 properties – Approx. # of properties currently without a designation plaque. (The number of properties is growing annually)
 - d. It was suggested that a budget request specific to designation plaquing be requested under HMHC and Heritage Planning (Planning Division); separate from the Tourism and Culture Division. – Alissa D-R. to confirm with Loren how this request should be made to fall in line with the City's Budget talks.
 - e. W.G. to review HHB reports to review the disbandment that took place and whether or not consultation discussed the process for designation plaquing.
 - f. Janice provided an overview of the process other municipalities are doing.
 - g. Robin raised a number of questions for further review including:
 - Insurance coverage for replacement plaques – If plaques are owned by the City, would replacement of a plaque be covered?
 - If the plaque is purchased by the Owner, would replacement be covered?

Education & Communication Working Group

Meeting Notes

January 5, 2022

- Would an agreement be required?
- .4 W.G. to generate a recommendation in the coming months. The following points were noted for further discussion:
- a. Clearly state the importance of a designation plaquing process.
 - b. Engagement with Council – (Suggest recommendation) may be able to approach Councillors for funding – where designation plaques are needed in their area. (Area Rating Funds could be used) – this could lead to an event opportunity for the community. Alissa Golden may be able to assist with generating a list of all unplaqued designated properties for each Ward.
 - c. Is funding for municipal plaques available through other City resources – can this come from other funds at time of designation? Heritage Planner to communicate with other City Departments to see if there is a budget to pull from.
 - d. Currently City Museums are not plaqued for designation; unless there are other commemorative plaques on site. (Suggested recommendation) That the City identify which of its City-owned designated properties are not yet plaqued and investigate funding options to have designation plaques installed, as appropriate.
 - e. Moving forward – make this part of the conversation – taking a more engaged approach – include as part of the CHIA (Suggested recommendation) - Text for designation plaques should be included with each CHIA. Consultant to draft text as part of their submission.
 - f. Administration: What would be the process? Staff roles? Who would apply for permit to install plaque? Property owner to sign-off? Agreement
 - g. HMHC to create a Communication Plan:
 - a. Need to address Past properties with a letter campaign
 - b. New Designated property package – info package. There is an opportunity for better integration – less sterile experience – grants & loans – new pdf production
 - c. Educating the community – (Interactive Mapping) Heritage Plaque layer is already available to the public, but staff continue to update it with new information, including cross-referencing Robin’s list of pre-amalgamation heritage property plaques.
 - d. Potential tie-in to Hamilton 175 – as a Tourism strategy

5. Public Outreach and Events:

1. HMHC Heritage Recognition Awards 2021

The W.G. generally reviewed the following discussion items:

- .1 Status of Nominations – Awaiting Council’s decision at upcoming January Meeting.
- .2 Awards Event Planning:
 - City Website to be updated – members to provide content text and photos for Stacey to coordinate.
 - Alissa D-R provided a copy of the Draft Communication Plan from 2020- 21; plan to be reviewed and updated for current event.
 - Alissa D-R provided a template story board page. Members to create 1 story board page for each award. Pages to be completed for next meeting – Jan. 19, 2022.
 - Video Production – Stacey and Alissa to coordinate with Cindy Csordas and Communications staff. Four videos to be produced (23 awards in 9 categories).

6. Publications & Print Projects:

1. N/a

7. New Business:

1. N/a

8. Next Meeting: Wednesday January 19th, 2022 at 6pm.

HMHC Education and Communication Working Group

Meeting Notes

Wednesday January 19th, 2022 (6:00pm – 7:00pm)
City WebEx, Virtual Meeting

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

Regrets: Kathy Stacey, Tim Ritchie, Chuck Dimitry

Also present:

Stacey Kursikowski – Cultural Heritage Planner – Heritage & Urban Design Div. (Meeting Host)
James Croft (Co-op Student) – Heritage & Urban Design Div.

RECOMMENDATIONS:

N/a

1. Changes to the Agenda

1. N/a

2. Declaration of Interest

1. N/a

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. Stacey & Alissa provided a verbal update on project progress.

i. A virtual meeting took place with Stacey, Alissa, Cindy Csordas and Communications staff to review the project.

ii. Working Group members have completed templates for properties (story boards and text for web content) – a few properties are just being finalized.

Education & Communication Working Group

Meeting Notes

January 19, 2022

- iii. Stacey and Alissa to review text and compile 4 video storyboards for Communication Staff to review – Cindy will produce draft videos once the storyboards have been reviewed and finalized.
 - iv. Members to add/updated photo files to the ShareFolder.
 - v. Web content can be longer than story board text. We can also add additional photos to the web.
- b. Video Coordination – the Working Group decided on the following:
- i. Video #1 (Introduction) – to include messages from the HMHC Chair, Jason Thorne, Mayor and Overview of all Awards.
 - ii. Video #2 – to include Property Conservation Awards (7), Making Heritage Accessible Award (1)
 - iii. Video #3 – to include Heritage in Education (3), The Art of Heritage (3), Heritage Groups (3)
 - iv. Video #4 – to include Adaptive Reuse in Heritage (2), Cultural Heritage Landscape (1), Heritage Streetscape Revitalization (2), Heritage Property Developer (1)

6. Policy & Administration:

- 1. N/a

7. New Business:

- 1. N/a

8. Next Meeting: Wednesday February 2nd, 2022 at 6pm.

HMHC Education and Communication Working Group

Meeting Notes

Wednesday February 2nd, 2022 (6:00pm – 7:00pm)
City WebEx, Virtual Meeting

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

Regrets: Kathy Stacey, Tim Ritchie

Also present:

Ken Coit - Manager – Heritage & Urban Design Div.,

Stacey Kursikowski – Cultural Heritage Planner – Heritage & Urban Design Div. (Meeting Host)

RECOMMENDATIONS:

**[POST MEETING NOTE: THIS ITEM WAS ADDRESSED AT
HMHC'S FEBRUARY 25TH, 2022 MEETING]**

1. HMHC Participation in Doors Open Hamilton 2022

That HMHC participate in the upcoming 2022 Doors Open Hamilton, in keeping with the Committee's mandate to participate, where possible, in heritage events and activities.

Where as;

The Ontario Heritage Trust has recently announced that Doors Open events may take place throughout Ontario as both in-person and virtual events.

HMHC has been approached by the local Hamilton Chapter of the Architectural Conservancy of Ontario (ACO); who will be organizing Hamilton's 2022 event(s) – Date(s) to be confirmed.

HMHC's participation in the event could include the following:

- a. Host a display table at a local heritage site – either a static display or with volunteer interpreters (if it is safe to do so).
- b. Provide heritage puzzles and activities as produced by HMHC (ex. Colouring sheets, word puzzles, etc.) to be used as downloadable virtual content on the Door Open Hamilton website.

This event is an opportunity for public engagement, to promote the Hamilton Municipal Heritage Committee, the City of Hamilton and its heritage, heritage properties and cultural heritage landscapes.

Education and Communication Working Group

Meeting Notes

Feb. 2, 2022

1. Changes to the Agenda

1. General Review of Committee Budgets (Discussion led by Ken Coit)

2. Declaration of Interest

1. N/a

3. Previous Meeting Notes

1. January 5th, 2022 and January 19th, 2022

Revisions required – meeting notes to be reviewed for approval at a later date (No pending recommendations).

4. Policy & Administration:

1. General Review of Committee Budgets

- .1 Ken Coit noted that staff are working to gather information related to HMHC budgets.
- .2 A business case would need to be written to increase the budget where necessary (ie. Annual Awards Event, Special Projects, etc.)

2. Plaquing Process Review and Recommendations

- .1 A draft list of recommendations was circulated to all Working Group Members for on-going review.
- .2 Robin McKee requested that the following recommendation be added for discussion:
“That a separate working group be established to review plaquing” – It was noted that the WG should comment on the affect this may have on staff resources.

5. Public Outreach and Events:

1. HMHC Heritage Recognition Awards Celebration Update (Verbal Update by Stacey and Alissa)

- .1 Storyboards and Award Videos are in progress. The group reviewed where some additional information / photos / text are required. Stacey and Alissa have been in communication with the Comms Team. Storyboards are near completion. The package of information will be uploaded to the ShareFile for Cindy Csordas to access.
- .2 Website Update – Stacey has communicated with the Web-Team to update the Awards Mapping and linked information to be launched for Heritage Week.
- .3 Social Media & Communications Plan – Stacey and Alissa to follow-up with Michelle Shantz to confirm details.

Education and Communication Working Group

Meeting Notes

Feb. 2, 2022

2. Doors Open Hamilton 2022 (Verbal Update by Janice Brown)
 - .1 Ontario Heritage Trust has announced that a 2022 event will take place from March 31st to October 31st). Locally, the branch of the ACO will be organizing the event. Janice Brown will be Event Coordinator.
 - .2 The date of Hamilton's event is to determined.
Doors Open Website - <https://www.doorsopenontario.on.ca/en/hamilton>
 - .3 Events will be both Virtual and in Person (min. 10 sites).
 - .4 Janice Brown suggested that HMHC could provide its resources (i.e. colour pages, word puzzles) and make them accessible to the public through the Virtual Doors Open Site
 - .5 HMHC could actively participate in the in-person event by hosting a vendor's table at the Tourism Office or a heritage site, as a way to promote who we are.
 - .6 See above noted recommendation.

6. **Publications & Print Projects:**
 1. N/a

7. **New Business:**
 1. N/a

8. **Next Meeting:** Wednesday March 2nd, 2022 at 6pm.

HMHC Education and Communication Working Group

Meeting Notes

Wednesday March 2nd, 2022 (6:00pm – 7:00pm)
City WebEx, Virtual Meeting

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

Regrets: Chuck Dimitry, Kathy Stacey, Tim Ritchie

Also present:

Stacey Kursikowski – Cultural Heritage Planner – Heritage & Urban Design Div. (Meeting Host)
James Croft (Co-op Student) – Heritage & Urban Design Div.

RECOMMENDATIONS:

N/a

1. Changes to the Agenda

1. N/a

2. Declaration of Interest

1. N/a

3. Previous Meeting Notes

N/a

4. Policy & Administration:

1. Plaquing Process Review and Recommendations

- .1 Copy provided to the Working Group for review and discussion:
 - a. Reviewed of Draft Recommendations
 - b. Discussion with Staff representatives for input and insight

5. Public Outreach and Events:

1. HMHC Heritage Recognition Awards 2021 (Verbal Update – Stacey & Alissa)

- .1 Awards videos and digital content has been completed and posted to the City's Website. This was done in time for Ontario Heritage Week.
- .2 Cable 14 has requested to use the video content to be presented throughout the month of March.

Education and Communication Working Group

Meeting Notes

March 2, 2022

2. HMHC Heritage Recognition Awards 2022-23 (A look ahead – Group Discussion)

Generally, the Working Group looked at options on how to proceed with future Awards including:

- .1 Proceed with award nominations with a deadline of July/August 2022 for the Education WG to present to HMHC and for HMCH to forward recommendations on to the existing Council before they move into recess in September 2022.
- .2 Proceed with award nominations with a deadline of Fall 2022. Award recipients to be announced to the new Council in Winter 2023 for Ontario Heritage Week.
- .3 Do not proceed with these awards for 2022/23.

No recommendation was made at this meeting. Item to be reviewed at next meeting.

3. Doors Open Hamilton 2022 (Verbal Update)

- .1 Generally, the group reviewed printed materials to have on display and available as handouts for public engagement.
- .2 HMHC will host a Presentation Table at the Lister (Sat. May 7th and Sun. May 8th 10am – 4pm) – Volunteers Needed.

6. **Publications & Print Projects:**

1. N/a

7. **New Business:**

1. N/a

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

HMHC Education and Communication Working Group

Meeting Notes

Wednesday April 6th, 2022 (6:00pm – 7:00pm)
City WebEx, Virtual Meeting

Present: Alissa Denham-Robinson (Chair), Robin McKee, Kristen McLaughlin

Regrets: Kathy Stacey, Tim Ritchie, Chuck Dimitry, Janice Brown, Graham Carroll,

Also present:

Ken Coit - Manager – Heritage & Urban Design Div.,

Christopher Redford – Heritage Presentation Coordinator, Tourism & Culture Div.

Stacey Kursikowski – Cultural Heritage Planner – Heritage & Urban Design Div. (Meeting Host)

Alissa Golden – Heritage Project Specialist, Tourism & Culture Div.

James Croft (Co-op Student) – Heritage & Urban Design Div.

RECOMMENDATIONS:

N/a

1. Changes to the Agenda

1. N/a

2. Declaration of Interest

1. N/a

3. Previous Meeting Notes

N/a

4. Policy & Administration:

1. Plaquing Process Review and Recommendations

.1 Christopher Redford confirmed the following:

a. That the City's existing designated property plaquing process (by property owner request only) has concluded and is no longer available. The Tourism & Culture Division will now focus on commemorative and interpretive plaquing only.

b. Further discussion within the Heritage & Urban Design Division will need to take place, if a new process of recognition for Designated Heritage Properties is wanted and/or needed.

Education and Communication Working Group

Meeting Notes

April 6, 2022

- .2 Review of Draft Document Version #2 – copy previously received
 - a. Further Review of Draft Recommendations
 - b. Discussion with Staff representatives for input and insight

5. Public Outreach and Events:

1. HMHC Heritage Recognition Awards 2022 (A look ahead – Group Discussion)

Generally, the Working Group looked at options on how to proceed with future Awards including:

- .1 Proceed with award nominations with a deadline of July/August 2022 for the Education WG to present to HMHC and for HMCH to forward recommendations on to the existing Council before they move into recess in September 2022.
- .2 Proceed with award nominations with a deadline of Fall 2022. Award recipients to be announced to the new Council in Winter 2023 for Ontario Heritage Week.
- .3 Do not proceed with these awards for the 2022/23.

Generally the group chose to proceed with award nominations with a deadline of Fall 2022 to finalize the list of award recipients. Award recipients to be presented to the new Council in Winter 2023 for Ontario Heritage Week (February 20-26, 2023).

2. Doors Open Hamilton 2022 (Verbal Update)

- .1 HMHC Presentation Table at the Lister (Sat. May 7th and Sun. May 8th 10am – 4pm) – Volunteers Needed. Kristen & Alissa D-R are available to volunteer with the HMHC table. Other members will be volunteering at other sites.

6. Publications & Print Projects:

1. N/a

7. New Business:

1. N/a

8. Next Meeting: Wednesday May 4th, 2022 at 6pm. **[Postponed]**

MEETING NOTES
POLICY AND DESIGN WORKING GROUP

Monday, May 16, 2022

3:00 pm

City of Hamilton Webex Virtual Meeting

Attendees: A. Denham-Robinson, L. Lunsted, R. McKee

Regrets: C. Dimitry, C. Priamo, W. Rosart

Also Present: C. Richer

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

a) CHANGES TO THE AGENDA

None

b) DECLARATIONS OF INTEREST

None

c) REVIEW OF PAST MEETING NOTES

March 21, 2022 - Approved

April 19, 2022 - Approved

d) C.H.I.A. - 111 Inksetter Road, Flamborough by MMMC Architects, revised April 8, 2022

The proposal is to convert the existing barn into the primary residence, and to convert the existing house into a utility building/pool house. This CHIA was previously submitted to the Policy & Design Working Group and revisions were requested, mostly due to the lack of adherence to the proper document format and scarcity of supporting photographs. Originally there was no Ontario Regulation 9/06 Evaluation and the Statement of Significance did not follow the standard format (e.g., a list of heritage attributes was not included).

Working Group Comments:

- The Statement of Significance still does not follow the proper format (e.g., the Ontario Regulation 9/06 evaluation should be in a separate section before the Statement, not included within it)
- The Ontario Regulation 9/06 evaluation has been included
- Appendix A should include more photographs of the house, as only four are included
- The working group does note that the authors recommend adding this property to the Municipal Heritage Register, and the Inventory and Research Working Group may consider this recommendation.

Considerable research has been done on this property and additional photographs have been added to the CHIA. The Working Group has no issues with the work being proposed/completed so far.

The main issue is getting the CHIA into a standard format, specifically regarding the Statement of Significance. Staff will follow up, and address format and grammar issues. There is no need to have the report return to the Policy & Design Working Group for further discussion.

e) Heritage Report – 45 Main Street E., Hamilton (John Sopinka Court House) by ERA Architects, revised April 21, 2022

Additional security measures are being introduced into the lobby of the court house, including cameras, x-ray scanner and metal detectors, maglocks, pull stations and key card readers. Due to the heritage attributes of the lobby, which are documented in the designation by-law, further details were requested by the Heritage Permit Review Sub-committee as part of a Heritage Permit application for the property.

- The report, in most cases, documents two locations where each of these security items could be placed, one being less invasive than the other, and allowing for restoration should they be removed in the future.

Working Group comments:

Since review of the Heritage Report is more in line with the mandate of the Heritage Permit Review Sub-committee, the Working Group's comments are very general. While placing items on the wall rather than the marble columns or the wooden doors is less invasive, the members wonder if the placement of these takes into consideration the heights required for barrier-free access. Would it be possible to have floor mounted posts for some of these placements and have other options been considered?

As this report is on the agenda for the Heritage Permit Review Sub-committee meeting of May 17, 2022, the members expect that these issues will be discussed in further detail with the applicant at that time.

The meeting adjourned at 3:35 pm.

Next meeting date: June 20, 2022

MEETING NOTES
POLICY AND DESIGN WORKING GROUP

Monday, June 20, 2022

2:30 pm

City of Hamilton Webex Virtual Meeting

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

Regrets: C. Dimitry, W. Rosart

Also Present: C. Richer, M. Kehler, S. Kursikowski

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

a) CHANGES TO THE AGENDA

None

b) DECLARATIONS OF INTEREST

None

c) REVIEW OF PAST MEETING NOTES

May 16, 2022 - Approved

d) C.H.I.A. Addendum – 101 Hunter Street East, and 75 Catharine Street South, Hamilton by GBCA Architects, revised April 1, 2022

This CHIA was previously submitted to the Policy & Design Working Group and revisions were requested. While changes to the design have been made, the Working Group still has concerns.

Working Group Comments:

- The CHIA includes three alternatives to demolition but there is no recommendation or indication as to which of these they recommend.
- We would like to see more brick on the bottom podium levels, and in a colour more in keeping with the surrounding area – not grey.
- The Ontario Reg. 9/06 criteria includes some 'partially meets'. They should be either Yes or No.

- The height of the building has not been adjusted – the Working Group would prefer fewer storeys.
- Although 101 Hunter Street has been significantly altered, we would like to see the building fully documented prior to demolition, and a Documentation & Salvage Report produced.
- We feel that the stained glass window over the transom could be retained.

The Working Group would like to see this CHIA again.

e) C.H.I.A. – 16-20 Cannon Street East, Hamilton by AECOM Canada Ltd. Revised April 13, 2022

This CHIA corrects/includes items previously requested by the Working Group.

Working Group comments:

- The Working Group would like to see more details with regards to vibration monitoring, protecting the surroundings properties, including the Armories.
- The design of the new building does not really have any association with the surrounding streetscape.
- There are Conservation Strategies, including the recommendation for a Construction Management Plan prepared by a Professional Engineer, in the CHIA for the brick façade, however concerns were raised with regards to ensuring that the brick façade does end up in the final construction, since similar attributes in other buildings have not survived due to neglect, accident or other incidences during construction.

The Working Group would like to see this CHIA again.

f) C.H.I.A. – 306 Parkside Drive, St. James United Church, Waterdown by ERA Architects, March 30, 2022

The proposal is to erect 44 new residential townhouse and walk-up units on property owned by the Trustees of the St. James Congregation of the United Church of Canada. The existing church will remain in situ. The church is listed on the Municipal Heritage Register and is within the boundary of the Waterdown Community Secondary Node Plan.

The Working Group had several comments relating to the design of the dwellings and the overall landscape plans.

Working Group Comments:

- The proposed construction of the buildings is brick, but this does not tie in with the stone construction of the church.

- The drawings included in the CHIA are difficult to see – we would like them to be of higher resolution.
- The design on the buildings has no connection to the neighbourhood – they are very ‘institutional’ looking. We would prefer to see different rooflines, the addition of complimentary building materials such as stone and wood.
- We would like to see more detailed landscape plans.
- Signage is important and should be very visible to identify the church and church parking, as separate from the residential area.
- Various logistical concerns were noted (will the landscape box dividers be maintained?; where is the garbage / garbage pickup area?; and the pad on the east side does not appear to have any landscape screening).
- The Historic Context Statement needs to be updated as it shows as ‘draft’
- Were additional Cultural Heritage Values found?
- Were further Heritage Attributes found?
- A Statement of Profession Opinion is required.

The Working Group would like to see a revised CHIA.

g) C.H.I.A. – 121 & 135 Mary Street, Hamilton, prepared by Giaimo Architects, dated March 2, 2022

The proposal is to demolish both buildings and to erect a 10-storey mixed-use building for affordable housing and social services. 121 Mary Street is on the Municipal Heritage Register.

While 135 Mary Street is still a viable building, we understand that, in order to provide underground parking, the building needs to be demolished.

Working Group Comments:

- We would like a documentation and salvage report done for both buildings
- If possible, we would like to see the brick from 135 Mary Street used in the new construction, as well as some representative brick from 121 Mary Street.
- We suggest that the developer make a presentation to the Beasley Neighbourhood Group.

The Working Group does not need to see this CHIA again.

The meeting adjourned at 4:40 pm.

Next meeting date: July 18, 2022



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	August 11, 2022
SUBJECT/REPORT NO:	Notice of Intention to Demolish the Buildings Located at 164-168 King Street East, Hamilton, being Non-designated Properties Included in the Register of Property of Cultural Heritage Value or Interest (PED22178) (Ward 2)
WARD(S) AFFECTED:	Ward 2
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

- (a) That no action be taken in response to the Notice of Intention to Demolish the existing buildings located at 164-168 King Street East, Hamilton, properties included in the City's Register of Property of Cultural Heritage Value or Interest;
- (b) That an Interpretation Plan and a Documentation and Salvage Report be submitted to the satisfaction and approval of the Manager of Heritage and Urban Design prior to any site plan approval;
- (b) The properties located at 164-168 King Street East, Hamilton, be removed from the Register following demolition of the existing buildings.

EXECUTIVE SUMMARY

On July 7, 2022, Malcolm R. Sears (Chair, Building Committee, Philpott Memorial Church) submitted a Notice of Intention to Demolish (NOID) the existing buildings located on the subject properties, 164-168 King Street East, Hamilton (Appendices "A" and "B" attached to Report PED22178). In addition to the Notice, a Cultural Heritage Impact Assessment (CHIA) prepared by Megan Hobson, Built Heritage Consultant, was

SUBJECT: Notice of Intention to Demolish the Buildings Located at 164-168 King Street East, Hamilton, being Non-designated Properties Included in the Register of Property of Cultural Heritage Value or Interest (PED22178) (Ward 2) - Page 2 of 12

provided on July 11, 2022 (revised on July 25, 2022) (Appendix “C” attached to Report PED22178).

The subject properties were included as non-designated properties in the City’s Register of Property of Cultural Heritage Value or Interest by Council in September 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 properties are comprised of two-and-a-half storey brick buildings constructed in 1872 as part of a related row. The building features include a rectangular plan with a short façade, and a one-storey rear brick wing with subsequent two-storey brick and one-storey concrete-block additions; the side gable roof has projecting eaves with a plain frieze, a pair of gabled dormers in the front and back with two-over-two hung windows, and brick parapets with stone end brackets and a pair of single-stack brick chimneys in the centre (164 King Street East) and a rectangular plan with a short façade, and a one-storey wood-frame rear wing and a subsequent one-storey wood-frame addition; the side gable roof has projecting eaves with a plain frieze, a gabled dormer in the front and back, and brick parapets with stone end brackets and a pair of single-stack brick chimneys in the centre (168 King Street East).

The subject properties also have historical value or associative value as the buildings were originally constructed in 1872 for merchant John Laws, and contextual value as they are part of the remaining commercial streetscape on the south side of King Street East. The buildings have been subsequently altered, in particular the front façade and interior space.

