



City of Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE REVISÉ

Meeting #: 22-009

Date: September 15, 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. August 11, 2022

5. COMMUNICATIONS

- *5.1. Correspondence from the City of Hamilton, Planning Division, respecting 66-68 Charlton Avenue West, Hamilton and Requirements for Giving Notice of Intention to Demolish under the Ontario Heritage Act

Recommendation: Be received.

6. DELEGATION REQUESTS

- *6.1. Idan Erez, respecting Item 5.1, Correspondence from City to Property Owner re 66 68 Charlton Avenue West (for today's meeting)

7. CONSENT ITEMS

7.1. Delegated Approval: Heritage Permit Applications

- 7.1.a. Heritage Permit Application HP2022-015: Proposed alteration of signage installation at 150 James Street South, Hamilton (Ward 2), Part IV Designation (By-law No. 95-116)
- 7.1.b. Heritage Permit Application HP2022-016: Proposed alteration of signage installation at 120 King Street East, Hamilton (Ward 2), Part IV Designated (By-law No. 22-130)
- 7.1.c. Heritage Permit Application HP2022-017: Proposed alteration of windows at 131 St. Clair Avenue, Hamilton (Ward 3), Part V Designated (By-law No. 86-125)
- 7.1.d. Heritage Permit Application HP2022-018: Proposed alteration of cladding at 29 Union Street, Flamborough (Ward 15), Part V Designated (By-law No. 96-34-H)
- 7.1.e. Heritage Permit Application HP2022-019: Proposed alteration of ventilation and doors at 1280 Main Street West, Hamilton (Ward 1), Part IV Designated (By-law No. 08-002)
- 7.1.f. Heritage Permit Application HP2022-020: Proposed alteration of cladding at 28 - 44 James Street North / 5-21 King William Street, Hamilton (Ward 2), Part IV Designated (By-law No. 96-175)
- 7.1.g. Heritage Permit Application HP2022-021: Proposed alteration of exhaust relocation at 71 Main Street West, Hamilton (Ward 2), Part IV Designated (By-law No. 06-011)
- *7.1.h. Heritage Permit Application HP2022-022: Proposed alteration of new air conditioning units at 16 West Avenue South (Ward 3) (By-law No. 92-239)
- *7.1.i. Heritage Permit Application HP2022-024: Proposed alteration of an existing door and installation of a new railing to the front-facing, second-level door of the accessory building (garage) at

154 Mill Street North, Flamborough (Ward 15), Part V Designated (By-law No.96-34-H)
- *7.1.j. Heritage Permit Application HP2022-025: Proposed addition of a wrought iron fence along the south and west property lines at 94 Mill Street North (Ward 15), Part V Designated (By-law No. 9634-H)
- 7.2. Heritage Permit Review Sub-Committee Minutes - July 19, 2022
- *7.3. Policy and Design Working Group Meeting Notes - August 22, 2022

8. STAFF PRESENTATIONS

9. PUBLIC HEARINGS / DELEGATIONS

- 9.1. Dr. S. Sheehan, respecting an Introduction to the Landsdale Neighbourhood Inventory Project (Approved at the July 7, 2022 meeting)

10. DISCUSSION ITEMS

- 10.1. Inventory and Research Working Group Minutes - May 30, 2022
- 10.2. Register Listing Objections in Beasley Neighbourhood (PED22135(a))(Ward 2)
- *10.3. Inventory and Research Working Group Meeting Notes - August 22, 2022

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) Dunnington-Grubb Gardens, 1000 Main Street East (within Gage Park) (R) – D. Beland
- (vii) St. Clair Blvd. Conservation District (D) – D. Beland
- (viii) 52 Charlton Avenue West, Hamilton (D) – J. Brown
- (ix) 292 Dundas Street East, Waterdown (R) – L. Lunsted
- (x) Chedoke Estate (Balfour House), 1 Balfour Drive, Hamilton (R) – T. Ritchie
- (xi) Binkley Property, 50-54 Sanders Blvd., Hamilton (R) - J. Brown
- (xii) 62 6th Concession East, Flamborough (I) - L. Lunsted
- (xiii) Cannon Knitting Mill, 134 Cannon Street East, Hamilton (R) – T. Ritchie
- (xiv) 1 Main Street West, Hamilton (D) – W. Rosart
- (xv) 54 - 56 Hess Street South, Hamilton (R) – J. Brown
- (xvi) 384 Barton Street East, Hamilton – T. Ritchie
- (xvii) 311 Rymal Road East, Hamilton – C. Dimitry
- (xviii) 42 Dartnell Road, Hamilton (Rymal Road Stations Silos) – G. Carroll
- (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

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 22-008

9:30 a.m.

Friday, August 11, 2022

Room 264, 2nd Floor, City Hall

Present:	A. Denham-Robinson (Chair), J. Brown, C. Dimitry (Vice-Chair), L. Lunsted, R. McKee, T. Ritchie and W. Rosart
Absent with Regrets:	Councillor M. Pearson – City Business K. Burke, G. Carroll
Also Present:	Megan Hobson, Built Heritage Consultant Ava Barnett, SMPL Design Studio

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

- 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) (Item 8.1)**

(Rosart/McKee)

- (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.

CARRIED

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

The Clerk advised the Committee that there were no changes to the agenda.

(McKee/Ritchie)

That the agenda for August 11, 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) July 7, 2022 (Item 4.1)

(Brown/Ritchie)

That the Minutes of the July 7, 2022 meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

CARRIED

(d) CONSENT ITEMS (Item 7)

(Dimitry/Brown)

That the following items be received:

- (i) Heritage Permit Review Sub-Committee Minutes - June 21, 2022 (Item 7.1)
- (ii) Education and Communication Working Group Meeting Notes (Item 7.2)
 - (a) January 5, 2022 (Item 7.2(a))
 - (b) January 19, 2022 (Item 7.2(b))
 - (c) February 2, 2022 (Item 7.2(c))
 - (d) March 2, 2022 (Item 7.2(d))
 - (e) April 6, 2022 (Item 7.2(e))
- (iii) Policy and Design Working Group Meeting Notes (Item 7.3)
 - (a) May 16, 2022 (Item 7.3(a))

(b) June 20, 2022 (Item 7.3(b))

CARRIED

(e) STAFF PRESENTATION (Item 8)

(i) 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) (Item 8.1)

Megan Hobson, Built Heritage Consultant, addressed Committee with a presentation respecting 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).

(Brown/Carroll)

That the Presentation respecting 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), be received.

CARRIED

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

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

(i) Buildings and Landscapes (Item 13.1)

Updates to properties can be viewed in the meeting recording.

(Brown/Ritchie)

That the following updates, be received:

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- (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

(g) ADJOURNMENT (Item 15)

(Rosart/Lunsted)

That there being no further business, the Hamilton Municipal Heritage Committee adjourned at 10:17 a.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk



Hamilton

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

Planning and Economic Development Department
Planning Division
71 Main Street West, 4th Floor
Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 7163

September 6, 2022

1333609 ONTARIO LTD C/O [REDACTED]
[REDACTED]
[REDACTED]

Dear Mr. Mesci,

RE: 66-68 Charlton Avenue West, Hamilton and Requirements for Giving Notice of Intention to Demolish under the *Ontario Heritage Act*

It has come to Cultural Heritage Planning Staff's attention that an Excavation Permit (EP 017260 A) was issued on June 20, 2022 for the property municipally addressed as 66 Charlton Avenue West, Hamilton, to facilitate the future demolition of the property. At the time of writing this letter, Heritage Staff are not aware of either a Building Permit Application to Demolish or a *Planning Act* application for redevelopment having been submitted to the City of Hamilton.

As you may already be aware, in June 2017, Council listed the property located at 66-68 Charlton Avenue West, Hamilton on the Municipal Heritage Register under Section 27 of the *Ontario Heritage Act* as a non-designated property of cultural heritage value or interest. A preliminary evaluation of the property identified it as being of heritage interest due to the demonstrated craftsmanship and because it helps support the character of the historic Durand neighbourhood. For more information on the Municipal Heritage Register, please visit: www.hamilton.ca/municipalheritageregister

Notice of Intention to Demolish

As an owner of a property listed on the Register, you are required to give 60-days' advance notice to Council of your intention to demolish or remove any building or structure on the property, or to permit such demolition or removal (Section 27(9), *Ontario Heritage Act*). The required notice is separate from the submission of a Building Permit Application to Demolish.

Please contact Heritage Staff (CulturalHeritagePlanning@hamilton.ca) for more information on the demolition notice process and what may be required to accompany such a notice. Staff would also appreciate the opportunity to speak with you about alternatives to demolition, such as adaptive reuse, to conserve this Council-identified heritage property.

Kind regards,

Chloe Richer

Chloe Richer *MCIP RPP, CAHP*
Cultural Heritage Planner
Phone: (905) 546-2424, ext. 7163
E-mail: Chloe.Richer@hamilton.ca



Hamilton

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

Planning and Economic Development Department
Planning Division
71 Main Street West, 4th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 7163
Fax: 905-540-5611

FILE: HP2022-015

August 10, 2022

Napinder Singh
150 James Street South
Hamilton, ON
L8P 3A2

**Re: Heritage Permit Application HP2022-015:
Proposed alteration of signage installation at 150 James Street South,
Hamilton (Ward 2), Part IV Designation (By-law No. 95-116)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2022-015 is approved for the designated property at 150 James Street South, in accordance with the submitted Heritage Permit Application for the following alterations:

- Installation of signage (42" x 36") to the front façade in the same location as previous signage, above the two front windows.

Subject to the following conditions:

- a) That the proposed signage conforms to the City of Hamilton's Sign By-law;
- b) 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,
- c) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations are not completed by July 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

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

**Re: Heritage Permit Application HP2022-015:
Proposed alteration of signage installation at 150
James Street South, Hamilton (Ward 2), Part IV
Designation (By-law No. 95-116)**

Page 2 of 2

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

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

We wish you success with your project, and if you have any further questions please feel free to contact Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at Chloe.Richer@Hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

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

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-015
ADDRESS: 150 James Street South, Hamilton

Owner: Napinder Singh
Applicant / Agent: N/A

Description of proposed alterations:

- Installation of signage (42" x 36") to the front façade in the same location as previous signage, above the two front windows.

Reasons for proposed alterations:

- Signage for new restaurant.

Documentation submitted with application:

- Signage document (elevations and description of signage installation).

Staff assessment:

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

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

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the Designation By-law, in this case By-law No. 95-116.

The applicant proposes to install new signage (42" x 36") to the front façade in the same location as previous signage, above the two front windows.

There will be minimal or no “displacement effects” or “disruption effects” as a result of this work. The installation of the signage will have minimal impacts on the valued heritage features, as many of the holes that will be used are the same ones from the previous signage. The additional six holes that are required are to go through the grout, not the stone of the front façade, as per correspondence with the applicant. In addition, the design of the signage is simple and modest, and as such, will not have an impact on the setting or character of the heritage features.

Staff are supportive of the application as the signage is to utilize the same holes as the previous signage, with the additional six holes to go through the grout, which will limit

the potential adverse effects on the stone of the front façade. In addition, the modest/simple new signage will not impact the setting or character of the heritage property.

Key dates:

Sub-committee meeting date: July 19, 2022
Notice of Complete Application: July 15, 2022

Sub-committee comments and advice:

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

(Carroll/Spolnik)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-015 be approved as submitted, subject to the following conditions:

- a) That the proposed signage conforms to the City of Hamilton's Sign By-law;
- b) 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,
- c) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations are not completed by July 31, 2024 then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2022-015 is approved in accordance with the submitted application, subject to the following conditions:

- a) That the proposed signage conforms to the City of Hamilton's Sign By-law;
- b) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- c) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations are not completed by July 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Approval:

Staff Approval:

Chloe Richer

Chloe Richer MCIP RPP, CAHP
Cultural Heritage Planner

Ken
Coit

Digitally signed by
Ken Coit
Date:
2022.08.10
08:26:55
-04'00'

SPM/MGR Initials

Authorized:

Steve Robichaud

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Reasons for Designation (By-law No. 95-116)

Designated Features

Important to the preservation of the James South Stone Terrace are the original features of the east (front) facades and north end wall, including: the limestone masonry walls and parapets; the cut stone sills, lintels, string courses, and pilasters; the original doorways and windows; and the bracketed eaves and other original details. Excluded are: the projecting store front added to #156; the various dormer additions; and the modern entrance porches, stairways, windows and doors.



Hamilton

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

Planning and Economic Development Department
Planning Division
71 Main Street West, 4th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 7163
Fax: 905-540-5611

FILE: HP2022-016

August 10, 2022

Rudi Spallacci
1 James Street South
Hamilton, ON
L8P 4R5

**Re: Heritage Permit Application HP2022-016:
Proposed alteration of signage installation at 120 King Street East,
Hamilton (Ward 2), Part IV Designated (By-law No. 22-130)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2022-016 is approved for the designated property at 120 King Street East, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Installation of two new signs (fascia sign and blade sign) on the front façade.

Subject to the following conditions:

- a) That the proposed signage conforms to the City of Hamilton's Sign By-law;
- b) That the method for affixing the sign to the building, including the types of fasteners, all attachment locations, flashing, and details of electrical work, with the goal of utilizing existing grout lines for the two signs' attachment points and minimal or no drilling of holes in the limestone cladding, shall be submitted through detailed architectural drawings, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- c) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

**Re: Heritage Permit Application HP2022-016:
Proposed alteration of signage installation at 120
King Street East, Hamilton (Ward 2), Part IV
Designated (By-law No. 22-130)**

Page 2 of 2

- d) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations are not completed by July 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

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

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

We wish you success with your project, and if you have any further questions please feel free to contact Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at Chloe.Richer@Hamilton.ca.

Yours truly;



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

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

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-016
ADDRESS: 120 King Street East, Hamilton

Owner: Rudi Spallacci
Applicant / Agent: Adam Straus

Description of proposed alterations:

- Installation of two new signs (fascia sign and blade sign) on the front façade.

Reasons for proposed alterations:

- Signage for new bakery.

Documentation submitted with application:

- Document including signage details and location map.

Staff assessment:

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

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

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the Designation By-law, in this case By-law No. 22-130.

The applicant proposes to install two new signs (a fascia sign and blade sign) on the front façade of the property known as the Royal Connaught Hotel.

Staff anticipate that there will be minimal “displacement effects” to the subject property as a result of this work. As proposed, 14 holes are required for the main fascia sign and an additional six for the second blade sign. In addition, a hole is also required for the 3/8” through wire. At the Heritage Permit Review Sub-Committee meeting in which the Heritage Permit application was discussed, the agent for the application committed to exploring ways to reduce the number of holes required and to use the grout as much as possible, and this discussion is reflected in the requirement for an additional condition below (Condition b)).

There will be minimal “disruption effects” to the subject property as a result of this work. Both signs are of a modest design and the blade sign in particular is relatively small in

scale. As such, the setting and character of the heritage features on the front façade will not be significantly impacted based on the scope of this work.

Staff are supportive of the application as the scope of work will not significantly impact the valued heritage features of the building, such as the limestone on the front façade, and the agent for the application has committed to exploring an approach that would minimize the number of holes and install the signage in an appropriate fashion.

Key dates:

Sub-committee meeting date: July 19, 2022
Notice of Complete Application: July 15, 2022

Sub-committee comments and advice:

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

(Burke/MacLaren)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-016 be approved as submitted, subject to the following conditions:

- a) That the proposed signage conforms to the City of Hamilton's Sign By-law;
- b) That the method for affixing the sign to the building, including the types of fasteners, all attachment locations, flashing, and details of electrical work, with the goal of utilizing existing grout lines for the two signs' attachment points and minimal or no drilling of holes in the limestone cladding, shall be submitted through detailed architectural drawings, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- c) 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,
- d) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations are not completed by July 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2022-016 is approved in accordance with the submitted application, subject to the following conditions:

- a) That the proposed signage conforms to the City of Hamilton's Sign By-law;

- b) That the method for affixing the sign to the building, including the types of fasteners, all attachment locations, flashing, and details of electrical work, with the goal of utilizing existing grout lines for the two signs' attachment points and minimal or no drilling of holes in the limestone cladding, shall be submitted through detailed architectural drawings, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- c) 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,
- d) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations are not completed by July 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Approval:

Staff Approval:

Chloe Richer

Digitally signed by Ken Coit
Date: 2022.08.10 08:53:08 -0400

Chloe Richer MCIP RPP, CAHP
Cultural Heritage Planner

SPM/MGR Initials

Authorized:

Steve Robichaud

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Reasons for Designation (By-law No. 22-130)

Description of Heritage Attributes:

The former hotel building's cultural heritage value is embodied in the:

- Front façade (north elevation);
- East elevation;
- West elevation;
- Slender portion of the south elevation where the brick and terra cotta of the east elevation wrap around to the south elevation; and,
- The lobby and mezzanine in the interior.

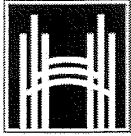
Front Facade (North Elevation):

Heritage attributes of the front facade in the 1914-16 building include:

- All features in limestone on the ground and mezzanine floors and their fenestration;
- The brown rug brick and white-glazed terra cotta curtain wall and the fenestration of the floor above the mezzanine floor (the hotel's second floor or third storey, which together with the ground and mezzanine floors forms the front facade's base);
- The seven floors of brown rug brick wall and windows which comprise the front facade's shaft; and,
- The front facade's upper two storeys and overhanging cornice - the capital of the composition - completely executed in white-glazed terra cotta and lit by windows that follow the fenestration pattern in the shaft.

Heritage attributes of the front facade in the 1931 addition include:

- The brown polished granite foundation veneer;
- The limestone ground floor articulated by its six bays;
- The limestone mezzanine and second floors containing six bays of slender round-arched window pairs;



Hamilton

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

Planning and Economic Development Department
Planning Division
71 Main Street West, 4th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 7163
Fax: 905-540-5611

FILE: HP2022-017

August 10, 2022

Derek Castell and Mary Mathewson
131 St. Clair Avenue
Hamilton, ON
L8M 2N8

**Re: Heritage Permit Application HP2022-017:
Proposed alteration of windows at 131 St. Clair Avenue, Hamilton (Ward 3), Part V
Designated (By-law No. 86-125)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2022-017 is approved for the designated property at 131 St. Clair Avenue, in accordance with the submitted Heritage Permit Application for the following alterations:

- Replacement of approximately 36-38 original windows with modern painted vinyl windows; and
- The grills will also be part of the front exterior windows to match the existing look that is part of the original windows.

Subject to the following conditions:

- a) That the windows which can be viewed from the public streetscape (front facade and the front of side facades) be traditional single- or double-hung style windows, with grating similar to the existing windows;
- b) 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,
- c) Implementation of the alteration, in accordance with this approval, shall be completed no later than July 31, 2025. If the alteration is not completed by July 31,

**Re: Heritage Permit Application HP2022-017:
Proposed alteration of windows at 131 St. Clair
Avenue, Hamilton (Ward 3), Part V Designated (By-law
No. 86-125)**

Page 2 of 2

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.

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

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

We wish you success with your project, and if you have any further questions please feel free to contact Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at Chloe.Richer@Hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chloe Richer, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Lisa Kelsey, Legislative Coordinator
Councillor Nrinder Nann, Ward 3

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-017
ADDRESS: 131 St. Clair Avenue, Hamilton

Owner: Derek Castell and Mary Mathewson
Applicant / Agent: N/A

Description of proposed alterations:

- Replacement of approximately 36-38 original windows with modern painted vinyl windows; and
- The grills will also be part of the front exterior windows to match the existing look that is part of the original windows.

