



City of Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE REVISÉ

Meeting #: 23-002

Date: February 24, 2023

Time: 12:00 p.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 January 26, 2023

5. COMMUNICATIONS

5.1 Devyn Thomson, respecting Philpott Memorial Church, 84 York Boulevard, Hamilton

6. DELEGATION REQUESTS

7. DELEGATIONS

8. STAFF PRESENTATIONS

8.1 Response to Bill 23, Schedule 6, More Homes Built Faster Act, 2022, and its Changes to the Ontario Heritage Act and its Regulations (PED22211(a)) (City Wide)

9. CONSENT ITEMS

9.1 Delegated Approval: Heritage Permit Applications

- 9.1.a Heritage Permit Application HP2023-001: Installation of a new commercial sign at 152 James Street South, Hamilton (Ward 2) (By-law No. 95-116)
- 9.1.b Heritage Permit Application HP2023-002: Exterior in-kind renovations at 11 Melville Street, Dundas (Ward 13) (By-law No. 3899-90)
- 9.1.c Heritage Permit Application HP2023-003: Restoration of the front entrance and construction of a new front porch at 15 Park Street East, Dundas (Ward 13) (By-law No. 4213-95)
- 9.1.d Heritage Permit Application HP2023-004: Renovation of the existing detached accessory structure at 63 Sydenham Street, Dundas (Ward 13), Cross Melville Heritage Conservation District (By-law No. 3899-90)
- 9.1.e Heritage Permit Application HP2023-006: Replacement of storm windows, restoration and replacement of shutters, and the addition of new wood trellises and period-appropriate hardware at

41 Jackson Street West, Hamilton (Whitehern-McQuesten House) (Ward 2) (By-law No. 77-239) - Extension of Previously Approved Heritage Permit HP2021-022
- *9.1.f Heritage Permit Application HP2023-009: Sunday School Alterations and Restoration of Stained-Glass Windows

of the Church's Chancel at 137 Strathcona Avenue North / 10 Tom Street, Hamilton (Ward 1) (By-law No. 96-148) - Extension of Previously Approved Heritage Permit HP2020-005

9.2 Policy and Design Working Group Meeting Notes - January 16, 2023

*9.3 Heritage Permit Review Sub-Committee Minutes - January 17, 2023

10. DISCUSSION ITEMS

10.1 Inventory and Research Working Group Notes - November 28, 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)

Ancaster

(i) 372 Butter Road West, Andrew Sloss House (D) – C. Dimitry

(ii) 1021 Garner Road East, Lampman House (D) – C. Dimitry

(iii) 398 Wilson Street East, Marr House (D) – C. Dimitry

Dundas

(iv) 2 Hatt Street (R) – K. Burke

(v) 216 Hatt Street (I) – K. Burke

(vi) 215 King Street West (R) – K. Burke

(vii) 219 King Street West (R) – K. Burke

Glanbrook

(viii) 2235 Upper James Street (R) – G. Carroll

Hamilton

(ix) 80-92 Barton Street East, Former Hanrahan Hotel (R) – T. Ritchie

(x) 1155-1157 Beach Boulevard, Beach Canal Lighthouse and Cottage (D)
– R. McKee

(xi) 66-68 Charlton Avenue West (NOID) – J. Brown

(xii) 71 Claremont Drive, Auchmar Gate House / Claremont Lodge (R) – R. McKee

(xiii) 711 Concession Street, Former Mount Hamilton Hospital, 1932 Wing (R) – G. Carroll

(xiv) 127 Hughson Street North, Firth Brothers Building (D) – T. Ritchie

- (xv) 163 Jackson Street West, Pinehurst / Television City (D) – J. Brown
- (xvi) 108 James Street North, Tivoli (D) – T. Ritchie
- (xvii) 98 James Street South, Former James Street Baptist Church (D) – J. Brown
- (xviii) 18-22 King Street East, Gore Buildings (D) – W. Rosart
- (xix) 24-28 King Street East, Gore Buildings (D) – W. Rosart
- (xx) 537 King Street East, Rebel's Rock (R) – G. Carroll
- (xxi) 378 Main Street East, Cathedral Boys School (R) – T. Ritchie
- (xxii) 679 Main Street East / 85 Holton Street South, Former St. Giles Church (I) – G. Carroll
- (xxiii) 120 Park Street North (R) – R. McKee
- (xxiv) 828 Sanatorium Road, Long and Bisby Building (D) – G. Carroll
- (xxv) 100 West 5th Street, Century Manor (D) – 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)

Dundas

- (i) 64 Hatt Street, Former Valley City Manufacturing (R) – K. Burke
- (ii) 24 King Street West, Former Majestic Theatre (I) – K. Burke
- (iii) 3 Main Street, Former Masonic Lodge (R) – K. Burke
- (iv) 23 Melville Street, Knox Presbyterian Church (D) – K. Burke
- (v) 574 Northcliffe Avenue, St. Joseph's Motherhouse (R) – W. Rosart

Flamborough

- (vi) 283 Brock Road, WF Township Hall (D) – L. Lunsted
- (vii) 62 6th Concession East, Hewick House (I) – L. Lunsted

Hamilton

- (viii) 1 Balfour Drive, Chedoke Estate / Balfour House, (R) – T. Ritchie
- (ix) 384 Barton Street East, St. Paul's Ecumenical Church (D) – T. Ritchie
- (x) 134 Cannon Street East, Cannon Knitting Mill (R) – T. Ritchie
- (xi) 52 Charlton Avenue West, Former Charlton Hall (D) – J. Brown
- (xii) 56 Charlton Avenue West, Former Charlton Hall (D) – J. Brown