Through the Downtown Built Heritage Inventory Project, the properties were classified as Character-Supporting Resources (CSR) and were not recommended for designation under Part IV of the *Ontario Heritage Act*. Though the properties contain cultural heritage value or interest (CHVI), Cultural Heritage Planning staff do not recommend pursuing Part IV designation to prevent demolition or removal of the buildings. Cultural Heritage Planning staff concur with the findings of the CHIA submitted with the NOID, that the subject properties have very limited physical or design value and do not make a significant contribution to the adjacent portions of King Street East. Further, the CHIA indicates the applicant will salvage the carved stone blocks from the roof parapets and

SUBJECT: Notice of Intention to Demolish the Buildings Located at 164-168 King Street East, Hamilton, being Non-designated Properties Included in the Register of Property of Cultural Heritage Value or Interest (PED22178) (Ward 2) - Page 3 of 12

undertake the installation of an interpretive display to mitigate the loss of CHVI through demolition of the buildings. In addition, urban design measures for the proposed new building have been implemented to reference the brick construction Georgian symmetry of the existing buildings to be demolished as well as to reference adjacent cultural heritage resources.

Alternatives for Consideration – See Page 11

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: None.

Staffing: None.

Legal: Continued inclusion in the City's Register of Property of Cultural Heritage Value or Interest under Section 27 (3) of the *Ontario Heritage Act* requires that Council be given 60 days' notice of the intention to demolish or remove any building or structure on the property. Council must consult with the Municipal Heritage Committee prior to including a non-designated property in the Register or removing reference to a property from the Register under Section 27 (4) of the Act.

HISTORICAL BACKGROUND

The property located at 164-168 King Street East, Hamilton include two-and-a-half storey brick buildings constructed in 1872. The subject properties were added as non-designated properties in the City's Register of Property of Cultural Heritage Value or Interest by Council in September 2014 as part of the Downtown Built Heritage Inventory Project.

As a Notice of Intention to Demolish for the subject property was submitted to the Cultural Heritage Planning staff on July 7, 2022, the 60-day notice will be reached on September 5, 2022.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement, 2020:

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

SUBJECT: Notice of Intention to Demolish the Buildings Located at 164-168 King Street East, Hamilton, being Non-designated Properties Included in the Register of Property of Cultural Heritage Value or Interest (PED22178) (Ward 2) - Page 4 of 12

“2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

The recommendations of this Report comply with this statement as the existing two buildings located on the subject property are not considered to have sufficient cultural heritage value to warrant designation under the *Ontario Heritage Act*. As such, the buildings located on the subject property are not considered to be significant built heritage.

Ontario Heritage Act:

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

“27 (3) In addition to the property listed in the register under Subsection (2), the register may include property that has not been designated under this Part but that the council of the municipality believes to be of cultural heritage value or interest and shall contain, with respect to such property, a description of the property that is sufficient to readily ascertain the property. 2019, c. 9, Sched. 11, S. 6.

(4) If the council of a municipality has appointed a municipal heritage committee, the council shall, before including a property that has not been designated under this Part in the register under Subsection (3) or removing the reference to such a property from the register, consult with its Municipal Heritage Committee. 2019, c. 9, Sched. 11, s. 6.”

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

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 the property meets the criteria prescribed by Provincial regulation. The following policies, amongst others, apply:

“29 (1) The council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest if,

(a) Where criteria for determining whether property is of cultural heritage

SUBJECT: Notice of Intention to Demolish the Buildings Located at 164-168 King Street East, Hamilton, being Non-designated Properties Included in the Register of Property of Cultural Heritage Value or Interest (PED22178) (Ward 2) - Page 5 of 12

value or interest have been prescribed by regulation, the property meets the prescribed criteria.

(2) Where the council of a municipality has appointed a municipal heritage committee, the council shall, before giving notice of its intention to designate a property under Subsection (1), consult with its Municipal Heritage Committee.”

As part of the Downtown Built Heritage Inventory Project, the heritage value or interest of the subject property was evaluated. While it has been determined that the property does have cultural heritage value or interest (CHVI), the property was not identified as a candidate for designation under Part IV of the *Ontario Heritage Act*.

The Hamilton Municipal Heritage Committee was consulted regarding the findings and recommendations of the Downtown Built Heritage Inventory Project.

The recommendations of this report are consistent with these policies.

Urban Hamilton Official Plan:

Volume 1, Section B.3.4 - Cultural Heritage Resources Policies of the Urban Hamilton Official Plan (UHOP) include the following:

- “B.3.4.2.1 (a) The City of Hamilton shall, in partnership with others where appropriate, protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes for present and future generations;
- B.3.4.2.1 (b) The City of Hamilton shall, in partnership with others where appropriate, identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources; and,
- B.3.4.2.3 The City may by By-law designate individual and groups of properties of cultural heritage value under Parts IV and V respectively of the *Ontario Heritage Act*, including buildings, properties, cultural heritage landscapes, heritage conservation districts, and heritage roads or road allowances.”

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

SUBJECT: Notice of Intention to Demolish the Buildings Located at 164-168 King Street East, Hamilton, being Non-designated Properties Included in the Register of Property of Cultural Heritage Value or Interest (PED22178) (Ward 2) - Page 6 of 12

- B.3.4.2.7 The City shall ensure these non-designated and non-registered *cultural heritage properties* are identified, evaluated, and appropriately *conserved* through various legislated planning and assessment processes, including the *Planning Act*, R.S.O., 1990 c. P.13, the *Environmental Assessment Act* and the *Cemeteries Act*.
- B.3.4.2.8 To ensure consistency in the identification and evaluation of these non-designated and non-registered *cultural heritage properties*, the City shall use the criteria for determining cultural heritage value or interest established by provincial regulation under the *Ontario Heritage Act* and set out in Policy B.3.4.2.9.”

Inclusion of non-designated property in the Register, established under Subsection 27 (3) of the *Ontario Heritage Act* requires that Council be given 60 days’ notice in writing of the intention to demolish or remove any building or structure on the property, and the demolition and removal of a building or structure is prohibited during this time period (subsection 27 (4) of the *Ontario Heritage Act*). Inclusion of a property on the Register does not automatically indicate a property should be designated under the *Ontario Heritage Act*. Rather, the intent is to provide Council with an opportunity to consider if the property should be designated to prevent demolition of the building and to issue the Notice of Intention to Designate (NOID) if designation is deemed appropriate or to discuss other options with the proponent.

The recommendations of this Report comply with the above policy as the heritage value or interest of the subject property was evaluated as part of the Downtown Built Heritage Inventory Project and the property was not identified as a candidate for designation under Part IV of the *Ontario Heritage Act*.

Downtown Hamilton Secondary Plan:

The Downtown Hamilton Secondary Plan contains the following policies related to the conservation of cultural heritage resources:

- B.6.1.3.1 (a) “Conserve and enhance the built heritage resources and cultural heritage landscapes of Downtown Hamilton.”
- B.6.1.3.1(b) “Ensure that new development is compatible with the design of surrounding built heritage resource buildings.”
- B.6.1.11.1(d) “Conservation of existing cultural heritage resources shall be a priority in all development. New development shall be compatible with on-site

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and adjacent cultural heritage resources. Adaptive re-use will be given priority for all built heritage resources.”

As part of Formal Consultation Application FC-22-022, Cultural Heritage Planning staff encouraged the applicant to consider development alternatives which will preserve the buildings, such as its adaptive reuse or their full or partial integration into the new addition. However, the property owner has the right to provide Council with given 60 days’ notice in writing of the intention to demolish or remove any building or structure on the property, and the demolition and removal of a building or structure is prohibited during this time period (Subsection 27 (4) of the *Ontario Heritage Act*).

Staff have reviewed the architectural plans submitted with the CHIA and find the design of the new building to be generally compatible in scale, material and design with the adjacent cultural heritage resources. As such, the recommendations of this Report comply with the above policies.

RELEVANT CONSULTATION

The property owners have been informed by Cultural Heritage staff of the property’s listed heritage status and the requirements for the 60-day notice if the building or structure is proposed for demolition.

The Hamilton Municipal Heritage Committee was consulted regarding the findings and recommendations of the Downtown Built Heritage Inventory Project to list properties on the Register of Property of Cultural Heritage Value or Interest on August 21, 2014.

The CHIA submitted as part of the NOID was reviewed by the Policy and Design Working Group (P&DWG) at their meeting on July 18, 2022. The P&DWG members provided the following feedback regarding the CHIA:

- These are the only surviving examples of this type of early commercial architecture in the area and they could be preserved for that reason;
- Could the facades of the Lincoln Alexander Centre and the two other buildings be renovated to a design similar to that proposed, but restoring 164-168 King Street East and keeping them at two storeys?
- The Working Group liked the proposed design, especially as it included changes to the façade of the Lincoln Alexander Centre to bring all three properties together;
- The Working Group did not reach a consensus on whether to support or oppose the proposal to demolish the two buildings; and,

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- The Working Group had no issues with the CHIA itself but felt that more discussion is needed to come to a consensus regarding the proposed demolition.

Staff have advised the Ward Councillor of the recommendation made in this Report.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The intent of a designation under Part IV of the *Ontario Heritage Act*, is to enable a process for the management and conservation of cultural resources. Once a property is designated, the municipality is enabled to manage alterations to the property through the Heritage Permit process and to ensure that the significant features of the property are maintained through the provision of financial assistance programs and the enforcement of Property Standards By-laws.

As outlined in the Preliminary Evaluation conducted as part of the Downtown Built Heritage Inventory Project, the property may be classified as a Character-Supporting Resource and contains cultural heritage value or interest (CHVI). Please find below the separate Preliminary Value Statements for the two properties.

164 King Street East:

Preliminary Design Value: 164 King Street East is a two-and-a-half storey brick building constructed in 1872 as part of a related row also consisting of 168 King Street East. The building, laid in Common bond, has a rectangular plan with a short façade, and a one-storey rear brick wing with subsequent two-storey brick and one-storey concrete-block additions. The side gable roof has projecting eaves with a plain frieze, a pair of gabled dormers in the front and back with two-over-two hung windows, and brick parapets with stone end brackets and a pair of single-stack brick chimneys in the centre.

The facades of the related row are comprised of flat windows with stone lintels and lug sills.

164 King Street East has three bays of two-over-two hung windows with wooden muntins in the second storey with stucco-cladding below, and a glazed storefront with recessed entrances to the east and west.

Preliminary Associative Value: 164 King Street East was constructed in 1872 for merchant John Laws, who also constructed 168 King Street East to the east. John Laws' flour and feed store was the first tenant of 164 King Street East in 1872 and continued to occupy the building until 1881. 164 King Street East has housed a variety

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of other businesses including George Roth's furniture store (1882-1886), butcher John R. Cambden (1886-1896), confectioner Henry Grierson (1901-1916), confectioner George Baker (1919-1930), a series of hairdressers (1940s), and Radio Grill/Radio Lunch (1948-1961). Public Optical operated out of the building from 1963 until the late-19th century. In 2012, 164 King Street East was occupied by Hamilton Vision Centre.

Preliminary Contextual Value: 164 King Street East is located on the south side of King Street East between Catharine and Walnut Streets, fronting directly onto the public right-of-way. 164 King Street East is part of a related row with 168 King Street East and is part of the remaining commercial streetscape on the south side of King Street East with a consistent streetwall spanning from James and Wellington Streets.

168 King Street East:

Preliminary Design Value: 168 King Street East is a two-and-a-half storey brick building constructed in 1872 as part of a related row also consisting of 164 King Street East. The building, laid in Common bond, has a rectangular plan with a short façade, and a one-storey wood-frame rear wing and a subsequent one-storey wood-frame addition. The side gable roof has projecting eaves with a plain frieze, a gabled dormer in the front and back, and brick parapets with stone end brackets and a pair of single-stack brick chimneys in the centre.

The facades of the related row are comprised of flat windows with stone lintels and lug sills. 168 King Street East has two bays of windows in the second storey with parging below, and a glazed storefront with a recessed entrance to the east and wood cladding flanking either side.

The two-over-two hung windows with wooden muntins have been replaced.

Preliminary Associative Value: 168 King Street East was constructed in 1872 for merchant John Laws, who also constructed 164 King Street East to the west. 168 King Street East has housed a variety of businesses including plumber Donald McPhie (1870s), machinist H.D. Bassett (1881-1897), machinists George and William F. Webster (1898-1918), Williams Sewing Machines (1907-1915), White Sewing Machine Company (1916-1924), Beatty Brothers Washer Store (1928-1946), Cheshire Appliances (1947-1955), Radio Shack (1975-1980s), and Super Bargain (1990s). In 2012, 168 King Street East was occupied by Boy's Toyz second-hand store.

Preliminary Contextual Value: 168 King Street East is located on the south side of King Street East between Catharine and Walnut Streets, fronting directly onto the public right-of-way. 168 King Street East is part of a related row with 164 King Street East and

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is part of the remaining commercial streetscape on the south side of King Street East with a consistent streetwall spanning from James and Wellington Streets.

Cultural Heritage Impact Assessment:

A Cultural Heritage Impact Assessment (CHIA) prepared by Megan Hobson, Built Heritage Consultant, was provided on July 11, 2022 (revised July 25, 2022) (Appendix “C” attached to Report PED22178). The key findings of the CHIA are that the two buildings at 164 and 168 King Street East are in very poor condition and have been heavily altered; original fabric has been lost; the buildings have very limited physical or design value; and do not make a significant contribution to the adjacent portion of King Street East heavily impacted by 20th century development and demolition.

The CHIA also includes an analysis of the proposed development and architectural plans, including design measures to reference the brick construction and Georgian symmetry of the buildings proposed for demolition; traditional stone lintel and sill details of the upper floor window openings; and a projecting cornice with decorative brackets. Staff concur that the proposed design is generally sympathetic in scale, material and design with the historic context of the King Street East Cultural Heritage Landscape and the Beasley Established Historical Neighbourhood.

Further, the CHIA recommends installation of an interpretive display in a publicly accessible area of the new building and that the carved stone end blocks on the roof parapets should be salvaged for reuse in the new building. As such, staff require that an Interpretation Plan and a Documentation and Salvage Report be submitted to the satisfaction and approval of the Manager of Heritage and Urban Design prior to any site plan approval.

Structural Assessment:

A Structural Assessment prepared by Kalos Engineering Inc., dated May 2022 and revised June 2022, forms Appendix D of the CHIA. The Structural Assessment explores four options for the buildings: 1) Do nothing; 2) Provide temporary support until further decisions are made; 3) Restore the buildings; and 4) Remove the buildings. Option 1) is not recommended due to structural concerns, Option 2) is recommended for 164 King Street East for the roof support system, Option 3) is possible but deemed not feasible by the proponent (see the Notice of Intention to Demolish (NOID) the existing buildings (Appendix “B” attached to Report PED22178)); and Option 4) is possible. Though Option 3) Restore the buildings is possible and was previously encouraged by Cultural Heritage Planning staff, the proponent has shared the following rationale for why they do not find the existing buildings to be adaptable for the proposed new use:

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- The structures are in a state of serious disrepair;
- Their internal configuration is inappropriate for the intended use; and,
- The floor levels do not match those of 160 King Street East (the Lincoln Alexander Centre, also owned by Philpott Memorial Church).

As such, with the loss of historic fabric and heavy alteration of the buildings, staff concur there would not be significant value in adding two additional storeys to the existing structures to integrate them into the Lincoln Alexander Centre structure.

Though the property contains cultural heritage value or interest (CHVI), Cultural Heritage Planning staff do not recommend pursuing Part IV designation to prevent demolition or removal of the two buildings as they have been heavily altered and original fabric has been lost. The proposed design of the development is generally sympathetic in scale, material and design, and appropriate design measures will be implemented which mitigate the loss of the existing heritage buildings. In addition, further documentation of the property will be required for archival and salvage purposes, and the history of the buildings will be commemorated through an interpretive display to further mitigate the loss of CHVI through demolition of the buildings.

Conclusion:

It has been determined that 164-168 King Street East, Hamilton, does have cultural heritage value or interest (CHVI), however, it is not considered to have sufficient cultural heritage value to warrant Part IV designation under the *Ontario Heritage Act*. For the subject properties, staff will require a Documentation and Salvage Report and a Commemoration Plan be prepared prior to demolition to sufficiently document and commemorate the buildings. The CHIA recommends features to be salvaged for reuse as well as commemoration through an interpretive display to mitigate the loss of CHVI through demolition of the buildings.

ALTERNATIVES FOR CONSIDERATION

(1) Direct staff to Designate Subject Property

That staff be directed to designate the subject properties under Part IV of the *Ontario Heritage Act*.

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

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(2) Direct staff to Remove Property from Municipal Heritage Register

That staff be directed to immediately remove the subject properties from the City's Register of Property of Cultural Heritage Value or Interest as non-designated properties.

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.

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" to Report PED22178 – Location Map

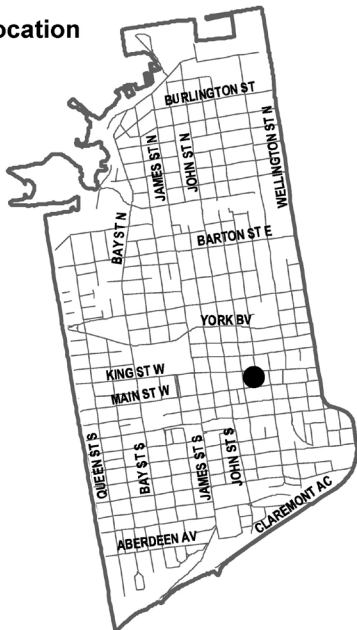
Appendix "B" to Report PED22178 – Notice of Intention to Demolish the Buildings
located at 164-168 King Street East, Hamilton

Appendix "C" to Report PED22178 – Cultural Heritage Impact Assessment

CR:sd



● Site Location



Key Map - Ward 2

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
164-168 King St E


Date:
July 12, 2022

Appendix "A"

Scale:
N.T.S

Planner/Technician:
CR/NB

Subject Property

 164 and 168 King Street East, Hamilton
(Ward 2)



July 7, 2022

Hamilton City Council,
Hamilton City Hall
2nd floor, 71 Main St West
Hamilton, ON L8P 4Y5

Re: Notice of Intent to Demolish Two Heritage Registered (non-Designated) Commercial Buildings

Dear Members of Council,

I write as the Chair of the Building Committee of Philpott Memorial Church, and am authorized to act on behalf of the Board of Directors of the Church with respect to our proposed new building.

In September 2021, Philpott Memorial Church purchased three contiguous properties fronting King St E in downtown Hamilton, namely 160 King St E., built in 1971 as an Odeon Theatre and converted into the Lincoln Alexander Centre a decade or more ago, 164 King St E and 168 King St E, both of which were previously commercial businesses. The desire of the church is to move from its existing site on the north-west corner of York Blvd and Park St N where it has been for over 120 years to this new location where it can continue to serve downtown Hamilton. The existing building at 160 King St E will be maintained with some internal renovations; the upper level theatre will be used as the primary Place of Worship. Additional space is required to meet all the ministries of the church, including its many educational and social activities, and demolition of the adjacent buildings at 164 and 168 King St E will provide the space needed to erect a new 4-storey building linked to the existing 160 King St E.

The existing buildings at 164 and 168 King St cannot be repurposed to meet the needs of the church. The structures are in a state of serious disrepair, their internal configuration is inappropriate for our intended use, and the floor levels do not match those of 160 King St E. In consultation with our architect, we have examined the possibility of retaining or rebuilding the existing street facades of these buildings, but have likewise determined this is not feasible in that the resulting loss of floor space does not allow adequate area for our many activities.

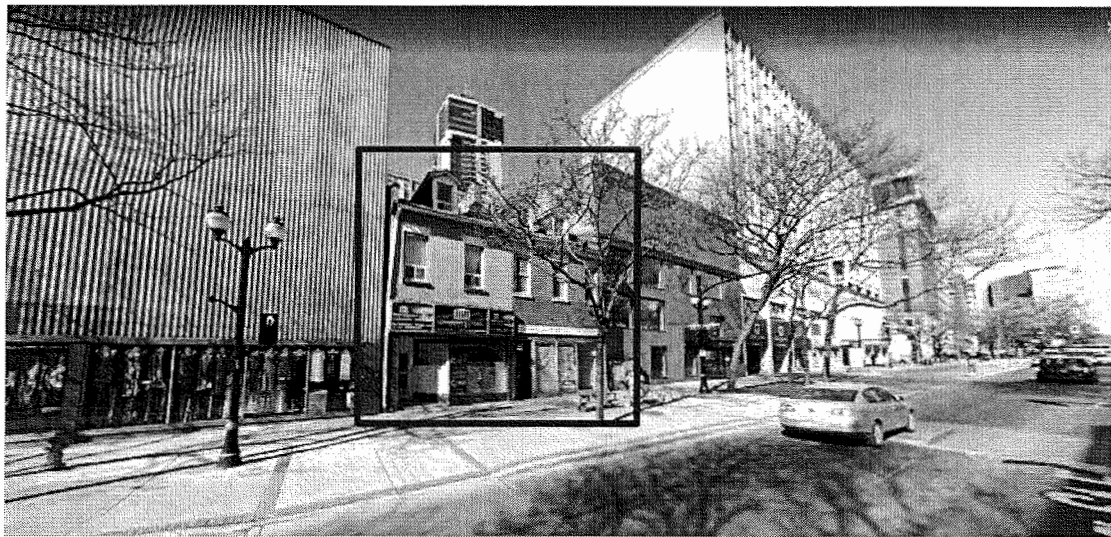
The church is committed to remaining in the central core of Hamilton, and this site with its existing and proposed new building will provide us with the space and location to serve the needs of the local community and the city for decades to come. Demolition of the buildings at 164 and 168 King St E. will allow us to erect a fully functional building attached to the retained building at 160 King St E. Our architect has developed schematics of a new façade which will be consistent with other buildings in the area and provide a unifying concept to the 160-164-168 location.

Sincerely,



Malcolm R Sears
Chair, Building Committee,
Philpott Memorial Church.

HERITAGE IMPACT ASSESSMENT



164 - 168 KING STREET EAST
HAMILTON, ON

25 JULY 2022

MEGAN HOBSON CAHP
M.A. DIPL. HERITAGE CONSERVATION
Built Heritage Consultant
mhobson@bell.net

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APPENDIX B: HISTORIC DOCUMENTATION

APPENDIX C: STRUCTURAL ASSESSMENT [KALOS ENGINEERING]

APPENDIX D: ARCHITECTURAL DRAWINGS [PARKER ARCHITECTS INC.]

EXECUTIVE SUMMARY

Megan Hobson consulting was retained by the Philpott Memorial Church (PMC) to prepare a *Heritage Impact Assessment* for two Listed heritage properties located at 164 and 168 King Street East. PMC has acquired the former Lincoln Alexander Theatre located at 160 King Street East and the two adjacent properties at 164 and 168 King Street East as their new downtown facility. All three buildings listed on the *Municipal Heritage Register*. The development proposal includes renovation of the Lincoln Alexander Theatre and demolition of the commercial buildings at 164 and 168 King Street East so that a new 4-storey purpose-built structure can be built that matches the roofline and floor levels of the Lincoln Alexander Theatre. The new structure will accommodate administrative office, meeting rooms, and community services administered by PMC.

The buildings at 164 and 168 King Street East are in very poor condition and have been heavily altered. The HIA describes the loss of original fabric and summarizes the findings of the *Condition Assessment* undertaken by Kalos Engineering. The HIA finds that the buildings have very limited physical or design and do not make a significant contribution to this portion of King Street East that has been heavily impacted by 20th century development and demolition.

The HIA recommends that:

- the properties at 164 and 168 King Street East be removed from the Heritage Register so that demolition may be permitted, and that the following mitigation be required as a condition of approval;
 - that design measures should be employed in the design of the new building so that the new design and materials reference the heritage buildings to be demolished and is complimentary to adjacent heritage buildings and the historic context of King Street East
 - that an interpretive display should be installed in the new building in a publicly accessible area
 - that the carved stone end blocks on the roof parapets should be salvaged for reuse in the new building

Design Measures recommended by the consultant have been introduced by Parker Architects Inc., the architect for the development. The design has evolved based on discussions with heritage staff and the heritage consultant. The Revised Design successfully references the brick construction and Georgian symmetry of the heritage buildings to be demolished and is complimentary to the historic context. The window openings on the upper floors have a traditional stone lintel and sill detail. A projecting cornice with decorative brackets unifies the King Street façade and references the style of adjacent buildings such as the Copp Block located across the street.

1.0 INTRODUCTION

Preparation of this report included site investigation, historical research, a review of relevant planning documents, and consultation with heritage planning staff. Architectural drawings for the proposed development by Parker Architects Inc. and the *Building Condition Assessment* by Kalos Engineering are included in the appendix of this report.