Reasons for proposed alterations:

- The existing windows are not functional; and,
- The owners have stated the windows are deteriorated to the point where replacement is required, and modern wood windows are cost prohibitive.

Documentation submitted with application:

- Photographs of windows to be replaced;
- Photographs of windows of nearby dwellings; and,
- Specifications of replacement windows.

Staff assessment:

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

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

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the architectural details and heritage character specified in the Heritage Conservation District (HCD) Plan, in this case the St. Clair Avenue HCD Plan.

The applicant proposes to replace approximately 36-38 original windows with modern painted vinyl windows. The applicant has stated that the muntin of the front exterior windows are to match the existing look that is part of the original windows.

There will be moderate “displacement effects” to the subject property with the removal of the original windows. These displacement effects will be mitigated by the

incorporation of muntins that will match the existing windows. In addition, the replacement windows will be double-hung, providing a traditional window aesthetic, except for the new basement windows. The incorporation of matching muntins and double-hung windows will lessen the “disruption effects” to the subject property as a result of this work.

Staff are supportive of the application as the replacement windows that will be visible from the streetscape will maintain the heritage aesthetic of the home and the streetscape, though wood is not being incorporated as a traditional window material. The current owners or future owners of the property may choose to incorporate wood replacement windows in the future as a more compatible option, as staff had encouraged.

Key dates:

Sub-committee meeting date: July 19, 2022
Notice of Complete Application: July 15, 2022

Sub-committee comments and advice:

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

(MacLaren/Spolnik)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-017 be approved as submitted, subject to the following conditions:

- a) That the windows which can be viewed from the public streetscape (front facade and the front of side facades) be traditional single- or double-hung style windows, with grating similar to the existing windows;
- b) 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,
- c) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2025. If the alterations are not completed by July 31, 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.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2022-017 is approved in accordance with the submitted application, subject to the following conditions:

- a) That the windows which can be viewed from the public streetscape (front facade and the front of side facades) be traditional single- or double-hung style windows, with grating similar to the existing windows;
- b) 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,
- c) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2025. If the alterations are not completed by July 31, 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.

Approval:

Staff Approval:

Chloe Richer

Ken
Coit
Digitally signed by Ken Coit
Date: 2022.08.09 15:51:34 -0400

Chloe Richer CAHP, MCIP, RPP
Cultural Heritage Planner

SPM/MGR Initials

Authorized:

Steve Robichaud

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

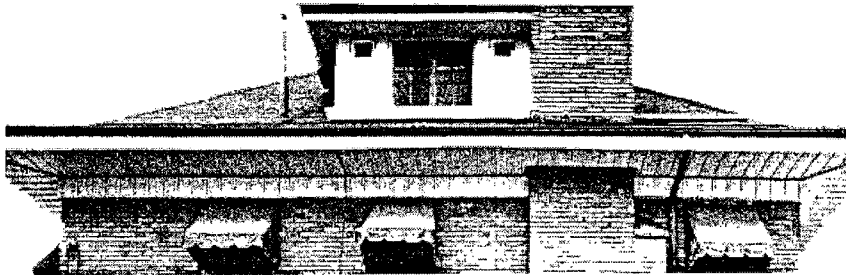
Relevant Excerpts from the St. Clair Avenue Heritage Conservation District Plan

7.4.2 Facade Alterations/Additions

7.4.2.1 Residential Properties

The historical integrity of buildings is effected by changes to their original structures. While home naturally change over time, it is of importance on a heritage evaluation to examine the amount of change. There has been little in the way of drastic change to the residential buildings in the proposed district. Some of the more noticeable exterior changes have been:

- | | |
|----------------------------|--------------|
| 1. Aluminium Storm Windows | 11 buildings |
| 2. Aluminium Storm Doors | 10 buildings |
| 3. Aluminium Soffit/Fascia | 4 buildings |



Example of aluminium soffit and fascia

Aluminium storms have become an economic necessity and those represented in the proposed district do not adversely affect the character of the windows/doors. Although wood is more in keeping with the original materials of construction, it is difficult to assess the integrity of aluminium storms, since many of the earlier homes were probably built without storms at all. In contrast, a surprisingly large number of buildings have retained their original wooden soffit and fascia as illustrated by the small number of aluminium additions.

Proportions and designs of windows and doors of the original structures will be maintained for additions alterations and replacements.

Authentic materials such as brick, stone and wood, to reflect the texture of the area, will be encouraged. Original or similar materials and colours will be used.

Unauthentic materials such as plastics and aluminum will be discouraged.

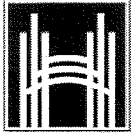
Designs, materials and workmanship of building development will be of a high quality.

Brick cleaning will be carried out by methods which do not damage brickwork.

Unsightly extensions such as fire escapes or air conditioning units should be located at the rear of buildings, out of view from the street if at all possible. Hardship to the owner will be considered as a factor.

Cost will be a consideration in determining the appropriateness of building development although emphasis will be placed on architectural and historic character.

Only building development visible from the street will be controlled. Internal alterations will not be controlled.



Hamilton

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

Planning and Economic Development Department
Planning Division
71 Main Street West, 4th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 7163
Fax: 905-540-5611

FILE: HP2022-018

August 10, 2022

Joel Wilson
29 Union Street
Hamilton, ON L0R 1R0

**Re: Heritage Permit Application HP2022-018:
Proposed alteration of cladding at 29 Union Street, Flamborough (Ward 15),
Part V Designated (By-law No. 96-34-H)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2022-018 is approved for the designated property at 29 Union Street in accordance with the submitted Heritage Permit Application for the following alterations:

- Retroactive application for cladding of brick façades; and,
- Exterior walls are now wrapped with exterior insulation (1") with 3/4" strapping to vent wood siding (Fraser Wood Siding, 6" V groove on all exterior facades except for the front gable, which is board and batten with 1" boards).

Subject to the following condition:

a) That the existing original brick facade shall be completely clad in a material sympathetic to the existing wood-clad front facade, e.g., matching Wood Siding.

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

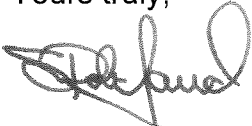
The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

**Re: Heritage Permit Application HP2022-018:
Proposed alteration of cladding at 29 Union Street,
Flamborough (Ward 15), Part V Designated (By-law
No. 96-34-H)**

Page 2 of 2

We wish you success with your project, and if you have any further questions please feel free to contact Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at Chloe.Richer@Hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

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

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-018
ADDRESS: 29 Union Street, Flamborough

Owner: Joel Wilson
Applicant / Agent: Matthew Ribau, Perspective Views

Description of proposed alterations:

- Retroactive application for cladding of brick façades; and,
- Exterior walls are now wrapped with exterior insulation (1") with 3/4" strapping to vent wood siding (Fraser Wood Siding, 6" V groove on all exterior facades except for the front gable, which is board and batten with 1" boards).

Reasons for proposed alterations:

- Renovation purposes.

Documentation submitted with application:

- Images of the altered dwelling; and
- Information on new cladding from the Fraser Wood Siding website:
<https://fraserwoodsiding.com/products/classic-series/>

Staff assessment:

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

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

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage character mentioned in the relevant Heritage Conservation District Plan, in this case the Mill-John-Union-Griffin Heritage Conservation District Plan.

This is a retroactive application for the cladding of brick façade. The alterations have already taken place, with the exception of one side façade which has not yet been clad in Fraser Wood Siding.

There will be minimal “displacement effects” to the subject property as the original brick cladding has not been removed and is located beneath the new Fraser Wood Siding, though some of the bricks may be damaged if the new siding was not attached through the mortar.

In addition, there are minimal “disruption effects” to the subject property, as the new siding is a compatible material (wood). The Mill-John-Union-Griffin Heritage Conservation District Plan states that concrete or other masonry blocks, metal, and synthetic sidings should be avoided. Wood is specified as an acceptable exterior cladding material.

Staff are supportive of the application as the original brick façade is to be retained and completely clad in a material sympathetic to the heritage character of the Mill Street Heritage Conservation District. Further, the one side façade that is not yet clad is to be clad in a sympathetic wood siding.

Key dates:

Sub-committee meeting date: July 19, 2022
Notice of Complete Application: July 15, 2022

Sub-committee comments and advice:

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

(MacLaren/Ritchie)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-018 be approved as submitted, subject to the following condition:

- a) That the existing original brick facade shall be completely clad in a material sympathetic to the existing wood-clad front facade, e.g., matching Wood Siding.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2022-018 is approved in accordance with the submitted application, subject to the following condition:

- a) That the existing original brick facade shall be completely clad in a material sympathetic to the existing wood-clad front facade, e.g., matching Wood Siding.

Approval:

Staff Approval:

Chloe Richer

Chloe Richer CAHP, MCIP, RPP
Cultural Heritage Planner

Ken
Coit
Digitally signed by Ken Coit
Date: 2022.08.09 16:34:16 -04'00'

SPM/MGR Initials

Authorized:

A handwritten signature in cursive script, appearing to read "S. Robichaud", written over a horizontal line.

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Excerpts from the Mill Street Heritage Conservation District Study and Plan

4.2.5 Foundations and Walls

Protect original wall surfaces from cleaning methods that may permanently alter or damage the appearance of the surface or give a "falsely" new look to the building, for example, sandblasting, strong liquid chemical solutions and high pressure water cleaning. Avoid application of new surfaces or new coatings that alter the appearance of the original material, especially where they are substitutes for masonry repairs. This may include the application of waterproof and water repellent coatings, paint, aluminum or vinyl siding and stucco.

4.5.9 Exterior Cladding: Materials and Colours

Brick veneer, stone, stucco and wood cladding are the most prevalent wall materials in the Heritage Conservation District. Wall materials of new construction should reflect the predominant traditional materials and their respective colours: brick (red) and stucco (light). Wood (clapboard and shiplap) is also considered to be an acceptable walling material. Wooden shingles may also be considered acceptable when used on upper wall surfaces of stucco or brick walls. Use of concrete or other masonry blocks, metal, and synthetic sidings should be avoided.



Hamilton

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

Planning and Economic Development Department
Planning Division
71 Main Street West, 4th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 7163
Fax: 905-540-5611

FILE: HP2022-019

August 10, 2022

Sam Sargeos
McMaster University
1280 Main Street West
Hamilton, ON, L8S 4L8

**Re: Heritage Permit Application HP2022-019:
Proposed alteration of ventilation and doors at 1280 Main Street West,
Hamilton (Ward 1), Part IV Designated (By-law No. 08-002)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2022-019 is approved for the designated property at 1280 Main Street West, in accordance with the submitted Heritage Permit Application for the following alterations:

- Two sets of existing north and south exterior painted white oak wood doors at west elevation at Lower Floor are being proposed to be replaced due to ongoing maintenance issues of these doors;
- Modification of existing ventilation ducting servicing Alumni Memorial Building;
- Addition of new HVAC unit complete with screening to be located on lower roof of existing kitchen addition on north end of building. Unit to be ducted into Kitchen through same lower roof. The colour of screening to be earth tone, the same as the existing door frames, to blend into the existing brick façade; and
- Existing roof top exhaust fan located above Alumni Memorial Building Lobby to be upgraded to new unit in the same location. Colour of duct and fan to be painted to match existing and blend the existing sloped roof colour.

Subject to the following conditions:

- a) That the replacement doors be of an in-kind/like-for-like material (e.g., wood);
- b) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief

Re: Heritage Permit Application HP2022-019: Proposed alteration of ventilation and doors at 1280 Main Street West, Hamilton (Ward 1), Part IV Designated (By-law No. 08-002)

Page 2 of 2

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

- c) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations are not completed by July 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

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

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

We wish you success with your project, and if you have any further questions please feel free to contact Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at Chloe.Richer@Hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chloe Richer, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Lisa Kelsey, Legislative Coordinator
Councillor Maureen Wilson, Ward 1
Ed Schuck, Project Manager, The Ventin Group Architects

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-019

ADDRESS: 1280 Main Street West, Hamilton

Owner: McMaster University c/o Sam Sargeos

Applicant / Agent: The Ventin Group Architects c/o Ed Schuck, Project Manager

Description of proposed alterations:

- Two sets of existing north and south exterior painted white oak wood doors at west elevation at Lower Floor are being proposed to be replaced due to ongoing maintenance issues of these doors;
- Modification of existing ventilation ducting servicing Alumni Memorial Building;
- Addition of new HVAC unit complete with screening to be located on lower roof of existing kitchen addition on north end of building. Unit to be ducted into Kitchen through same lower roof. The colour of screening to be earth tone, the same as the existing door frames, to blend into the existing brick façade; and
- Existing roof top exhaust fan located above Alumni Memorial Building Lobby to be upgraded to new unit in the same location. Colour of duct and fan to be painted to match existing and blend the existing sloped roof colour.

Reasons for proposed alterations:

- Doors in need of restoration or replacement; and
- Servicing required for ventilation and HVAC unit in need of upgrading.

Documentation submitted with application:

- Plans and elevations of proposed alterations.

Staff assessment:

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

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

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the Designation By-law, in this case By-law No. 08-002.

The applicant proposes to replace the doors at the west elevation, modify the existing ventilation, add a new HVAC unit on the north end of the building and upgrade the existing roof top exhaust fan.

There will be minimal “displacement effects” to the subject property as a result of this work. Though the two sets of doors are to be replaced, the replacement doors will match the existing in material (wood) as well as in profiles and details. In addition, the hardware will be reused where possible, or new hardware will be sourced to the existing. The ventilation and HVAC work will not result in any displacement effects to the valued heritage features.

In addition, there will be minimal “disruption” to the subject property as a result of this work. As noted, the new doors will be replaced with like for like materials, therefore, the character of the heritage features will be retained. The new HVAC unit will be located on the roof of a rear addition and include appropriate earth tone screening to blend into the existing brick façade. The new roof top exhaust fan and duct are also to be painted in a colour to blend in with the existing sloped roof colour.

Staff are supportive of the application as the doors will be replaced with like for like materials and matching profiles/details. In addition, the ventilation and HVAC upgrades will not alter any valued heritage features and measures will be taken to ensure the units blend in with the existing building.

Key dates:

Sub-committee meeting date: July 19, 2022
Notice of Complete Application: July 15, 2022

Sub-committee comments and advice:

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

(MacLaren/Burke)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-019 be approved as submitted, subject to the following conditions:

- a) That the replacement doors be of an in-kind/like-for-like material (e.g., wood);
- b) 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,
- c) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations are not completed by July 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2022-019 is approved in accordance with the submitted application, subject to the following conditions:

- a) That the replacement doors be of an in-kind/like-for-like material (e.g., wood);
- b) 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,
- c) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations are not completed by July 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Approval:

Staff Approval:

Chloe Richer

Digitally
signed by
Ken
Ken Coit
Date:
2022.08.09
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SPM/MGR Initials

Chloe Richer CAHP, MCIP, RPP
Cultural Heritage Planner

Authorized:

Steve Robichaud

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Reasons for Designation (By-law No. 08-002)

DESIGNATED FEATURES

The boundaries of the designated property extend from the west side of Wallingford Hall to the east side of University Hall and Edwards Hall and from Scholar's Road to the ravine edge and the north side of Edwards Hall; it also includes Hamilton Hall, the Refectory and the Alumni Memorial Building.

Important to the preservation of this cluster of six buildings are:

- the original architectural materials and features of the façades and roofs of all six buildings, including the stone ashlar and brick masonry walls; cut stone door/ window surrounds, mullions and tracery; stone entrance steps, carved stone ornamentation, wrought-ironwork (notably the entrance doors of University Hall and Hamilton Hall).

- the landscaped open space within the boundaries defined above, including the low stone wall with the Tudor archway linking University Hall and Edwards Hall.

Also important to the preservation of University Hall, the Refectory and the Alumni Memorial Building are the interior spaces identified respectively as Convocation Hall, the Refectory Dining Hall and Memorial Hall and all of their original architectural finishes and features.



Hamilton

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

Planning and Economic Development Department
Planning Division
71 Main Street West, 4th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 7163
Fax: 905-540-5611

FILE: HP2022-020

August 10, 2022

Pat Di Leonardo, Superintendent of Facility Operations & Maintenance
City of Hamilton
28-44 James Street North / 5-21 King William Street
Hamilton, ON
L8R 2K1

**Re: Heritage Permit Application HP2022-020:
Proposed alteration of cladding at 28 - 44 James Street North / 5-21 King
William Street, Hamilton (Ward 2), Part IV Designated (By-law No. 96-175)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2022-020 is approved for the designated property at 28-44 James Street North/5-2 King William Street, in accordance with the submitted Heritage Permit Application for the following alterations:

- Repair storefront windowsills, window and wood door stops;
- Remove the remaining damaged copper cladding; and
- Replacement cladding to be wood to provide proper water management and to discourage future vandalism and theft.

Subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations are not completed by July 31, 2024 then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-020
ADDRESS: 28 - 44 James Street North, Hamilton

Owner: City of Hamilton (c/o Pat Di Leonardo, Superintendent of Facility Operations & Maintenance - Corporate)

Applicant / Agent: Kathy Stacey

Description of proposed alterations:

- Repair storefront windowsills, window and wood door stops;
- Remove the remaining damaged copper cladding; and
- Replacement cladding to be wood to provide proper water management and to discourage future vandalism and theft.

Reasons for proposed alterations:

- Repairs are required due to vandalism and theft.

Documentation submitted with application:

- Images of front façade and damaged storefront area.

Staff assessment:

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

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

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the Designation By-law, in this case By-law No. 96-175.

The applicant proposes to repair the windowsills, window and wood door stops at storefront #36, removing the remaining damaged copper cladding and replacing the cladding with wood to provide proper water management and to discourage future vandalism and theft.

There will be moderate “displacement effects” and “disruption effects” to the subject property as a result of this work. Storefront #36 is the one original storefront of the Lister Block and the copper work will be removed as part of the alterations. However, the removal of the copper work will discourage future vandalism and theft, and copper could be reinstated in the future. Repairing the damage will also provide proper water

**Re: Heritage Permit Application HP2022-020:
Proposed alteration of cladding at 28 - 44 James
Street North / 5-21 King William Street, Hamilton
(Ward 2), Part IV Designated (By-law No. 96-175)**

Page 2 of 2

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

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

We wish you success with your project, and if you have any further questions please feel free to contact Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at Chloe.Richer@Hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

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

management at the location of the alterations. Though not the original material, wood is often considered to be a traditional building material which helps maintain the character of built heritage resources.

Staff are supportive of the application as repairing the windows and replacing the cladding will help to maintain the deteriorating heritage elements and will ultimately help to preserve the heritage character of the property.

Key dates:

Sub-committee meeting date: July 19, 2022
Notice of Complete Application: July 15, 2022

Sub-committee comments and advice:

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

(Dent/Carroll)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-020 be approved as submitted, subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations are not completed by July 31, 2024 then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2022-020 is approved in accordance with the submitted application, subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations are not completed by July 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Approval:

Staff Approval:

Chloe Richer

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Ken Coit
Date:
2022.08.09
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Initials

Chloe Richer CAHP, MCIP, RPP

SPM/MGR

Cultural Heritage Planner

Authorized:

Steve Robichaud

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Reasons for Designation (By-law No. 96-175)

Designated Features

Important to the preservation of the Lister Block are the original architectural features of:

- the two street facades (west and south), including all original windows, the one original storefront at #36, and the decorative terra-cotta and copper work, but excluding recent alterations to the storefronts and arcade entrances;
- the two-level interior arcade, including the shopfronts, decorative plasterwork, marble and terrazzo flooring, and skylights (excluding the recent bubble domes).