- (xiii) 2 Dartnall Road, Rymal Road Station Silos (R) – G. Carroll
- (xiv) 54-56 Hess Street South (R) – J. Brown
- (xv) 1000 Main Street East, Dunington-Grubb Gardens / Gage Park (R) – G. Carroll
- (xvi) 1284 Main Street East, Delta High School (D) – G. Carroll
- (xvii) 1 Main Street West, Former BMO / Gowlings (D) – W. Rosart
- (xviii) 311 Rymal Road East (R) – C. Dimitry
- (xix) St. Clair Boulevard Heritage Conservation District (D) – G. Carroll
- (xx) 50-54 Sanders Boulevard, Binkley Property (R) - J. Brown
- (xxi) 56 York Boulevard / 63-76 MacNab Street North, Copley Building (D) – G. Carroll
- (xxii) 84 York Boulevard, Philpott Church (R) – G. Carroll
- (xxiii) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G. Carroll

Stoney Creek

- (xxiv) 77 King Street West, Battlefield House NHS (D) – R. McKee
- (xxv) 2251 Rymal Road East, Former Elfrida Church (R) – C. Dimitry

13.1.c Heritage Properties Update (GREEN)

(Green = Properties whose status is stable)

Dundas

- (i) 104 King Street West, Former Post Office (R) – K. Burke

Hamilton

- (ii) 46 Forest Avenue, Rastrick House (D) – G. Carroll
- (iii) 88 Fennell Avenue West, Auchmar (D) – R. McKee
- (iv) 125 King Street East, Norwich Apartments (R) – T. Ritchie
- (v) 206 Main Street West, Arlo House (R) – J. Brown

13.1.d Heritage Properties Update (BLACK)

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

Ancaster

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

Heritage Status: (I) Inventoried, (R) Registered, (D) Designated, (NHS) National Historic Site

13.2 Hamilton Municipal Heritage Committee Heritage Recognition Awards Update (no copy)

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT



Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

Minutes 23-001

12:00 p.m.

Thursday, January 26, 2022

Room 264, 2nd Floor, City Hall

Present: Councillor C. Kroetsch
A. Denham-Robinson (Chair), J. Brown, K. Burke, G. Carroll, C. Dimitry, L. Lunsted

**Absent with
Regrets:** R. McKee, T. Ritchie and W. Rosart

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

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

9. CONSENT ITEMS

- 9.4 Heritage Permit Review Sub-Committee Minutes - December 13, 2022
- 9.5 Policy and Design Working Group Meeting Notes - December 5, 2022

13. GENERAL INFORMATION / OTHER BUSINESS

- 13.2 PED Staffing Update
- 13.3 Verbal Update on *Bill 23, More Homes Built Faster Act, 2022*, as it pertains to the *Ontario Heritage Act*

(Carroll/Burke)

That the agenda for January 26, 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) **November 21, 2022 (Item 4.1)**

(Lunsted/Burke)

That the Minutes of November 21, 2022 of the Hamilton Municipal Heritage Committee, be approved, as presented.

CARRIED

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

- (i) Correspondence to the Ontario Heritage Trust, Provincial Heritage Registrar respecting a Notice of Intention to Designate under Part IV of the Ontario Heritage Act for 66-68 Charlton Avenue West, Hamilton ON (Ward 2)

(Brown/Carroll)

That the Correspondence to the Ontario Heritage Trust, Provincial Heritage Registrar respecting a Notice of Intention to Designate under Part IV of the Ontario Heritage Act for 66-68 Charlton Avenue West, Hamilton ON (Ward 2), be received.

CARRIED

(e) **CONSENT ITEMS (Item 9)**

(Dimitry/Lunsted)

That the following be received:

- (i) Delegated Approval: Heritage Permit Applications (Item 9.1)
- (a) Heritage Permit Application HP2022-027: Installation of a new storm door, storm windows and replacement windows at 237 St. Clair Boulevard, Hamilton (Ward 3); Part V Designation (By-law No. 92-140) (Item 9.1(a))
 - (b) Heritage Permit Application HP2022-028: Installation of new retractable awnings and signage at 28 James Street North, Hamilton, Lister Block, (Ward 2), Part IV Designated (By-law No. 96-175) (Item 9.1(b))
 - (c) Heritage Permit Application HP2022-029: Fabrication and installation of new wooden storm windows at 289 Dundas Street East, Flamborough (Ward 15), Part IV Designated (By-law No. 22-139) (Item 9.1(c))
 - (d) Heritage Permit Application HP2022-032: Removal of Dead Pine Trees at Battlefield Park, 77 King Street West, Stoney Creek (Ward 5), Part IV Designated (By-law No. 3419-91) (Item 9.1(d))

- (e) Heritage Permit Application HP2022-033: Construction of a third storey dormer, and the installation of a new window and AC unit at 171 Forest Avenue, Hamilton (Ward 2), Part IV Designated (By-law No. 77-287) (Item 9.1(e))
- (f) Heritage Permit Application HP2022-034: Installation of Mechanical Upgrades on the Flat Roof of University Hall at McMaster University, 1280 Main Street West (Ward 1), Part IV Designated (By-law No. 08-002) (Item 9.1(f))
- (g) Heritage Permit Application HP2022-035: Proposed alterations to 207-209 King Street West, Dundas (Ward 13) (By-law No. 3310-81) - Extension of Previously Approved Heritage Permit HP2020-033 (Item 9.1(g))
- (h) Heritage Permit Application HP2022-036: Renewal of previously approved Heritage Permit Application HP2020-041 for the Redevelopment of 98 James Street South, Hamilton (former James Street Baptist Church) (Ward 2) (Item 9.1(h))
- (ii) Heritage Permit Review Sub-committee Minutes - November 15, 2022 (Item 9.2)
- (iii) Policy & Design Working Group Notes - October 17 2022 (Item 9.3)
- (iv) Heritage Permit Review Sub-Committee Minutes - December 13, 2022 (Item 9.4)
- (v) Policy and Design Working Group Meeting Notes - December 5, 2022 (Added Item 9.5)