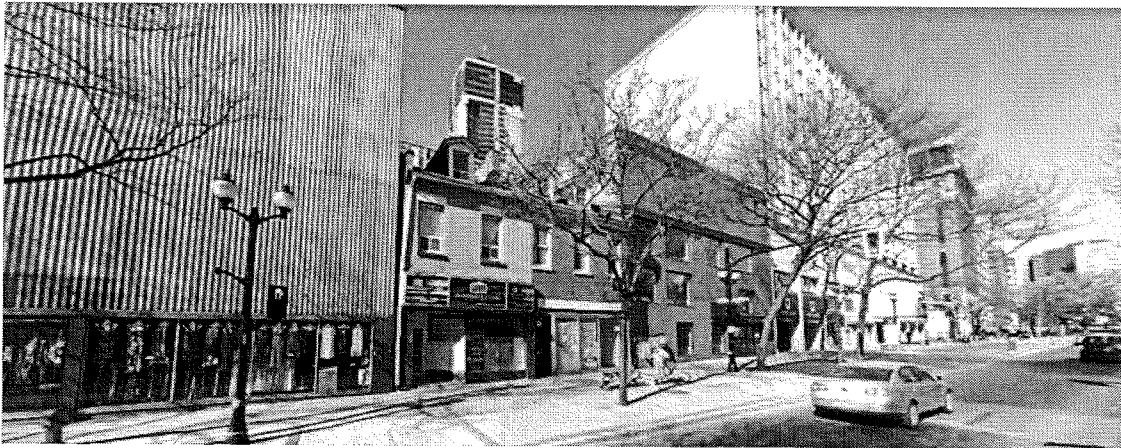
2.0 LOCATION & SITE DESCRIPTION

The subject property is located on the south side of King Street East between Catharine Street and Walnut Street. It is directly opposite from Mary Street, a north-south side street that terminates at King Street East.



164-168 KING STREET EAST - located to the east of Gore Park on the south side of King Street East

The subject property is part of a mixed streetscape on the south side of King Street East that has been impacted by 20th century demolitions and re-development. To the west is the Lincoln Alexander Theatre (1971) and the Effort Trust Building (1965) and to the east is the Home Outfitting Company (1910) and a surface parking lot. The historic façade of the Home Outfitting Company (1910) has been re-clad with metal cladding.



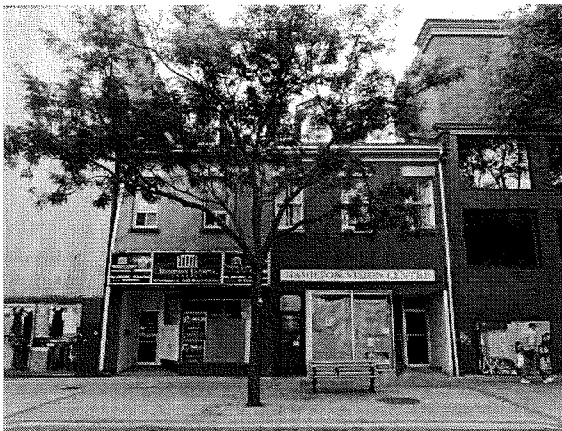
SOUTH SIDE OF KING E – the south side of King Street East has a mixed character – the subject buildings sandwiched between later 20th century developments such as the Lincoln Alexander Theatre (1971) and Effort Trust Building (1965) to the west and the Home Outfitting Company (1910) to the east that was re-clad with metal in the late 20th century – to the east of the Home Outfitting Company is a surface parking lot

In contrast, the north side of the King Street East has a more homogeneous character that is dominated by the well-preserved Copp Block, a Late Victorian commercial block that extends from Mary Street to Catharine Street.



NORTH SIDE OF KING E – the north side of King Street has a homogenous character - view of the Copp Block from the surface parking lot on the south of King Street East

3.0 CURRENT CONDITIONS



FRONT ELEVATION



REAR ELEVATION

Both buildings have been subjected to unsympathetic alterations and inappropriate repairs. The distinctive roofline of the original design with its dormers, brick parapets and brick chimneys are intact, but these elements are in very poor condition. The 2nd floor is generally intact and has symmetrically placed window openings with plain stone lintels and sills, but the masonry at #168 has been painted and the lower portion of the masonry at #164 has been parged over with stucco. The painting and patching of the masonry are 20th century interventions that were done as cheaper alternatives to re-pointing the wall or repairing areas that were damaged when signage was removed. There does not appear to be any original fabric remaining on the ground floor.

The interiors have been heavily altered and the interior of #168 has been completely gutted. There is extensive evidence inside both buildings of water damage due to failure of the roof membranes and mould was visible in several areas where finishes have been removed.

There appears to be structural problems with the roof of #168 visible on the interior. The main lateral beam is split and has deflected.

In my opinion, the buildings have limited potential for rehabilitation and re-use. Documentation and comments on the current condition of heritage attributes is provided below.

The following alterations to heritage attributes on the King Street elevations are evident:

- original fabric on the ground floor has been removed and modern storefronts have been installed
- brick above the storefronts has been damaged due to the installation and removal of signage
- brick has been painted
- brick has been parged



164 - masonry above the storefront was parged after the Public Optical signage was removed

168 - masonry on the 2nd floor was painted after the Radio Shack cladding and signage was removed

The current condition of both buildings is very poor. There is significant evidence of water infiltration on all levels including deteriorated and saturated materials, water staining, and mould growth. A *Condition Assessment* by Kalos Engineering confirmed the following condition issues are present:

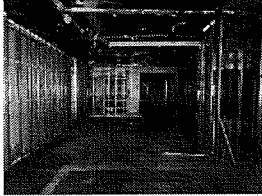
- the buildings have been vacant for several years and some vandalism was observed
- there are areas that exhibit considerable deterioration and decay
- there are areas that show signs of renovations without proper design
- water staining was noted throughout

164 King Street East:

- the ground floor has been partially reframed but not completed
- sections of ceiling have collapsed
- the supporting roof beam has failed and has deflected and rolled from the load, temporary support is recommended
- excessive moisture in the basement, the basement walls need repointing

168 King Street East:

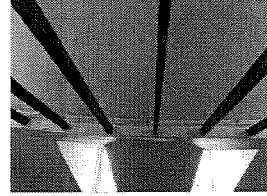
- ceiling tiles have fallen
- excessive moisture in the basement, the basement walls need repointing



PARTIAL RENOVATION



SATURATED INSULATION & COLLAPSED CEILING TILES

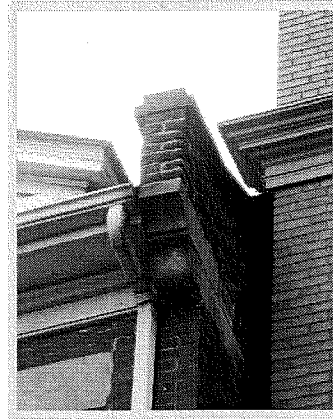


DEFLECTED ROOF BEAM

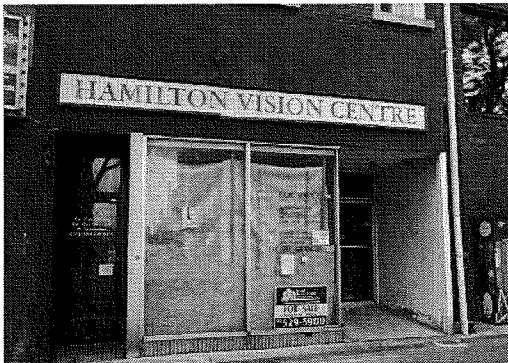
164 King E – Current Condition of Heritage Attributes



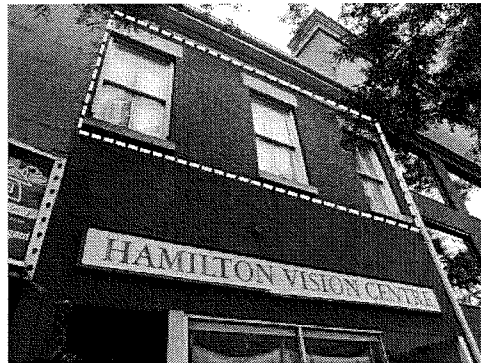
Original roofline is intact but is in very poor condition



*Potential salvage item: carved stone corbel



No historic fabric on the ground floor



* limit of historic fabric

HERITAGE ATTRIBUTE	CURRENT CONDITIONS
3-bay masonry façade	There is no historic fabric on the ground floor. The original arrangement of the windows on the 2 nd floor is intact. Masonry below the windows has been parged over with a cement stucco. Modern signage has been affixed to the masonry above the storefront.

windows	The original windows openings are intact on the 2 nd floor, but the ground floor has been modified for a modern storefront. There are 3 original 2 over 2 wood sash windows on the 2 nd floor and 2 original 2 over 2 wood sash windows in the roof dormers.
doors	There are no original doors on the exterior.
roof	The original gable roof form is intact but structural issues and evidence of extensive water infiltration are apparent on the interior. The roof has two gabled roof dormers that appear to be original. Evidence of extensive water infiltration into the dormer is apparent on the interior. There is one original chimney at the west end wall that appears to be intact. Further investigation of the roof by a structural engineer is recommended.
interior	There is no historic fabric remaining inside. The interior has been gutted and water damage and mould were observed in several areas where wall and ceiling finishes have been opened up.

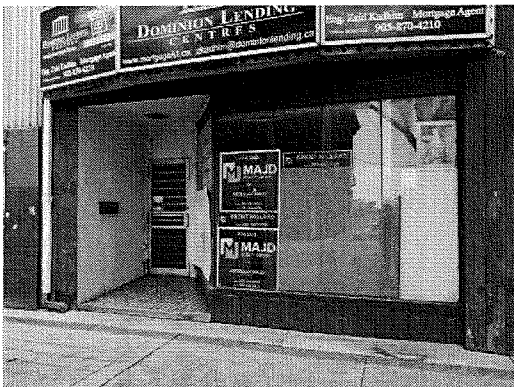
168 King E – Current Condition of Heritage Attributes



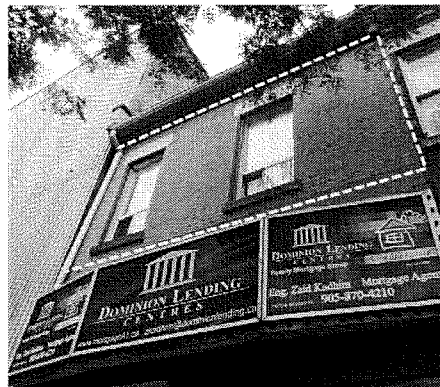
Original roofline is intact but is in very poor condition



*Potential salvage item: carved stone corbel



No historic fabric on the ground floor



*limit of historic fabric – masonry has been painted

HERITAGE ATTRIBUTE	CURRENT CONDITIONS
2-bay masonry façade	There is no historic fabric on the ground floor. The original arrangement of the windows on the 2 nd floor is intact. The masonry, including the brick walls and the stone lintels, have been painted. Modern signage has been affixed to the masonry above the storefront.
windows	The original windows openings are intact on the 2 nd floor, but the ground floor has been modified for a modern storefront. Vinyl windows have been installed in the upper floor windows.
doors	There are no original doors on the exterior.
roof	The original gable roof form is intact but structural issues and evidence of extensive water infiltration are apparent on the interior. The roof has one gabled roof dormer that appears to be original. Evidence of extensive water infiltration into the dormer is apparent on the interior. There are no original chimneys.
interior	There is no historic fabric remaining inside. Water damage and mould was observed in several areas where wall and ceiling finishes have been opened up.

4.0 HERITAGE PLANNING CONTEXT

The subject property is located within a cultural landscape identified in the *Downtown Secondary Plan* as:

- the *King Street East Cultural Heritage Landscape (CHL)*

The subject property contains 3 built heritage resources that are Listed on the Municipal Heritage Register as:

- 160 King E – Odeon Theatre, 1971 by Sprachman & Sprachman
- 164 King E – John Law’s Flour & Feed, c.1872
- 168 King E – John Law’s Flour & Feed, c. 1872



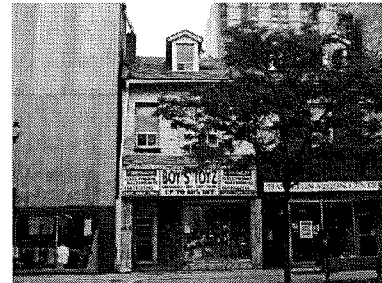
HERITAGE MAPPING: 160, 164, & 168 King Street East are Listed on the Municipal Heritage Register



160 KING E – built 1972, heavily altered



164 KING E – built 1872, heavily altered.



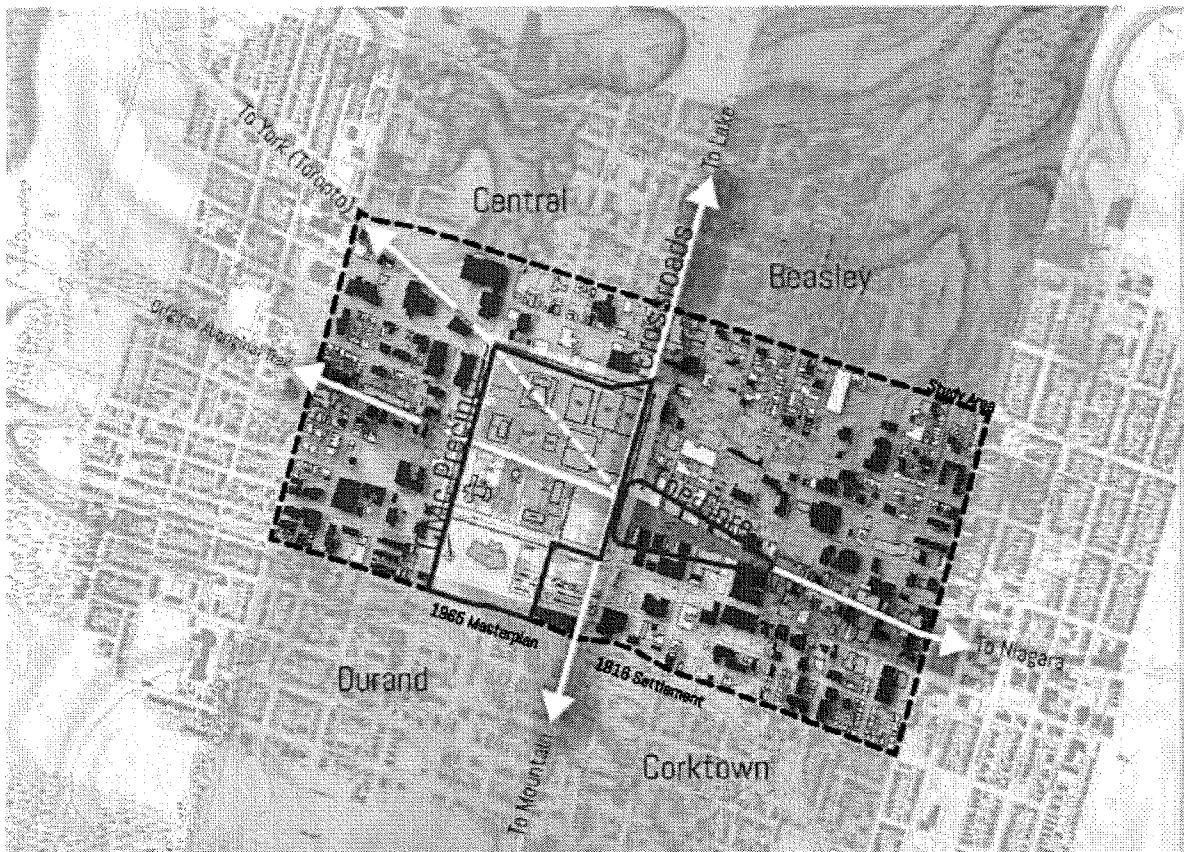
168 KING E – built 1872, heavily altered

5.0 HISTORIC CONTEXT

The subject property contains two 2.5-storey brick buildings that were built c.1872 by John Law who operated a Flour & Feed Store here from 1872-1881. Subsequent uses associated with the buildings in the 19th and early 20th centuries include a Wholesale Confectioner & Candy Factory at #164 and several machinists and Sewing Machine businesses at #168.

The original design employs a common Georgian vernacular design that was used extensively for commercial buildings in Upper Canada in the 19th century. Though once common in Downtown Hamilton, most of these Georgian rows have been demolished and replaced with larger buildings. These commercial rows reflect the affluence of Hamilton's merchants in the 19th century and they could be easily adapted for retail, wholesale or small-scale industrial uses and often contained residential quarters on the top floor.

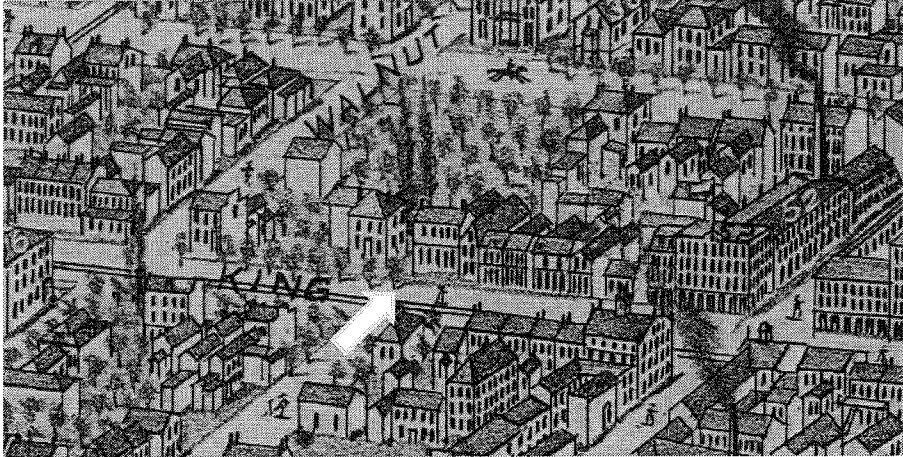
The subject buildings were identified as 'Character Supporting' resources in the *Hamilton Downtown Built Heritage Inventory* conducted by ERA in 2014, the lowest rating for inclusion on the Register. Individual properties were evaluated based on the nature of their contribution to the historic context, ranging from 'significant', to 'character-defining', to 'character-supporting'. The historic context for the subject properties is identified as 'King Street East', a key commercial corridor since the early 19th century and the 'Beasley Neighbourhood', one of four historic neighbourhoods in Downtown Hamilton.



DOWNTOWN HAMILTON BUILT HERITAGE INVENTORY (2014 ERA) – 160, 164 & 168 king street east are identified as 'character supporting resources'

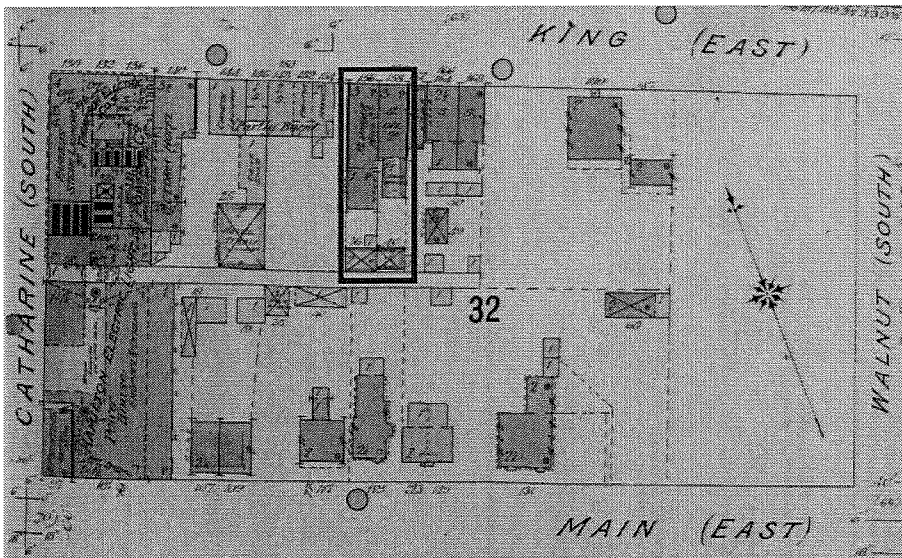
164 & 168 King Street East

The buildings were built c. 1872 and appear on the 1876 Birdseye View. The evolution of the buildings based on historic mapping is provided below.



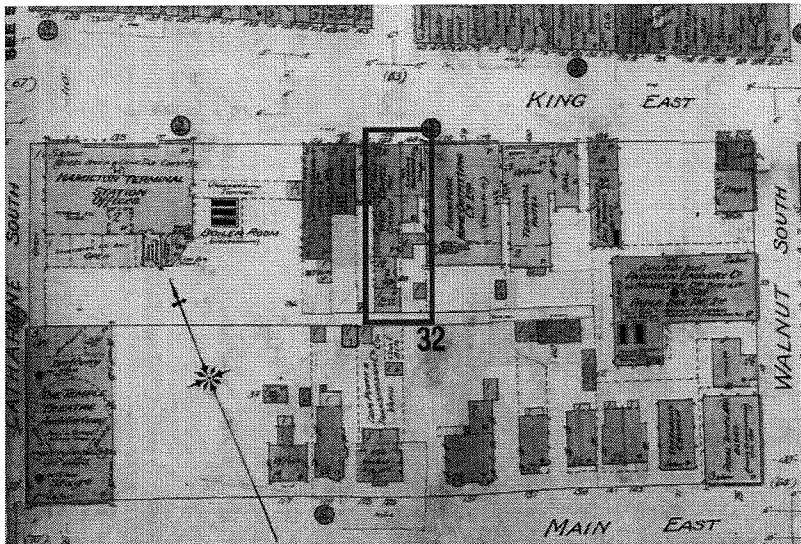
1876 BIRDSEYE VIEW

The subject buildings appear on the 1876 *Birdseye View of Hamilton*. They are part of a continuous row of buildings on the west half of the block (right side). The east half of the block (left side) has a very different character and contains a 2-storey dwelling that backs onto open space planted with trees. The Wanzer Sewing Machine Factory has been built at the west end of the block and is identified as # 52 on the map.



1898 FIRE INSURANCE PLAN

The 1898 *Fire Insurance Plan* corresponds to the 1876 *Birdseye View* and shows two 2.5-storey commercial buildings on the subject property, both buildings have a 1-storey tail, both are identified as 'stores'. There is a 1.5-storey brick outbuilding behind #164 that may be a stable. There is a small storage shed and an outhouse behind each store constructed of wood. The Wanzer Sewing Machine Factory at the west end of the block has been replaced by the Hamilton Electric Light & Power Co.



1911 FIRE INSURANCE PLAN

#164 is now identified as a 'Wholesale Confectioner & Candy Factory' and has been enlarged. The brick outbuilding behind #164 has been integrated into the rear addition

#168 is unchanged but is now identified as a 'Sewing Machine' business. The Hamilton Electric Light & Power Company at the west end of the block has been replaced by the Hamilton Terminal Station

King Street East – 19th century

The north side of King Street East is predominantly characterized by Late Victorian commercial rows with a consistent façade treatment and building height framing the street. In contrast, the south side of King Street East where the subject properties are located has a varied skyline and has large gaps as well as large scale 20th century development.



KING STREET EAST, c.1900

A partial view of #168 that shows the original storefront and wood shutters on the 2nd floor windows. The store sign says "White Rotary Sewing Machines – Repairing – Cyrus Stewart"

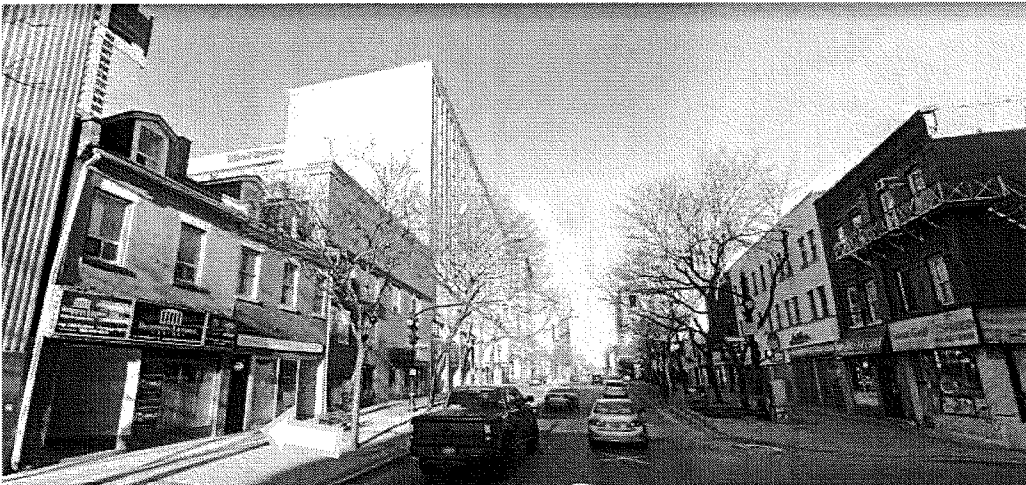
King Street East – 20th century

The south side of King Street East has a mixed character that has been heavily impacted by unsympathetic alterations to heritage buildings, demolition of heritage buildings for surface parking lots, and large-scale development. It is very different from the north side of King Street East that is dominated by the well preserved Copp Block.