Hamilton

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

Planning and Economic Development Department
Planning Division
71 Main Street West, 4th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 7163
Fax: 905-540-5611

FILE: HP2022-021

August 10, 2022

Sam Ciardullo
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

**Re: Heritage Permit Application HP2022-021:
Proposed alteration of exhaust relocation at 71 Main Street West, Hamilton
(Ward 2), Part IV Designated (By-law No. 06-011)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2022-021 is approved for the designated property at 71 Main Street West, in accordance with the submitted Heritage Permit Application for the following alterations:

- Redirecting and relocating the location of the exhaust air from the basement mechanical room;
- The current location of the exhaust air is at the ground level of the south entrance of City Hall; and
- The preferred option (Option 2) is the installation of new exhaust air louvres at the south side of the existing duct shafts. Air will be discharged beneath the bridge to the Hunter St. parking lot.

Subject to the following conditions:

- a) That final plans and elevations of the preferred option (Option 2) shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

**Re: Heritage Permit Application HP2022-021:
Proposed alteration of exhaust relocation at 71 Main
Street West, Hamilton (Ward 2), Part IV Designated
(By-law No. 06-011)**

Page 2 of 2

- c) Implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations are not completed by July 31, 2024 then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

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

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

We wish you success with your project, and if you have any further questions please feel free to contact Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at Chloe.Richer@Hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

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

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-021
ADDRESS: 71 Main Street West, Hamilton (City Hall)

Owner: City of Hamilton c/o Julia Furi, Project Coordinator, Operations & Maintenance
Applicant / Agent: N/A

Description of proposed alterations:

- Redirecting and relocating the location of the exhaust air from the basement mechanical room;
- The current location of the exhaust air is at the ground level of the south entrance of City Hall; and
- The preferred option (Option 2) is the installation of new exhaust air louvres at the south side of the existing duct shafts. Air will be discharged beneath the bridge to the Hunter St. parking lot.

Reasons for proposed alterations:

- The current location of the exhaust air (the ground floor level at the south entrance) has created challenges during the past two winter seasons.

Documentation submitted with application:

- Basement Mechanical Exhaust Air Feasibility Study prepared by Walter Fedy; and,
- Example images of louvres.

Staff assessment:

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

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

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the Designation By-law, in this case By-law No. 06-011.

The applicant proposes to redirect and relocate the location of the exhaust air from the basement mechanical room. The preferred option (Option 2) is the installation of new exhaust air louvres at the south side of the existing duct shafts. Air will be discharged beneath the bridge to the Hunter St. parking lot.

There will be minimal “displacement effects” to the subject property as a result of this work. The marble cladding identified in the property’s designation by-law was previously replaced and the existing pre-cast panels to be altered are not valued heritage features. Existing heritage features such as the Italian glass mosaic tiles above the ground floor entrance will not be damaged or removed.

In addition, there will be minimal “disruption effects” to the subject property as a result of this work. As noted, one of the key heritage features of the south (rear) façade was previously removed. The relocation of the exhaust air will not result directly impact the character of the heritage features, though the overall setting/character of the south elevation at the ground floor will be altered. The new louvres would be specified to match the appearance of the existing as closely as possible.

Staff are supportive of the application as the relocation of the exhaust air will not have any direct impacts on the valued heritage features such as the Italian glass mosaic tiles and the new louvres are to match the existing as closely as possible.

Key dates:

Sub-committee meeting date: July 19, 2022
Notice of Complete Application: July 15, 2022

Sub-committee comments and advice:

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

(Dent/Carroll) – one citizen committee member abstained.

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-021 be approved as submitted, subject to the following conditions:

- a) That final plans and elevations of the preferred option (Option 2) shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) 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,
- c) Implementation of the alteration, in accordance with this approval, shall be completed no later than July 31, 2024. If the alteration is not completed by July 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2022-021 is approved in accordance with the submitted application, subject to the following conditions:

- a) That final plans and elevations of the preferred option (Option 2) shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) 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,
- c) Implementation of the alteration, in accordance with this approval, shall be completed no later than July 31, 2024. If the alteration is not completed by July 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Approval:

Staff Approval:

Chloe Richer

Chloe Richer CAHP, MCIP, RPP
Cultural Heritage Planner

Ken
Coit
Digitally signed by Ken Coit
Date: 2022.08.09 16:27:53 -04'00'

SPM/MGR Initials

Authorized:

Steve Robichaud

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Reasons for Designation (By-law No. 06-011)

South (Rear) Elevation

- Irregular rectilinear plan.
- Service tower with marble cladding and glass curtain wall.
- Canopy over the rear entrance together with flat roof, three metal roof supports and Italian glass mosaic tile ceiling.
- Italian glass mosaic tiles above the ground floor entrance.
- All marble cladding.
- Glass curtain walls.
- Built-in canopies on the five-storey office tower.
- Elevated driveway and pedestrian bridge connecting Hunter Street and parking lot with the second level rear entrance of the building.
- First and second storey entrances with glass doors, transoms, surrounds and letters spelling "IN" and "OUT" inlaid on the floor in front of the doors.



Hamilton

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

Planning and Economic Development Department
Planning Division
71 Main Street West, 4th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 7163
Fax: 905-540-5611

FILE: HP2022-022

September 6, 2022

Crood Holdings Limited c/o Tal Dehtiar
1156 Speers Road, Unit 1
Oakville, Ontario L6L 2X4

**Re: Heritage Permit Application HP2022-022:
Proposed alteration of new air conditioning units at 16 West Avenue South
(Ward 3) (By-law No. 92-239)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2022-022 is approved for the designated property at 16 West Avenue South, in accordance with the submitted Heritage Permit Application for the following alterations:

- Retroactive application for the relocation of two existing air conditioning units and the installation of additional new air conditioning units on the exterior of the building, the former Church of St. Thomas.

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 August 31, 2024. If the alteration is not completed by August 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

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

**Re: Heritage Permit Application HP2022-022:
Proposed alteration of new air conditioning units at
16 West Avenue South (Ward 3) (By-law No. 92-239)**

Page 2 of 2

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

We wish you success with your project, and if you have any further questions please feel free to contact Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at Chloe.Richer@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chloe Richer, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Lisa Kelsey, Legislative Coordinator
Councillor Nrinder Nann, Ward 3

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-022
ADDRESS: 16 West Avenue South, Hamilton

Owner: Crood Holdings Limited c/o Tal Dehtiar
Applicant / Agent: N/A

Description of proposed alterations:

- Retroactive application for the relocation of two existing air conditioning units and the installation of additional new air conditioning units on the exterior of the building, the former Church of St. Thomas.

Reasons for proposed alterations:

- The air conditioning units were originally installed lower to the ground during the process of renovating and retrofitting the building as per HP2021-024, however, damage and theft has been occurring, and the units were raised due to safety concerns.

Documentation submitted with application:

- Cover letter detailing the alterations, including images of the installed air conditioning units.

Staff assessment:

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

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

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the Designated Features (heritage attributes) mentioned in the Designation By-law, in this case Bylaw number 92-239.

The applicant has already relocated two existing air conditioning units and installed additional new air conditioning units on the exterior of the building, the former Church of St. Thomas.

Minimal “displacement effects” to the heritage context of the property have occurred as the applicant has indicated he consulted with an experienced mason regarding the installation of the air conditioning units, with the overarching goal of causing the least amount of damage necessary to the historic masonry of the building. No valued heritage features have been lost or removed as a result of the alterations.

Moderate “disruption effects” to the subject property have occurred as a result of this work. Many of the the air conditioning units are highly visible on the church facades, though staff acknowledge that the applicant chose units that blend into the colour of the historic masonry as much as possible.

Staff are supportive of the application as, though the alterations occurred without Heritage Permit approval, the applicant appears to have done their due diligence to ensure minimal displacement effects (damage to the historic masonry) occurred, chose an appropriate colour for the air conditioning units, and consulted with an experienced mason regarding options for installation.

Key dates:

Sub-committee meeting date: August 23, 2022
Notice of Complete Application: August 10, 2022

Sub-committee comments and advice:

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

(Carroll/Dent)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-022 be approved as submitted, subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Implementation of the alteration, in accordance with this approval, shall be completed no later than August 31, 2024. If the alteration is not completed by August 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2022-022 is approved in accordance with the submitted application, 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 August 31, 2024. If the alteration is not completed by August 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Reasons for Designation (By-law No. 92-239)

Designated Features

Important to the preservation of the Church of Saint Thomas are the original features of the north, south and east facades of the 1870 church building, including the stone masonry walls, buttresses, chimneys and carved mouldings, the windows and stained glass, and the doorways. Excluded is the former Sunday School addition on the west side of the church.

Approval:

Staff Approval: Chloe Richer

Chloe Richer, MCIP RPP, CAHP
Cultural Heritage Planner

SPM/MGR Initials

Authorized: 

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner



Hamilton

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

Planning and Economic Development Department
Planning Division
71 Main Street West, 4th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 1291
Fax: 905-540-5611

FILE: HP2022-024

September 7, 2022

Jane Gerritsen
154 Mill Street North
Waterdown, ON
L0r 2H0

**Re: Heritage Permit Application HP2022-024:
Proposed alteration of an existing door and installation of a new railing to
the front-facing, second-level door of the accessory building (garage) at
154 Mill Street North, Flamborough (Ward 15), Part V Designated (By-law
No.96-34-H)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2022-024 is approved for the designated property at 154 Mill Street North, Flamborough, in accordance with the submitted Heritage Permit Application for the following alterations:

- The installation of an exterior iron railing to the front-facing, second-level existing door of the accessory building (garage); currently there is no railing. The planned railing installation will extend the width of the front facing door (32") plus approximately 2" on either side; and,
- The replacement of the second-level door, which is currently a blue-painted, wooden door, with an updated, insulated, metal door (like-for-like in appearance, if possible). The door will either be painted white to match current window frames or have a faux wood exterior finish to give the appearance of a natural wood finish.

**Re: Heritage Permit Application HP2022-024:
Proposed alteration of an existing door and
installation of a new railing to the front-facing,
second-level door of the accessory building (garage)
at 154 Mill Street North, Flamborough (Ward 15), Part
V Designated (By-law No.96-34-H)**

Page 2 of 2

Subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than August 31, 2024. If the alterations are not completed by August 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

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

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

We wish you success with your project, and if you have any further questions please feel free to contact Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291, or via email at lisa.christie@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

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

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-024
ADDRESS: 154 Mill Street North, Flamborough

Owner: Jane Gerritsen
Applicant / Agent: N/A

Description of proposed alterations:

- The installation of an exterior iron railing to the front-facing, second-level existing door of the accessory building (garage); currently there is no railing. The planned railing installation will extend the width of the front facing door (32") plus approximately 2" on either side.
- The replacement of the second-level door, which is currently a blue-painted, wooden door, with an updated, insulated, metal door (like-for-like in appearance, if possible). The door will either be painted white to match current window frames or have a faux wood exterior finish to give the appearance of a natural wood finish.

Reasons for proposed alterations:

- Part of the renovation work being done to the accessory building.
- The railing will serve as a safety feature to the exterior garage door.

Documentation submitted with application:

- Diagram of proposed railing;
- Image of existing front façade; and,
- Image of example railing.

Staff assessment:

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

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

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the Mill-John-Union-Griffin Heritage Conservation District Plan (Bylaw No. 96-34-H).

The applicant proposes to install an exterior iron railing to the front-facing, second-level door of an accessory building, and the replacement of the second-level wood door with an insulated metal door (like-for-like in appearance).

Minimal “displacement effects” are expected to the heritage context of the property. Though a wood door will be removed from the accessory building, the proposed replacement door will be like-for-like in design.

There will be minimal “disruption effects” to the subject property as a result of this work. The proposed alterations include the addition of a new metal railing which was not previously present on the structure. The design is compatible with the style of the accessory building and will not detract from the overall heritage value of the property.

Staff are supportive of the application as the addition of a railing and the installation of the new door will be completed with like-for-like styles, will not negatively impact the heritage value of the property and could be reversed in the future if needed.

Key dates:

Sub-committee meeting date: August 23, 2022
Notice of Complete Application: August 10, 2022

Sub-committee comments and advice:

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

(MacLaren/Priamo)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-024 be approved as submitted, subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than August 31, 2024. If the alterations are not completed by August 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

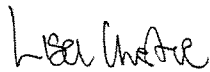
Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2022-024 is approved in accordance with the submitted application, subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than August 31, 2024. If the alterations are not completed by August 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Approval:

Staff Approval:



Lisa Christie
Cultural Heritage Planner

SPM/MGR Initials

Authorized:



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Relevant Excerpt from Mill-John-Union-Griffin Heritage Conservation District Plan

154 Mill Street North

Architecture

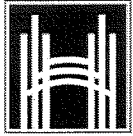
This vernacular frame dwelling is one-and-a-half storeys high and clad in metal siding with an asphalt shingle roof. The entry door and an upper gable window are offset to the south end of the main elevation; the first floor windows are placed to either side of the front door and are irregularly spaced along the wall. A porch extends along the south side of the house and a large one-and-a-half storey garage / outbuilding is located at the rear of the property. A sunroof has been added to the front elevation.

Historical Background:

Situated on Lot 3, Block IV, Stock's Survey, this structure would appear to have been built in the 1880s or 1890s.

1.13 Outbuildings

Outbuildings such as coach houses and garages may be important heritage features in their own right. Every attempt should be made to conserve and protect these structures following the conservation guidelines outlined previously.



Hamilton

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

Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 1291
Fax: 905-540-5611

FILE: HP2022-025

September 7, 2022

Trevor and Patricia Poplar
94 Mill Street North
Waterdown ON
L0R 2H0

**Re: Heritage Permit Application HP2022-025:
Proposed addition of a wrought iron fence along the south and west
property lines at 94 Mill Street North (Ward 15), Part V Designated (By-law
No. 9634-H)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2022-025 is approved for the designated property at 94 Mill Street North, in accordance with the submitted Heritage Permit Application for the following alterations:

- To construct a wrought iron fence along the South (Church Street) and West (Mill Street) sides of the property (fence approximately three to five feet in height); and,
- The fence would extend from the existing wood fence on the rear east side of the property and run East to West along Church Street, well back from road, behind large established trees, then run South to North from corner of Church Street along Mill Street ending at the driveway (set back from the sidewalk), with entry gate, finally running West to East from sidewalk to front porch to close off yard access.

Subject to the following conditions:

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

**Re: Heritage Permit Application HP2022-025:
Proposed alteration of addition of a wrought iron
fence along the south and west property lines at 94
Mill Street North (Ward 15), Part V Designated (By-law
No. 9634-H)**

Page 2 of 2

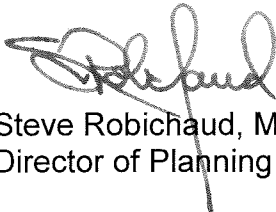
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than August 31, 2024. If the alterations are not completed by August 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

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

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

We wish you success with your project, and if you have any further questions please feel free to contact Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291, or via email at Lisa.Christie@Hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

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

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-025

ADDRESS: 94 Mill Street North, Flamborough

Owner: Trevor and Patricia Poplar

Applicant / Agent: N/A

Description of proposed alterations:

- To construct a wrought iron fence along the South (Church Street) and West (Mill Street) sides of the property (fence approximately three to five feet in height); and,
- The fence would extend from the existing wood fence on the rear east side of the property and run East to West along Church Street, well back from road, behind large established trees, then run South to North from corner of Church Street along Mill Street ending at the driveway (set back from the sidewalk), with entry gate, finally running West to East from sidewalk to front porch to close off yard access.

Reasons for proposed alterations:

- To enclose the yard surrounding the property.

Documentation submitted with application:

- Map with diagram of fence location;
- Survey of the property; and,
- Examples of potential fence materials.

Staff assessment:

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

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

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the Mill-John-Union-Griffin Heritage Conservation District Plan (Bylaw No. 96-34-H).

The applicant proposes to construct a wrought iron fence approximately 3-5 feet in height along the south (Church Street and west (Mill Street) sides of the property.

There will be no “displacement effects” to the subject property as a result of this work. The proposed addition of a fence to the property will not result in the damage, loss or removal of valued heritage features.

Minimal “disruption effects” are expected to the heritage context of the property. The proposed fence will change the setting of the property from the streetscape and impact views to the house itself, however, many of the properties in the Heritage Conservation District (HCD) have existing fences of a similar compatible style.

Staff are supportive of the application as the proposed fence will be visually compatible with existing fences in the HCD, many of which are of a similar material and style. Changes to the setting and character of the property will be minimal and will not have negative impacts on the cultural heritage value of the property within the HCD.

Key dates:

Sub-committee meeting date: August 23, 2022
Notice of Complete Application: August 11, 2022

Sub-committee comments and advice:

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

(Priamo/MacLaren)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-025 be approved as submitted, subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than August 31, 2024. If the alterations are not completed by August 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2022-025 is approved in accordance with the submitted application, subject to the following conditions:

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

- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than August 31, 2024. If the alterations are not completed by August 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

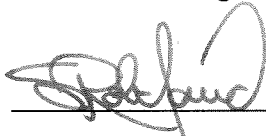
Approval: _____

Staff Approval: _____

Lisa Christie
Cultural Heritage Planner

SPM/MGR Initials

Authorized:

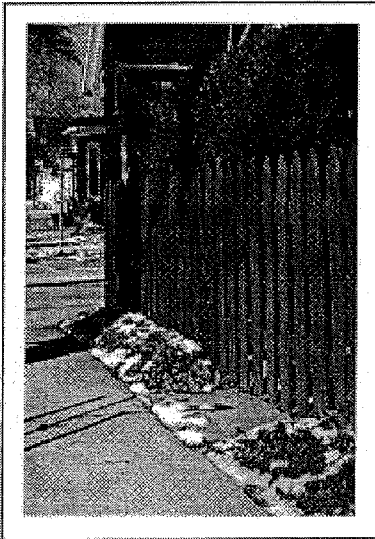


Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Relevant Excerpt from Mill-John-Union-Griffin Heritage Conservation District Plan

5.4 Hedges and Fencing

Several properties within the district are defined by low ornamental fences of wood or iron or hedges of either deciduous or coniferous shrubs.



Fences and hedges assist in defining public, semi-public and private spaces. Existing fences should be preserved.

These hedges and fences make an important contribution to the pedestrian environment. Combining fences with plant material is an effective way to provide privacy in a traditional manner since it is possible to direct or frame view openings to the building or site.

Hedges can also be effectively used to screen parking spaces adjacent to the sidewalk. For example, the parking lot at the Funeral Home has a shrub planting bed running parallel to the street which screens and separates the parked cars from the pedestrian.

5.5 Landscapes of large Institutional Buildings

Within the Heritage Conservation District are several large institutional buildings: Mary Hopkins School, the Former East Flamborough Township Hall and three churches. Each building has an associated landscape that contributes to the established landscape character of the district. These buildings and grounds are markedly different than the residential properties not only because of their size but also because of their more intensive use. In some cases, the current use of the building has changed from its original use and contemporary requirements for parking, vehicular access and utility provisions have had to be accommodated in an original setting. Further changes to these sites such as increasing the number of parking spaces or providing vehicular and service accesses should be planned to limit further loss of existing landscape features.