CARRIED

(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/Carroll)

- (a) That the property located at 56 Charlton Avenue West, Hamilton, be added to the Buildings and Landscapes of Interest (YELLOW); and
- (b) That J. Brown monitor the property.

CARRIED

(Burke/Lunsted)

- (a) That the property located at 24 King Street West, Dundas, be added to the Buildings and Landscapes of Interest (YELLOW);
- (b) That K. Burke monitor the property; and
- (c) That the item respecting 24 King Street West, Dundas, be referred to the Inventory and Research Working Group for their consideration for potential listing of the property on the Municipal Heritage Register.

CARRIED

(Lunsted/Brown)

That the property located at 292 Dundas Street East, Flamborough, be removed from the Buildings and Landscapes of Interest (YELLOW).

CARRIED

(Burke/Carroll)

That the following updates, be received:

- (a) **Endangered Buildings and Landscapes (RED):
(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)**
 - (i) Tivoli, 108 James Street North, Hamilton (D) – T. Ritchie
 - (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dimitry
 - (iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll
 - (iv) 18-22 King Street East, Hamilton (D) – W. Rosart
 - (v) 24-28 King Street East, Hamilton (D) – W. Rosart
 - (vi) 2 Hatt Street, Dundas (R) – K. Burke
 - (vii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown
 - (viii) Long and Bisby Building, 828 Sanatorium Road (D) – G. Carroll
 - (ix) 120 Park Street, North, Hamilton (R) – R. McKee
 - (x) 398 Wilson Street East, Ancaster (D) – C. Dimitry
 - (xi) Lampman House, 1021 Garner Road East, Ancaster (D) – C. Dimitry
 - (xii) Cathedral Boys School, 378 Main Street East, Hamilton (R) – T. Ritchie
 - (xiii) Firth Brothers Building, 127 Hughson Street North, Hamilton (NOID) – T. Ritchie
 - (xiv) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – R. McKee
 - (xv) Former Hanrahan Hotel (former) 80 to 92 Barton Street East (I)– T. Ritchie
 - (xvi) Television City, 163 Jackson Street West (D) – J. Brown
 - (xvii) 1932 Wing of the Former Mount Hamilton Hospital, 711 Concession Street (R) – G. Carroll
 - (xviii) 215 King Street West, Dundas (I) – K. Burke

- (xix) 679 Main Street East, and 85 Holton Street South, Hamilton (Former St. Giles Church) – G. Carroll
- (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
- (xxv) 66-68 Charlton Avenue West – J. Brown

(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) – G. Carroll
- (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) – G. Carroll
- (vii) St. Clair Blvd. Conservation District (D) – G. Carroll
- (viii) 52 Charlton Avenue West, Hamilton (D) – J. Brown
- (ix) Chedoke Estate (Balfour House), 1 Balfour Drive, Hamilton (R) – T. Ritchie
- (x) Binkley Property, 50-54 Sanders Blvd., Hamilton (R) - J. Brown
- (xi) 62 6th Concession East, Flamborough (I) – L. Lunsted
- (xii) Cannon Knitting Mill, 134 Cannon Street East, Hamilton (R) – T. Ritchie
- (xiii) 1 Main Street West, Hamilton (D) – W. Rosart
- (xiv) 54 – 56 Hess Street South, Hamilton (R) – J. Brown
- (xv) 384 Barton Street East, Hamilton – T. Ritchie
- (xvi) 311 Rymal Road East, Hamilton – C. Dimitry
- (xvii) 42 Dartnell Road, Hamilton (Rymal Road Stations Silos) – G. Carroll
- (xviii) Knox Presbyterian Church, 23 Melville Street, Dundas – K. Burke
- (xix) 84 York Blvd. (Philpott Church), Hamilton – G. Carroll
- (xx) 283 Brock Road, Greensville (West Township Hall) – L. Lunsted
- (xxi) Masonic Lodge, Dundas – K. Burke
- (xxii) Battlefield National House – R. McKee
- (xxiii) 175 Lawrence Avenue (Brickworks) – G. Carroll
- (xxiv) 56 Charlton West, Hamilton – J. Brown

(xxv) 24 King Street West, Dundas – K. Burke

(c) Heritage Properties Update (GREEN):

(Green = Properties whose status is stable)

- (i) Auchmar, 88 Fennell Avenue West, Hamilton (D) – R. McKee
- (ii) Former Post Office, 104 King Street West, Dundas (R) – K. Burke
- (iii) Rastrick House, 46 Forest Avenue, Hamilton – G. Carroll
- (iv) 125 King Street East, Hamilton (R) – T. Ritchie
- (v) 206 Main Street W., Hamilton (Arlo House) – J. Brown

(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

(Carroll/Lunsted)

That the following items be received:

(ii) PED Staff Update (Added Item 13.2)

Ken Coit, Director of Heritage and Urban Design, introduced new Cultural Heritage staff to the Committee.