KING STREET EAST, 2022

View looking east. The historic character has been negatively impacted by demolition and unsympathetic alterations to historic buildings on the south side of King Street East (right). In contrast, the historic character of the north side of King Street has been maintained and is strongly defined by the well-preserved Copp Block.



KING STREET EAST 2022

View looking west shows the large-scale 20th century development to the east of the Lincoln Alexander Theatre. The south side of King Street East has a different character than the north side that has intact Victorian rows of similar heights. This is due to the mix of industrial, commercial and residential uses on the south side of King Street East in the 19th century. This contributed to a varied built form on the south side of King Street East.

6.0 HERITAGE EVALUATION

The subject buildings have been heavily altered and are located within a streetscape that has been heavily impacted by larger scale 20th century development, unsympathetic building alterations and demolitions that have left gaps in the streetscape. The following tables provide an evaluation of the heritage value of the building and its context according to legislated criteria under the Ontario Heritage Act and according to the City of Hamilton’s criteria for determining cultural heritage value contained in the Urban Hamilton Official Plan.

Ontario Regulation 09/06: Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act

CRITERIA	ASSESSMENT (YES/NO)	RATIONALE
1. Design of physical value:		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The buildings are heavily altered examples of a late Georgian row of two commercial buildings built c.1872.
ii) Displays a high degree of craftsmanship or artistic merit	NO	The buildings do not display craftsmanship or artistic merit because unsympathetic alterations have been made.
iii) Demonstrates a high degree of technical or scientific achievement	NO	They are 2.5 storey brick buildings with a rubblestone foundation.
2. Historical or associative value		
i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community	NO	They are associated with commercial activities in downtown Hamilton in the 19 th & 20 th centuries.
ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	They have limited potential to contribute to an understanding of commercial activities on King Street East in the 19 th century because they have been heavily modified.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community	NO	They were built according to a common vernacular building typology that is not associated with a particular architect or designer.
3. Contextual Value		
i) Is important in defining, maintaining, or supporting the character of an area	NO	They are located on the south side of King Street East where there is a mix of buildings of different dates, styles and scales and there is a large gap in the streetscape to the east.

ii) Is physically, functionally, visually, or historically linked to its surroundings	<u>YES</u>	They are historically and functionally linked to King Street East, one of two main commercial corridors in Hamilton since the 19 th century.
iii) Is a landmark	NO	They have not been identified as a landmarks. They are identified as 'character supporting' resources in the DBHI (2014).

City of Hamilton's Criteria for Evaluating Built Heritage Resources

CRITERIA	ASSESSMENT
Historical Associations	
1. <u>Thematic</u> : how well does the feature or property illustrate a historical theme that is representative of significant patterns of history in the context of the community, province or nation?	LIMITED ABILITY <ul style="list-style-type: none"> the buildings have limited ability to illustrate 19th century commercial activities on King Street East because they have been heavily altered on the ground floor and on the interior
2. <u>Event</u> : is the property associated with a specific event that has made a significant contribution to the community, province or nation?	NO <ul style="list-style-type: none"> no specific events occurred here other than daily commercial activities
3. <u>Person and/or Group</u> : is the feature associated with the life or activities of a person or group that has made a significant contribution to the community, province or nation?	NO <ul style="list-style-type: none"> the stores have been occupied by a number of different businesses that have made a local contribution to commercial activity in downtown Hamilton
Architecture and Design	
4. <u>Architectural merit</u> : what is the architectural value of the resource?	HEAVILY ALTERED EXAMPLE <ul style="list-style-type: none"> the buildings are heavily altered examples of common commercial building type in the early to mid-19th century.
5. <u>Functional merit</u> : what is the functional quality of the resource?	IN TRANSITION <ul style="list-style-type: none"> the buildings have been in continuous use as commercial buildings with residential units above, but the current owner is proposing a change in use to a Church
6. <u>Designer</u> : what is the significance of this structure as	NOT ASSOCIATED WITH A DESIGNER

<p><i>an illustration of the work of an important designer?</i></p>	<ul style="list-style-type: none"> the buildings were built according to a common vernacular building typology that is not associated with a particular architect or designer
<p>Integrity</p>	
<p>7. <i>Location integrity: is the structure in its original location?</i></p>	<p>IN TRANSITION</p> <ul style="list-style-type: none"> the buildings are in their original location, but adjacent buildings have been demolished and replaced with larger structures
<p>8. <i>Built integrity: is the structure and its components parts all there?</i></p>	<p>NO</p> <ul style="list-style-type: none"> the façades have been heavily altered including removal of original fabric on the ground floor unsympathetic changes have been made to the façades including application of stucco at #164 and painting of brick at #168 a modern storefront has been installed on the ground floor of both buildings and vinyl windows have been installed at #168 and in the dormers of both buildings.
<p>Environmental Context</p>	
<p>9. <i>Landmark: is it a visually conspicuous feature in the area?</i></p>	<p>NO</p> <ul style="list-style-type: none"> the buildings are part of a commercial streetwall that contains a mix of buildings including large-scaled 20th century buildings.
<p>10. <i>Character: what is the influence of the structure on the present character of the area?</i></p>	<p>LIMITED INFLUENCE</p> <ul style="list-style-type: none"> the buildings have limited influence on the character of the south side of King Street East because this streetscape has been heavily impacted by 20th century demolitions and larger scaled development
<p>11. <i>Setting: what is the integrity of the historical relationship between the structure and its immediate surroundings?</i></p>	<p>LIMITED INTEGRITY</p> <ul style="list-style-type: none"> the buildings were originally part of a continuous row of 2.5-storey commercial buildings, but adjacent buildings were demolished and replaced with larger buildings in the late 19th and late 20th century.
<p>Social Value</p>	
<p>12. <i>Public perception: is the property or feature regarded as important within its area?</i></p>	<p>NO</p> <ul style="list-style-type: none"> the buildings have not been identified as significant building in local newspapers, historical publications, or walking tours of Downtown Hamilton.

7.0 PROPOSED DEVELOPMENT

The development proposal includes renovation of the Lincoln Alexander Theatre and demolition of the commercial buildings at 164 and 168 King Street East so that a new 4-storey purpose-built structure can be built that matches the roofline and floor levels of the Lincoln Alexander Theatre. The new structure will accommodate administrative office, meeting rooms, and community services administered by Philpott Memorial Church (PMC).

The design has evolved through various iterations. The revised proposal seeks to mitigate the loss of the heritage buildings at 164 and 168 King Street East by referencing the brick construction and Georgian design and symmetry of the heritage facades. The new building will be four storeys in height to match the height of the Lincoln Alexander Theatre so that PMC can maximize interior space to meet their needs.

The design is complimentary to the historic context of King Street East. A continuous roofline will be established across the King Street frontage with a project cornice similar to historic commercial rows in the area. The design is generally sympathetic in scale, material and design, though there are three bays in the proposed building versus five in the two existing buildings.



DESIGN MEASURES: the window proportions & placement and the stone lintel & sill detail will be referenced in the new building façade
SALVAGE: the carved stone end blocks in the roof parapet will be salvaged and repurposed in the new building

8.0 HERITAGE IMPACT ASSESSMENT

The heritage buildings to be demolished have been heavily altered and are in very poor condition. They make a limited contribution to the character of King Street East as a 19th century commercial streetscape because the south side of King Street East has limited integrity due to large scale 20th century development, building alterations, and demolitions that has resulted in an extremely varied built form with large gaps in the streetscape.

The development proposes to mitigate the demolition by referencing the Georgian vernacular style of the heritage buildings in the design of the new 4-storey structure to be built in its place.

The applicant has indicated that additional mitigation including salvage of the carved stone blocks from the roof parapets and installation of an interpretive display will be undertaken.

Given the limited integrity of the heritage buildings and the limited integrity of the historic streetscape, demolition and replacement with building that references the brick construction and Georgian style of the heritage buildings and is complimentary to adjacent heritage buildings is an appropriate form of mitigation.

The Ministry of Culture provides guidance and information regarding cultural heritage and archaeological resource conservation in land use planning in the *Ontario Heritage Toolkit* (2006). Negative impacts to a cultural heritage resource that may occur due to a proposed development or site alteration are identified in the Ontario Heritage Toolkit as follows:

- Destruction of any part, or part of any, significant heritage attributes or features.
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature, or plantings, such as a garden.
- Isolation of a heritage attribute from its surrounding environment, context or significant relationship.
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

The development proposal include demolition of two inventoried heritage properties identified as 'character supporting' buildings in the *Downtown Built Heritage Inventory* (2014). Although the buildings have been heavily altered they are linked to the theme of commercial development in downtown Hamilton in the 19th century and retain some elements of their original late Georgian design including; the brick construction, symmetrical design of the façade with regular bays, rectangular window openings with stone sills, and the raised brick parapets and carved stone end blocks on the roofline. Therefore, it is recommended that the destruction of the surviving heritage attributes be mitigated through design measures to reference the original design in the new buildings and through salvage of the carved stone end blocks.

The Ministry of Culture recommends the following methods for minimizing or avoiding a negative impact on a cultural heritage resource include:

- alternative development approaches
- isolating development and site alteration from significant built and natural features and vistas
- design guidelines that harmonized mass, setback, setting, and materials
- limiting height and density
- allowing only compatible infill and additions
- reversible alterations
- buffer zones, site plan control, and other planning mechanisms

The proposed design is a good example of 'compatible infill' that 'harmonizes mass, setback, setting and materials.' The design has evolved based on input from heritage staff and the heritage consultant to better reflect the heritage buildings to be demolished. The design of the new building harmonizes with the mass, setback, setting and materials of the adjacent Lincoln Alexander Theatres and other adjacent heritage structures to create a unified streetwall.

9.0 CONCLUSIONS & RECOMMENDATIONS

The buildings at 164 and 168 King Street East are in very poor condition and have been heavily altered. The loss of original fabric has been documented in this report. The *Condition Assessment* by Kalos Engineering identifies significant condition issues. The heritage buildings cannot accommodate the proposed use that requires continuous floor plates on four levels across the whole site in order to meet the needs of the church.

The second floor auditorium in the Lincoln Alexander Theatre can be easily converted to a place of worship. The Philpott Memorial Church is very active in Downtown Hamilton providing a large number of community services. In order to provide these services, they need administrative offices, meeting rooms, washrooms, and communal meeting spaces.

The HIA finds that the buildings have very limited physical or design and do not make a significant contribution to this portion of King Street East that has been heavily impacted by 20th century development, building alterations, and demolitions.

The HIA recommends that:

- if a demolition of the *Inventoried* heritage properties at 164 and 168 King Street East is permitted, the following mitigation be required:
 - that design measures should be employed in the design of the new building so that the new design and materials reference the heritage buildings to be demolished and is complimentary to adjacent heritage buildings and the historic context of King Street East
 - that an interpretive display should be installed in the new building in a publicly accessible area
 - that the carved stone end blocks on the roof parapets should be salvaged for reuse in the new building

Design Measures recommended by the consultant have already been introduced by Parker Architects Inc., the architect for the development. The design has evolved based on discussions with heritage staff and the heritage consultant. The Revised Design successfully references the brick construction and Georgian symmetry of the heritage buildings to be demolished and is complimentary to the historic context. The window openings on the upper floors have a traditional stone lintel and sill detail. A projecting cornice with decorative brackets unifies the King Street façade and references the style of adjacent buildings such as the Copp Block located across the street.

10.0 SOURCES

City of Hamilton, *Urban Hamilton Official Plan*

ERA, *Downtown Hamilton Built Heritage Inventory Project* (2014)

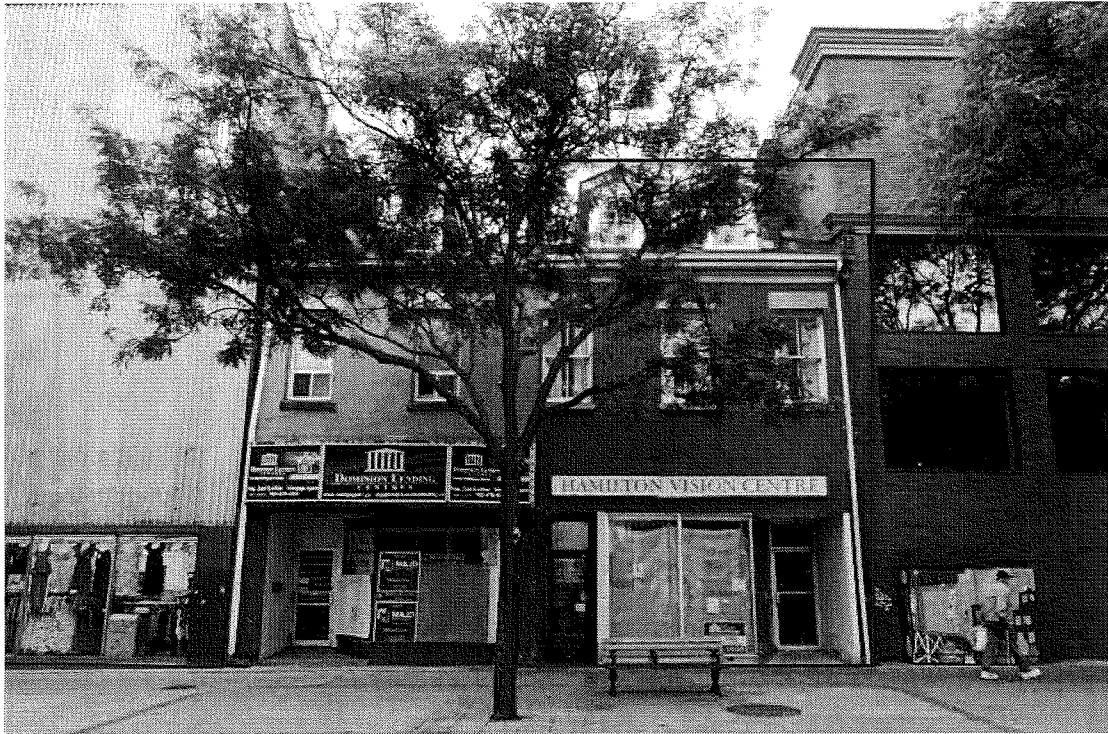
Ministry of Tourism, Culture & Sport, *Ontario Heritage Toolkit*

Parks Canada, *Standards & Guidelines for the Conservation of Historic Places in Canada* (2010)

11.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 10 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching architectural history at the University of Toronto and McMaster University and Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

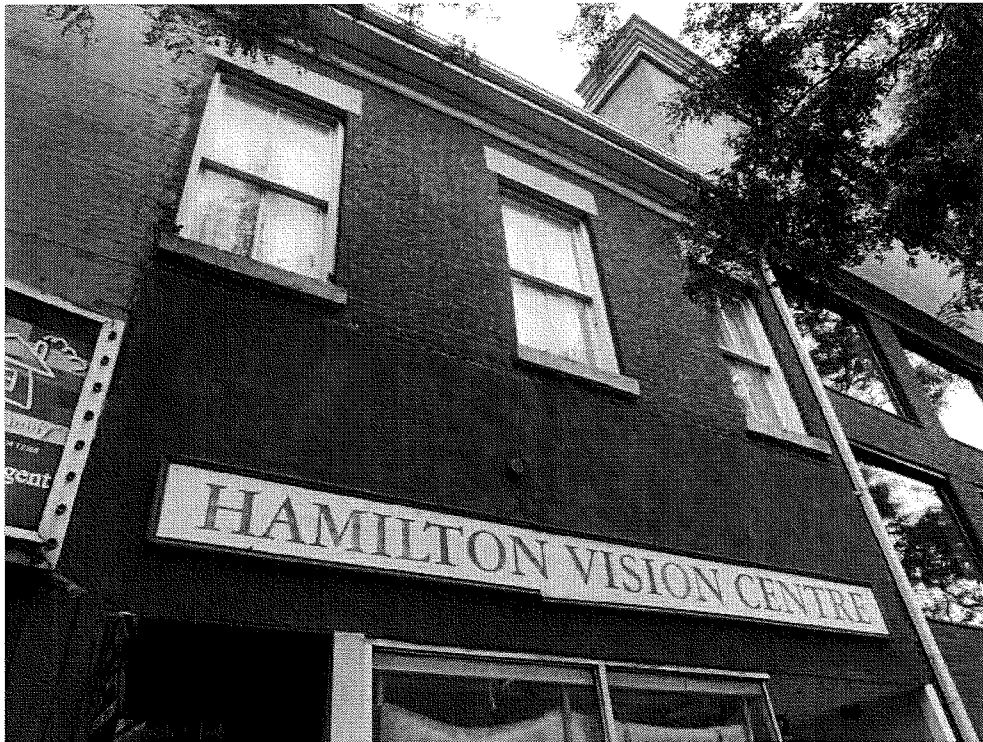
APPENDIX A: PHOTO DOCUMENTATION – 164 KING E



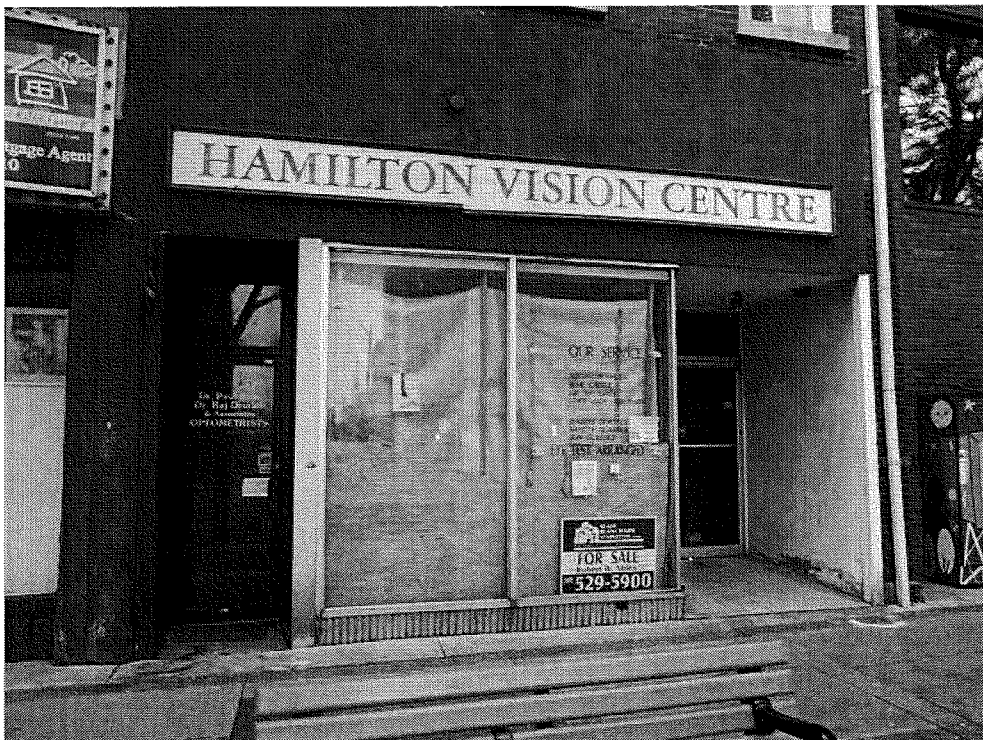
KING STREET EAST – 3-bay facade



KING STREET EAST – two roof dormers



MAIN FAÇADE – original exterior wall with three window openings is partially intact on the 2nd floor – the masonry below the 2nd floor windows has been parged over – the original 2 over 2 wood sash windows remain



STOREFRONT – no historic fabric – 2 entrances on King Street East



REAR FAÇADE - backs onto an alleyway and surface parking lot – there is a 1.5-storey garage at the back



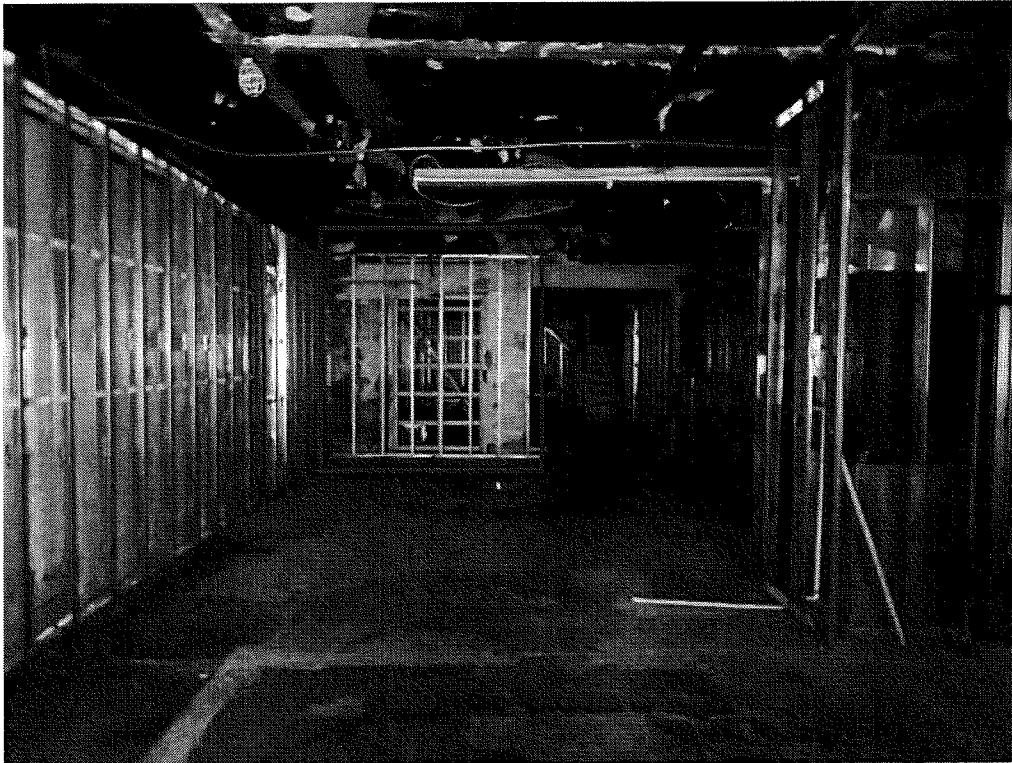
BRICK STORAGE SHED – there is a brick storage shed attached at the rear that backs onto the alleyway



1ST FLOOR COMMERCIAL SPACE – no historic fabric



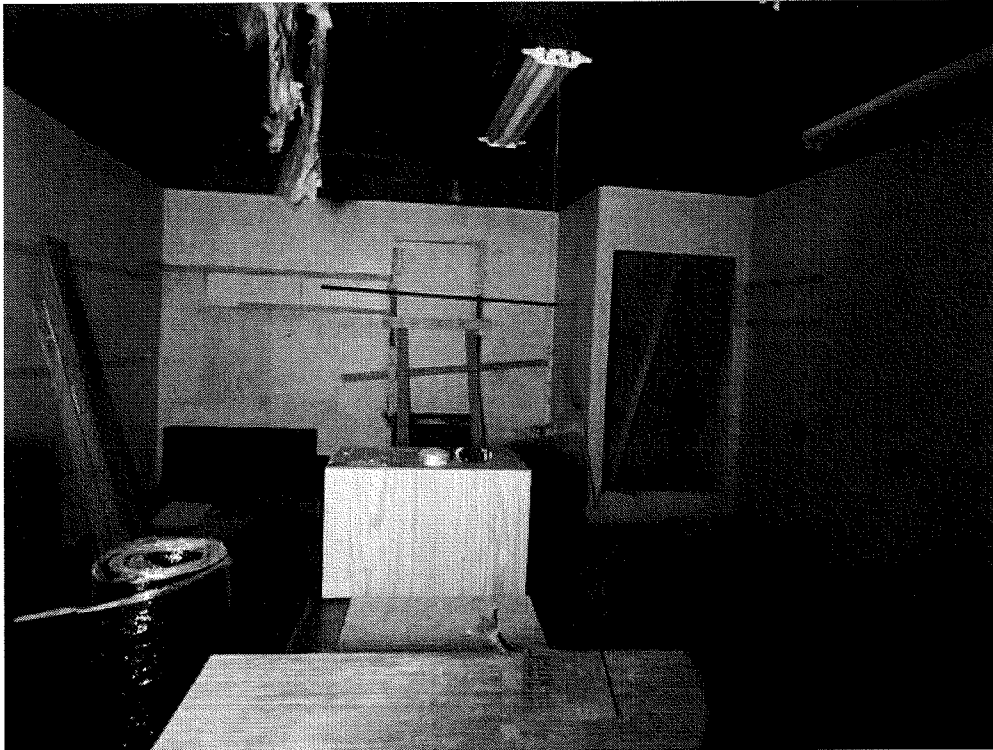
1ST FLOOR COMMERCIAL SPACE – no historic fabric