The existing street trees at the school; the ornamental fencing and lighting at the cemetery and the green space at the former Township Hall are features that have a significant impact on the streetscape. They positively contribute to the visual interest in the streetscape and the intimate scale of the pedestrian environment. These features should be conserved in the continuing evolution of the streetscape.

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, July 19, 2022

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

Attending Staff: Ken Coit, James Croft, Chloe Richer

Absent with Regrets: Carol Priamo

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

1) Approval of Agenda:

(Burke/Ritchie)

That the Agenda for July 19, 2022 be approved as presented.

2) Approval of Minutes from Previous Meetings:

(MacLaren/Ritchie)

That the Minutes of June 21, 2022 be approved as presented.

3) Heritage Permit Applications

a. **HP2022-020: 28-44 James Street North, Hamilton (Part IV)**

- Scope of work:
 - Repair storefront windowsills, window and wood door stops;
 - Remove the remaining damaged copper cladding; and
 - Replacement cladding to be wood to provide proper water management and to discourage future vandalism and theft.

- Reason for work:
 - Repairs are required due to vandalism and theft.

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

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

(Dent/Carroll)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-020 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 July 31, 2024. If the alteration is not completed by July 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

b. HP2021-021: 71 Main Street West, Hamilton (Part IV)

- Scope of work:
 - Redirecting and relocating the location of the exhaust air from the basement mechanical room;
 - The current location of the exhaust air is at the ground level of the south entrance of City Hall; and
 - The preferred option (Option 2) is the installation of new exhaust air louvres at the south side of the existing duct shafts. Air will be discharged beneath the bridge to the Hunter St. parking lot.

- Reason for work:
 - The current location of the exhaust air (the ground floor level at the south entrance) has created challenges during the past two winter seasons.

Rom D'Angelo from the City of Hamilton and David Thompson and Walter Fedy of WalterFedy Engineering Consulting Services spoke to the Sub-Committee.

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

(Dent/Carroll) – one citizen committee member abstained.

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2021-021 be consented to, subject to the following conditions:

a) That final plans and elevations of the preferred option (Option 2) shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;

b) 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,

c) Implementation of the alteration, in accordance with this approval, shall be completed no later than July 31, 2024. If the alteration is not completed by July 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

c. HP2022-015: 150 James Street South, Hamilton (Part IV)

- Scope of work:
 - Installation of signage (42" x 36") to the front façade in the same location as previous signage, above the two front windows.

- Reason for work:
 - Signage for new restaurant.

Napinder Singh, the tenant and restaurant owner, 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/Spolnik)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-015 be consented to, subject to the following conditions:

a) That the proposed signage conforms to the City of Hamilton's Sign By-law;

b) 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,

c) Implementation of the alteration, in accordance with this approval, shall be completed no later than July 31, 2024. If the alteration is not completed by July 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

d. HP2022-016: 120 King Street East, Hamilton (Part IV)

- Scope of work:
 - Installation of two new signs (fascia sign and blade sign) on the front façade.
- Reason for work:
 - Signage for new bakery.

Adam Straus of Straus Design, a sign contractor, spoke on behalf of the owner, Rudi Spallaci, to the Sub-Committee at the permit review.

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

(Burke/MacLaren)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-016 be consented to, subject to the following conditions:

a) That the proposed signage conforms to the City of Hamilton's Sign By-law;

b) That the method for affixing the two signs to the building, including the types of fasteners, all attachment locations, flashing, and details of electrical work, with the goal of utilizing existing grout lines for the two signs' attachment points and minimal or no drilling of holes in the limestone cladding, shall be submitted through detailed architectural drawings, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;

c) 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,

d) Implementation of the alteration, in accordance with this approval, shall be completed no later than July 31, 2024. If the alteration is not completed by July 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

e. HP2022-019: 1280 Main Street West, Hamilton (Part IV)

- Scope of work:
 - Two sets of existing north and south exterior painted white oak wood doors at west elevation at Lower Floor are being proposed to be replaced due to ongoing maintenance issues of these doors;
 - Modification of existing ventilation ducting servicing Alumni Memorial Building;
 - Addition of new HVAC unit complete with screening to be located on lower roof of existing kitchen addition on north end of building. Unit to be ducted into Kitchen through same lower roof. The colour of screening to be earth tone, the same as the existing door frames, to blend into the existing brick façade; and
 - Existing roof top exhaust fan located above Alumni Memorial Building Lobby to be upgraded to new unit in the same location. Colour of duct and fan to be painted to match existing and blend the existing sloped roof colour.

- Reason for work:
 - Doors in need of restoration or replacement; and
 - Servicing required for ventilation and HVAC unit in need of upgrading.

Paul Sapounzi and Ed Schuck of Ventin Group Architects spoke on behalf of the property owners, McMaster University, 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:

(MacLaren/Burke)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-019 be consented to, subject to the following conditions:

- a) That the replacement doors be of an in-kind/like-for-like material (e.g., wood);

- b) 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,

c) Implementation of the alteration, in accordance with this approval, shall be completed no later than July 31, 2024. If the alteration is not completed by July 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

f. HP2022-018: 29 Union Street, Flamborough (Part V)

- Scope of work:
 - Retroactive application for cladding of brick façades; and,
 - Exterior walls are now wrapped with exterior insulation (1") with 3/4" strapping to vent wood siding (Fraser Wood Siding, 6" V groove on all exterior facades except for the front gable, which is board and batten with 1" boards).

- Reason for work:
 - Renovation purposes.

Matthew Ribau, a contractor, spoke on behalf of the owner, Joel Wilson, to the Sub-Committee.

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

(MacLaren/Ritchie)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2021-018 be consented to, subject to the following condition:

- a) That the existing original brick facade shall be completely clad in a material sympathetic to the existing wood-clad front facade, e.g., matching Wood Siding.

g. HP2022-017: 131 St. Clair Avenue, Hamilton (Part V)

- Scope of work:
 - Replacement of approximately 36-38 original windows with modern painted vinyl windows; and
 - The grills will also be part of the front exterior windows to match the existing look that is part of the original windows.

- Reason for work:
 - The existing windows are not functional; and
 - The owners have stated the windows are deteriorated to the point where replacement is required and modern wood windows are cost-prohibitive.

Derek Castell, the property owner, spoke to the Sub-Committee.

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

(MacLaren/Spolnik)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2021-017 be consented to, subject to the following conditions:

- a) That the windows which can be viewed from the public streetscape (front facade and the front of side facades) be traditional single- or double-hung style windows, with grating similar to the existing windows.

- b) 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,

- c) Implementation of the alteration, in accordance with this approval, shall be completed no later than July 31, 2025. If the alteration is not completed by July 31, 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.

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

(Ritchie/MacLaren)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, August 16, 2022 from 5:00 – 8:30pm

MEETING NOTES

POLICY AND DESIGN WORKING GROUP

Monday, August 22, 2022

3:00 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, L. Christie

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

a) CHANGES TO THE AGENDA

None

b) DECLARATIONS OF INTEREST

None

c) REVIEW OF PAST MEETING NOTES

July 18, 2022 - Approved

d) C.H.I.A. – 17 King Street East, Stoney Creek, by Stantec Consulting Ltd, dated July 15, 2022

The proposal is to erect a multi-storey, mixed use building. This will require the demolition of four buildings on the site, including 17 King Street East, which is currently listed on the Inventory of Heritage Properties and is included in the City's Cultural Heritage Landscape (CHL) Inventory as part of the Old Town Stoney Creek CHL, along with 23-25 King St. East.

Working Group Comments:

- The CHIA is lacking several elements – Indigenous history, City of Hamilton evaluation criteria, full impact assessment, mitigation or conservation strategy.
- The authors should clarify the Inventory vs Register.
- They do not specify how many storeys the proposed building will be and there are no drawings or renderings of the proposed structure.

- The address of the adjacent building is incorrectly identified as 17 King Street East, when it should be 21 King Street East (Section 3.1 Landscape Setting).
- 21, 23 and 25 King Street East were previously reviewed by the Policy & Design Working Group in 2013. Perhaps the comments associated with that review should be included in this CHIA.
- Without any details on the proposed building, we are unsure of how this will fit into the streetscape.

The Working Group would like to see this CHIA again.

e) C.H.I.A. – 166 – 190 Main Street East, Hamilton by ERA Architects, dated 14 June 2022

The proposal is for three 27-storey mixed use high-rise buildings. The site is currently a parking lot.

Working Group Comments:

- The design has been revised as per previous comments.
- Section 4 Heritage Status is missing a listing for 34-36 Hess Street South, which is a Designated heritage property.
- The Working Group likes the design, especially how the street curves as it goes through the development towards George Street.
- There are no shadow studies although the CHIA states there will be no impact on Heritage buildings.

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

f) C.H.I.A. – 1072 Main Street East, Hamilton (Children’s Museum), by Meghan Hobson, updated 21 July, 2022

The proposal is for renovations to the Children’s Museum to add additional space and to improve accessibility to the site.

Working Group comments:

- The Working Group had previously asked for clarification to some of the design aspects and suggested that the proposed blue materials be replaced by something more in keeping with the existing structure and character of the building. This revision does not make any changes to the design or materials.
- The cladding on the elevator has been clarified, as have other questions regarding the location of the proposed side addition.

- The Working Group is not in favour of the sky-blue concrete masonry CMU material suggested for the new addition. We disagree with the statement (page 22) that the colour is 'complimentary to its setting in Gage Park.'
- As this building is in a public park, is there a need for Public Consultation for this renovation?
- There is a proposed Fire Fighters Memorial planned for an adjacent area. The Working Group would like to know if there has been any sort of co-ordination between the two projects to ensure they don't impact each other.
- As this project is the result of a need for more space, how sympathetic is this addition to any future additions/changes which may need to be made?

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

The meeting adjourned at 3:55 pm.

Next meeting date: September 19, 2022

Inventory & Research IRWG (IRWG)

Meeting Notes

May 30, 2022 (5:00pm-7:00pm)
City of Hamilton WebEx Virtual Meeting

- Present:** Janice Brown (Chair); Lyn Lunsted; Graham Carroll; Alissa Denham-Robinson; Chuck Dimitry
- Staff Present:** Chloe Richer (Cultural Heritage Planner); Alissa Golden (Heritage Project Specialist),
- Regrets:** Jim Charlton; Brian Kowalesicz; Stacey Kursikowski (Cultural Heritage Planner);

RECOMMENDATION

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

1. **The Inventory & Research Working Group recommends that 111 Inksetter Road, Flamborough be added to the Municipal Heritage Register as a non Designated property;** where as the homestead dates back to the early 1800's. The property, including the 2-storey heavy wood timber frame barn is a good representative example of local farm building composition (homestead and barn) and is linked to culture and history of early settlement within the Flamborough rural area. Further investigation would be required to establish linkages in historical context to individuals and events.

NOTES

1. Chair's Remarks

Welcome to all.

2. Declarations of Interest

None.

3. Review and Approval of Meeting Notes – April 25, 2022

Meeting notes were approved by general consensus; with a minor addition to the recommendation statement for 16 Steven (Item #4).

Alissa Denham-Robinson to revise meeting notes as recommended by the WG; as such:

1. *The Inventory & Research Working Group recommends that 16 Steven St., Hamilton (The Pearl Company) be added to the Municipal Heritage Register due to its physical/design value as an early example of Hamilton's industrial architecture. (For*

further analysis and supporting documentation, consult the May 28, 2021 CHIA for this property).

4. Staff Presentation – Chloe Richer: 111 Inksetter Road, Flamborough (CHIA)

Chloe provided a brief description of the above noted property. 111 Inksetter Road, Flamborough is a 10 acre property housing a single family residence, a barn, garage and small storage building. The property is not designated under part IV of the Ontario Heritage Act, however it is currently on the listed on the Inventory of Heritage Properties.

Staff received this inquiry as a Niagara Escarpment Commission (NEC) development application. A CHIA was required due to the property's close proximity to the designated house of David Inksetter (c. 1854) and the status of the property as Inventoried.

The Owners wish to develop the site and buildings to implement enhancements and fulfill farm living requirements. The scope of the work includes:

- Adaptive reuse of the barn building to the primary residence
- Constructing a new barn with vehicle storage
- Demolition of existing garage, small storage building and the house 1970's addition
- Renovation and change of use of the existing single family residence into a utility building / pool house

In order to fulfill the heritage review, this was first sent to the Policy & Design Working Group and now on to I&RWG for review and comment.

The I&RWG generally supports the recommendation to add 111 Inksetter Road, Flamborough to the Register (non Designated); as the homestead dates back to the early 1800's. The property, including the 2-storey heavy wood timber frame barn is a good representative example of local farm building composition (homestead and barn) and is linked to culture and history of early settlement within the Flamborough rural area. As noted by the consultant, further investigation is required to establish linkages in historical context to individuals and events.

In review of the report, the WG has the following comments:

- Although some revisions have been made to the report by the consultant, Chloe noted that a statement of significance still needs to be provided.
- The document should provide further rationale to fulfill Bill 108 requirements
 - Construction Date
 - Representative example
 - Early settlement
 - Still functionally linked
 - Linked to its surroundings
- The draft document provided does not follow typical format for review
- Under "Rare, unique, representative or early example" the consultant notes "No" – Janice suggested that the property could possibly meet these criteria. The property has been altered, but some changes can be reversable
- Consultant to provide more representative examples in the Flamborough area
- Although there are many photos of the barn, provide additional photos of the house

5. Staff Presentation – Alissa Golden: POW (Places of Worship Project) – Hamilton Mountain, and Old City Wards 6,7 & 8

This item was brought forward from the May Meeting of Inventory and Research.

Alissa Golden provided an overview of the project status. Work is in process to update the built inventory page and interactive mapping. The grouping of Wards to be reviewed by the Working Group are Ward 6, 7 and 8. Alissa Golden presented the following:

Hamilton Mountain (Old Ward 6).

- Draft recommendations include 5 Register Additions and 1 designation candidate identified.
- For Designation – Recommended 10 Trinity Church Road, Trinity United Church (Significant Built Resources)
- Character Defining Resources (1 church)
- Character-Supporting Resources (3 churches)
- Inventory Properties (3 churches)

Hamilton Mountain (Old Ward 7)

- Draft recommendations include 11 Register Additions and 1 designation candidate identified.
- For Designation – Recommended Sacred Heart Roman Catholic Church (Significant Built Resources)
- Character Defining Resources (3 church)
- Character-Supporting Resources (7 churches)
- Inventory Properties (7 churches)

Hamilton Mountain (Old Ward 8)

- Draft recommendations include 2 Register Additions
- Barton Stone United Church – Already Designated.
- Character-Supporting Resources (2 churches) *form correction St. Mari's to be updated to note affiliation (to clarify Holy Apostolic Catholic)
- Inventory Properties (4 churches)

Next Steps:

Evaluations moving forward will include Flamborough (Lyn Lunstead), Ward 3 (Janice Brown) and Stoney Creek (Kathy Wakeman).

Once a review of all wards have been completed, the group feels it would be good to move from a Ward by Ward review to an overall City review; to gain a more wholistic perspective on the Places of Worship Built Inventory Project and the recommendations coming forward.

6. New Business

- .1 206 Main St. W and 231 Main St. W. for Potential Review and addition to Staff's Work Plan:

Chloe provided an update on the property known as 231 Main St. West. The property is currently under an appeal, under the Downtown Secondary Plan.

For 206 Main St. W. (Arlo House), Chloe was able to look through the municipal files. There are some documents on-file including a preliminary assessment. The structure appears to have an 1856 construction date. The original use was residential. Janice is willing to take on this research for follow-up at the next I&RWG meeting.

.2 Monument Tree Tour (Update) - Project by Lesia Mokrycke

Janice attended the tour and found it to be excellent. The tour started in Gage Park and included 28 trees around the neighbourhood. During the tour, participants were challenged to think about how trees fare in an urban setting vs a more natural setting. It was easy to observe how some trees are being stressed by the compaction of people walking on roots and the installation of asphalt on walkways. One example to note was a 500 year old Ginko tree (male variety) located on Fairley Street. Nearby, a Northern Maple could be found that is estimated to be 250+ years old (property owners would be interested in heritage tree designation).

Currently there are 100 trees designated in Ontario (The Comfort Maple in Welland being one of them). The Ontario Forest Association looks after the nomination forms. Lesia would like to be able to protect some of the City's oldest trees. She has been in communication with Alissa Golden.

7. Meeting Adjourned: 6:25 PM

Next Meeting: Monday August 22, 2022 (6pm -8pm)



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

TO:	Chair and Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	September 15, 2022
SUBJECT/REPORT NO:	Register Listing Objections in Beasley Neighbourhood (PED22135(a)) (Ward 2)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	Alissa Golden (905) 546-2424 Ext. 4654
SUBMITTED BY:	Carrie Brooks-Joiner Director Tourism and Culture Planning and Economic Development
SIGNATURE:	

RECOMMENDATION

- (a) That Council receive the notices of objection, attached as Appendix “A” to Report PED22135(a), from the owners of 188 Mary Street and 43 Robert Street, Hamilton, objecting to the notices of Council’s decision to list the non-designated properties on the Municipal Heritage Register (Register) under Section 27 of the *Ontario Heritage Act*,
- (b) That Council continue to include 188 Mary Street and 43 Robert Street, Hamilton, on the Municipal Heritage Register as non-designated properties that Council believes to be of cultural heritage value or interest, pursuant to Section 27(8) of the *Ontario Heritage Act*.

EXECUTIVE SUMMARY

This Report addresses two notices of objection under Section 27(7) of the *Ontario Heritage Act* from owners of properties listed on the Municipal Heritage Register as part of the Beasley Neighbourhood Built Heritage Inventory (Beasley Inventory), approved by Council on June 22, 2022 (see Report PED22135). Register listing objections have been received for 188 Mary Street and 43 Robert Street, Hamilton. Staff recommend that Council keep both properties listed on the Register.

Alternatives for Consideration - Page 5

FINANCIAL - STAFFING - LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

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

HISTORICAL BACKGROUND

Staff reported on the findings of the community-led Beasley Inventory project as part of Report PED22135, which was considered by the Hamilton Municipal Heritage Committee at their meeting on June 10, 2022. On June 22, 2022, Council approved the project recommendations and directed staff to list 413 properties of cultural heritage value or interest in the Beasley Neighbourhood on the Register. The owners of the subject properties were notified of the draft recommendations to list their properties in a letter dated March 31, 2022. As required under Section 27 of the *Ontario Heritage Act*, staff also notified owners of Council's decision to list their properties in letters dated July 8, 2022. At the time of writing this Report, staff received two formal listing objections in response to the notices for the properties located at 188 Mary Street and 43 Robert Street, Hamilton.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

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

- Determining the cultural heritage value or interest of a property based on design and physical value, historical and associative value and contextual value criteria (*Ontario Heritage Act, Ontario Regulation 9/06*);
- Ensuring significant built heritage resources are conserved (*Provincial Policy Statement, 2020, Sub-section 2.6.1*); and

**SUBJECT: Register Listing Objections in Beasley Neighbourhood (PED22135(a))
(Ward 2) - Page 3 of 5**

- Identifying cultural heritage resources through a continuing process of inventory, survey and evaluation, as the basis for wise management of these resources (*Urban Hamilton Official Plan*, Section B.3.4.2.1(b)).