- (iii) Verbal Update on *Bill 23, More Homes Built Faster Act, 2022*, as it pertains to the *Ontario Heritage Act* (Added Item 13.3)

Ken Coit, Director of Heritage and Urban Design, addressed Committee with a Verbal Update on *Bill 23, More Homes Built Faster Act, 2022*, as it pertains to the *Ontario Heritage Act*.

CARRIED

(g) ADJOURNMENT (Item 15)

(Carroll/Burke)

That there being no further business, the Hamilton Municipal Heritage Committee adjourned at 12:55 p.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk

From: clerk@hamilton.ca
To: [Kolar, Loren](#); [Carson, Katie](#)
Subject: FW: Philpott Memorial Church - 84 York Boulevard
Date: Tuesday, February 21, 2023 8:21:42 AM

From: Devyn Thomson [REDACTED]
Sent: February 20, 2023 8:29 PM
To: clerk@hamilton.ca
Subject: Philpott Memorial Church - 84 York Boulevard

Good evening

Re: Hamilton Municipal Heritage Committee- February 23, 2023

I am writing to advocate for 84 York Boulevard - known as the Philpott Memorial Church to be added to the heritage designation work plan. Philpott is currently on the heritage register. I would like to see adaptive reuse of this church either as an amenity space or for housing in new development. I recently found online renderings of two condo towers that could replace this church building.

Philpott was built in 1906 by architect Charles Mills in Greek/classic revival style architecture. Mills was a leading architect in Hamilton and was known for other significant buildings such as the Landed Banking & Loan Company building at 47 James Street South. Philpott is known as a significant building in the downtown/arena area that has deep roots to the community. There is not another building or place of worship with this style of architecture in Hamilton. Although the building appears altered, the newer cladding is only on two walls, that being the south and east facades. ERA Architects even identified Philpott as having heritage value when they did the downtown inventory. With plans for a new entertainment district in this area, serious consideration should be taken towards reusing this historic building to enhance the area.

Over the next 10 years, all the properties to the west of the church will most likely be developed and demolished. It also appears there is a new condo proposal at 58 York Boulevard to the east. It's disappointing that the only heritage asset, namely Philpott Church, that is between Bay and Park Street North could be demolished.

If the developer could be granted more height at the rear of the property and more density, the church could be kept in-situ on York Boulevard. Another option would be a style similar to 75 James condos, where the towers are stacked behind the heritage building. There seems to be a lot of space at the north end of the site to accommodate this. The 1960's addition could also be removed. I would like to see a win-win where housing and heritage can be achieved in the plans for the entertainment district.

I would ask that serious consideration be taken towards protecting this heritage asset. In Toronto, this building would be incorporated into a condo - no question. Please consider adding 84 York Boulevard to the designation work plan.

Here is the link to the renderings I found:
<https://www.iconarchitects.ca/projects/89-park-street-hamilton/>

Attached are several photos







Thanks,
Devyn



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	February 24, 2023
SUBJECT/REPORT NO:	Response to <i>Bill 23, Schedule 6, More Homes Built Faster Act, 2022</i> , and its Changes to the <i>Ontario Heritage Act</i> and its Regulations (PED22211(a)) (City Wide) (Outstanding Business List Item)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Alissa Golden (905) 546-2424 Ext. 1202
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That, as a result of the *Bill 23* changes to the *Ontario Heritage Act*, the Council-approved process for designating properties under Part IV of the *Ontario Heritage Act*, including the City of Hamilton: Cultural Heritage Evaluation Criteria and staff designation work plan, as outlined in Report PED08211, be rescinded;
- (b) That the Candidates for Part IV Designation list, attached as Appendix "A" to Report PED22211(a), be approved;
- (c) That Cultural Heritage Planning staff, be directed to update the Candidates for Part IV Designation list, as required, to identify properties of cultural heritage value or interest worthy of further review for potential designation under Part IV of the *Ontario Heritage Act*, and that the list be reported to the Hamilton Municipal Heritage Committee quarterly and be made publicly available;
- (d) That Cultural Heritage Planning staff be directed to review the high priority properties of cultural heritage value or interest, identified in Appendix "B" attached to Report PED22211(a), and report back to Council with

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

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

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

SUBJECT: Response to *Bill 23, Schedule 6, More Homes Built Faster Act, 2022*, and its Changes to the *Ontario Heritage Act* and its Regulations (PED22211(a)) (City Wide) - Page 2 of 14

recommendations to designate individual properties under Part IV of the *Ontario Heritage Act*, and that this work be completed no later than January 1, 2025;

- (e) That, pursuant to Subsection 27(11) of the *Ontario Heritage Act*, Council require that any notice of intention to demolish or remove any building or structure on a property included on either the Candidates for Part IV Designation list attached as Appendix “A” to Report PED22211(a) or the High Priority Candidates for Part IV Designation list attached as Appendix “B” to Report PED22211(a), include a Cultural Heritage Impact Assessment report prepared to the satisfaction and approval of the Director of Planning and Chief Planner;
- (f) That Cultural Heritage Planning staff be directed to report back to Council with a Heritage Conservation District Strategy and Work Plan by Q4 2023;
- (g) The following items be considered dealt with and removed from the Outstanding Business List:
 - (i) Item 12B - Request to Designate 437 Wilson Street East (Ancaster) Under Part IV of the *Ontario Heritage Act* (PED12166);
 - (ii) Item 14A - Adding 206, 208, 210 King Street East to the Register of Property of Cultural Heritage Value or Interest;
 - (iii) Item 21Q – HMHC Report 21-005 RE: cost recoveries related to multiple Register removal requests from owners;
 - (iv) Item 17B - Designation of the Gore District as a Heritage Conservation District;
- (h) That staff report back on the creation of a standardized “Notice of Intention to Demolish” process, including an application form, for the consideration of the Hamilton Municipal Heritage Committee and Council in Q2 2023.