1st FLOOR – rear section – this area has been gutted – note the exterior wall of a 19th-century brick outbuilding that was integrated into the rear addition when it was enlarged sometime before 1911



1st FLOOR – rear section – this area has been gutted – no historic fabric



2nd FLOOR – rear section – this is the upper floor of the 19th century outbuilding that was integrated into the building sometime before 1911 – drywall and fluorescent lighting installed – no historic fabric



2nd FLOOR – rear section – original roof framing visible through a hole in the ceiling – evidence of water and fire damage



STAIRS TO BASEMENT



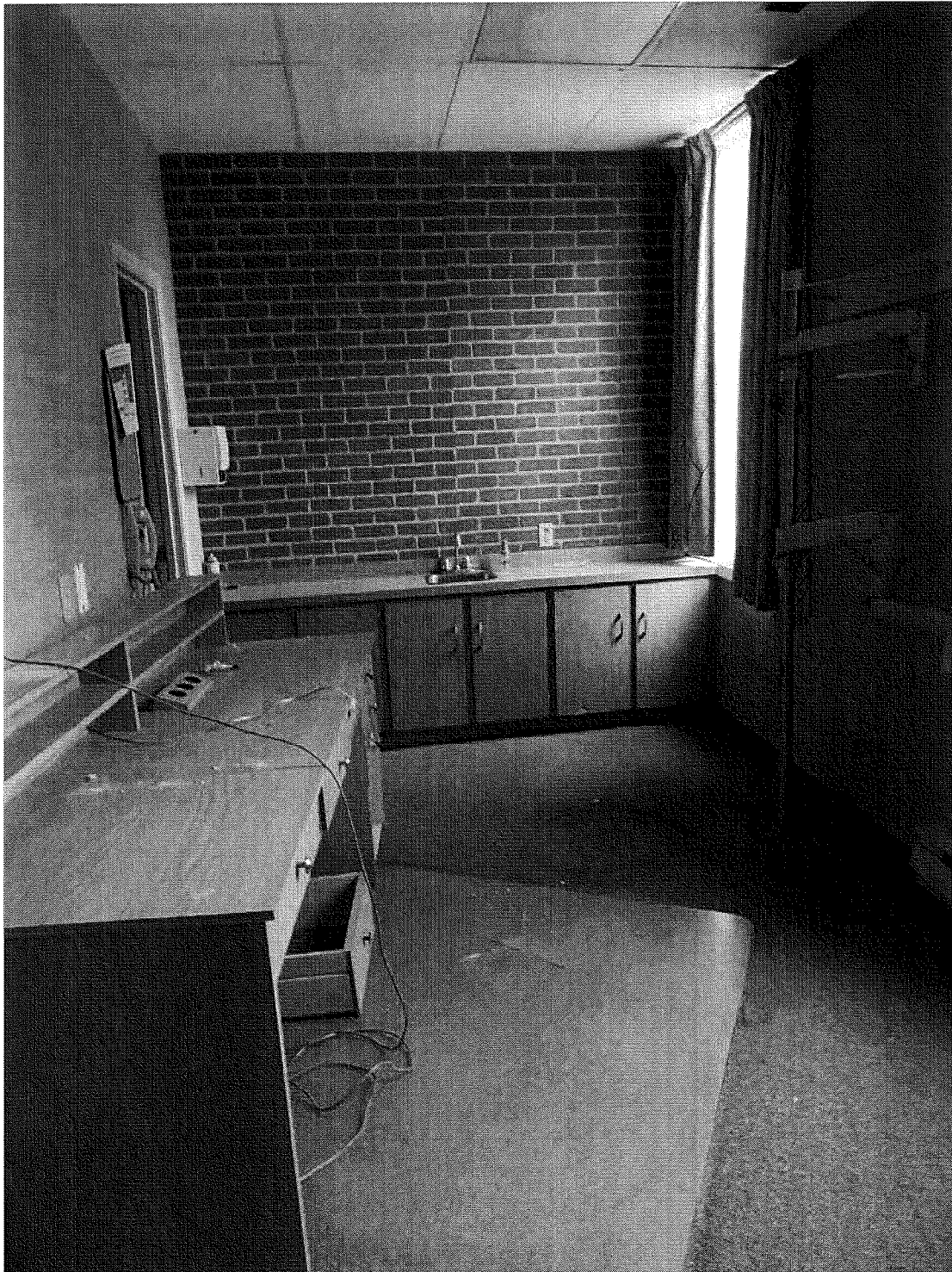
BASEMENT – rubble stone foundation below the front portion of the building



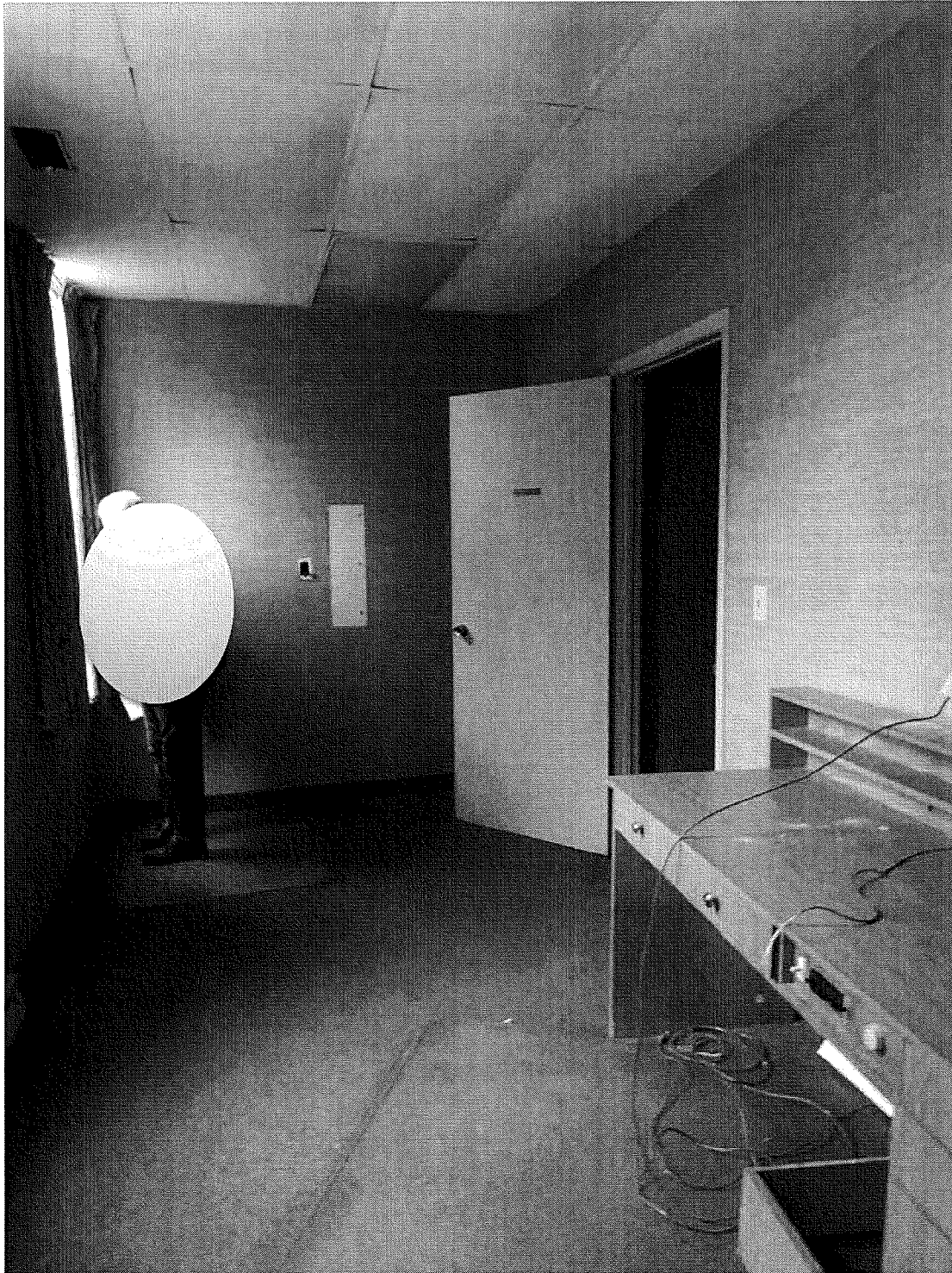
BASEMENT – rubble stone foundation below the front portion of the building



KING STREET ENTRANCE 2 – separate entrance for 2nd floor tenant – 19th century wood trim indicates an original staircase – the treads and risers have been clad in vinyl



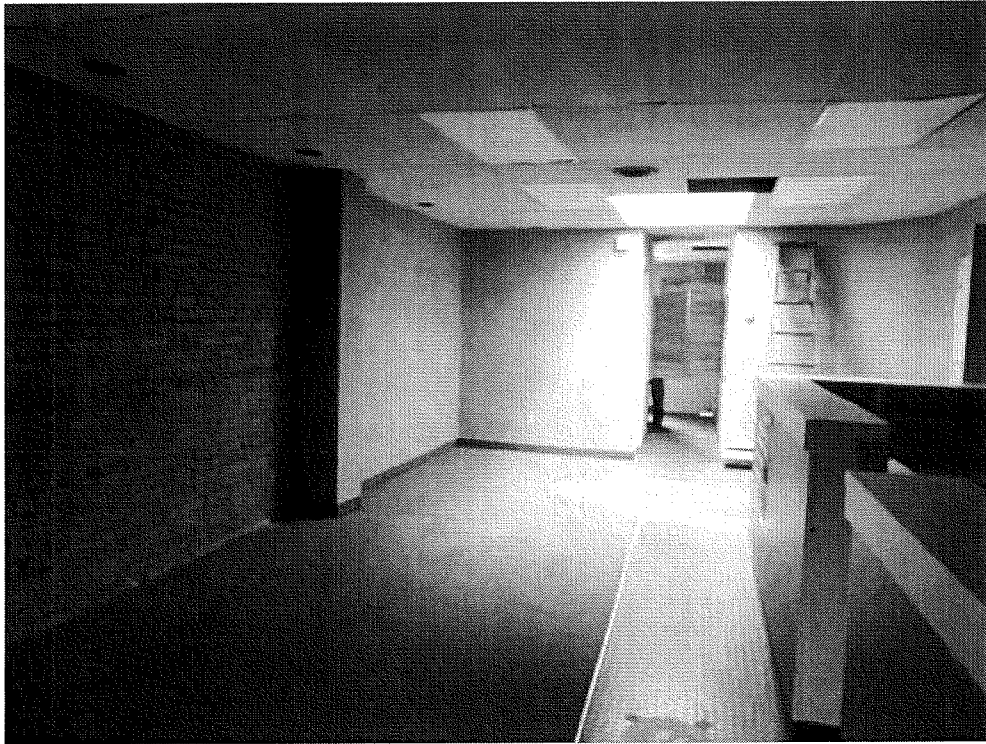
2nd FLOOR DENTAL OFFICE – no historic fabric – (the brick is a wallpaper)



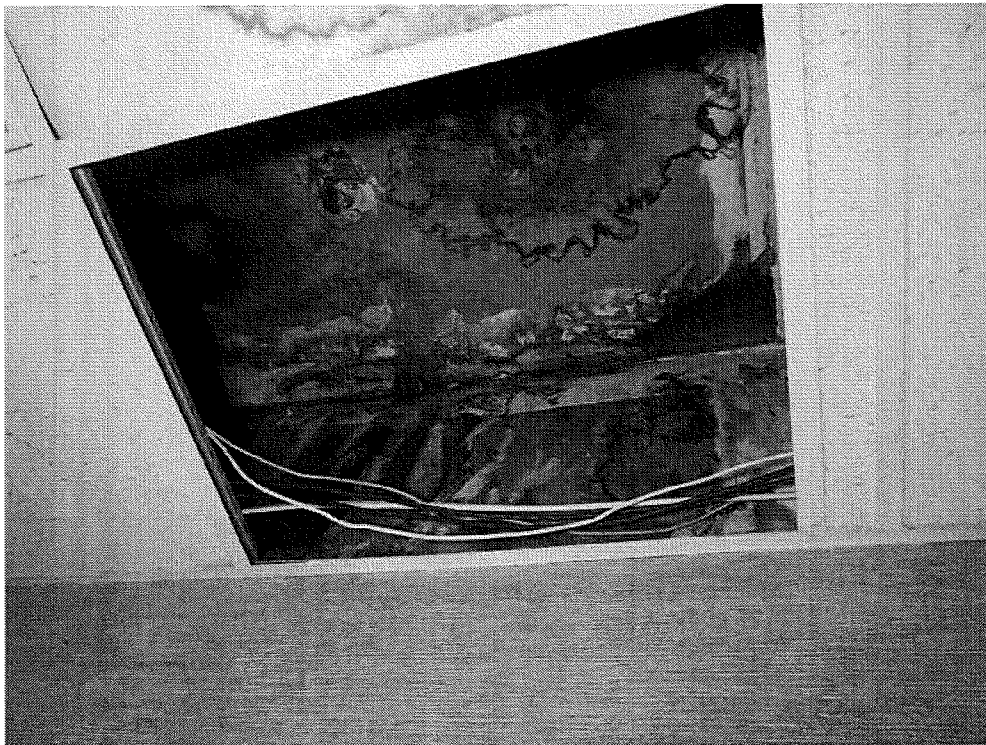
2nd FLOOR DENTAL OFFICE – no historic finishes



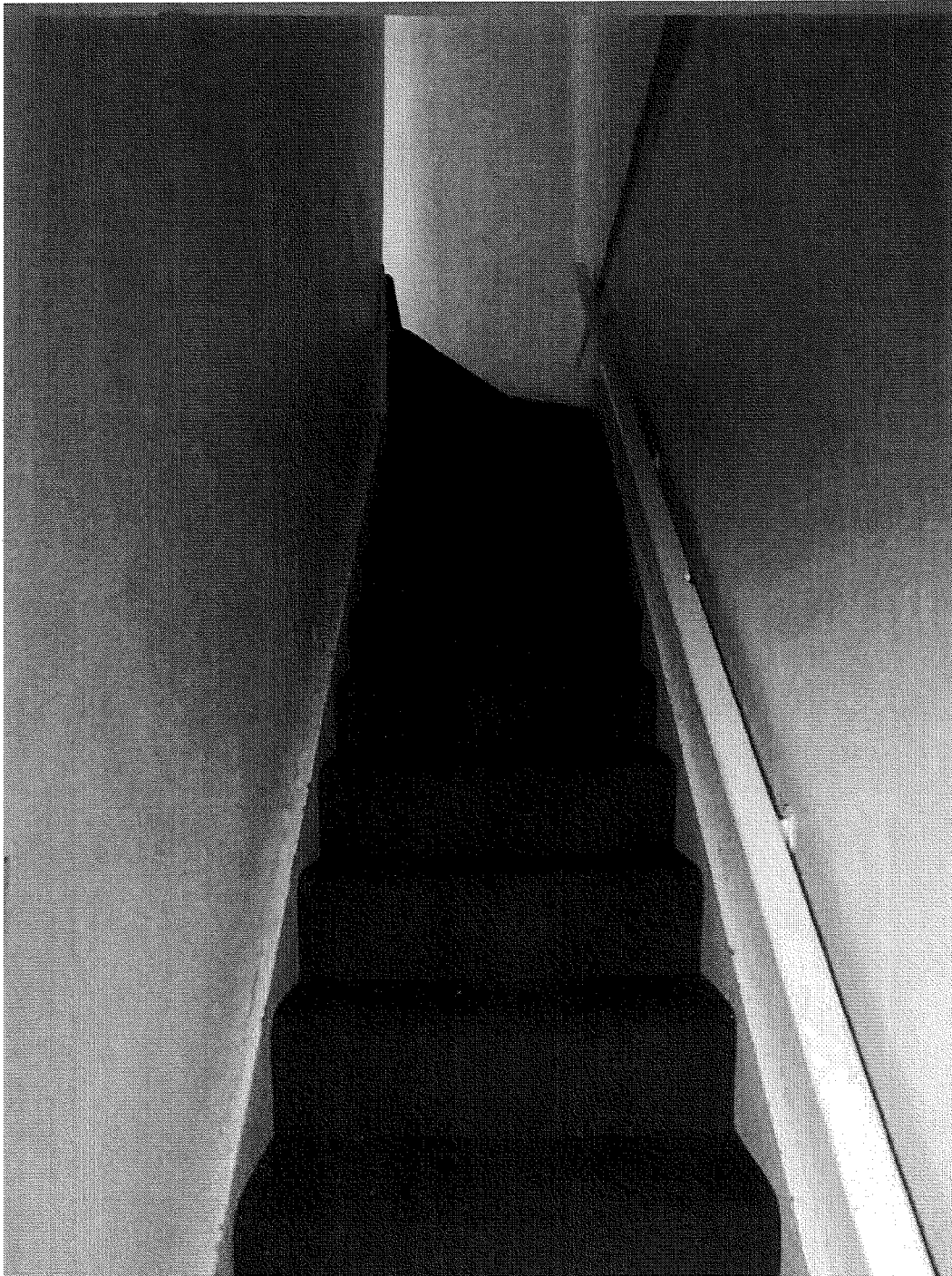
2nd FLOOR DENTAL OFFICE – no historic finishes



2nd FLOOR DENTAL OFFICE – exposed brick party wall between 164 & 168 - no historic finishes



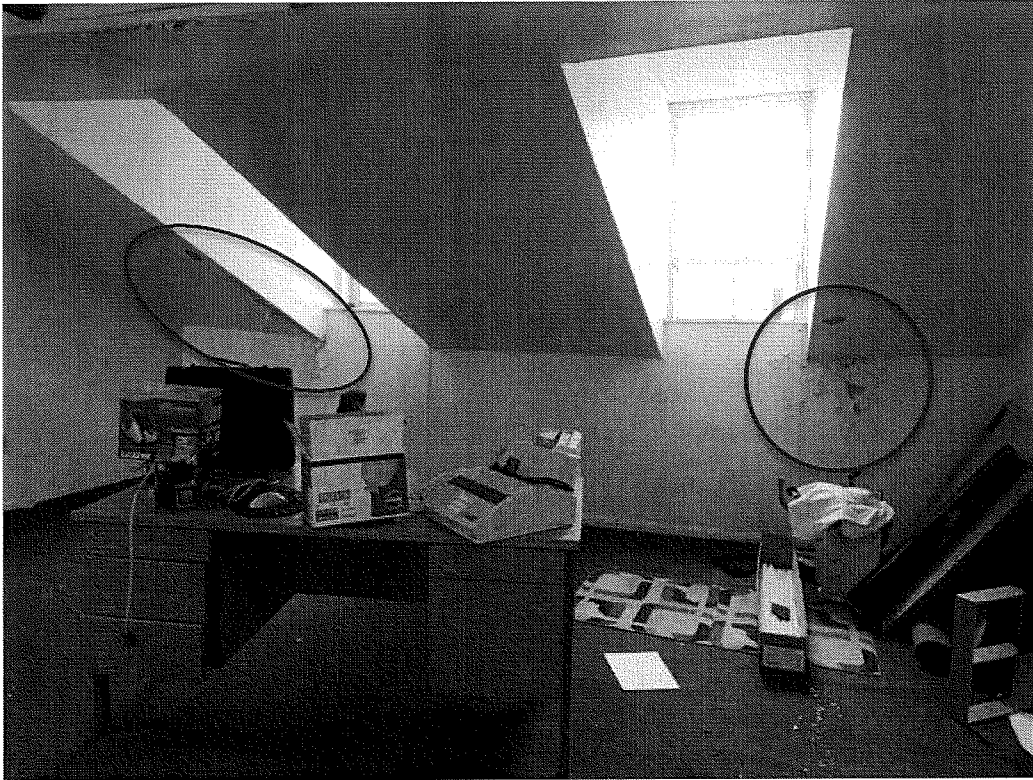
2nd FLOOR DENTAL OFFICE – evidence of water damage and mould above the acoustic tile ceiling



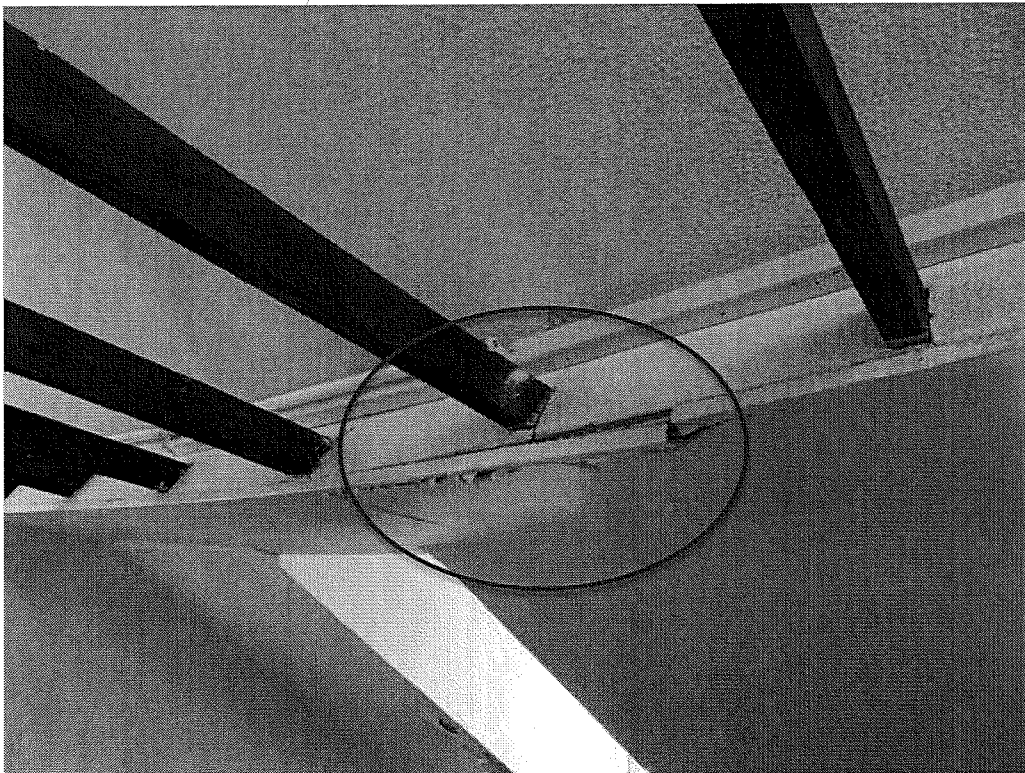
STAIRCASE TO THE ATTIC – steep staircase to the attic



ATTIC – modern drywall and popcorn ceiling – framing timbers are exposed



ATTIC – evidence of water damage around the roof dormers – no historic fabric



ATTIC – evidence of structural issues that has cause deflection of structural beams