RELEVANT CONSULTATION

External

- Property owners

Internal

- Councillor, Ward 2

ANALYSIS AND RATIONALE FOR RECOMMENDATION

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

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

Interim Demolition Protection

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

Listing on the Register does not prevent demolition, but the 60-day period allows staff the opportunity to discuss conservation options for the property should a notice of intention to demolish be received, including discussions with the owner respecting retention, adaptive re-use and financial incentives, and photo-documentation of the property prior to demolition. In the case of significant heritage buildings, the 60-day

**SUBJECT: Register Listing Objections in Beasley Neighbourhood (PED22135(a))
(Ward 2) - Page 4 of 5**

delay could allow Council time to consider issuing a notice of intention to designate to prevent demolition. Additionally, if demolition of a listed property is proposed as part of a development application under the *Planning Act*, staff may require that a Cultural Heritage Impact Assessment be completed in support of the application in order to confirm the cultural heritage value or interest of the property, assess the impact of the proposed demolition and explore alternatives for conservation.

Heritage buildings are finite resources. Once they are demolished they cannot be recovered. To remove a property from the Register without further consideration of the property's cultural heritage value would not be consistent with intent of the Register. Staff do not recommend that any properties be removed from the Register based on an owner's objection alone. To warrant removal from the Register, staff are of the opinion that it must be demonstrated that the property no longer retains any tangible cultural heritage value or interest as per *Ontario Regulation 9/06*.

Register Objections

Staff received two formal notices of objection to Council's decision to list properties on the Register as part of the Beasley Inventory for 188 Mary Street and 43 Robert Street, Hamilton. The owner objection notices are attached as Appendix "A" to Report PED22135(a). The two objecting owners cited concerns that they did not receive notice of the draft recommendation to list their property to allow them the opportunity to raise their opposition ahead of Council's decision to list. Staff sent notice to the owners of the draft recommendations for their properties in letters dated March 31, 2022. To date, the letters for the two subject properties have not been returned as undelivered. The draft recommendations were also considered at the public meeting of the HMHC on June 10, 2022. Concerns over the public access to information about their property were also raised by the owners. Neither owner provided facts or information refuting the cultural heritage value or interest of their property.

The two subject properties were added to the Register because they were classified as Character-Supporting Resources as part of the Beasley Inventory and Council believed them to be of cultural heritage value or interest because they supported the character of the historic Beasley Neighbourhood (see Report PED22135). Additional criteria were also identified in the preliminary evaluations for each property, including design and physical value and historical and associative value, attached as Appendix "B" to Report PED22135(a).

Staff have determined that both the properties retain physical cultural heritage value or interest and recommend that they remain listed on the Register.

ALTERNATIVES FOR CONSIDERATION

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

Removing from the Register

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

ALIGNMENT TO THE 2016 - 2025 STRATEGIC PLAN

Community Engagement and Participation

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

Culture and Diversity

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

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED22135(a) - Notices of Objection

Appendix "B" to Report PED22135(a) - Preliminary Heritage Evaluations

AG:ac

Notices of Objection

TONI + RITA PRIMARANO
188 MARY ST.
HAMILTON, ONT.
L8L 4V8

DEAR SIR OR MADAM:

A FEW WEEKS AGO I RECEIVED A LETTER DATED JULY 8, 2022, ENTITLED "BEASLEY NEIGHBOURHOOD INVENTORY PROJECT" - NOTICE OF LISTING ON THE MUNICIPAL HERITAGE REGISTER. THE LETTER STATED THAT ON JUNE 22, HAMILTON CITY COUNCIL VOTED TO LIST OUR HOME, 188 MARY ST. AS A NON-DESIGNATED PROPERTY.

I CALLED MS. ALISSA GOLDEN ABOUT THE LETTER I RECEIVED, AND I WOULD LIKE TO THANK HER VERY MUCH FOR HER TIME AND PATIENCE IN EXPLAINING WHAT BEING ON THE REGISTER MEANT. SHE ALSO INFORMED ME THAT MONTHS PRIOR, LETTERS HAD BEEN SENT OUT TO INFORM THE HOMEOWNERS THAT THEIR PROPERTY WAS UNDER CONSIDERATION TO BE INCLUDED IN THIS REGISTER. WE DID NOT RECEIVE ANY SUCH LETTER. THIS BEING THE FIRST THAT WE'VE HEARD ABOUT THIS REGISTER, WE HAVE DECIDED THAT WE DO NOT WISH FOR OUR PROPERTY TO BE INCLUDED. WE WISH TO BE GRANTED THE SAME RIGHT TO OPT OUT AS THOSE WHO HAD RECEIVED PRIOR NOTIFICATION.

AS OWNERS AND TAXPAYERS OF THIS

PROPERTY, MY SISTER AND I DO NOT WISH
FOR INFORMATION ABOUT OUR PROPERTY
TO BE MADE ACCESSIBLE TO THE PUBLIC.
WE ARE PRIVATE PEOPLE AND WOULD
GREATLY APPRECIATE IT IF OUR REQUEST
WOULD BE GRANTED, THANK YOU VERY MUCH.

SINCERELY,

TENI/4 RITH PRIMARANO

Golden, Alissa

From: veltel veltel [redacted]
Sent: July 27, 2022 9:44 AM
To: Golden, Alissa
Subject: Re: Beasley Inventory - Objection to Listing of 43 Robert Street

ATTENTION: ALISSA GOLDEN

Giuseppina Vella
43 Robert street
Hamilton, Ontario
L8L-2N9

2022/07/15

It was nice speaking to you. Miss Golden during our conversation you stated that I was sent two separate letters, and I only received one letter which came on 2022/07/14 which was yesterday.
Please respect our wishes and remove 43 Robert Street Hamilton, Ontario L8L2N9 from the Municipal Heritage Register list.

Thank you,
John Vella
Luigina Vella

Preliminary Heritage Evaluations

188 Mary Street, Hamilton (circa 1890)



Roll Number: 251802015607830

Classification: Character-Supporting Resource

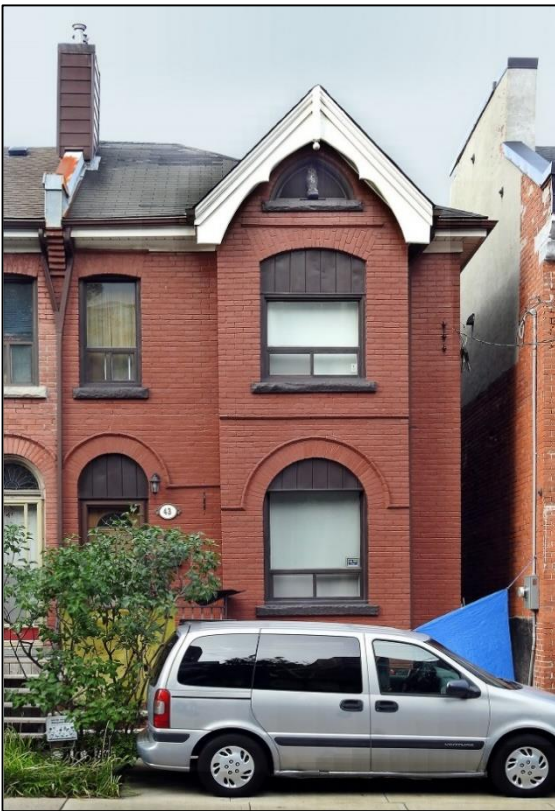
Design Value: The property's style, type or expression is representative (Ontario Cottage).

Historical Value: The property has direct association with a potentially significant theme. The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

Contextual Value: The property helps support the historic character of the area. The property is visually and historically linked to its surroundings. The property is part of the Mary Street historic streetscape, consisting of a concentration of mid-to-late nineteenth century dwellings.

Notable Building Features: 1.5 storey brick cottage with low side gable roof, shed roof front dormer and flanking parapets; three-bay front facade with central entrance and flanking windows; segmentally-arched openings with brick voussoirs and two-over-two wood windows; transom.

43 Robert Street, Hamilton (circa 1901)



Roll Number: 251802015653720

Classification: Character-Supporting Resource

Design Value: The property's style, type or expression is representative (Bay and Gable).

Historical Value: The property has direct association with a potentially significant theme. The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

Contextual Value: The property helps support the character of the area. The property is physically, visually and historically linked to its surroundings. The property is the eastern end unit of a three-unit related row of brick dwellings located on the north side of Robert Street.

Notable Building Features: Hip roof with end gable and brick parapet wall, projecting front gabled bay with decorative wood bargeboard; segmentally-arched openings with brick voussoirs and stone sills; decorative brick ribbing.

Note: MPAC year of construction listed as 1899, but previous research (Hamilton Rowhouse Study) suggests construction circa 1901.

Inventory & Research IRWG (IRWG)

Meeting Notes

August 22, 2022 (6:00pm-8:00pm)
City of Hamilton WebEx Virtual Meeting

- Present:** Janice Brown (Chair); Graham Carroll; Alissa Denham-Robinson; Lyn Lunsted, Ann Gillespie (Guest Presenter)
- Staff Present:** Chloe Richer (Cultural Heritage Planner); Alissa Golden (Heritage Project Specialist),
- Regrets:** Jim Charlton; Brian Kowalesicz; Chuck Dimitry
-

RECOMMENDATIONS

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

1. 175 Lawrence Road, Hamilton (The Hamilton Pressed Brick Co.)

- a) The Inventory & Research Working Group recommends that **175 Lawrence Road, Hamilton**, be added to the Municipal Heritage Register as a non-Designated Cultural Heritage Landscape.
- b) That HMHC should review and discuss if additional protection beyond the Register is warranted.

During their discussion, the Working Group was split as to whether or not this property should be added to Staff's Designation Work Plan as a cultural heritage landscape;

Should HMHC wish to make a recommendation, the following text could be used:
*"That **175 Lawrence Road, Hamilton**, be added to Staff's Designation Work Plan (low priority), with the intent on achieving Part IV Designation under the Ontario Heritage Act, due to its physical/design, historical/associative and contextual value as a rare and last remaining example of a brickworks associated with the industrial development of Hamilton and its association with the Hamilton Pressed Brick Company".*

2. 206 Main Street W., Hamilton (Arlo House)

- a) The Inventory & Research Working Group recommends that **206 Main Street W., Hamilton**, be added to Staff's Designation Work Plan (low priority), with the intent on achieving Part IV Designation under the *Ontario Heritage Act*, due to its

physical/design, historical/associative and contextual value and its association with prominent manufacturer/businessman F.F. Dalley. Arlo House is a remaining representative example of a detached home designed in the Italianate style, located within Hess Village and the Downtown core.

3. 3 Main St., Dundas (Dundas Valley Masonic Temple)

- a) The Inventory & Research Working Group recommends that **3 Main St., Dundas**, be added to the Municipal Heritage Register as a non-Designated Property.
- b) The Inventory & Research Working Group recommends that **3 Main St., Dundas**, be added to Staff's Designation Work Plan (low priority), with the intent on achieving Part IV Designation under the *Ontario Heritage Act*, due to its physical/design, historical/associative and contextual value and its association with prominent lawyer and local businessman B.B. Osler and with the Valley Lodge and Freemasonry's roots in the Town of Dundas. This property is considered the earliest surviving example of the use of decorative galvanized ironwork and sheet metal work in Dundas and in Hamilton.
- c) The Inventory & Research Working Group recommends that **3 Main St., Dundas**, be considered as a priority for review under the Downtown Dundas Built Heritage Inventory Project.

NOTES

1. Chair's Remarks

Welcome to all.

2. Declarations of Interest

None.

3. Review and Approval of Meeting Notes – May 30, 2022

Meeting notes were approved by consensus.

Note: By consensus, the I&R Working Group agreed to forward these Meeting Notes of August 22, 2022 directly to the Hamilton Municipal Heritage Committee, in order to meet deadlines prior to the upcoming Municipal Election.

4. Staff Presentation – Chloe Richer: 175 Lawrence Road, Hamilton (The Hamilton Pressed Brick Co.) – Cultural Heritage Assessment dated June 22, 2022, as prepared by ERA Architects Inc.

Chloe provided a brief description of the above noted property, which is only on the Inventory of Heritage Properties as this time. Refer to the CHA for full description and details.

Located at 175 Lawrence Road in Hamilton, the property formerly known as the Hamilton Pressed Brick Company was founded in 1907 by Henry New. It's location at the base of the

Niagara Escarpment provided readily available natural materials that were pressed into bricks and baked on-site in large beehive kilns; each having a capacity of 150,000 bricks. In 1910 the company expanded and became The Hamilton Pressed Brick Co. Ltd. Later in 1953, the company was purchased by Collinwood Shale, Brick and Supply Company of Cleveland, Ohio. Over the years that followed, on-site clay deposits became depleted, forcing the company to begin importing both raw materials and used bricks to be ground down. By 1988, the site was baking 12 million bricks per year at the Lawrence Road property. During this time, they also saw the collapse of some of their kilns. By 2005, only 1 historic kiln remained along with four modern kilns.

After 113 years of production, the site finally ceased operations in 2020. In 2021, a fire led to the demolition of the roof of Kiln 1 and the collapse of its walls.

The site currently consists of the following:

- Office Building (1907)
- Brick manufacturing Complex (including Drying Shed)
- Beehive kiln and west chimney
- East chimney
- Yard office
- Later steel kilns
- Later front office
- Later entrance landscape feature

The Formal Consultation Application was received by Heritage Planning Staff. During Pre-Consultation discussions the Owner expressed their wish to apply to demolish some structures on the site. The Owner expressed concerns with trespassing and life safety.

In consultation, staff requested a Cultural Heritage Assessment to be prepared to review the property's historic context and to gain a better understanding of the existing heritage resources. This would help to inform the decisions and actions moving forward.

For timing and coordination, Heritage Planning Staff have provided their comments to the Building Department, in order to meet prescribed deadlines. Chloe has followed-up with Building Officials. Staff comments have identified which buildings should be retained, based on the finds of the CHA. The property Owner is aware of the key findings and how to move forward.

The CHA, as prepared by ERA Architects Inc., included colour-coded mapping to show the age of the structures on site and photographs illustrating the existing conditions. The Working Group reviewed ERA's recommendations as outlined in the CHA, dated June 22, 2022 (Please refer to this document for additional details and recommendations).

Working Group members offered the following notes to be forwarded along to the heritage consultant:

- That photos should be credited to the original source – the CHA only notes photo credit to Vintage Hamilton. Vintage Hamilton credits all original photo sources for reference.
- Provide more detail in the Commemoration Plan.
 - The Working Group observed that there could be challenges with this site. For example: Commemoration might need to take place off-site as public access is not available past the existing train tracks.

- Long-term plan for the property is unknown. Provide potential opportunities to be explored.
- The Working Group disagreed with the heritage consultant's findings – "*While a prominent feature, the property is not important in defining, maintaining and supporting the character of the area which is defined by the residential area to the north, Gage Park to the northwest, and the naturalized areas to the east and immediately north along the Niagara Escarpment*"

In review of the documentation, the I&RWG recommends the following:

- That **175 Lawrence Road, Hamilton**, be added to the Municipal Heritage Register as a non-Designated Cultural Heritage Landscape.
- That HMHC should review and discuss if additional protection above the Register is warranted. In further discussion, the Working Group was split as to whether or not this property should be added to Staff's Designation Work Plan as a cultural heritage landscape.

Should HMHC wish to make a recommendation, the following text could be used:
"*That **175 Lawrence Road, Hamilton**, be added to Staff's Designation Work Plan (low priority), with the intent on achieving Part IV Designation under the Ontario Heritage Act, due to its physical/design, historical/associative and contextual value as a rare and last remaining example of a brickworks associated with the industrial development of Hamilton and its association with the Hamilton Pressed Brick Company*".

5. Staff Presentation – Alissa Golden: POW (Places of Worship Project) – Stoney Creek

Alissa Golden provided an overview of the project status.

A review of heritage Places of Worship within Stoney Creek was originally completed by a former HMHC and I&R WG volunteer prior to resigning from the Working Group. Alissa Golden has completed a review of this work and provides recommendations as follows:

Stoney Creek

- Draft recommendations include 7 Register Additions and 2 designation candidates identified.
- For Designation (Significant Built Resources) – Recommended:
 - Taplestown United Church - 413 Mud St. E and
 - St. George's Reformed Anglican Church – 653 Mud St.
- Character Defining Resources (4 churches)
- Character-Supporting Resources (2 churches)
- Inventory Properties (8 churches)
- Properties Recommended to be removed from Inventory (7 churches)

After review and discussion, the Working Group suggested the following revisions:

1. That St. Francis Xavier Roman Catholic Church – 304 Hwy 8, be moved from Character Defining to Significant Built Resource)
2. That the Church of the Redeemer – 25 Lake Avenue South be moved from Character-Defining to Significant Built Resource.

Next Steps:

Evaluations moving forward will include Flamborough (Lyn Lunstead) and Ward 3 (Janice Brown). Review of these Places of Worship will take place in late Fall 2022.

Once a review of all wards has been completed, the group feels it would be good to move from a Ward-by-Ward review to an overall City review; to gain a more wholistic perspective on the Places of Worship Built Inventory Project and the recommendations coming forward.

6. Preliminary Inventory & Research – Arlo House, 206 Main Street W., Hamilton – Janice Brown

This is the third iteration of property research. Originally, Arlo House was reviewed by LACAC, and more recently under the Downtown Built Inventory Project. Currently the property is listed on the Municipal Heritage Register as a non-Designated property.

Janice provided an overview of the property including the following points:

- A single detached building – 2 storeys
- Located at the corner of Main St. W. and Hess St. (corner lot)
- Forms part of Hess Village (a cluster of Victorian buildings)
- The building is designed in the Tuscan / Italianate style
- Estimated to be constructed c.1850

The design includes:

- Hip roof – asphalt shingle
- L-shaped plan
- Segmented front doors and wood windows
- Projecting eaves
- 3 parged chimneys
- Includes multiple additions (1-1/2 storeys)
- Current exterior is stucco cladding, but originally would have been brick construction

The Dalley family (of Dalley Shoe Polish) had owned the property when it was a residential use (1908) – many interior alterations were completed at that time by Mrs. Dalley.

Based on current observations:

- The property is occupied. The first floor is a Dentistry Office and Sleep Wellness Office. The second floor is currently vacant (available for lease)
- The interiors have been heavily modified. There are only a few original interior features remaining; (for example: some wood window trim).
- The front entrance has some original features (stained glass window, ceiling, etc.)

In review of the Built Heritage Evaluation Form, the property is currently Identified as Character Defining. The Working Group recommends that this property be identified as a Significant Built Resource. This is especially significant where other properties immediately adjacent to Arlo House have been lost to development pressures and intensification.

In review of the documentation, the I&RWG recommends the following:

- a) The Inventory & Research Working Group recommends that **206 Main Street W., Hamilton**, be added to Staff's Designation Work Plan (low priority), with the intent on achieving Part IV Designation under the *Ontario Heritage Act*, due to its physical/design, historical/associative, contextual value and its association with prominent manufacturer/businessman F.F. Dalley. Arlo House is a remaining representative example of a detached home designed in the Italianate style, located within Hess Village and the Downtown core.

7. Update / Status – Masonic Hall, 3 Main St., Dundas – Ann Gillespie

Some concern for this property was raised during the previous meeting of I&R WG when it was publicly announced in June that the building was currently vacant and advertised for sale.

Located at the prominent intersection of King & Main Streets, the property could be vulnerable to increasing development pressures within downtown Dundas and subject to demolition and re-development. This property is Inventoried and is surrounded by other inventoried properties, which are non-registered and non-designated; giving this property no protection under the *Ontario Heritage Act*.