EXECUTIVE SUMMARY

The changes to the *Ontario Heritage Act* through *Bill 23, More Homes Built Faster Act, 2022*, proclaimed on January 1, 2023, affect the City’s existing heritage designation process. The existing process includes a multi-year work plan of 166 properties for review into 2039 and listing work plan properties on the Municipal Heritage Register (Register) to provide them with interim protection from demolition until they are comprehensively reviewed for designation. *Bill 23* changes to how municipalities can use the Register as a tool for heritage conservation, effectively making it a placeholder

SUBJECT: Response to *Bill 23, Schedule 6, More Homes Built Faster Act, 2022*, and its Changes to the *Ontario Heritage Act* and its Regulations (PED22211(a)) (City Wide) - Page 3 of 14

for individual Part IV designation only and will result in the automatic de-listing of all of the 2,345 non-designated properties currently listed on the Register on January 1, 2025. These properties are prohibited to be re-listed until January 1, 2030. This Report recommends that a new heritage designation process be implemented to address the *Bill 23* changes, including:

- Rescinding the existing Council-adopted heritage designation process;
- Implementing a new publicly accessible list of Candidates for Part IV Designation based off of the existing designation work plan list; and,
- Prioritizing 60 of the existing work plan properties for review for Part IV designation by January 1, 2025.

This Report also recommends that staff report back to Council with a Heritage Conservation District (HCD) Strategy and Work Plan to address areas with concentrations of properties of cultural heritage value or interest that will be automatic de-listed from the Register in two years, as well as a new focus for the City's proactive Built Heritage Inventory Strategy work moving forward.

Alternatives for Consideration – Not Applicable

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: The *Bill 23* amendments to the *Ontario Heritage Act* will have financial implications in terms of the staff time and resources required to address the candidates for designation listed on the Register at an accelerated rate. The Planning Division will be hiring two full-time temporary two-year Cultural Heritage Planning Technician positions to address this accelerated work, which will be funded from Capital Project ID Account No. 8121255620 in 2023 and referred to the 2024 Operating Budget.

Staffing: The full extent of the implications of *Bill 23* on staff resource are not known at this time. However, staff anticipate additional resources and time will be required to:

- Track Register listing and removal dates and five-year restrictions on re-listing;
- Accurately maintain the publicly accessible Register to reflect the changing statuses;
- Notify owners of Register removals;
- Liaise with owners, members of the public, HMHC and staff in other departments to confirm and explain the changing heritage status of properties;

SUBJECT: Response to *Bill 23, Schedule 6, More Homes Built Faster Act, 2022*, and its Changes to the *Ontario Heritage Act* and its Regulations (PED22211(a)) (City Wide) - Page 4 of 14

- Prepare listing recommendations triggered by Formal Consultation Applications in advance of subsequent Prescribed Events under the *Planning Act*;
- Prepare emergency designations triggered by Formal Consultation Applications and Prescribed Events under the *Planning Act*;
- Prepare notifications to owners on the existing staff work plan of the expedited review for designation; and,
- Process approximately 60 new heritage designations before January 1, 2025.

Staff anticipate there will be a reduction in resources and time required to address owner requests for removal from the Register.

Staff do not currently have the capacity to address the preliminary impacts outlined above. The two new temporary Cultural Heritage Planning Technician positions to be hired will focus primarily on the research and evaluation of heritage properties on the high priority designation list (see Appendix “B” attached to Report PED22211(a)) and would also address work triggered by Prescribed Events under the *Planning Act*. It is estimated that each contract staff could prepare approximately 15 designations per year.

Staff will report back to Council at the end of the temporary contracts on the effectiveness of the positions to address the designation work plan and to advise if a permanent position(s) is required to continue to support the designation work triggered by Prescribed Events and / or the list of Candidates for Part IV Designation (see Appendix “A” attached to Report PED22211(a)).

Legal: The *Bill 23* amendments to the *Ontario Heritage Act* are anticipated to require additional Legal resources and staff time to:

- Provide support interpreting and implementing the *Ontario Heritage Act* changes;
- Assist with the preparation of reports, by-laws, and agreements, and registration of the documents to comply with the new requirements; and,
- Represent the City at the Ontario Land Tribunal (OLT) as staff anticipate a higher number of OLT appeals to designations triggered by Prescribed Events under the *Planning Act* and to address the listed properties on staff’s designation work plan before they are automatically removed from the Register on January 1, 2025.

HISTORICAL BACKGROUND

The City's existing heritage designation process, adopted by Council in 2008 as part of Report PED08211, provides a framework to address heritage designation requests and prioritize a staff work plan for designating individual properties under Part IV of the *Ontario Heritage Act*. The City's Built Heritage Inventory Strategy and Work Plan, as outlined in Report PED20133, is an initiative to proactively identify cultural heritage resources to facilitate informed decision-making and priority-based planning from staff and Council. Since the Built Heritage Inventory (BHI) work began in 2011, over 2,000 properties have been added to the Municipal Heritage Register, providing interim 60-day protection from demolition and the opportunity for staff to discuss conservation or salvage options with the owner, or for Council to protect the property if it is a significant heritage resource worthy of designation under Part IV of the *Ontario Heritage Act*. The BHI work has also resulted in the identification of over 80 candidate properties for designation that have been added to staff's designation work plan for more comprehensive review and assessment.