APPENDIX A: PHOTO DOCUMENTATION – 168 KING E



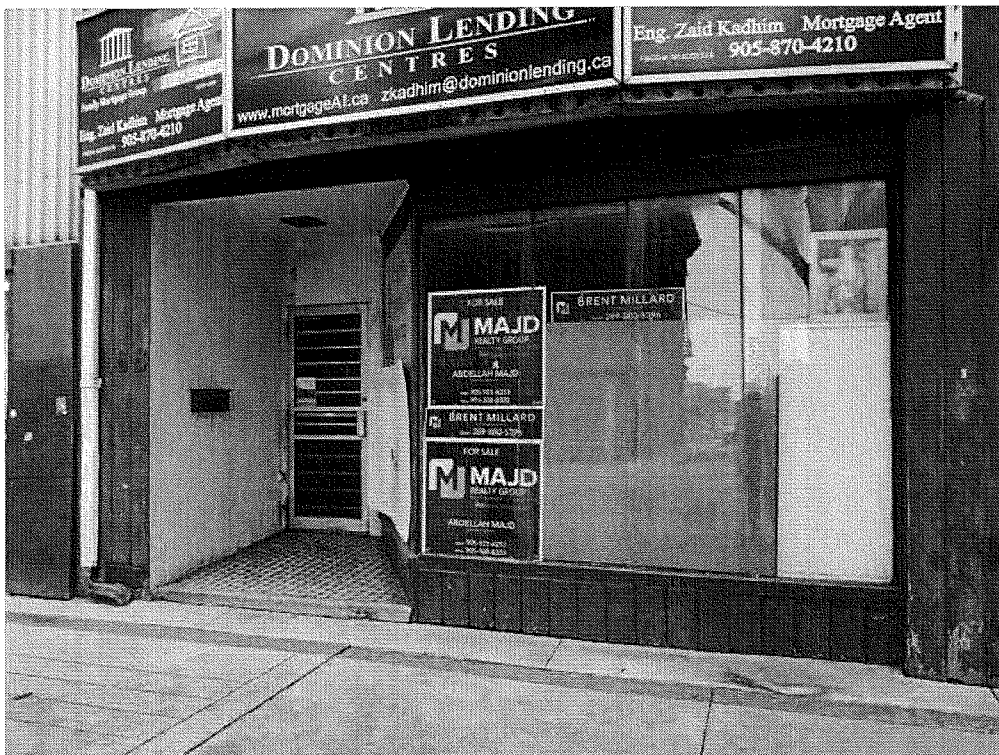
KING STREET EAST – 2-bay facade



KING STREET EAST – one roof dormer



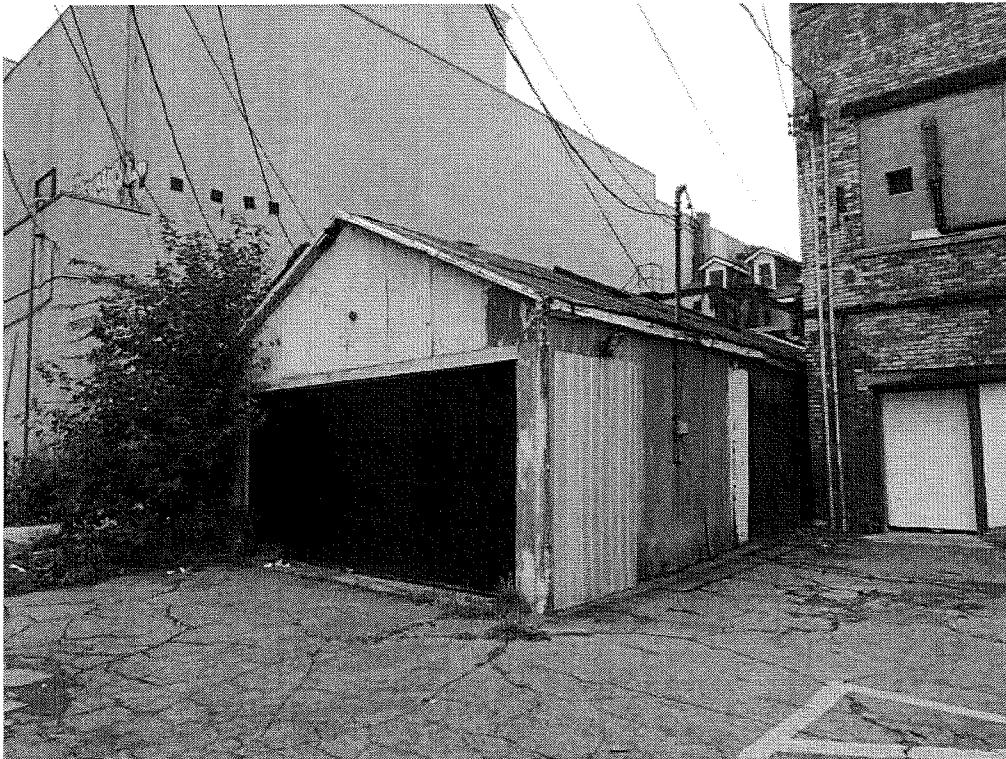
MAIN FAÇADE – original exterior wall and two window openings on the 2nd floor are intact but the masonry has been painted and vinyl windows have been installed



MAIN FAÇADE storefront – no historic fabric – one entrance on King Street East



REAR FAÇADE - backs onto an alleyway and surface parking lot – there is a metal clad garage at the back



GARAGE – there is a metal clad garage attached at the back that dates from the 20th century



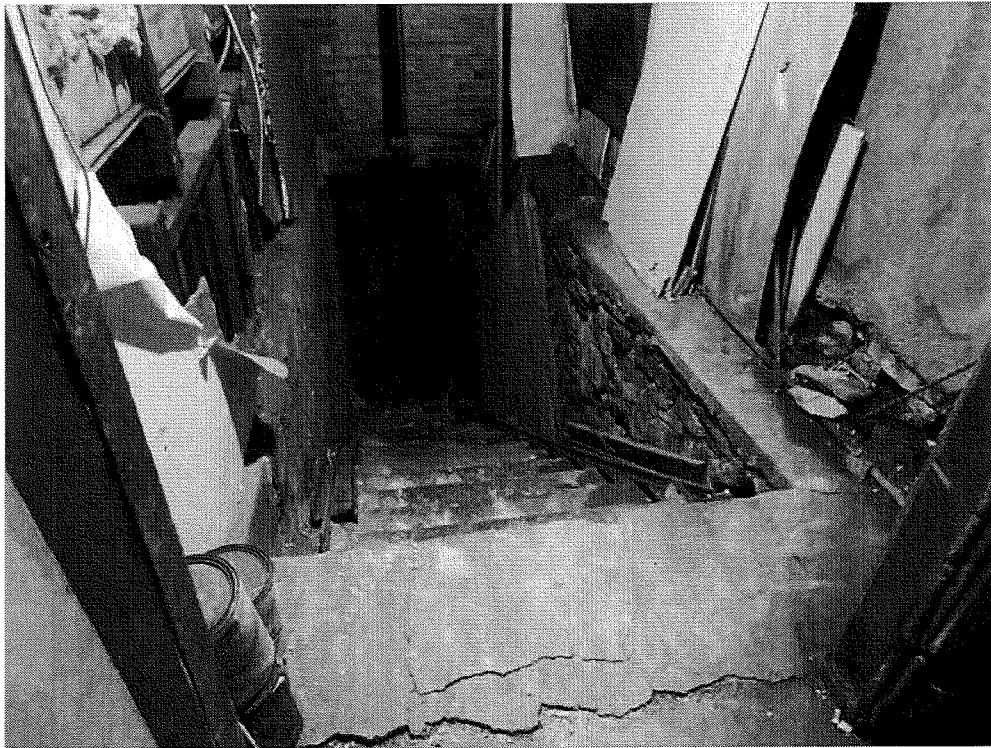
INTERIOR 1st floor – no historic fabric



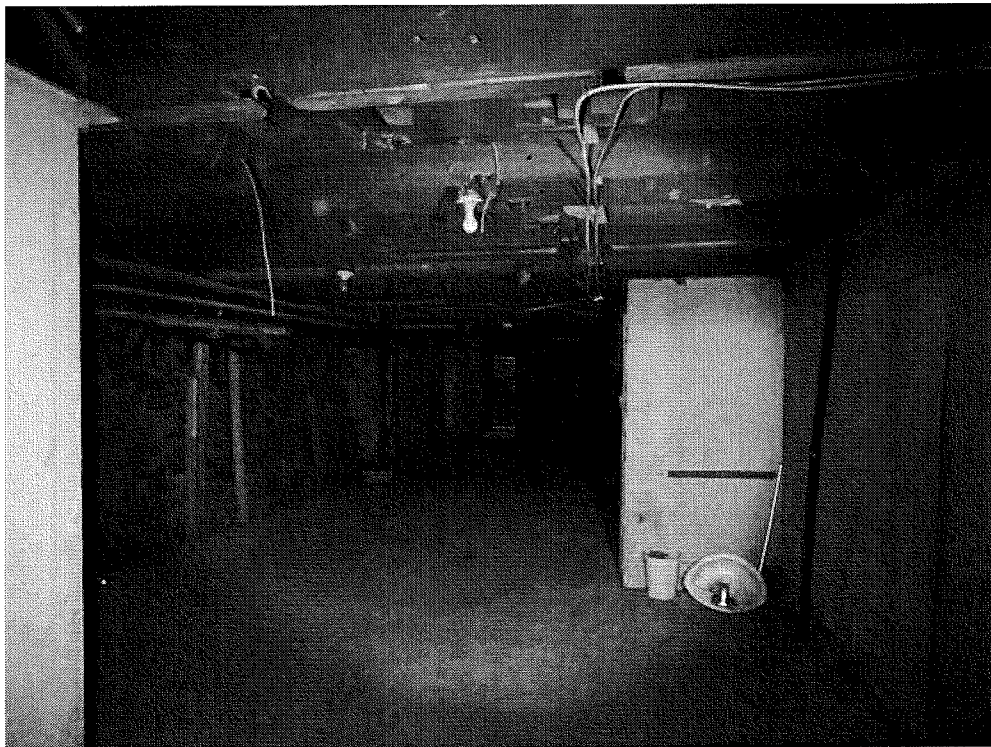
INTERIOR 1st floor – no historic fabric



INTERIOR 1st floor garage – 20th century addition



STAIRS TO BASEMENT



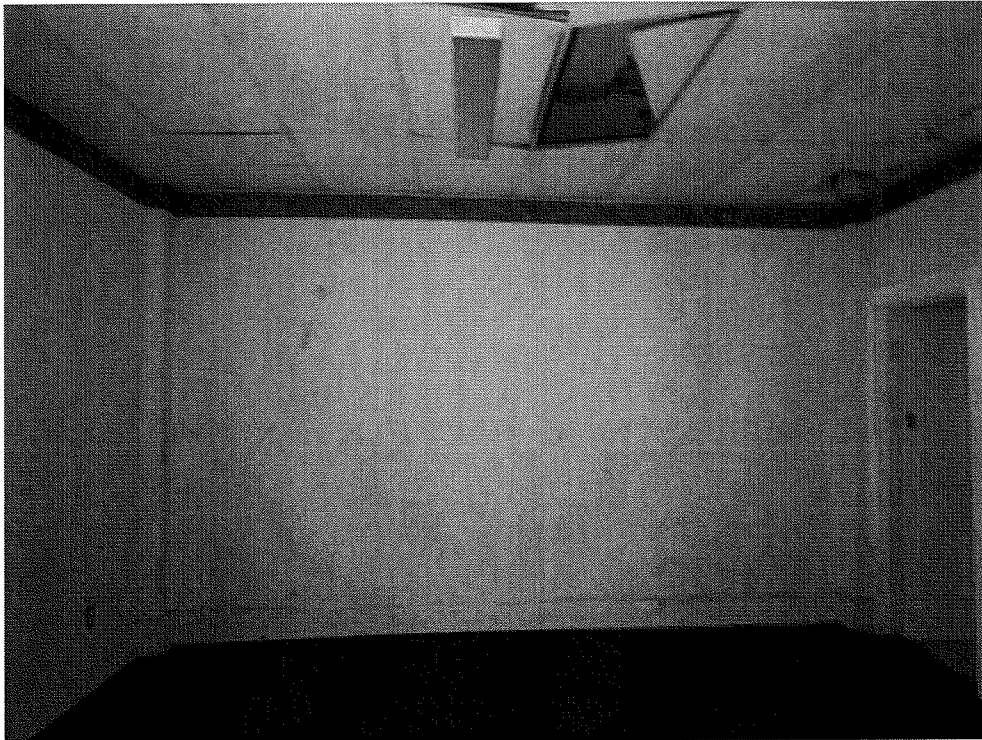
BASEMENT – unfinished basement – rubblestone foundation and floor framing date from the 19th century



BASEMENT – rubblestone under the historic portion at the front and concrete block under the later additions at the back



BASEMENT – original rubblestone foundation beneath the historic portion of the building



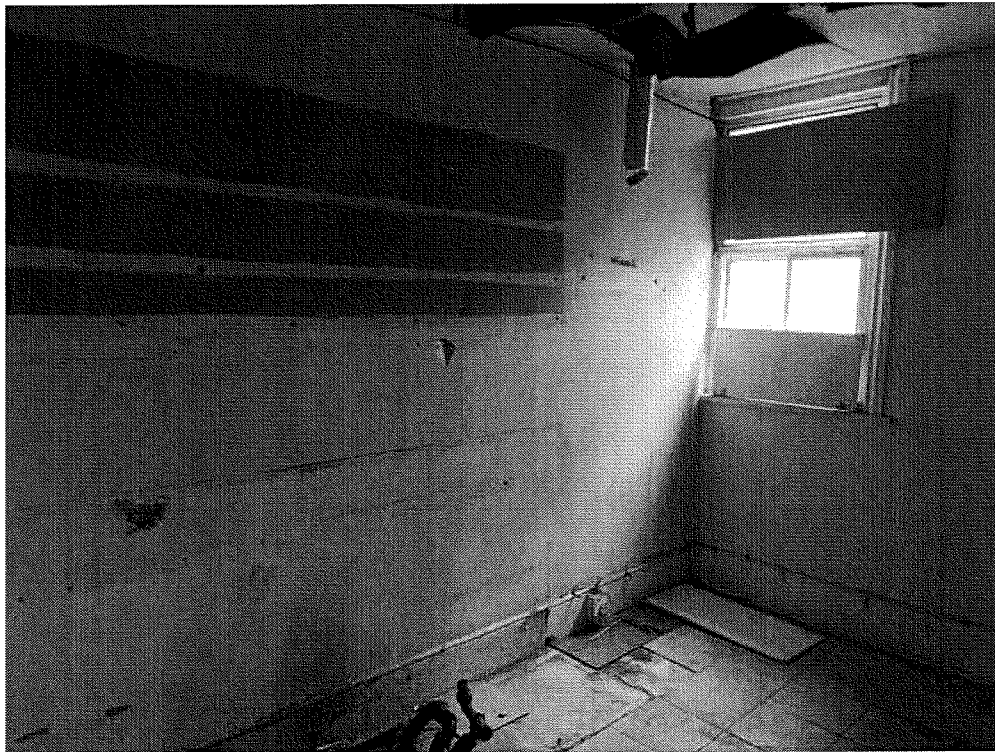
2nd FLOOR LIVING ROOM – no historic fabric – evidence of water damage to ceiling



2nd FLOOR BEDROOM 1 – window trim is late 19th century



2nd FLOOR BEDROOM 2 – window trim is late 19th century



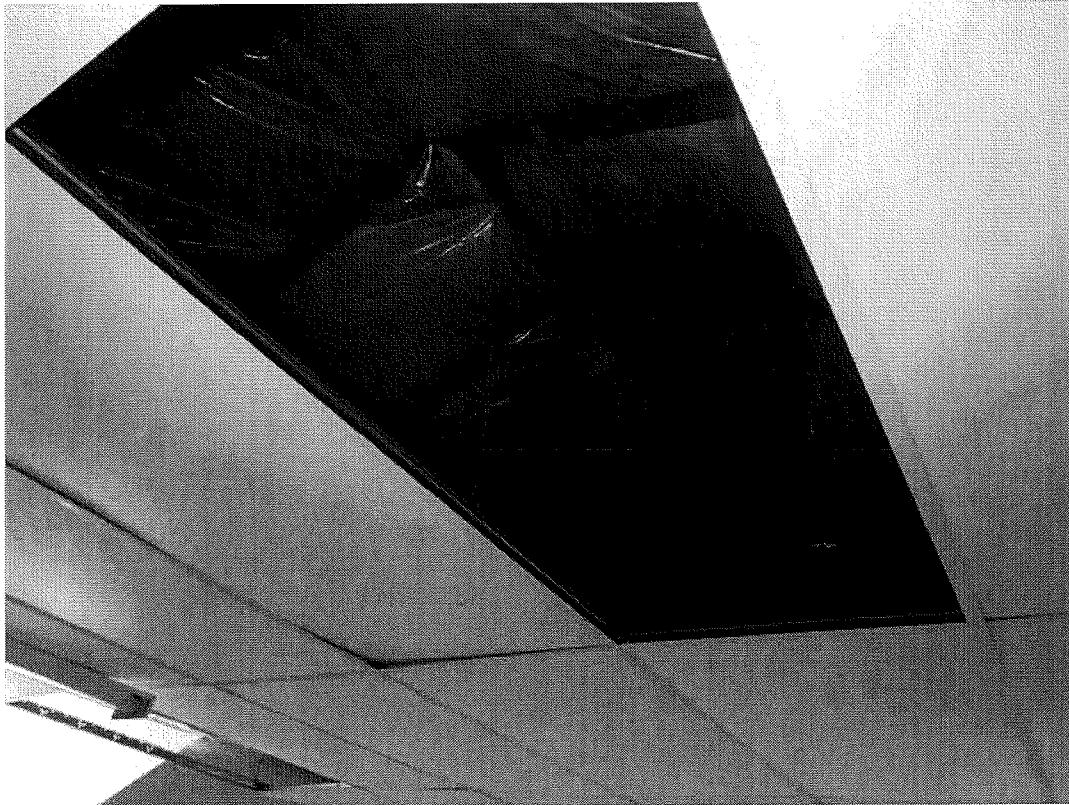
2nd FLOOR KITCHEN – window trim is late 19th century – evidence of extensive water damage to ceiling and floors



ATTIC STAIRS – steep staircase to the attic with no handrails – evidence of rot in the stair treads & stringer

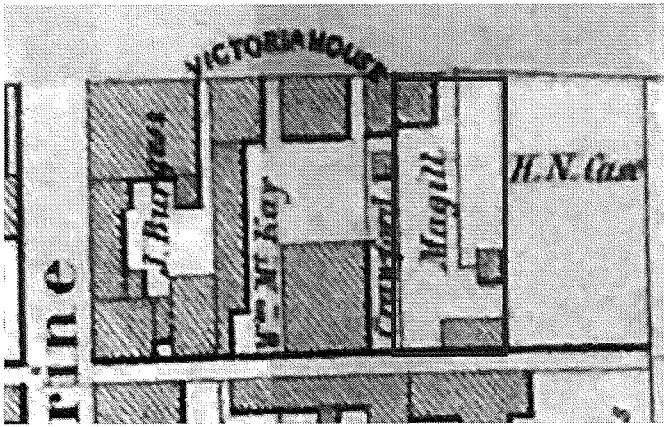


ATTIC – modern drywall and acoustic tile ceiling – no historic fabric



ATTIC – original roof framing visible above acoustic tile ceiling

APPENDIX B: HISTORIC DOCUMENTATION



1851 MARCUS SMITH MAP – subject buildings do not appear – the property is owned by Mr “Magill” and has three structures on it that have since been demolished



1878 BIRDSEYE VIEW – building in the location of the subject buildings that corresponds to the subject buildings but does not have roof dormers

Catharine-st intersects

R M Wanzer & Co, sewing
machine manufacturers
79 Theo McKay, hotel
81 Wm Dicker, boot-maker
83 Frederick Langberg cabinet
maker
87 R Gwyder, white-washer
89 Chas Molzen, shoemaker
91 Thos Evans, broker
93 O W Edgecombe, painter
96 C Moore, broker
97 John Laws, flour and feed
99 Chas Cluthe, surgical instru-
ment maker
101 Jas Cahill, police magistrate
113 Wm I Case, M.D.

1876-77 DIRECTORY

- JOHN LAWS FLOUR & FEED
- CHARLES CLUTHE, surgical instruments

124-30 Green Bros, undertakers

Catharine st s commences

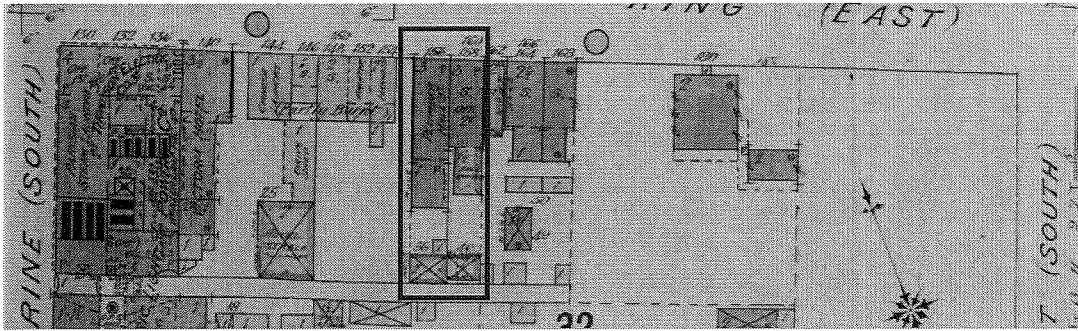
128-30 Ham Electric Light &
Power Co
132 Parisian Steam Laundry
134 Wanzer Lamp Manfg Co
134 A T Gates, hair dresser
136 Thompson Electric Co
138-40 Victoria Hotel
144 Wah Sing Laundry
146 Wm Dicker, shoemaker
148-50 Vacant
152 P Thompson, painter
154 J Finlayson, harness mkr
156 J Wallace & Son, plmbrs
156½ A D Wise, bicycle repr
158 Stewart McPhie, archit
158-60 D M Birely, teas
162 Geo Webster, tailor
164 Mexican Medicine Co
168 G & W F Webster, mach-
inists
180 Mrs Jas Cahill
Vacant lot

Walnut st s commences

1898 DIRECTORY

- MEXICAN MEDICINE CO.
- G & W F WEBSTER, machinists

Hamilton Electric Light & Power

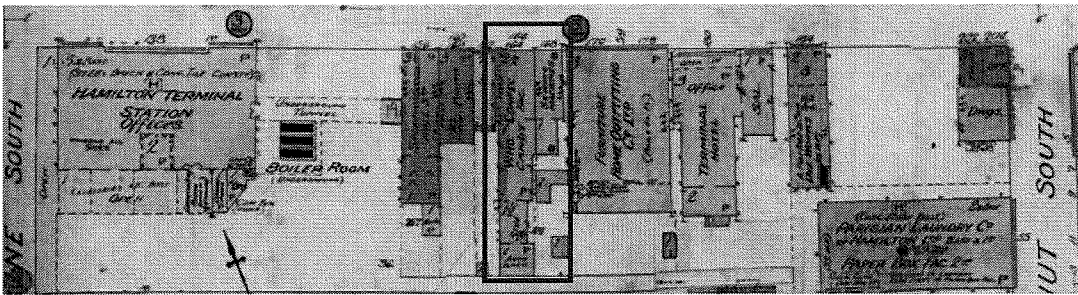


1898 FIRE INSURANCE PLAN

Both buildings are identified as 'stores' – they have small one storey rear additions – there are 2 wood sheds behind each building and there is a brick stable? behind 164

Hamilton Terminal Station

Home Outfitters Co. Ltd.