It has been suggested that the intention is to adaptively re-use the property, but at the time of this meeting, both the purchaser and their intention for the property were unknown.

It should be noted that the Downtown Dundas Built Heritage Inventory Project will be commencing in Fall 2022. This property will form part of this review.

Ann provided an overview of the property including the following points:

- 3 Main Street forms part of a streetscape of mid-late 19th century architecture.
- Constructed c.1876 (or earlier).
- The property had been occupied by the Valley Lodge – Masonic Lodge C (Free Masons). The Free Masons have a long history in Dundas; associated with not only this property but also prominent members of the community.
- Originally constructed for a local lawyer/businessman B.B. Osler – Valley Lodge A.F. & A.M. No. 100 moved in as the anchor tenant on the 2nd floor; while the ground floor was used as commercial space (occupied by the Desjardins Canal Company).
- Later sold to Henry F. Powel in 1886, the Lodge remained the tenant until purchasing the building for themselves in 1945.
- With pandemic lockdowns limiting fundraising activities and as membership was diminishing in recent years, the Masons chose to sell and temporarily relocate to the nearby West Flamborough Masonic Temple in Greensville.
- The 3 Main Street property was put up for sale when it became vacant.

Design notes include the following:

- Designed in the 2nd Empire Style – one of best examples in Dundas. Other examples have been lost.
- The Architect / Builder are unknown.
- Masonic Hall was located on the 2nd floor.
- The First Floor included a Banquet Hall w. kitchen, Library.

- The Basement includes barrel-vault construction.

Based on current observations (and use of archival photographs):

- The building appears to retain some original architectural features; however,
- Some features appear to have been lost:
 - Galvanized iron work appears to have fallen off existing dormers
 - Some of the wood cornice work appears to have been lost
 - Roof was 2-colour slate, (diochromatic slate work)
 - Mansard roof slate replaced by asphalt shingles
 - Storefront has been lost over time
 - Loss of ornamental features on the cupola – window openings have been removed

In review of the Built Heritage Evaluation Form, the property is currently identified as

- Earliest surviving example of the use of decorative galvanized ironwork and sheet metal work in Dundas and Hamilton (only a few other later examples still exist – Treble Hall (Hamilton) and Lang Apartments (Dundas).
- Artistic design has been compromised, but craftsmanship of surviving features is still significant.
- Demonstrates linkages to historic figures/groups – association with established organizations.
- Contextual value – important in defining the area.
- Identified as a Significant Built Resource and worthy of designation.
- Has potential for restoration and adaptive reuse.

In review of the documentation, the I&RWG recommends the following:

- a) The Inventory & Research Working Group recommends that **3 Main St., Dundas**, be added to the Municipal Heritage Register as a non-Designated Property.
- b) The Inventory & Research Working Group recommends that **3 Main St., Dundas**, be added to Staff's Designation Work Plan (low priority), with the intent on achieving Part IV Designation under the *Ontario Heritage Act*, due to its physical/design, historical/associative and contextual value and its association with prominent lawyer and local businessman B.B. Osler and with the Valley Lodge and Freemasonry's roots in the Town of Dundas. This property is considered the earliest surviving example of the use of decorative galvanized ironwork and sheet metal work in Dundas and in Hamilton.
- c) The Inventory & Research Working Group recommends that **3 Main St., Dundas**, be considered as a priority for review under the Downtown Dundas Built Heritage Inventory Project.

8. **New Business:** N/A

9. **Meeting Adjourned:** 8:30 PM

Next Meeting: Monday September 26th, 2022 (6pm - 8pm)

206 Main Street West (Arlo House)

Design:

206 Main Street West can be described as a restrained Italianate villa constructed circa 1850. It is a single-detached two-storey brick property built for residential purposes. The dwelling underwent considerable renovations in the early-20th century and was redeveloped for commercial purposes in the early 1970s. The stucco-clad building has a rectangular plan with a long façade, a hip roof with projecting eaves, a pair of central chimneys (parged), a one-and-a-half storey rear brick wing to the northwest with a gable roof, parged chimney and a subsequent one-storey addition to the west.

The symmetrical front façade has flanking two-storey bays with projecting low gable roofs, segmental windows in the second storey and flat tripartite windows in the first storey. The centre of the front façade has a pair of semi-circular windows in the second storey and a segmental entrance opening in the first storey with flanking sidelights and a flat roof portico with a plain entablature, tapered columns and Doric capitals. There is a similar two-storey projecting bay with a gable roof in the south end of the east side wall, with a semi-circular window in the second storey and a tripartite window in the first storey, and a one-storey projecting bay with a hip roof to the north.

Historical/Associative:

Arlo House is the oldest occupied house within the original boundaries of the City of Hamilton. Between 1803 and 1835, the small house was owned at various times by Margaret Rousseaux, widow of Jean-Baptiste Rousseaux of Ancaster, by Peter Hess and by George S. Tiffany. This original building remains as a part of the western facade of the present building. Circa 1850, Arlo House, 206 Main Street West was enlarged and was purchased in 1864 by salesman Alexander Murray of A. Murray & Company. Subsequently it was owned by the Hendrie family from the late 1890s to the early-20th century and was sold to Fenner F. and Mabel Dalley in 1908. Fenner F. Dalley was president of the F. F. Dalley Company Limited, a company incorporated in 1893 that was known across Canada for their manufactured and prepared products. Mrs. Dalley oversaw considerable changes to the property in the early 20th century, including an overhaul of the interior. The executors of the Dalley estate sold the Arlo House to the Fawcett family in 1936, who occupied the building until 1970 when it was sold for commercial redevelopment. 206 Main Street West is part of Hess Village, a cluster of Victorian houses in the four blocks bounded by Main, King, Queen and Caroline Streets, which was transformed into a small area of boutiques and professional offices in the early 1970s. Hess Village has since become a regional destination for bars and clubs and restaurants. The house is now used as a dentists' offices.

Context:

206 Main Street West is located in Hess Village on the northwest corner of Hess and Main Streets, with deep setbacks from the public right-of-ways. Prior to the transformation of Hess Village into a small area of boutiques and professional offices in the early 1970s, 206 Main Street West, formerly 42 Hess Street South, was part of a late-19th and early-20th century residential streetscape extending from King to Main Streets.

Sources:

City of Hamilton Fire Insurance Plans: 1898, 1911, 1947, 1964 (Courtesy of the McMaster Maps Library and the Hamilton Public Library)
Hamilton L.A.C.A.C. Flashcard (c. 1973)
The Hamilton Spectator, "It All Began With Caleb's Land Grant", Tuesday, November 8, 1966
City of Hamilton By-Law 03-211
City of Hamilton Report PD03113 – Recommendations to Designate 34-36 Hess Street South under Part IV of the Ontario Heritage Act
Heritage Impact Assessment for 68 George Street, Hamilton, Completed by Allan Avis Architects Inc, June 2011.
Hamilton Heritage File – 72-74 George Street
City of Hamilton By-Law 90-34

Notes:

Heritage Treasures, page 12, 13
Footsteps in Time, page 89
206 Main Street West
The imposing Arlo House, built circa 1843 in the Tuscan style, still dominates the northwest corner of Main and Hess streets.

1980 LACAC Research:

Title Search: 1857 John Davidson 1864 Henry Davidson to Alexander Murray 1872 William Murray to Marry Murray 1896 Alexander Murray Jr. and Alex Murray et al to William Hendrie and Chas Jones 1908 Mary Hendrie to FF and Mabel Dalley 1936 FF Dalley and Julian N. Dalley excr of Mabel Dalley to Mary Fawcett et all 1970 John. P. Fawcett to Shaungrey Ltd

1850-51 Marcus Smith Map – lots owned by J. Wilson, no house shown

1876 Birds Eye View – Same footprint and rear outbuilding as seen in the 1898 FIP

1868 Sutherland Directory

Murray, Alexander, (A. Murray & Co.) h Main n s bet Hess and Queen

1885 City Directory:

Murray Alex (A Murray & Co), Arlo House, Main w
Murray John, salesman, Arlo house, Main w
116 Main Street West, Alex Murray, merchant

1922 Directory Listing:

206 Main Street West, Mrs. M Dalley

1842 Town of Hamilton



206
Downtown Village Council Group
905-520-9759
Please Village Council Group
Council Panel Meeting
10:00 AM - 12:00 PM
905-525-9414
HAMILTON CITY



BUILT HERITAGE INVENTORY FORM

Address _____ Community _____

Also known as _____ Legal Description _____

P.I.N. _____ Roll No. _____ Ward _____ Neighbourhood _____

Heritage Status: Inventory Registered Designated (Part IV / Part V) Easement (City / OHT) NHS
 HCD (if applicable): _____ Cultural Heritage Landscape (if applicable): _____

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

Integrity: Preserved / Intact Modified Compromised Demolished (date) _____

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

Massing: Single-detached Semi-detached, related Semi-detached, unrelated Row, related Row, unrelated Other _____

Storeys: 1 1 ½ 2 2 ½ 3 3 ½ 4 or more Irregular Other _____

Foundation Construction Material: Stone Brick Concrete Wood Other _____ Finish: _____

Building Construction Material: Brick Frame (wood) Stone Log Other _____ Finish: _____

Building Cladding: Wood Stone Brick Stucco Synthetic Other _____ Finish: _____

Roof Type: Hip Flat Gambrel Mansard Gable Other _____ Type: _____

Roof Materials: Asphalt Shingle Wood Shingle Slate Tile/Terra Cotta Tar/Gravel Metal Other _____

Architectural Style / Influence:

- | | | | | |
|---|---|--|--|--|
| <input type="checkbox"/> Art Deco / Moderne
(1920s-1950s) | <input type="checkbox"/> Chateau
(1880-1940) | <input type="checkbox"/> Gothic Revival
(1830-1900) | <input type="checkbox"/> Neo-Gothic
(1900-1945) | <input type="checkbox"/> Romanesque Revival
(1850-1910) |
| <input type="checkbox"/> Beaux-Arts Classicism
(1900-1945) | <input type="checkbox"/> Craftsman / Prairie
(1900s-1930s) | <input type="checkbox"/> International
(1930-1965) | <input type="checkbox"/> Period Revivals
(1900-Present) | <input type="checkbox"/> Second Empire
(1860-1900) |
| <input type="checkbox"/> Brutalism
(1960-1970) | <input type="checkbox"/> Colonial Revival
(1900-Present) | <input type="checkbox"/> Italian Villa
(1830-1900) | <input type="checkbox"/> Post-Modern
(1970-Present) | <input type="checkbox"/> Vernacular |
| <input type="checkbox"/> Bungalow
(1900-1945) | <input type="checkbox"/> Edwardian
(1900-1930) | <input type="checkbox"/> Italianate
(1850-1900) | <input type="checkbox"/> Queen Anne
(1880-1910) | <input type="checkbox"/> Victory Housing
(1940-1950) |
| <input type="checkbox"/> Classic Revival
(1830-1860) | <input type="checkbox"/> Georgian / Loyalist
(1784-1860) | <input type="checkbox"/> Neo-Classical
(1800-1860) | <input type="checkbox"/> Regency
(1830-1860) | <input type="checkbox"/> 1950s Contemporary
(1945-1965) |
| <input type="checkbox"/> Other _____ | | | | |

Notable Building Features:

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

Notes:

Context:

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

Plan: Square Rectangular L U T H Cross Irregular Other _____

Wings: _____ **Setback:** Shallow Deep At ROW Other _____ Corner Lot

Accessory Features and Structures:

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

Additional Notes:

Related Files: _____

Fire Insurance Mapping: 1898 Sheet No. _____ 1911 Sheet No. _____ 1949 Sheet No. _____ 1964 Sheet No. _____

Additional Documentation and Research Attached (if applicable):

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

PRELIMINARY EVALUATION

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

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

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

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

Dundas Masonic Hall, 3 Main Street, Dundas

PRELIMINARY BACKGROUND DOCUMENTATION FOR MUNICIPAL HERITAGE REGISTER RECOMMENDATION

Prepared by Ann Gillespie, September 2022, for the Inventory & Research Working Group (IRWG) of the Hamilton Municipal Heritage Committee (HMHC)

Note: Research for this report was presented at the August 22, 2022, meeting of the Inventory & Research Working Group but is still on-going. Any additional validated documentation will be provided to Cultural Heritage Planning Staff, IRWG and HMHC as a supplemental report.

Preliminary Evaluation

Physical/ Design Value

The property at 3 Main Street, Dundas, is a representative example of the Second Empire style, popular for commercial buildings in Canada during the 1870s and characterized by its Mansard roof (usually slate-covered) and Italianate detailing. It is the earliest surviving example of the architectural use of sheet metal (galvanized iron) for decorative exterior elements (in this case, window hoods) in Dundas. Earlier examples may conceivably have existed but have been lost. The building displays a high degree of craftsmanship in the form of its slate Mansard roof and galvanized ironwork. The design of the original building as illustrated by an 1896 photograph possessed a high degree of artistic merit but this has been somewhat compromised by substantial alterations to the first storey to accommodate changes to interior space requirements. The design of the Mansard roof has also suffered from unsympathetic alterations: the removal of the dormer windows from the cupola and the replacement of its original roof slates with asphalt shingles.

Historical/ Associative Value

This building has two important historical associations: first with the original owner, Britton Bath Osler, a prominent local lawyer who gained provincial and national recognition in the 1880s; and second with Valley Lodge #100, one of 580 plus masonic lodges under the jurisdiction of the Grand Lodge of Ancient Free and Accepted Masons of Canada in the Province of Ontario. Valley Lodge had a long-standing association with the building, first as tenants from 1875 to 1945 and thereafter as owners until June 2022 when the property was sold.

Contextual Value

This property is important in defining the character of the area based on the architectural integrity of the upper façade and visual documentation of the building façade as it first appeared, which would provide a strong basis for the restoration of lost features, notably, the slate roofing and windows of the cupola. The building is linked to its surroundings, physically, visually and historically, as part of the surviving mid-to late 19th commercial streetscape of the north side of Main Street.

CURRENT CONDITIONS AND HERITAGE STATUS



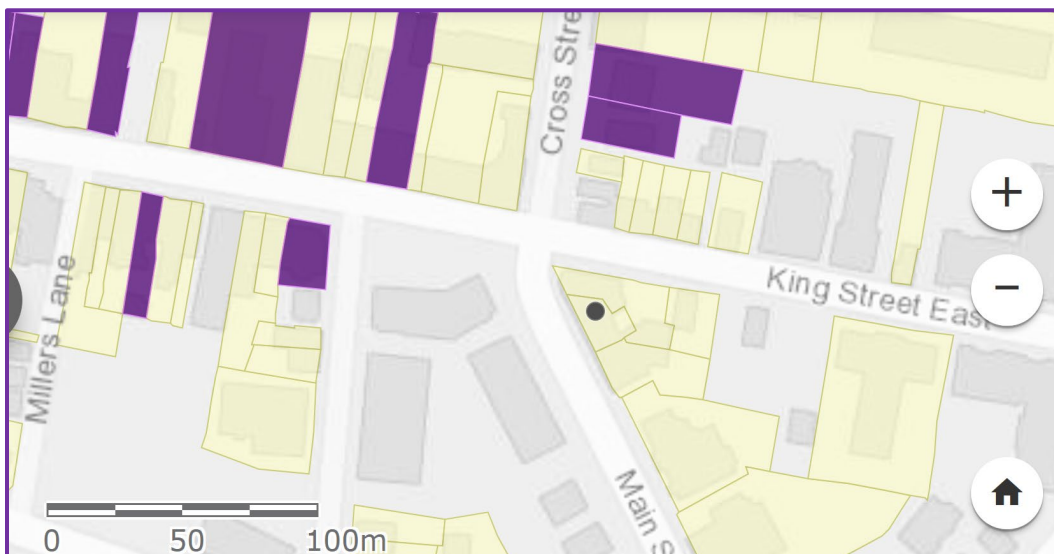
Current Google satellite view of 3 Main Street identified as Valley Lodge #100 A.F. (Ancient Free) & A.M. (Accepted Masons).

The property at 3 Main Street, Dundas, known as the Dundas Masonic Hall or Valley Lodge #100 was put up for sale in early June 2022 by its members due to financial difficulties arising from the 2-year long pandemic and declining membership. On June 17, 2022, it was reported by *Dundas Star News* reporter Craig Campbell that an offer to purchase the property had been accepted on August 13 and that the sale was anticipated to close in late August.

3 Main Street is included on the City's Inventory but has not yet been added to the Municipal Heritage Register. On Monday August 22 the author of this report made a presentation to the HMHC's Inventory & Research Working Group. At this meeting, a recommendation was made to both add the property to the Municipal Heritage Register and the Staff Designation Work Plan under Part IV of the Ontario Heritage Act (long-term strategy).



Aerial view of the building showing the Mansard roof face, the cupola and the gently sloping roof from the peak of the Mansard to the rear façade. Brick masonry parapet walls separate this building from the adjacent earlier commercial blocks. (courtesy of Craig Knapman)



Heritage Property Mapping view showing the property at 3 Main Street marked with the black dot. Properties demarcated in pale yellow are inventoried but not yet listed on the Municipal Heritage Register or designated under the Ontario Heritage Act (purple).

ARCHITECTURAL DESCRIPTION



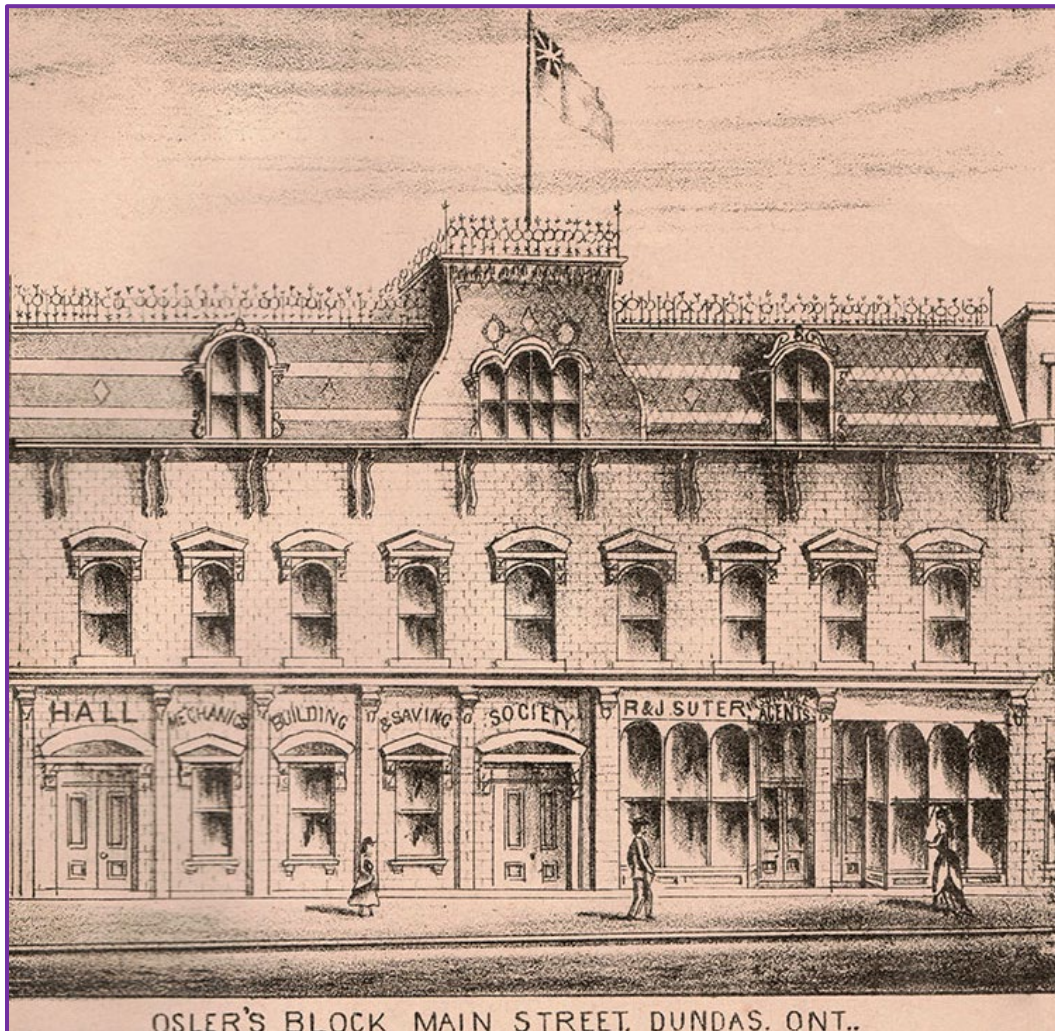
MASONIC BUILDING,
A. F. & A. M.
3 Main Street

Earliest known photograph of the building taken for the 1896 *Picturesque Dundas* publication (see SOURCES).