On July 1, 2021, *Bill 108, More Homes, More Choice Act, 2019*, was proclaimed, which amended the *Ontario Heritage Act* (OHA). The amendments included changes to the process for designating properties, including restricting designations within 90 days of a Prescribed Event under the *Planning Act* and placing the final decision on designation appeals with the OLT instead of Council (see Report PED19125(c) for further discussion).

On October 25, 2022, *Bill 23, More Homes Built Faster Act, 2022* was introduced at the Ontario Legislature and subsequently received Royal Assent on November 28, 2022. Schedule 6 of *Bill 23* proposes changes to the *Ontario Heritage Act* and anticipated future changes to its regulations. On November 15, 2022, the Hamilton Municipal Heritage Committee (HMHC) received Information Report PED22211, notifying them of *Bill 23* and the proposed changes to the *Ontario Heritage Act*. Planning staff prepared comments on the proposed changes to the *Ontario Heritage Act* as part of a report to Council on all of the relevant legislative changes proposed through *Bill 23*, which was presented to Planning Committee on November 29, 2022, as part of Report PED22207.

On December 15, 2022, *Ontario Regulation 569/22* was introduced (see Appendix "C" attached to Report PED22211(a)) to amend *Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest*. Schedule 6 of *Bill 23* was proclaimed on January 1, 2023.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The Recommendations of this Report are consistent with Provincial and Municipal

legislation, policy and direction, including:

- Ensuring significant cultural heritage resources are conserved (*Provincial Policy Statement, 2020, Sub-section 2.6.1*);
- Protecting and conserving the tangible cultural heritage resources of the City, including built heritage resources for present and future generations (Urban Hamilton Official Plan, Volume 1, Chapter B, 3.4.2.1(a));
- Identifying cultural heritage resources through a continuing process of inventory, survey and evaluation, as the basis for wise management of these resources (Urban Hamilton Official Plan, Section B.3.4.2.1(b)); and,
- Designating properties of cultural heritage value under Part IV of the *Ontario Heritage Act* (Urban Hamilton Official Plan, Section B.3.4.2.3).

RELEVANT CONSULTATION

External

- Ontario Association of Heritage Professionals

Internal

- Planning and Economic Development Department, Tourism and Culture Division, Heritage Resource Management; and,
- Corporate Services Department, Legal Services Division, Legal and Risk Management Services.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The cumulative changes to the *Ontario Heritage Act* over the past few years, implemented by *Bill 108* and *Bill 23*, as well as the *Planning Act* changes implemented by *Bill 109*, will require a substantial shift in how the City of Hamilton identifies and protects significant cultural heritage resources and a reallocation of staff resources. The existing heritage designation process and BHI Strategy have focused on: the proactive identification of heritage resources; comprehensive and defensible evaluations of the heritage value or interest of properties; informed prioritization of how staff resources are being used to protect identified heritage resources; early and ongoing consultation with property owners; and a strong component of community engagement and education.

SUBJECT: Response to *Bill 23, Schedule 6, More Homes Built Faster Act, 2022, and its Changes to the Ontario Heritage Act and its Regulations (PED22211(a)) (City Wide) - Page 7 of 14*

The key *Bill 23* changes to the *Ontario Heritage Act* that will affect the City of Hamilton's Heritage Planning work, conducted by the Planning Division and Tourism and Culture Division, include:

- Limitations on the use of Register listings, including:
 - Expiry of non-designated properties currently listed on a Register on January 1, 2025 (two years from the time of proclamation of *Bill 23* on January 1, 2023);
 - Expiry of any new Register listings added after *Bill 23* proclamation, two years from their listing date; and,
 - 5-year restrictions on re-listing properties after expiry.
- New restrictions on designating as part of *Planning Act* applications, requiring a property to be listed prior to a Prescribed Event to be able to designate the property.

Note: *Bill 108* previously introduced a 90-day timeframe to issue a Notice of Intention to Designate a property subject to a Prescribed Event under the *Planning Act*.

- New thresholds for determining cultural heritage value or interest, as per *Ontario Regulation 9/06*, amended by *Ontario Regulation 569/22* (attached as Appendix "C" to Report PED22211(a)), including:
 - 2 criteria required instead of one for Part IV designation; and,
 - 1 criteria required for listing non-designated properties on the Register.
- New powers to exempt public bodies from complying with Provincial Standards and Guidelines for Conservation.
- Expansion of owner objection rights for properties listed on the Register prior to *Bill 108* proclamation on July 1, 2021.

Bill 23 changes to how municipalities can use the Register as a tool for heritage conservation and effectively make it a placeholder for individual Part IV designation only.

Changes to the Heritage Designation Process

The existing Council-approved process for designating properties under Part IV of the *Ontario Heritage Act*, as outlined in Report PED08211, allows staff to list properties on the Register and prioritize future assessment work for designation years into the future. The current work plan includes 166 properties, anticipates approximately four properties

being reviewed per year (with some clusters of properties being reviewed concurrently) with work projected into 2039. With property listings now expiring automatically after two years, this work plan and prioritization process is not viable as properties will no longer have interim protection from demolition by listing on the Register until a recommendation to designate can be brought forward at a later date.

The *Bill 23* changes also present an opportunity to address the unsustainable nature of the City's existing designation work plan, which originally proposed low, medium and high priority categories that would be addressed within 5 years and has now grown to over 166 properties requiring over 40 years of work.