1911 FIRE INSURANCE PLAN

No. 164-66 Wholesale Confectioner & Candy Factory - large brick extension at the back that incorporates the brick stable shown on the 1898 map

No. 168 Sewing Machines



c. 1910 POSTCARD

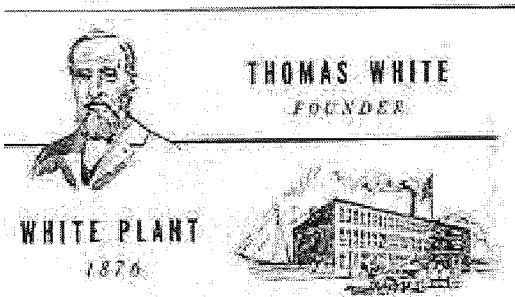
No 168 White Rotary Sewing Machines

Also visible are the Copp Block (left) and Home Outfitting (right)

geriakers	31
+Catharine s comms	31
128-40 Terminal Stain	31
Ham Transmis-	31
sion Power Co	4
156 Fred C Skerrett,	31
sporting goods	
156½ Maccabees' Hall	31
160 Kent, Garvin &	
Co, mantels	31
162 J Finlayson, hrns	
164 Hy Grierson, cnfr	31
168 Cyrus Stewart,	31
sewing machines	31
170-8 Home Outfitting	31
Co	31
180 Terminal Hotel	31
184 A Parker & Son,	31
dyers	4
202-4 Burke & Co, rl	
estate	31
+Walnut s comnes	31
206-8 Clas Bremner.	31

1911 DIRECTORY

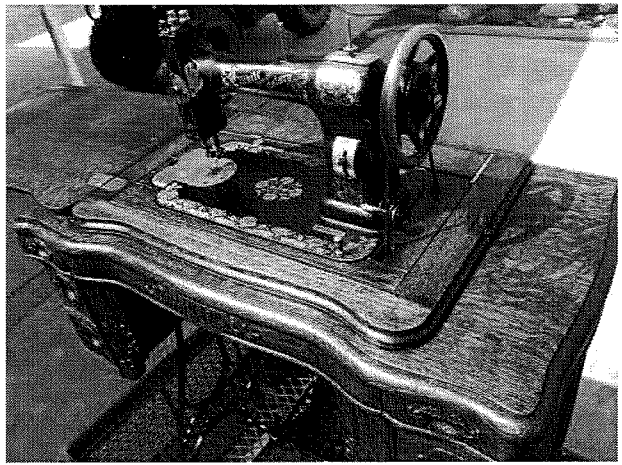
- HY GRIERSON, confectioner
- CYRUS STEWART, sewing machines



THOMAS WHITE had a lot of that ingenuity that has made America famous as a manufacturing nation. After only a few years apprentice work in New England factories he set up a plant and for eight years conducted a thriving and successful business manufacturing sewing machines.

In 1866 he moved to Cleveland to establish the White Manufacturing Company. Besides sewing machines he also manufactured and merchandised many other items.

By 1876 two of his best mechanics, George Baker and D'Arcy Porter, had perfected a new type of sewing machine, far superior to anything then on the market. The firm name was changed to the White Sewing Machine Company and



WHITE SEWING MACHING CO., CLEVELAND, OHIO

CHARLES CLUTHE,
PHILADELPHIA, 1876 PARIS 1878

Surgical Machinist

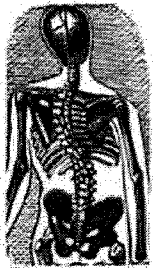
118 KING ST. WEST COR. MAIN & HURON STS. BUFFALO, N.Y.

TORONTO, ONT., CANADA.

INVENTOR AND MANUFACTURER
Of Apparatus for the Relief and Cure of Deformities of the Human Frame

CHARLES CLUTHE'S PATENT TRUSS PAD

Copyright Museum of Health Care



OFFICE OF
CHARLES CLUTHE

134 KING STREET WEST,
TORONTO.

ESTABLISHED 1871.

To the Medical Profession:

GENTLEMEN.—It is now twenty years since I commenced business as a manufacturer of TRUSSES AND ORTHOPEDICAL INSTRUMENTS IN CANADA. During this time my goods have become well known, and have given the greatest satisfaction to the Medical Profession. As a proof of this fact, there are but few Doctors in Canada who during this time have not had dealings with my house in some way. It has always been my aim to do the very best, and to give satisfaction in every case. I am safe in saying that the

PATENT PERFECTED SPIRAL TRUSS

is the most extensively used by Physicians in Canada to-day. With the experience of many years sending tens of thousands of trusses by mail I have gradually overcome great difficulties, and have a system working now which, in all human possibility, answers all purposes most satisfactorily. I allow a liberal discount to the profession, which is detailed in Catalogue (a grand piece of work) and Price List, sent free on application. I have always a large stock of

**SHOULDER BRACES, SUSPENSORY BANDAGES,
ABDOMINAL SUPPORTERS, CRUTCHES, ETC.**

Order Sheets sent on application, and every Order entrusted to me will be specially made for your patient on receipt of Order Sheet from you, properly filled out, which will place your patient's case before me in its TRUE LIGHT. I will then be in a position, with the large amount of Truss Attachments at my command, to get up a Truss in short order, and every order received by 3 p.m. will be mailed on the same day.

Yours truly,

CHARLES CLUTHE, Surgical Machinist,

134 KING STREET WEST, TORONTO, ONT.

CHARLES CLUTHE, surgical machinist, TORONTO



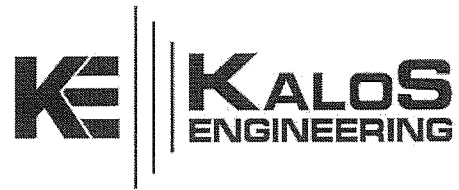
c. 1970s PHOTO



c. 1980s PHOTO



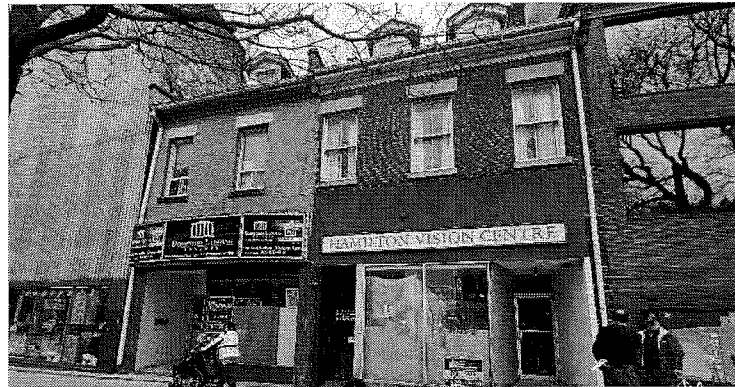
c. 1990s PHOTO



Philpott Memorial Church Relocation

Structural Assessment

164 and 168 King Street East, Hamilton



Prepared for
Parker Architects Inc.
156 St. Paul Street, St. Catharines, Ontario L2R 3M2

Attention: Mr. David Parker

Prepared by:
Kalos Engineering Inc.
300 York Boulevard, Hamilton, ON L8R 3K6
Project No. 21261

1
Philpott Memorial Church Relocation
Structural Review
164 and 168 King Street East, Hamilton
May 2022, revised June, 2022

TABLE OF CONTENTS

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2.0	Structural Review	3
3.0	Safety Concerns	4
4.0	Recommendations	4

Appendices

Appendix A- Photographs
Appendix B - Limits of Liability

2

Parker Architect
Structural Review
164-168 King Street East, Hamilton
May, 2022

1.0 Executive Summary

Kalos Engineering Inc. was retained by Parker Architect Inc. to complete a study on the condition of the set of buildings located at 164 to 168 King Street East in Hamilton. Our site review was completed on April 26, 2022. The buildings have been vacant for several years. Some vandalism was observed.

The address consists of several building and additions. The main buildings, located at 164 and 168 King Street East are situated between adjacent former Lincoln Alexander Center (160 King St. E) and Discount Max (180 King St. E). The subject building is constructed tight to 160 King St. E but there is a gap between 180 King St. E. Both units consist of three storeys with basements. There are several additions noted to the rear (south) of both units.

The buildings are in a varied state of condition. There are areas that exhibit considerable deterioration and decay while other areas show signs of renovations without proper design. Structural analysis has not been completed as part of this study.

There are several areas of immediate concern. These include:

- Building has been vacant for some time and deterioration is setting in,
Unit 164
- Ground floor on Unit 164 is partially reframed but not completed,
- Sections of ceiling have collapsed,
- Beam supporting roof have failed (deflected and rolled under the load),
- Basement wall needs repointing.
- Unit 168
- Ceiling tiles fallen,
- Basement walls need repointing

3

Parker Architect
Structural Review
164-168 King Street East, Hamilton
May, 2022

2.0 Structural Review

Kalos Engineering Inc. reviewed the facility April 2022. This review is presented Unit by Unit, floor by floor. It should be noted that limited structure was visible at the time of this inspection. This report is based on a visual assessment of the various areas in the current state.

a) Unit 164

i) Basement

- Excessive moisture,
- Stone rubble walls need repointing.

ii) Ground Floor

- Renovations have been started in the past but not completed. Stud work is incomplete, no sheathing,
- Parts of ceiling above have collapsed.

iii) Second Floor

- No significant issues noted.

iv) Third Floor

- Cross beams have been left exposed.
- Supporting beam on either side have rotated and deflected significantly. Temporary support is recommended.

b) Unit 168

i) Basement

- Excessive moisture,
- Stone rubble walls need repointing.

ii) Ground Floor

- No issues noted.

iii) Second Floor

- Vacant spaces have started deterioration,
- Ceiling tiles out of place,

Water staining was noted throughout. The cause was not confirmed but could be the result of leaking or sweating pipes, roof leaks or façade leaks. The extent and damage caused by this water could not be ascertained during our site view. It is definitely affecting the finishes but the structure was not visible in all areas to determine if there was damage.

4

Parker Architect
Structural Review
164-168 King Street East, Hamilton
May, 2022

3.0 Safety Concerns

The roof support above Unit 164 is overstressed (excessive deflection and rotation). It is likely that the beam is under-designed or compromised during past renovations. Temporary shoring is recommended.

4.0 Recommendations

There are several options for this building, including the following:

- i.) Do nothing
 - ii.) Provide temporary support until further decision are made
 - iii.) Restore building
 - iv.) Remove building
- i.) Do nothing
This option is not feasible as it would retain a building structure that has areas of structural concern (primarily Unit 164 at the upper level) and the deterioration from moisture would continue.
 - ii.) Provide temporary support until further decision are made
Shores are recommended for Unit 164 for the roof support system.
 - iii.) Restore building
This option is possible but deemed to be expensive. Replacement of structure is required (roof support of Unit 164) as well as reinforcing required to ensure structure is capable of supporting the Building Code specified loading. Structural analysis has not been completed but ground floor will require a 4.8 kN/m² (100 psf) live load capacity if commercial. The second floor will require 2.4 kN/m² (50 psf) live load capacity if office space or 1.9 kN/m² (40 psf) live if residential. It is estimated that the office or residential load capacity can be readily achieved. Even if the structure is restored, it is still an old building, attention to building envelope and roofing must be considered in regard to thermal efficiency and long term integrity.
 - iv.) Replace building
This option would allow construction of a new building, constructed to current Code standards for both structure and accessibility criteria.

Respectfully submitted,

Kalos Engineering Inc.



Per: Hank Huitema, M. Eng., P.Eng.
Designated Consulting Engineer, Sr. Structural Engineer

HAPH/ejd/cb



G:\Work\2021\21261\Corr\Report\22-05-31 164-168 King St E Assessment.docx
Enclosure

Appendix A Photographs

Philpott Memorial Church Relocation
Structural Review
164 and 168 King Street East, Hamilton
May 2022

B-1

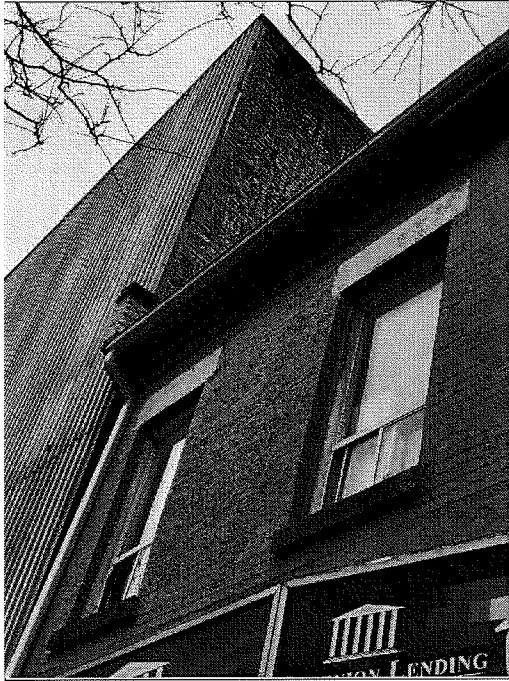


Photo 1 - North (front) part elevation

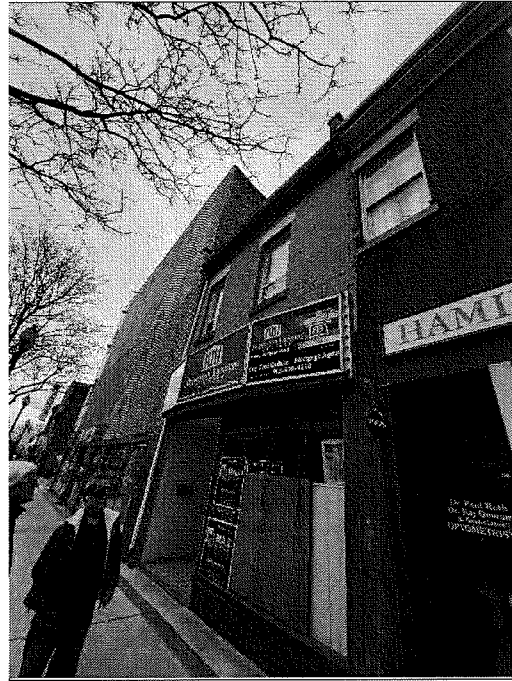


Photo 2 - North (front) part elevation

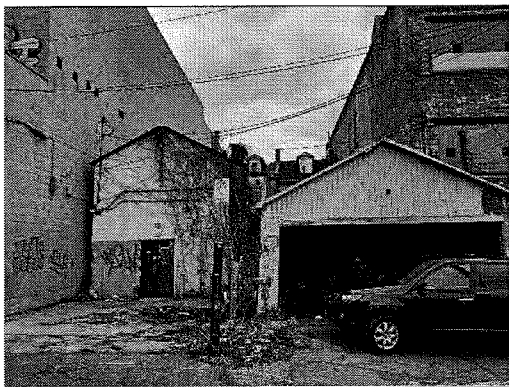


Photo 3 - South (rear) elevation

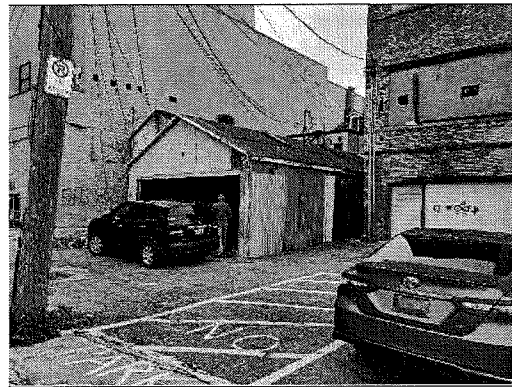


Photo 4 - South (rear) elevation

Philpott Memorial Church Relocation
Structural Review
164 and 168 King Street East, Hamilton
May 2022

B-2

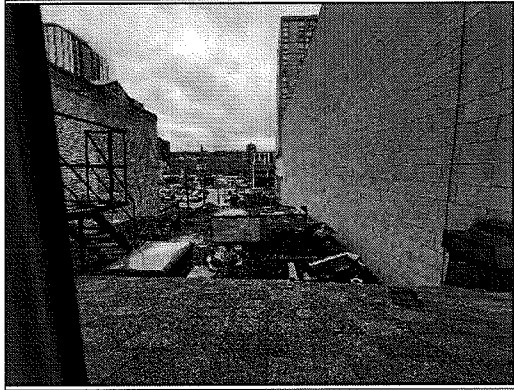


Photo 5 - Roof - looking south

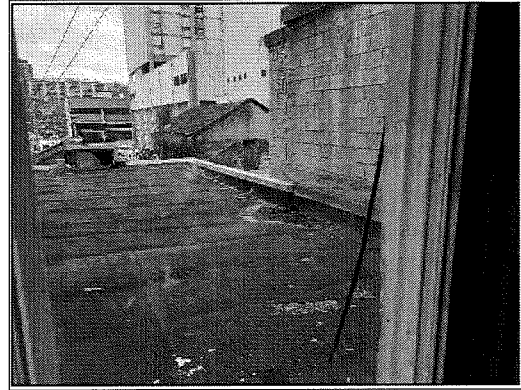


Photo 6 - Roof - looking south



Photo 7 - Unit 164 - Ground floor - framed

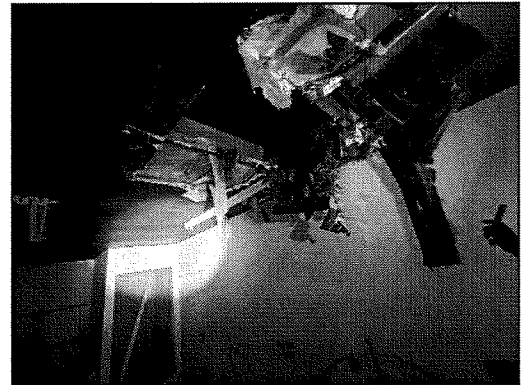


Photo 8 - Unit 164 - Ground floor ceiling collapse

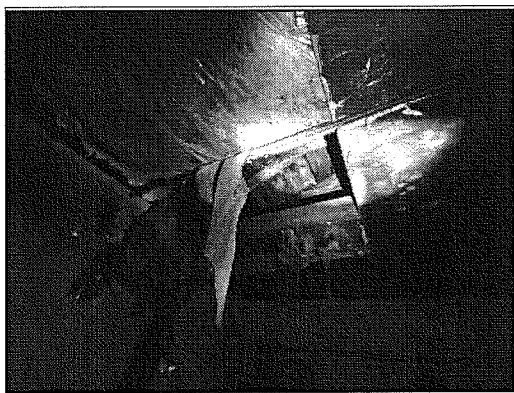


Photo 9 - Unit 164 - Ground floor ceiling collapse

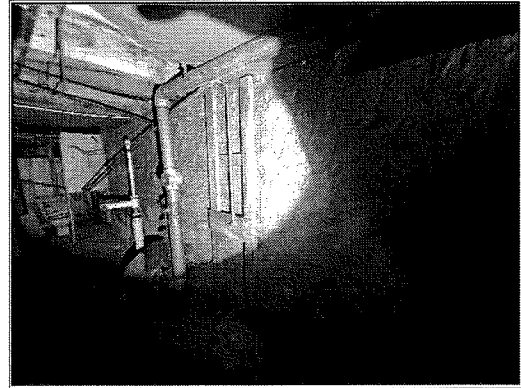


Photo 10 - Unit 164 - Basement wall

Philpott Memorial Church Relocation
Structural Review
164 and 168 King Street East, Hamilton
May 2022

B-3

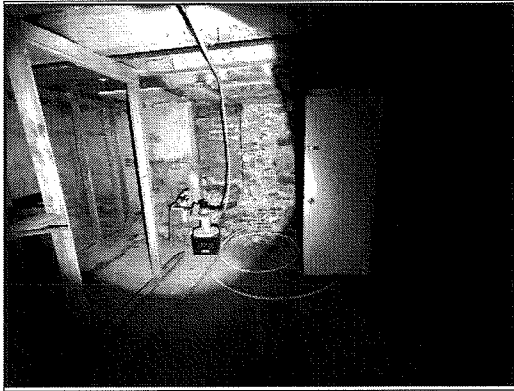


Photo 11 - Unit 164 - Basement wall

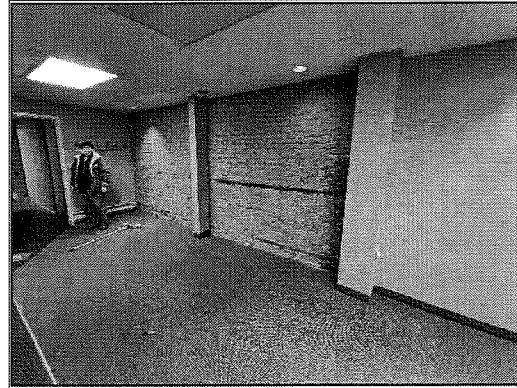


Photo 12 - Unit 164 - Second floor

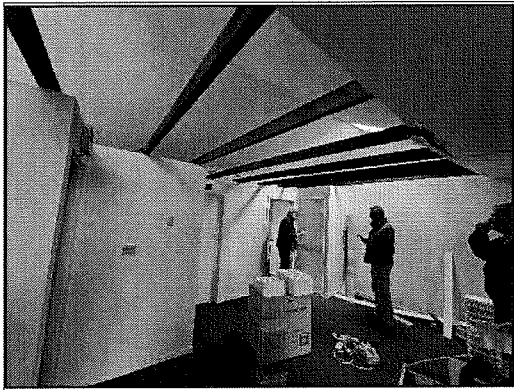


Photo 13 - Unit 164 - Third floor

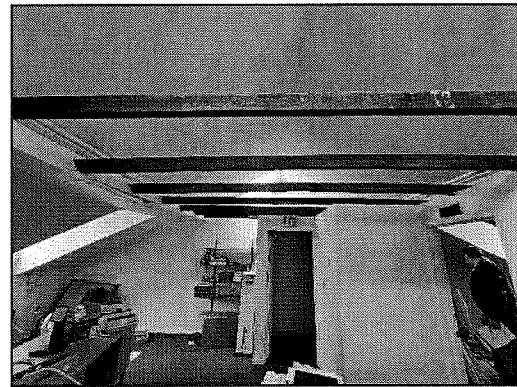


Photo 14 - Unit 164 - Third floor - rotated
roof beam

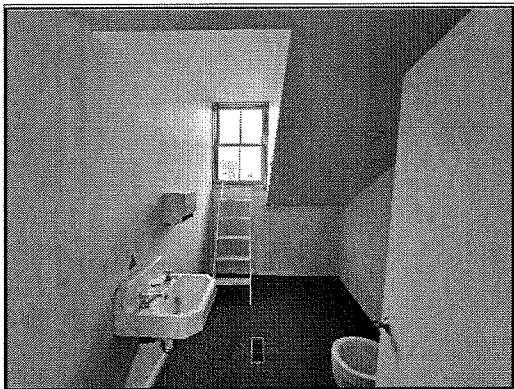


Photo 15 - Third floor egress

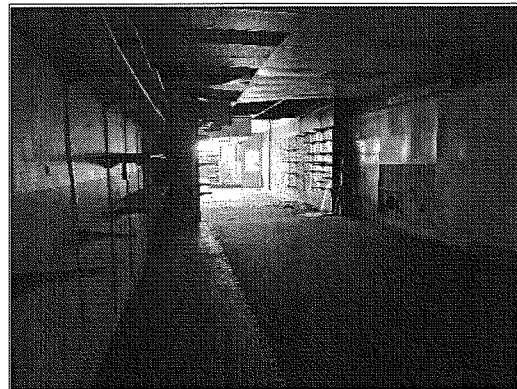


Photo 16 - Unit 168 - Second floor

Philpott Memorial Church Relocation
Structural Review
164 and 168 King Street East, Hamilton
May 2022

B-4

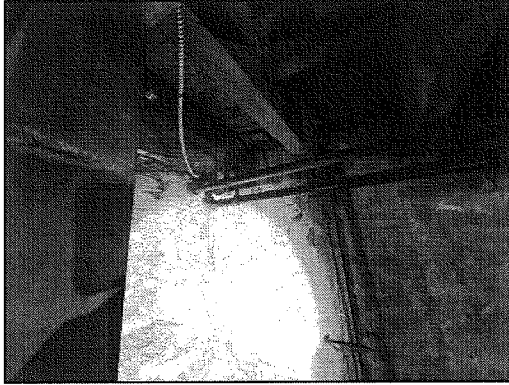


Photo 17 - Unit 168 - Basement

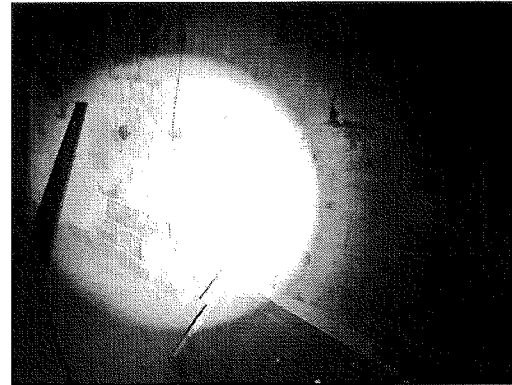


Photo 18 - Unit 168 - Basement

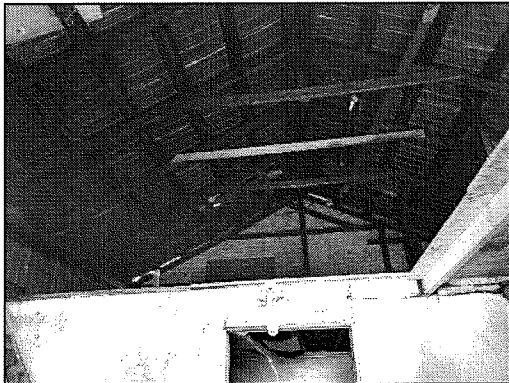
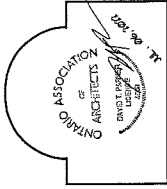