Original Building (based on the circa 1896 photo)

- **BUILT:** 1875 or earlier (see Building Chronology)
- **ARCHITECT/ BUILDER:** not identified (see SOURCES).
- **CONSTRUCTION:** two-storey brick masonry building with a rubblestone foundation and full basement; projecting cut stone blocks support the brick masonry façade and piers; cut stone window lintels; brick masonry lintels; Mansard roof with a polychromatic slate roof with octagonal slates; wood-carved eave brackets; first and second storey door and window hoods fabricated of galvanized sheet iron (since removed from first floor doorways and windows, likely when both doorways and two windows were relocated and the two storefronts removed); cornice above the first storey and decorative brackets on each brick pier also made of galvanized iron.
- **STYLE:** Second Empire, popular in Canada for commercial and institutional buildings from the 1870s through the 1880s; characteristic features: Mansard roof with steep-pitched face made of slate and dormer windows; roof cresting; bracketed eaves (typically paired brackets); decorative window hoods or surrounds, made of stone or wood and later of galvanized iron shaped to look like a solid material.

- NOTEWORTHY FEATURES: Crowning central cupola with a triple Palladian window with round arches and two round-arched dormers; unusual first storey façade with a central doorway flanked by three windows and a doorway at the north-west end (to the second floor where the masonic hall was located) and two storefronts at the south-east end; original two doorways had transom lights, segmentally-arched hoods, and double panelled wood doors; galvanized-iron window hoods on both storeys had two alternating designs consisting of segmental arches and triangular pediments. NOTE: The galvanized ironwork on this building will be further explained and its importance substantiated in a separate report, with some comparative examples described and illustrated.



Sketch of the façade of Osler's Block, as the building was originally known, from the 1875 *Illustrated Historical Atlas of the County of Wentworth*. A comparison of this sketch with the 1896 photo reveals that the height of the second storey is exaggerated, as are the paired brackets. The shape of the cupola is also distorted.

Existing Building (Appearance since 1996)



Photo by the author of this report, August 2022. See CURRENT PHOTOS for more exterior and interior views.



Sketch published in *Beyond Paradise – Building Dundas, 1793 – 1950* (1996), p. 98.

Alterations made prior to the publication of *Beyond Paradise...*:

- Replacement of the cupola slates with asphalt shingles and the accompanying removal of its windows.
- Relocation and replacement of the two doorways; opening for the doorway in the north bay bricked in.
- Removal of the two storefronts, replaced by a doorway and three windows, with the addition of two brick piers in between to match the other piers (but without brackets).
- Removal of all the original galvanized-iron window and doorway hoods on the first storey; covering of brick lintels with aluminum panels.
- Replacement or covering of the original upper storey windows with wood panels.
- New lower storey windows made to replicate the size, shape, pane configuration of the original one-over-one sash windows with cut stone sills. NOTE: There were originally only three first storey windows. Now there are six all with identical cut stone sills.

Alterations made since the publication of *Beyond Paradise ...*:

- Removal of the brackets of the cupola's cornice and covering of the wood fascia with aluminum.
- Moulded cornice at the peak of the main roof replaced with aluminum panels.
- Replacement or covering of the original upper storey windows with wood panels.
- Wood framing of the two dormers, assumed to have originally been capped with galvanized iron, is now exposed and badly deteriorated.

HISTORY AND HISTORICAL ASSOCIATIONS

NOTE: A masonic lodge is the basic organizational unit of freemasonry. Masonic lodges came to be organized into districts forming part of a Grand Lodge. The building where masonic lodge members meet is known as a masonic temple or hall.

Building Chronology

- 1875 or earlier: erected for Britton Bath Osler, a prominent Dundas-based lawyer (see Historical Associations). NOTE: This web page (https://www.hamiltondistrictmasons.org/hall_detail.php?id=14) on the Hamilton District Masons website asserts that the building was erected in 1875 (based on meeting minutes not available to the author of this report). However, directories for the Town of Dundas going back to 1865 indicate that the Valley Lodge Masonic Hall was located on Main Street at the corner of King (its present location or its former location on the present site of Grafton Square). The publication *Building Paradise...* includes an architectural elevation of the front façade "as it originally appeared in 1874" (quote: p. 97; drawing: p. 99). Stylistically, the 1875 date is the most plausible.
- Late 1875 to early 1876: Valley Lodge #100 moves into the 2nd floor as a tenant and ground floor is occupied by the Desjardins Canal Office (see above web page). Two lower floor tenants are identified on the sketch of the building which appeared in the *1875 Illustrated Historical Atlas of the County of Wentworth, Ont.*: the Mechanics Building & Saving Society, and R. & J. Suter Insurance Agents (p. 59).
- 1875 to 1881: Valley Lodge shared its premises with Hiram Lodge #317, which amalgamated with Valley Lodge in 1881.

- 1886: Purchased by Henry F. Powell, owner of the adjacent corner building known as Powell's Block.
- 1945: Purchased by Valley Lodge from Powell & Co. for \$10,000 and mortgage paid off in 1953. It may be surmised that the alterations to the first storey façade were made soon after the lodge had purchased the building.
- 1946: Opening of banquet hall on the ground floor.
- 1968: Fire at the Central Masonic Temple in Hamilton resulted in its six tenants (known as the "Fire Tenants") moving to Valley Lodge; all but one had moved out by 1976.
- 1985: Karate school became a tenant occupying the banquet hall; survived only a few years and was succeeded by Dundas Valley Antiques.
- 2008: Dundas Valley Antiques moved out; banquet hall reclaimed for the 150th anniversary celebration.
- 2022 (June): Building listed for sale by realtor and Valley Lodge member Craig Knapman and sold the same month.

Chronology – Lodges and Districts in Ontario

- 1782: First lodge in Ontario established at Newark.
- 1792: First Provincial Grand Lodge founded under William Jarvis, Provincial Grand Master.
- 1795: First lodge in Hamilton (Barton Lodge) held its inaugural meeting at Smith's Tavern.
- 1799: Second lodge (Union Lodge) established at Forty Mile Creek (now Grimsby).
- 1844: Sir Allan MacNab named Provincial Grand Master of the 3rd Provincial Grand Lodge of Canada West.
- 1845: Provincial Grand Lodge of Canada West held its first meeting held in Hamilton, the location of the.
- 1855: Grand Lodge of Canada formed in Hamilton; four lodges placed in the Western District – portion of Upper Canada west of Toronto.
- 1856: Western District divided into the Districts of Hamilton and London
- 1858: Formation of Valley Lodge # 100 in Dundas, first located on the site of the former Grafton Block.
- 1923: Number of lodges in the Hamilton District had grown to 31 and the Hamilton District was then split into Hamilton "A" District (16 lodges) and Hamilton "B" District (15 lodges)
- 1972-4: Formation of a third masonic district in the Hamilton area, approved by Grand Lodge in 1974 as Hamilton Masonic Lodge "C".
- 1992: Valley Lodge #100 was incorporated as the Dundas Masonic Hall Inc.
- 2008: Valley Lodge celebrated its sesquicentennial. Over the course of its history, this lodge has held close to 1500 meetings and initiated over 1300 members.

Historical Associations

This building has two important historical associations: first with the original owner, Britton Bath Osler, a prominent lawyer who gained provincial and national recognition in the 1880s; and second with Valley Lodge #100.

Benjamin Britton Osler (1839-1901):

- 1957: Moved with his family to Dundas, where he worked briefly as a bookkeeper.
- 1858-1862: Studied law at the University of Toronto.
- 1862: Called to the bar and set up a successful practice in Dundas.
- 1874: Became clerk of the peace and crown attorney of Wentworth.
- 1876: Moved to Hamilton and was made a provincial QC, then made a federal QC four years later.
- 1880: Became a bencher of the Law Society of Upper Canada.
- 1882: Joined D'Alton McCarthy's law firm in Toronto, subsequently known McCarthy, Osler, Hoskin and Creelman.
- 1885: Became a founding member and first president of the York County Law Association; assisted in the federal prosecution of Louis Riel in Regina.
- 1880s: Became a legal expert in the field of engineering and, as a result, was made an associate of the Canadian Society of Civil Engineers.
- Osler's "great ability as a lawyer was founded on his thorough knowledge of the law, his familiarity with engineering and medicine, and his stamina, but especially on his presence and force of character in the courtroom." (Entry for Britton Bath Osler in the *Dictionary of Canadian Biography*: see Sources.)

Valley Lodge #100:

- one of 580 plus masonic lodges under the jurisdiction of Grand Lodge of Ancient Free and Accepted Masons of Canada in the Province of Ontario.
- one of 15 masonic lodges which now form part of Hamilton Masonic District "C".

SOURCES

Valley Lodge A.F and A.M. 100 G.R.C., 150 Years of Freemasonry: A Sesquicentennial Celebration, 2008.
See excerpted pages (Appendix 'A')

Photograph identified as Masonic Building, A.F. & A.M., *Picturesque Dundas* (Alex F. Pirie, Dundas: 1896); 1972 edition.

Map of the Town of Dundas in the Counties of Wentworth and Halton, Canada West (Marcus Smith: 1851); reprinted 1972 by the Dundas Heritage Association

Sketch identified as Osler's Block, Main Street, Dundas, *Illustrated Historical Atlas of the County of Wentworth, Ont.* (Toronto: Page & Smith, 1875), p. 59; 1971 edition published by the Dundas Valley School of Art.

Darrell A. Norris, *Beyond Paradise – Building Dundas 1793-1950* (Dundas Heritage Association: 1996); p. 97 (description of the Masonic Block); p. 98 (circa 1996 sketch); p. 99 (architectural drawing of original façade based on 1896 photo). Editor: Linda Helson; illustrations (including as-found sketches of the buildings): Patricia Peacock-Evans; architectural drawings: Engelbert Dimmers and Justine Murdy.

Biographical Dictionary of Architects in Canada 1800 – 1950: website created by Robert G. Hill and posted in 2009 with updates from 2011 to 2022 (www.dictionaryofarchitectsincanada.org)

NOTE: This resource was consulted in hope that it would identify the architect for the Dundas Masonic Hall but there is no entry for this building.

Craig Campbell, "Dundas Masonic Lodge listed for sale at \$1.59 million", *Dundas Star News*, 13 June 2022 (www.thespec.com/local-dundas/news/2022/06/13/dundas-masonic-lodge-listed-for-sale-at-1-59-million.html).

Craig Campbell, "Dundas 147-year old Masonic Lodge building purchase offer accepted", *Dundas Star News*, 17 June 2022 (www.thestar.com/local-dundas/news/2022/06/17/dundas-147-year-old-masonic-lodge-building-purchase-offer-accepted.html).

Craig Campbell, "Downtown Dundas Cornish-style pub to be proposed for former Masonic lodge", *Dundas Star News*, 26 August 2022 (www.thespec.com/local-dundas/news/2022/08/26/downtown-dundas-cornish-style-pub-to-be-proposed-for-former-masonic-lodge.html).

History of the Dundas Masonic Hall: www.hamiltondistrictmasons.org/hall_detail.php?id=14.

History of Valley Lodge #100: www.hamiltondistrictmasons.org/lodge_detail.php?lodge_id=1.

Christina Cameron and Janet Wright, *Second Empire Style in Canadian Architecture* (Canadian Historic Sites: Occasional Papers in Archaeology and History No. 24), illustration 58: Osler Block, 5-7 Main Street, Dundas. 1980 <http://parkscanadahistory.com/series/chs/24/chs24-1u1.htm>

Entry for Britton Bath Osler in the Dictionary of Canadian Biography: www.biographi.ca/en/bio/osler_britton_bath_13E.html.

Dundas Museum & Archives: directory listings for Dundas in City of Hamilton directories from 1865 to 1879.

CONTACTS

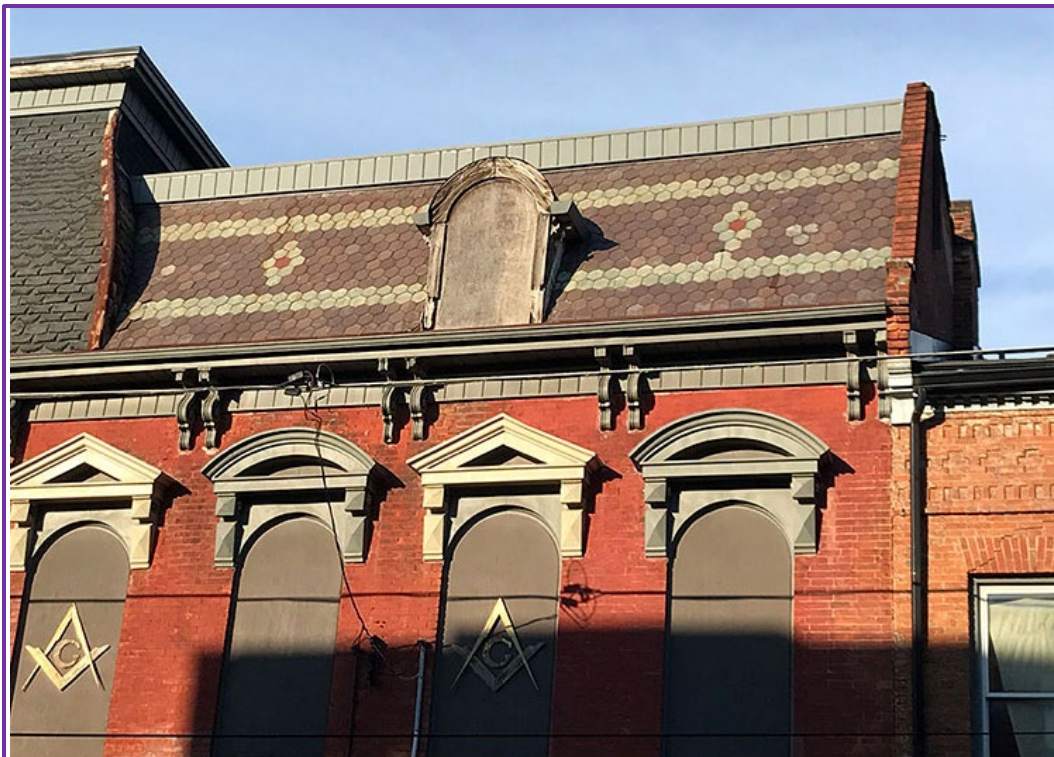
Craig Knapman, Valley Lodge member and realtor.

Aaron Smith, Valley Lodge member and co-author of *150 Years of Free Masonry...*

CURRENT PHOTOS – exterior views by the author of this report (AG), June to September 2022; interior views courtesy of Craig Knapman.



Second storey windows have either been removed and replaced by wood sheets or covered up. The brick masonry was at some point painted but this paint layer has been peeling off for some time. AG August 2022



Close-up view of the upper façade showing the galvanized-iron window hoods, paired wood eave brackets, polychromatic roofing slates and one of two badly deteriorated roof dormers. AG August 2022



Closeup view of one of the six identical stone sills and the projecting cut stone blocks of the above grade foundation wall. AG August 2022



Close-up view of the stacked bricks framing the top of the windows and the aluminum now protecting the brick masonry lintels, once obscured and protected by the galvanized-iron window hoods. AG September 2022



Close-up view of one of the galvanized iron brackets mounted to the brick piers below the cornice defining to the top of the first storey. AG September 2022



A section of the rear façade viewed from King Street, showing four round-arched window openings, one bricked in and largely obscured by a shed-roofed addition and three filled in with wood panels.

NOTE: The author of this report has not yet gained access to the interior. All of the following interior photos were taken for the purpose of listing the property for sale and were posted on the realtor.ca website in June 2022. Courtesy of the realtor, Craig Knapman.



The Valley Lodge #100 meeting room occupying most of the second floor.



The banquet hall on the ground floor with an entrance from Main Street flanked by three windows. The interior doorway leads to the library. The kitchen is located behind this room.



Library with doorway opening onto the banquet hall.



Basement area with rubblestone walls looking towards a barrel-vaulted archway (orientation unknown).



Another view of the basement area (orientation unknown).

APPENDIX 'A'

Excerpted Pages from *Valley Lodge A.F and A.M. 100 G.R.C., 150 Years of Freemasonry:
A Sesquicentennial Celebration, 2008.*

The Creation of Valley Lodge A.F. & A.M., No. 100 G.R.C.

The formation of Valley Lodge No. 100 was authorized in a Dispensation dated April 24, 1858. It was signed by M.W. Bro. William Mercer Wilson, Grand Master, Grand Lodge of Canada, as well as the D.D.G.M. and the Grand Secretary. The original document still hangs in the library of the Dundas Masonic Temple.

Under the original Dispensation, the first meeting was held on May 5, 1858 with W. Bro. John King serving as Worshipful Master. The original officers of the Lodge, installed at that first meeting were Bro. William Taylor, SW; Bro. James Donaldson Thomas, JW; Bro. James Findley Smith, SD; Bro. Samuel Rolls, JD; Bro. Luke Ballard, Secretary, and Bro. W. Taylor, Treasurer. (Other officers were installed by proxy).

The Lodge immediately went to work, with three petitions presented at its first meeting. Bro. John Gartshore, Bro. Thomas Davis, and Bro. A.R. Dixon were initiated at the second regular meeting, June 2, 1858, and later that month, the Lodge held its first emergent meeting to initiate a candidate.

At the time of the formation of the lodge, the population of Dundas was 2,710 and the average annual income was around \$200. The initiation fee was \$25 and dues, (which were paid quarterly), were 37 1/2 cents for each regular Lodge night.

The original Charter or Warrant of Constitution, dated July 29, 1858 is still displayed in the Lodge Room. On Dec. 22, 1858 the Grand Master M.W. Bro. William Mercer Wilson was present at an emergent meeting and the Lodge was dedicated to Masonry according to ancient custom, and was proclaimed as Valley Lodge No. 55 by the Grand Secretary. In October 1859, all lodges in the jurisdiction were renumbered and Valley Lodge became No. 100.