Staff recommend that the existing process be rescinded as a result of the legislative changes as part of *Bill 23*, including the request process, staff designation work plan, City of Hamilton: Cultural Heritage Evaluation Criteria and the review of draft Cultural Heritage Evaluation reports by the Inventory and Research Working Group (see Recommendation (a) of this Report).

List of Candidates for Part IV Designation

A new heritage designation process is proposed to be implemented which includes a list of Candidates for Designation under Part IV of the *Ontario Heritage Act* maintained by staff, to be accessible to the public (see Recommendation (b) of this Report). The new list of designation candidates, attached as Appendix "A" to Report PED22211(a), includes properties on the existing staff designation work plan to be rescinded, as well as additional properties inventoried and identified as Significant Built Resources that have not yet been added to the work plan. These 120 properties are not considered to be a high priority for designation because they were flagged proactively as part of the City's Built Heritage Inventory Strategy work, are generally stable residential properties and have a lower risk of potential change or demolition.

A staff review for designation may be prioritized if one of the following types of events occur:

- A Building Permit Application to demolish;
- A Formal Consultation Application that involves demolition or significant alteration of the potential heritage resource(s);
- A Prescribed Event under the *Planning Act*;
- An owner request for designation; or,
- If staff resources permit.

Notices will be sent to the owners of all the properties to notify them of the change in status from being on the designation work plan to the new list of candidates for designation.

High Priority Candidates for Part IV Designation

In addition to the list of designation candidates, there are 60 properties on the existing work plan that are recommended to be given high priority for staff review for designation. Staff identified the property as a high priority for review by January 1, 2025 (see Appendix “B” attached to Report PED22211(a)) if:

- There was a perceived or immediate risk to the property with respect to demolition, removal or substantial alteration; or,
- Designation was originally requested by the owner or a third party (e.g. it was not proactively identified as part of the BHI Strategy work).

Staff note that a handful of work plan properties that were added by Council motion or HMHC request have not been included in the high priority list because they were found to be generally stable residential or City-owned property with low risk of demolition or removal, or their potential for Part IV designation has not yet been evaluated.

It is recommended that staff review the high priority properties for Part IV designation prior to January 1, 2025, when they will automatically be removed from the Register (see Recommendation (d) of this Report). Any properties on the high priority list not addressed by January 1, 2025, would be added to the Candidates for Part IV Designation list. Notices will be sent to the property owners to notify them of the change in status from being on the designation work plan to the new list of high priority designation candidates.

Proactive Designation Triggered by Prescribed Events

In addition to the high priority designation candidates for review by January 1, 2025, the City will also need to address designations that may be triggered by Prescribed Events under the *Planning Act*. This work will be reactionary in nature and staff will need to be able to undertake property evaluations and bring forward recommendations to designate triggered by Formal Consultation Applications in a timely manner due to the limitations imposed on the municipality by *Bill 108* and *Bill 23*, respectively, to designate a property within 90 days of a Prescribed Event. On average, the City has received approximately 150 Formal Consultation Applications per year, which would mean staff may need to prepare as many recommendations for listing and/or Notices of Intention to Designate, if warranted, before Prescribed Events are triggered.

Proactive Listing Prior to Prescribed Events

The amended *Ontario Heritage Act* now requires that a property be listed on the Register prior to a Prescribed Event in order for a municipality to be able to issue a notice of intention to designate within the 90-day restricted window. As such, staff anticipate reporting to the HMHC, as required, with a list of non-designated properties of cultural heritage value or interest flagged as part of the Formal Consultation process for listing on the Register and/or addition to the list of Candidates for Part IV Designation. There are two gaps in this process of proactive listing prior to Prescribed Events that should be highlighted:

- Properties currently listed on the Register will be automatically removed from the Register (de-listed) two years after the *Bill 23* amendments to the OHA are proclaimed on January 1, 2023. If a Formal Consultation Application is received after a property of heritage value or interest has been removed from the Register in accordance with the new provisions, then the City would not be able to re-list it for five years from its removal, making it vulnerable during the redevelopment process; and,
- If a property is newly listed on the Register as a result of a Formal Consultation Application process, it could be de-listed and not be able to be listed again for five years if the Prescribed Event is not triggered or if a Notice of Intention to Designate is not issued within two years of listing, making it vulnerable during the redevelopment process.

In both of the above situations, the requirement for an owner to enter into a heritage easement or covenant agreement as a condition of approval of their application may be a solution for ensuring a significant heritage resource is conserved as part of the *Planning Act* process.

New Designation Requests

New requests for Part IV designation may be submitted by a property owner, a third party, the Hamilton Municipal Heritage Committee and / or directed by Council. Staff will review new designation requests against the provincial criteria for determining cultural heritage value or interest and report to HMHC for their advice on the recommended action under the *Ontario Heritage Act*, such as temporary listing on the Municipal Heritage Register or recommendations for Part IV designation. Staff will notify the subject property owner(s) and the local Councillor of the request and include any feedback or comment received from them into the applicable report to the HMHC for reference.

Owner requested designations will be evaluated directly by staff and, if determined to meet the provincial criteria for designation, a recommendation to designate will be brought forward in a timely manner, as staff resources permit. In situations where designation requests are received by a third party, the HMHC and / or directed by Council, and where staff do not perceive an immediate risk of demolition, removal or substantial alteration to a property, staff may advise the HMHC that the property be added to the list of Candidates for Part IV Designation for future review and consideration, as outlined above.