Photo 19 - Unit 168 - Rear outbuilding



REVISIONS	
NO.	DATE
1	BASED ON PRELIMINARY CONCEPTS JULY 2016

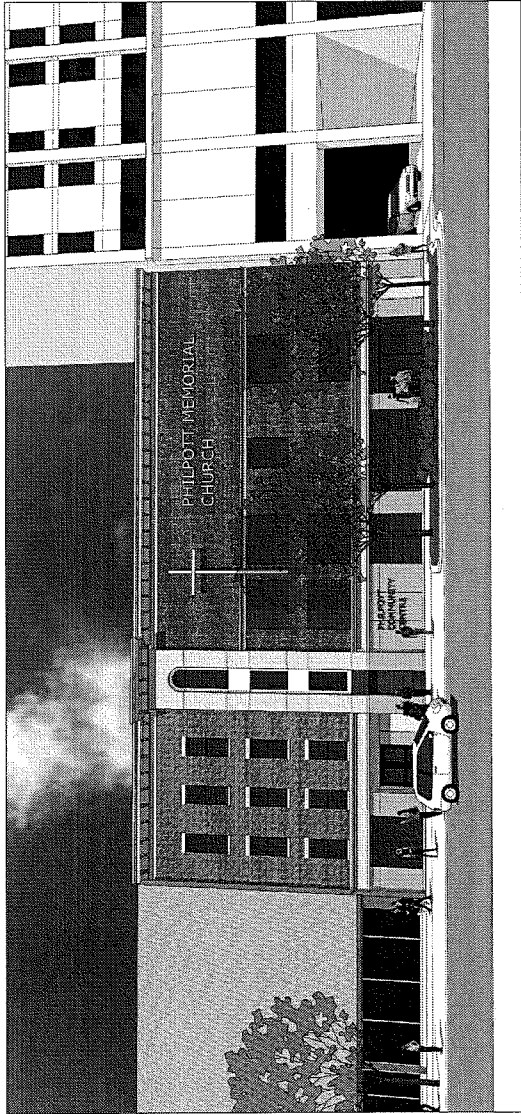
PHILPOTT MEMORIAL CHURCH
160 KING STREET EAST
HAMILTON, ONTARIO

Parker Architects Inc.
150 Front Street
St. Catharines, ON L2R 1K2
Tel: 905.567.8881
email: info@parkerarchitects.ca

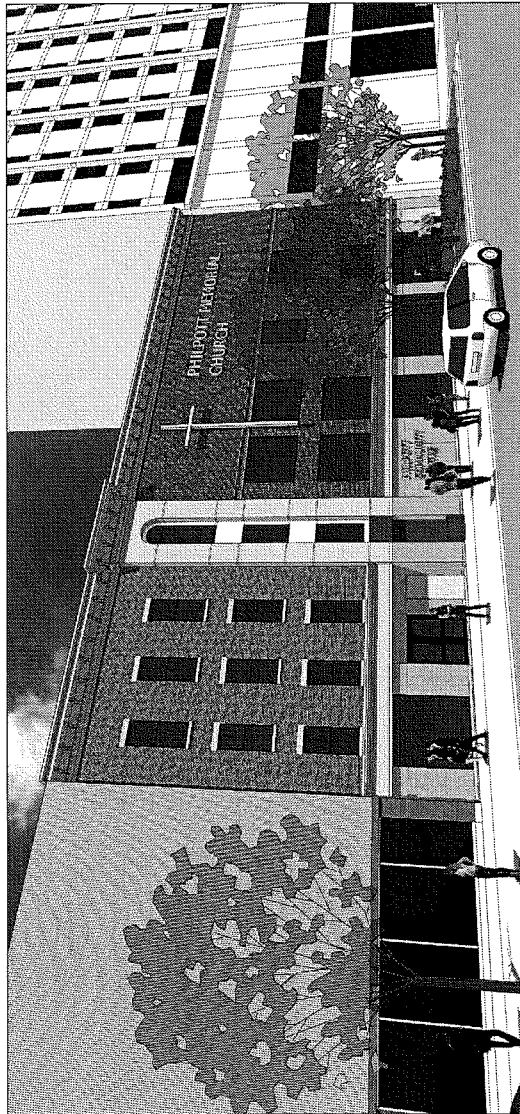
A.O.I.
drawing: STREET VIEW IMAGES
drawn: COA
checked: D.F.P.
scale: 3/16" = 1'-0"
date: JULY 2016



EXISTING KING STREET FACADE

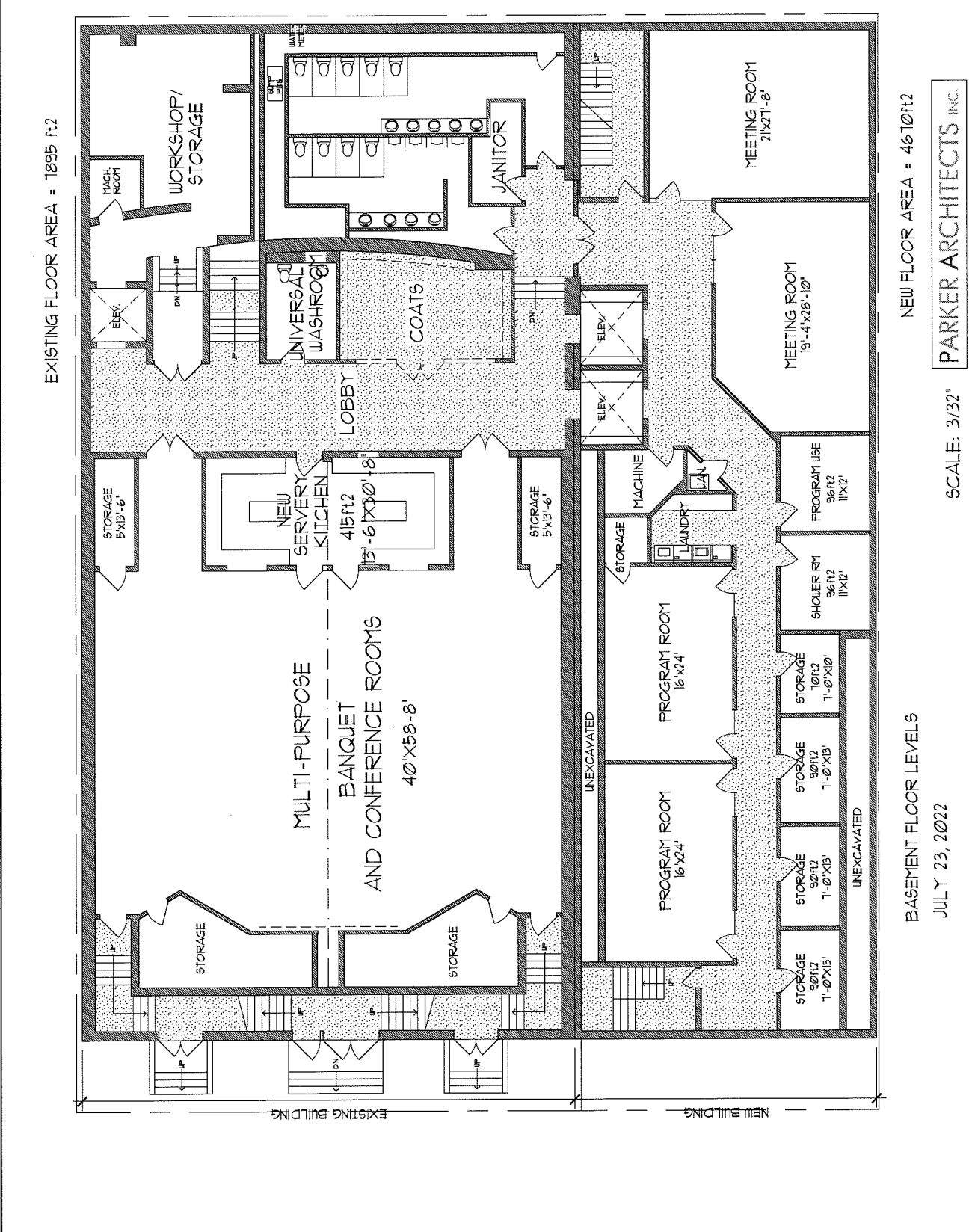


KING STREET FACADE



KING STREET FACADE

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION																												<p>PHILPOTT MEMORIAL CHURCH 160 KING STREET EAST HAMILTON, ONTARIO</p>	<p>Parker Architects Inc. 1200 Pine Street Hamilton, ON, L8N 3R8 Tel: 519-528-2221 Fax: 519-528-2222 www.parkerarchitects.com</p>	<p>A.2.1</p> <p>drawing: BASEMENT FLOOR PLAN client: COA checked: DTP scale: 3/32" = 1'-0" date: JULY 2022</p>
NO.	DATE	DESCRIPTION																															



EXISTING FLOOR AREA = 1895 ft²

NEW FLOOR AREA = 4610ft²

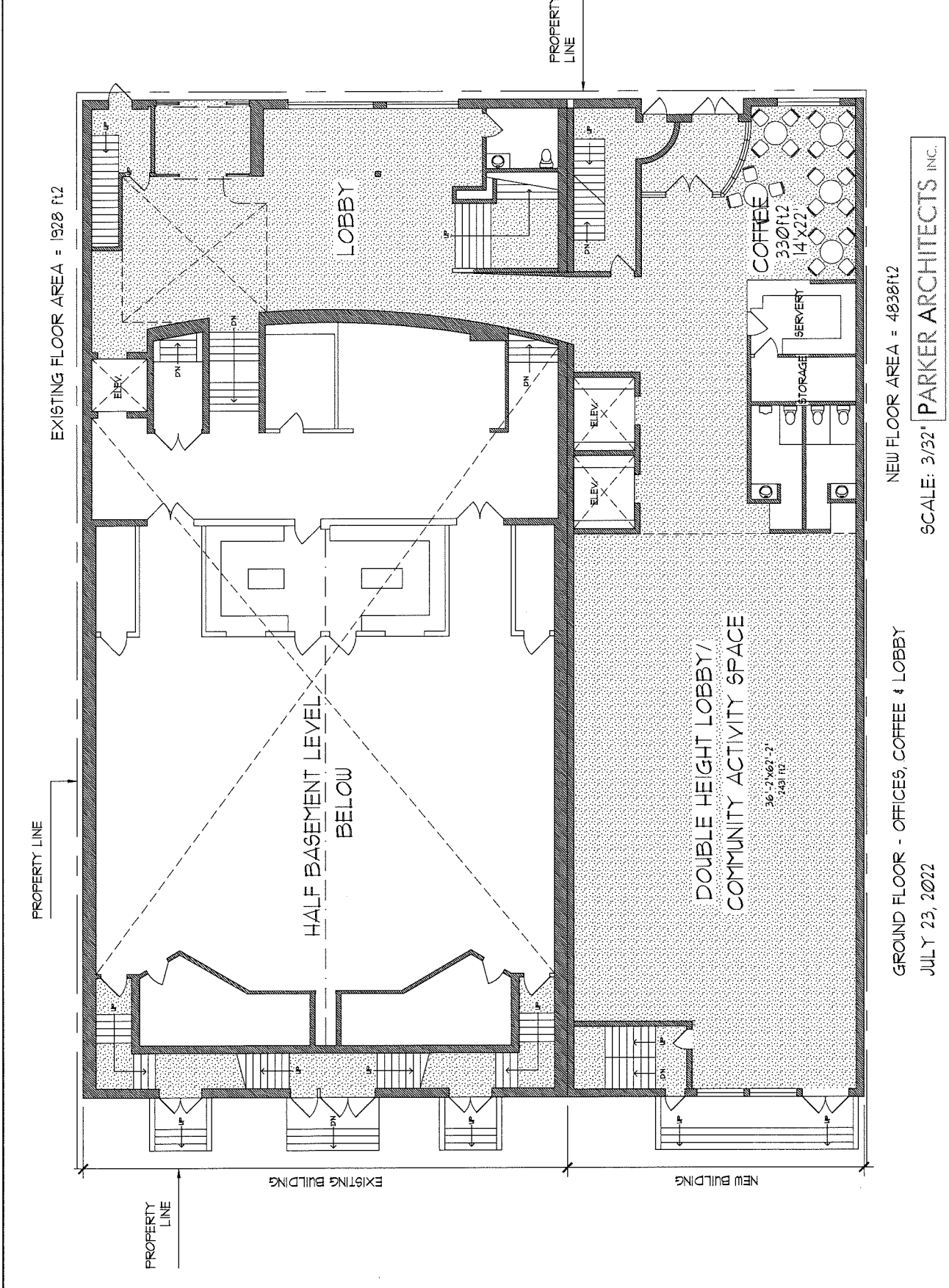
PARKER ARCHITECTS INC.

SCALE: 3/32"

BASEMENT FLOOR LEVELS

JULY 23, 2022

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DESCRIPTION</th> <th style="width: 10%;">DATE</th> <th style="width: 10%;">BY</th> <th style="width: 10%;">CHKD.</th> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>	NO.	DESCRIPTION	DATE	BY	CHKD.																																																								<p>PHILPOTT MEMORIAL CHURCH 160 KING STREET EAST HAMILTON, ONTARIO</p>	<p>Parker Architects Inc. 108 St. Paul Street St. Catharines, ON L2R 9A2 tel: 905-672-2811 email: info@parkerarchitects.ca</p>	<p>A.2.2</p> <p>Existing: GROUND FLOOR PLAN Edition: COA Checked: D.T.P. Scale: 3/16" = 1'-0" No. 31-195 Date: JULY 2, 2022</p>
NO.	DESCRIPTION	DATE	BY	CHKD.																																																											



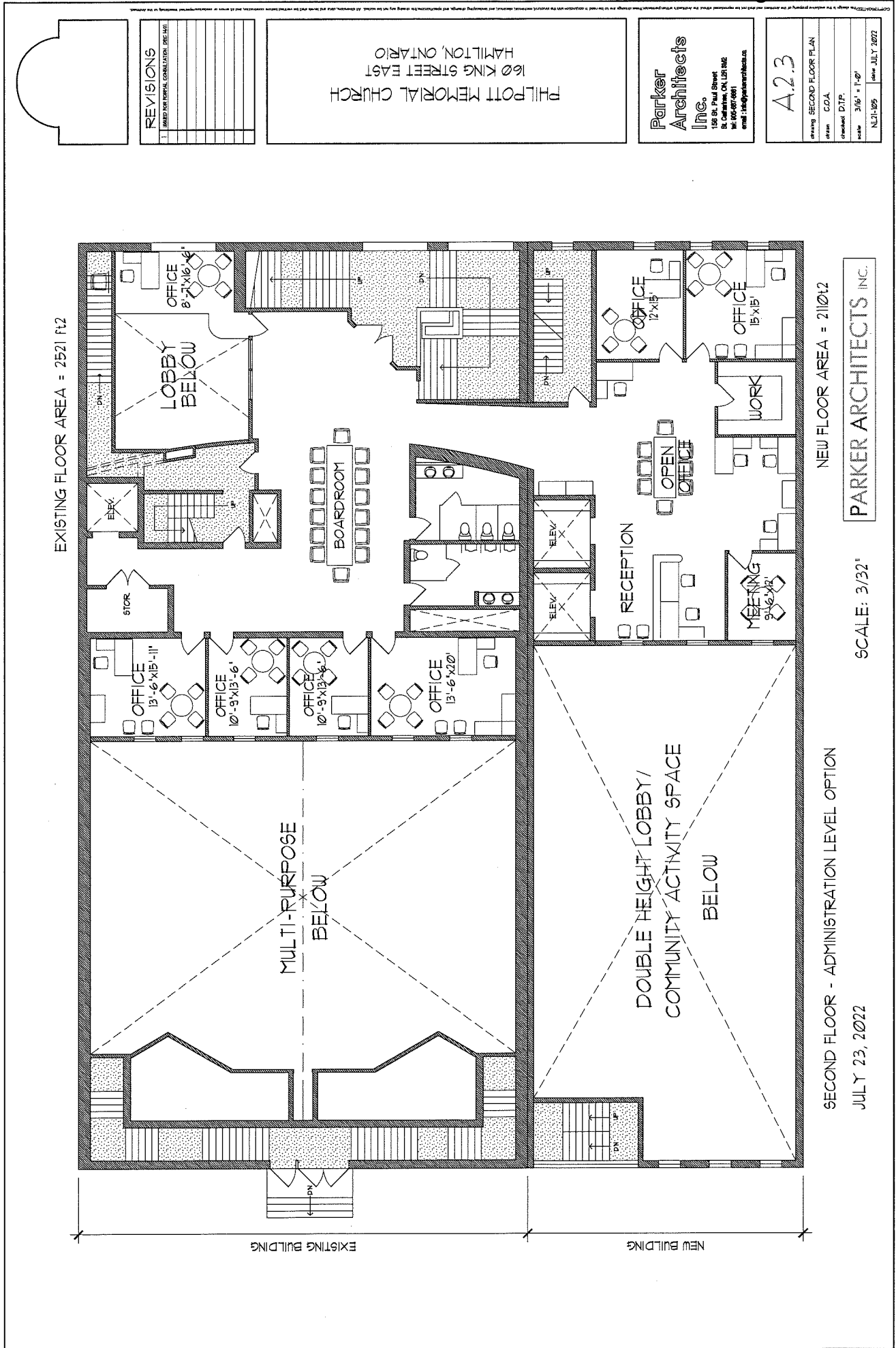
EXISTING FLOOR AREA = 1928 ft²

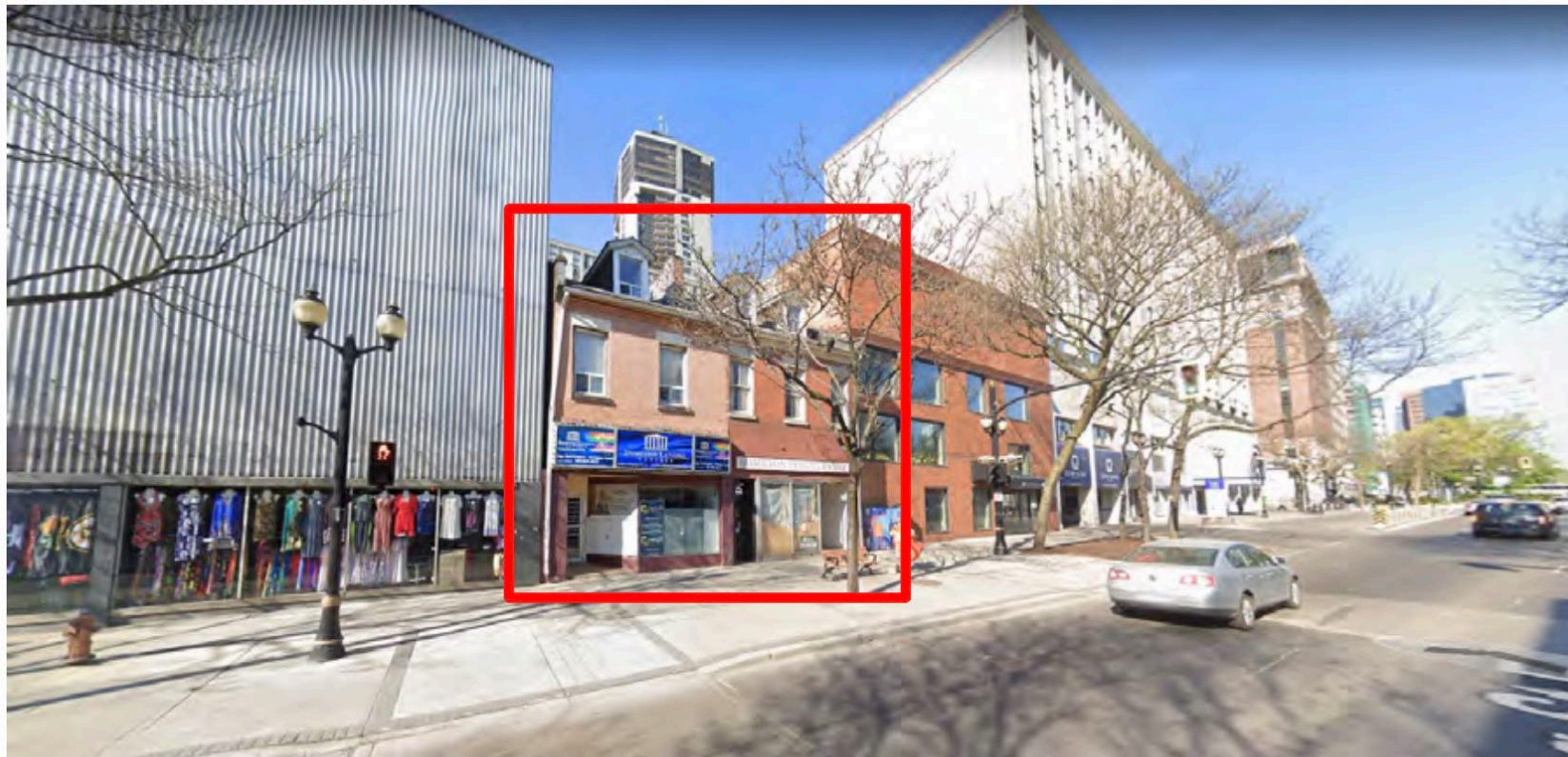
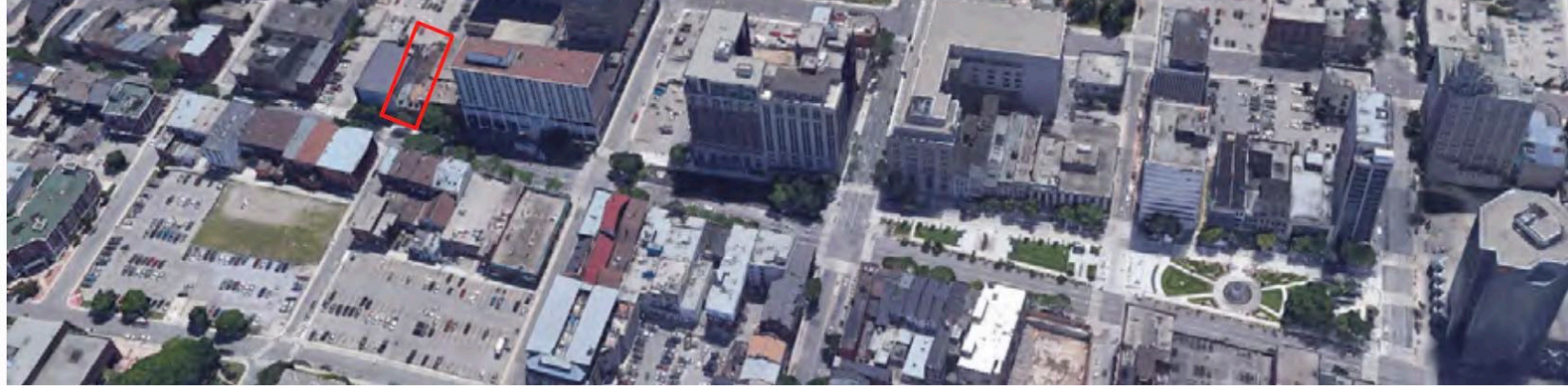
NEW FLOOR AREA = 4838 ft²

SCALE: 3/32" PARKER ARCHITECTS INC.

GROUND FLOOR - OFFICES, COFFEE & LOBBY

JULY 23, 2022





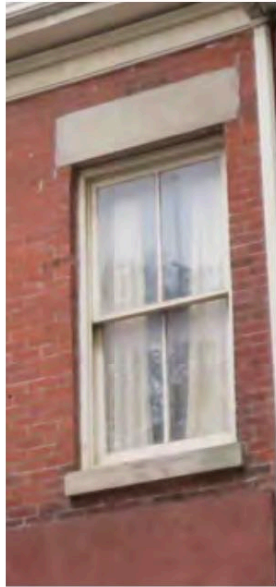
MEGAN HOBSON CAHP
BUILT HERITAGE CONSULTANT

164-168 KING E
HAMILTON



MEGAN HOBSON CAHP
BUILT HERITAGE CONSULTANT

164-168 KING E
HAMILTON



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