In the early days, candidates typically waited outside the Lodge while a ballot was taken, and if favourable, initiated that same night. But rejections were very common with perhaps as many as 50 percent of all applicants rejected.

It was also customary that a candidate had to join the Lodge closest to his home, and the old minute books refer to frequent jurisdictional squabbles between Valley Lodge No. 100, Seymour Lodge No 272, Dufferin Lodge No. 291 and Waterdown Lodge No. 357.

In 1897, Dufferin requested that we waive our jurisdictional rights in regard to Mr. John O'Field who was an applicant for membership in Dufferin. During lengthy discussions, it was shown that Dufferin Lodge had refused to waive jurisdiction for Valley Lodge on three occasions in the past, (and had consented only once).

The original meeting night was Wednesday. This was changed to Friday in 1869 and in 1878, to the Monday night on or before the full moon. In 1901 the present meeting night – the second Monday of the month – was adopted.

In the early years, the Festival of St. John The Evangelist, Dec. 27, and the Festival of St John the Baptist, June 24, were always major events on the Masonic social calendar. According to the original bylaws, officers were required to attend regular meetings marking these events, and the Lodge usually planned social events to coincide with the festivities – ballroom dancing, “hearty” feasts, processions (in full Masonic Dress), and excursions were common from the 1858 into the late 1870s.

By 1880, the event took on more of a religious character, and was typically marked with a Divine Service at one of the local churches.

Union Lodge No. 24

It is interesting to note that Valley Lodge No. 100 was not the first Lodge to meet in Dundas. According to a history lecture given by R.W. Bro. F.A. Latshaw at our 60th Jubilee Celebration in 1918, prior to the institution of Valley Lodge, a Lodge known as Union Lodge No. 24 had been meeting in Dundas, Ancaster and West Flamboro from 1810 until 1824. It was somewhat migratory in its meetings due to the sparseness of settlement in those days. The first master of this Lodge was W. Bro. Abner Everitt, and its first meeting was held in August 1810. The meetings in Dundas were held at the house of Bro. Manuel Overfield, at the corner of Main and Dundas Streets.

The Overfield family were prominent residents of Dundas in its early days. The current site of the Dundas Town Hall was donated by the Overfields. But as it was found difficult to tyle the Lodge in the house of Bro. Overfield, it was decided in December 1812, to change the meeting place to the house of Bro. Edward Peer in the village of Ancaster. The meetings in those days were held in the afternoon.

During the war of 1812, the meetings were not very frequent. In November 1816, Union No. 24 decided to move to West Flamboro to the house of Bro. Rosel Matthews.

In January 1818, the Lodge moved again to Dundas and meetings were held at the house of Bro. Nathan Tomlinson.

At the time, Capt. John Brant, chief of the Six Nations Indians, son of the celebrated Capt. Joseph Brant, was secretary of this Lodge.

In 1821 Union Lodge No. 24 moved back to Ancaster. In 1824 the Lodge laid the corner stone of the St. John's Anglican Church in Ancaster.

There are no records of the Lodge work after 1825, however, R.W. Bro. Latshaw noted that its minute books were in the archives of Grand Lodge, where, (presumably), they remain.

Other District Lodges

In 1871 and again in 1872 resolutions were passed recommending the granting of warrants for new Lodges in the district. These became Seymour Lodge No. 272 in Ancaster and Dufferin Lodge No. 291 in West Flamboro respectively.

In 1874 similar approval was given for the formation of Hiram Lodge No. 317 in Dundas and the use of the Hall and furniture was granted at a rental of \$40 per year.

But Hiram Lodge was short-lived, lasting only seven years. In late 1880 Valley Lodge passed a resolution that stated: "in the interest of Masonry in Dundas it desirable that there should be but one Lodge." Thus, the Lodge struck a committee to investigate amalgamation with Hiram.

In July 1881 Grand Master M.W. Bro. J.A. Henderson delivered an address in which he urged Lodges with concurrent or adjoining jurisdictions to consolidate under the name and number of the Lodge whose charter was first issued.

In 1881 a joint committee from Valley and Hiram Lodges recommended amalgamation and its report was carried unanimously. The minutes of Hiram Lodge No. 317 currently reside in the safe in the basement of Valley Lodge, along with our own.

On June 5, 1889 we unanimously voted to merge with Dufferin Lodge, (at Dufferin's request). The official merger ceremony was scheduled for July 8, 1889. Our minutes for June 24, 1889 say that we received a letter from Dufferin indicating that they were unable to achieve quorum at their last regular meeting, and so they couldn't vote on the motion.

At that point, it was moved (and passed) that the amalgamation be postponed until Aug. 5. However, there is no further mention of the amalgamation in our minutes. It would seem that the proposal was ultimately rejected by Dufferin Lodge.

In 1880 Wentworth Chapter No. 87, Royal Arch Masons applied for use of the Lodge room. They remained in our Hall for 10 years, until April 1890, when they moved out, having run up a considerable debt to Valley Lodge of \$143.24, of which they were only able to pay \$25.

In the early 1950s we had very close fraternal bonds with Dufferin No. 291, in that we held joint annual Divine Services, Ladies' Nights and even shared a joint entertainment fund. The Brethren of Dufferin Lodge have acted as tellers and scrutineers during Valley Lodge elections, nearly since their inception in 1872.

In 1957 a request for a new Lodge in Dundas to be called Meridian

Lodge, (sharing the quarters of Valley Lodge), was approved.

Meridian Lodge No. 687 was instituted Feb. 13, 1957, and began meeting the second Wednesdays of the month. They rented the space at a rate of \$300 per year plus \$10 per emergent meeting. They continued meeting in our Temple for over 20 years, at which point they vacated, apparently for financial reasons.

The Fire Tenants

On Sept. 22, 1968, a special meeting of Trustees, Past Masters and Officers was convened, to discuss the fire which destroyed the Hamilton Masonic Temple on James Street where nearly 15 Hamilton District Lodges had been meeting. It was concluded that Valley Lodge would be able to accommodate four or five of the larger Lodges which had become homeless, and that we would offer them the use of our various Regalia where required. Six Lodges became our tenants at that time, namely, Acacia No. 61, Hamilton No. 562, St. Andrew's No. 593, St. John's No. 40, Temple No. 324 and Strict Observance No. 27.

Three years later in February of 1971, Hugh Murray Lodge No. 602 also applied for tenancy which was granted, leaving Valley Lodge with a grand total of eight tenants, including Meridian No. 687.

The majority of our "Fire Tenants" found more permanent accommodations and had vacated the Dundas Temple by 1976, with the exception of The Lodge of Strict Observance No. 27, who remained for another decade.

For many years, three Lodges in Hamilton District A held their regular meetings on the same night of the month (the second Monday), making it next to impossible for fraternal visits to occur between the Brethren of those Lodges. It was decided in 1956, that since we shifted our meetings annually to the third Monday each October, (due to the Thanksgiving Holiday), it would be the perfect opportunity for the estranged Lodges to re-acquaint themselves. The "Tri-Lodge" meeting was born, and for over 20 years, Valley Lodge No. 100, Hamilton Lodge No. 562 and Hillcrest Lodge No. 594 held an annual fraternal visit in October.

The October meeting was a highly anticipated event, thoroughly enjoyed by all of the Brethren, with a rotating schedule of which Lodge would perform the work of the evening. 1980 marked the end of the long-standing tradition, when the Tri-Lodge meeting was cancelled, due to an alteration in the regular meeting night of Hamilton Lodge. And although fraternal visits with Hillcrest Lodge ceased at that time, it seems our bond with Hamilton Lodge was not shaken, and an annual Fraternal visit between the two Lodges continued right up until April 2001, when, sadly, Hamilton Lodge No. 562 went Dark.



By 1886, Mr. Henry F. Powell had purchased the building from B.B. Osler. Powell operated a grocery store on the corner (now the location of the Thirsty Cactus). In Nov. 1886, he petitioned the lodge and was accepted, becoming Bro. H.F. Powell. In 1945, the Lodge purchased the building from Powell & Co. for \$10,000. In 1953 the mortgage was burned, and the building has belonged to the Lodge ever since.

Meeting Places

The minutes do not specify the location of the original Lodge rooms; however, various other sources lead us to believe they were located across street on the south-west corner of Main and King Streets, now the location of the Dundas Police Station. Originally, the Lodge rented the top floor of Knowles Furniture Store.

By 1862 that building was acquired by Hugh Moore who operated a dry goods store on the first floor. A copy of a lease agreement between Hugh Moore and Valley Lodge No. 100 was found in the archives, dated June 1862, which grants the use of "the third story of the brick building on Main Street in Dundas now used and occupied by the said parties..." for the sum of \$50 per year.

That building was later acquired by Grafton's, a clothing manufacturer, which eventually bought up the entire block. It was demolished in the 1980s to make way for Grafton's Square and the current structure.

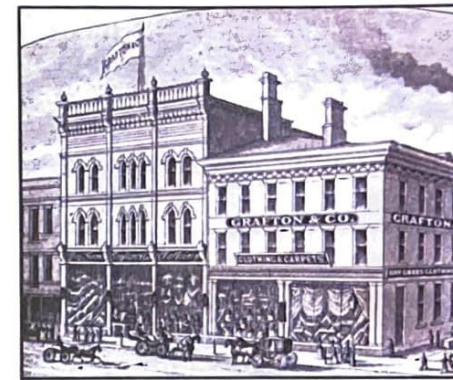
In March 1875 the Lodge called a meeting to discuss the idea of moving into a new building. In May of that year a committee from Valley Lodge and Hiram Lodge met to discuss an offer made by B.B. Osler for his new building, which was being built across the street. The committee reported that they "considered Mr. Osler's offer a liberal one," and recommended the proposition. It was also moved that Valley Lodge and

Hiram Lodge appoint one man each to negotiate the value of Valley's furniture and that Hiram Lodge should pay Valley Lodge half of such valuation, so

Members of Valley Lodge (and visitors) often retired to the Riley House on Main St. for refreshments after meetings. It also hosted many of our early D.D.G.M. visits and banquets.



Valley Lodge No. 100's original meeting place was located across the street on the south-west corner of Main and King Streets in Grafton's Block. (Note: This is the view from Ogilvie and King, hence our lodge rooms would have been to the left).



as to enable both Lodges to go into the new hall on equal footing.

Hence in late-1875 or early-1876 we moved across the street to our present location.

The Roof

Thus began one of the longest standing traditions of Valley Lodge – dealing with a leaky roof. The first complaint about the roof was noted in the minutes of Feb. 19, 1883, when a committee was formed "to wait on the agent of the hall with regard to the roof." At the time, the building was just seven years old.

B.B. Osler, our landlord at the time, wrote us back "allowing Valley Lodge the sum of \$12.50 for damages caused by the leaky roof."

In April 1885, Wentworth Chapter informed us that they would "cease to occupy the Lodge room in September if the roof was not put in a proper state of repair."

By 1886 Henry F. Powell had purchased the building from B.B. Osler. Powell operated a grocery store on the corner (now the location of the Thirsty Cactus). In July 1886, Powell promised to repair the roof and make it watertight. Later that year, he petitioned the Lodge and was accepted, becoming Bro. H.F. Powell.

In late 1875 or early 1876, Valley Lodge No. 100 moved into this new building on Main St. across the street from its previous quarters. The building was built by B.B. Osler. For about a year after we moved in, the ground floor was occupied by the Desjardins Canal Office. F.D. Suter, who was Secretary for the Desjardins Canal Company, carried on an insurance business there in this office many years after that.





BUILT HERITAGE INVENTORY FORM

Address 3 Main Street Community Dundas

Also known as Dundas Masonic Hall / Valley Lodge #100 Legal Description _____

P.I.N. _____ Roll No. _____ Ward 13 Neighbourhood _____

Heritage Status: Inventory Registered Designated (Part IV / Part V) Easement (City / OHT) NHS
 HCD (if applicable): _____ Cultural Heritage Landscape (if applicable): _____

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

Integrity: Preserved / Intact Modified Compromised Demolished (date) _____

Construction Period: Pre 1867 1868-1900 1901-1939 1940-1955 1956-1970 Post 1970
 Year (if known) circa 1875 Architect / Builder / Craftsperson (if known) _____

Massing: Single-detached Semi-detached, related Semi-detached, unrelated Row, related Row, unrelated Other _____

Storeys: 1 1 1/2 2 2 1/2 3 3 1/2 4 or more Irregular Other _____

Foundation Construction Material: Stone Brick Concrete Wood Other _____ Finish: _____

Building Construction Material: Brick Frame (wood) Stone Log Other _____ Finish: _____

Building Cladding: Wood Stone Brick Stucco Synthetic Other galvanized iron Finish: _____

Roof Type: Hip Flat Gambrel Mansard Gable Other _____ Type: _____

Roof Materials: Asphalt Shingle Wood Shingle Slate Tile/Terra Cotta Tar/Gravel Metal Other _____

Architectural Style / Influence:

- | | | | | |
|---|---|--|--|--|
| <input type="checkbox"/> Art Deco / Moderne
(1920s-1950s) | <input type="checkbox"/> Chateau
(1880-1940) | <input type="checkbox"/> Gothic Revival
(1830-1900) | <input type="checkbox"/> Neo-Gothic
(1900-1945) | <input type="checkbox"/> Romanesque Revival
(1850-1910) |
| <input type="checkbox"/> Beaux-Arts Classicism
(1900-1945) | <input type="checkbox"/> Craftsman / Prairie
(1900s-1930s) | <input type="checkbox"/> International
(1930-1965) | <input type="checkbox"/> Period Revivals
(1900-Present) | <input checked="" type="checkbox"/> Second Empire
(1860-1900) |
| <input type="checkbox"/> Brutalism
(1960-1970) | <input type="checkbox"/> Colonial Revival
(1900-Present) | <input type="checkbox"/> Italian Villa
(1830-1900) | <input type="checkbox"/> Post-Modern
(1970-Present) | <input type="checkbox"/> Vernacular |
| <input type="checkbox"/> Bungalow
(1900-1945) | <input type="checkbox"/> Edwardian
(1900-1930) | <input type="checkbox"/> Italianate
(1850-1900) | <input type="checkbox"/> Queen Anne
(1880-1910) | <input type="checkbox"/> Victory Housing
(1940-1950) |
| <input type="checkbox"/> Classic Revival
(1830-1860) | <input type="checkbox"/> Georgian / Loyalist
(1784-1860) | <input type="checkbox"/> Neo-Classical
(1800-1860) | <input type="checkbox"/> Regency
(1830-1860) | <input type="checkbox"/> 1950s Contemporary
(1945-1965) |
| <input type="checkbox"/> Other _____ | | | | |

Notable Building Features:

- Porch: _____
- Sill(s): stone
- Tower/Spire
- Bargeboard
- Eaves: _____
- Verandah: _____
- Lintel(s): see Windows
- Dome
- Transom
- Verges: _____
- Balcony: _____
- Shutters: _____
- Finial
- Side light
- Dormer: _____
- Door(s) : _____
- Quoins: _____
- Pilaster
- Pediment
- Chimney: _____
- Stairs: _____
- Voussoirs: _____
- Capital
- Woodwork
- Parapet: _____
- Fire wall: _____
- Cornice: _____
- Panel
- Date stone
- Bay: _____
- Windows: surviving galvanized-iron window hoods
- Column
- Cresting
- Other slate Mansard roof with dormers

Notes: The original facade shown in an 1896 photo featured a triple dormer and two small circular windows on the central cupola and iron roof cresting. There were two storefronts.

Context:

- Historic Context Statement: Yes No Name of HCS Area: _____
- Streetscape (Residential / Commercial) Terrace / Row Complex / Grouping Landmark
- Multi-address parcel (list addresses): _____ Other _____
- Related buildings: two adjacent 19th century buildings

Plan: Square Rectangular L U T H Cross Irregular Other _____

Wings: _____ Setback: Shallow Deep At ROW Other _____ Corner Lot

Accessory Features and Structures:

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

Additional Notes:

Related Files: _____

Fire Insurance Mapping: 1898 Sheet No. _____ 1911 Sheet No. _____ 1949 Sheet No. _____ 1964 Sheet No. _____

Additional Documentation and Research Attached (if applicable):

Surveyed by: Ann Gillespie	Date: September 2, 2022	Survey Area:
Staff Reviewer:	Date:	

PRELIMINARY EVALUATION

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

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


<p>Recommendation:</p> <p><input checked="" type="checkbox"/> Add to Designation Work Plan</p> <p><input checked="" type="checkbox"/> Include in Register (Non-designated)</p> <p><input type="checkbox"/> Remove from Register (Non-designated)</p> <p><input type="checkbox"/> Add to Inventory – Periodic Review</p> <p><input type="checkbox"/> Inventory – No Further Review (Non-extant)</p> <p><input type="checkbox"/> No Action Required</p>
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Evaluated by: Ann Gillespie	Date: September 2, 2022
HMHC Advice:	Date
Planning Committee Advice:	Date:
Council Decision:	Date:
Database/GIS Update:	AMANDA Update:


LOCAL : NEWS

Downtown Dundas Cornish-style pub to be proposed for former Masonic lodge

Local entrepreneur eyes new use for 147-year-old building at 3 Main St.

 [Set Dundas as My Local news](#)

By **Craig Campbell** Reporter

Fri., Aug. 26, 2022 |  2 min. read

A founder of Dundurn Market, Democracy restaurant and Coffeecology coffee roasters bought the 147-year-old Dundas Masonic Lodge building at 3 Main St. for \$1.65 million, with plans to open a “Cornish-style” pub.

Roger Abbiss of Big Coffee Inc. — which closed the [purchase of the 4,976-square-foot downtown Dundas building](#) on Aug. 22, is co-founder of Mrktbox Inc. which operates Dundurn Market, Ottawa Market and Strathcona Market.

“My wife and I walked the coast in Cornwall several years ago, trekking along rocky paths with crazy beautiful vistas from one small town to another,” Abbiss stated in an email, a day after the sale was registered on title. “After a four to six hour walk, we’d end up at a small town that had at least one remarkable very old, very cool pub full of charm, and great food and drink.”

He said Dundas is becoming a destination for great bars and restaurants, and he hopes to make a positive addition to this ongoing development.

“We feel that the more places there are to go, more people will consider Dundas a destination and the better it is for restaurants, bars and pubs and ultimately all Dundas businesses,” Abbiss said. “Our focus will be on comfortable surroundings, great food, local beers and locally grown, small scale produce and meat products.”

He said the vision will require applications to the City of Hamilton for a change of use and building permit. Abbiss said there is no schedule yet for those applications.

“City-willing, we will be open next September. We are looking for incredible people to join the team,” Abbiss said.

City spokesperson Michelle Shantz confirmed development planning had not received any applications for 3 Main St. as of Tuesday, Aug. 23.

In addition to the markets, coffee roastery and Democracy, Abbiss is a partner in local cafés My Dog Joe in Westdale and Mulberry on James Street North.

After learning 3 Main St. had been listed for sale, the City of Hamilton municipal heritage committee, at its June 10 meeting, added the building to its watchlist of properties undergoing change in ownership or use, but not perceived as immediately threatened.

It is not a designated heritage building, but is included in the city’s buildings of interest inventory.

The building is [connected to lawyer Britton B. Osler](#), brother of Sir William Osler, and the Desjardins Canal offices, in addition to local Masons — who have had their meeting space there for 146 years.

Osler apparently included purpose-built space for the Masons to meet. By 1881, they occupied the entire second floor. The lodge eventually purchased the building in 1943.



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