Staff do not recommend listing properties of cultural heritage value or interest on the Register unless they are under immediate threat of potential demolition or removal or are anticipated to trigger a Prescribed Event under the *Planning Act*. A strategic approach to listing will need to be followed to limit situations where properties are de-listed and unable to be listed again for five years, limiting the municipality's ability to designate if Prescribed Events are triggered.

Amendments to Existing Pre-2005 Designation By-laws

As a result of the *Bill 23* amendments, and to ensure that properties of potential heritage significance are not left unprotected, staff recommend prioritizing new designations over amendments to existing Part IV designation by-laws passed prior to 2005 that may need to be updated to be in conformity with the *Ontario Heritage Act*. Amendments to existing by-laws should only be prioritized when there are no new designations that need to be addressed, if requested by the owner, or if required as part of a *Planning Act* or *Ontario Heritage Act* process.

Requirements for Notices of Intention to Demolish

Listing on the Municipal Heritage Register under Section 27(3) of the *Ontario Heritage Act* requires that Council be given 60 days' notice in writing of the intention to demolish or remove any building or structure on the property, as per Section 27(9) of the *Act*. Council may require that the notice of intention be accompanied by such plans and information as they deem necessary, as provided by Section 27(11) of the *Act*.

In 2017, Council passed a resolution to require that an owner of a listed property on staff's existing designation work plan submit a Cultural Heritage Impact Assessment report, to the satisfaction and approval of the Director of Planning and Chief Planner, as part of their notice of intention to demolish any building or structure on a property (see Report PED17092). In light of Recommendation (a) of this Report to rescind the existing designation work plan, staff recommend that this requirement be applied to all listed properties on the new Candidates for Part IV Designation and High Priorities for Part IV Designation lists moving forward, as per Recommendation (e) of this Report.

For all other listed properties not currently included on the designation work plan, staff does not have the delegated authority of Council to require any plans or information be submitted with a notice of intention to demolish under Section 27(11). In some cases where a Building Permit Application to demolish has been submitted, these applications have served as notice. Staff will report back on a standard “Notice of Intention to Demolish” process, including an application form, for the consideration of the Hamilton Municipal Heritage Committee and Council in Q2 2023 (see Recommendation (h) of this Report).

Heritage Conservation District Strategy and Work Plan

The *Bill 23* amendments to the *Ontario Heritage Act* substantially changes the effectiveness of the Register as a tool for heritage conservation; by limiting its use it will become a placeholder for designation. Now that Schedule 6 of *Bill 23* has been proclaimed on January 1, 2023, the City will have 2 years to address the 2,345 listed properties of heritage value or interest before they are automatically removed from the Register on January 1, 2025. Some of candidates for designation that are listed on the Register are located in concentrations or clusters of properties that may be worthy of study as Heritage Conservation Districts. In addition, the remaining 2,179 listed properties may not be candidates for individual designation but could be part of cultural heritage landscapes worthy of protection through Heritage Conservation District designation and / or planning policy or zoning provisions. Potential Heritage Conservation Districts in areas with concentrations of listed properties include:

- Ancaster Village, Wilson Street East, Ancaster;
- Charlton-Hughson-Forest-John Block, Hamilton;
- Gore Park, King Street East, Hamilton
- James Street North, Hamilton;
- Waterdown Village, Flamborough; and,
- Ravenscliffe Avenue, Hamilton.

There are also several potential Heritage Conservation Districts that have been previously identified and deferred to a future Cultural Heritage Landscape Inventory and Management Plan study. These include Mineral Springs Road (Ancaster) and the Strathcona Neighbourhood (Hamilton). Additional areas of heritage interest included on the Cultural Heritage Landscape Inventory may be candidates for district designation subject to further review, including historic streetscapes, neighbourhoods and settlement areas across the City.

With the changes to how the Register can be used, the focus of the Built Heritage Inventory Strategy work will need to be realigned. The baseline of the work would remain the same, but instead of prioritizing Register listings, the focus will need to be

designating significant built heritage resources under Part IV of the *Ontario Heritage Act* and identifying concentrated areas of properties of heritage value or interest for further Heritage Conservation District Study. This would streamline the individual survey work and owner engagement that has been required to date as part of the Register listing process but would also require additional resources to initiate and project manage new HCD Studies, public engagement around those projects and the development of HCD Plans.

It is recommended that staff report back with a Heritage Conservation District Strategy and Work Plan to address these areas of heritage interest and to identify other areas that might be worthy of review for district designation (see Recommendation (f) of Report PED22211(a)).

Outstanding Business List Items

Several Outstanding Business List (OBL) items have been addressed by the recommendations of this report or are no longer relevant in light of the *Bill 23* amendments to the *Ontario Heritage Act*. Recommendation (g) of this Report would remove the following items from the OBL list:

- Addition of 437 Wilson Street East (Ancaster) to staff's designation work plan (Item 12B);
- Listing of 206, 208, 210 King Street East to the Register (Item 14A);
- Designation of the Gore District as a Heritage Conservation District (Item 17B); and,
- A report on cost recoveries related to multiple Register removal requests from owners (Item 21Q).

ALTERNATIVES FOR CONSIDERATION

Not applicable.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Built Environment and Infrastructure

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

Culture and Diversity

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

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED22211(a) – Candidates for Designation under Part IV of the
Ontario Heritage Act

Appendix "B" to Report PED22211(a) – High Priority Candidates for Designation under
Part IV of the *Ontario Heritage Act*

Appendix "C" to Report PED22211(a) – *Ontario Regulation 569/22*

AG:sd

Candidates for Designation under Part IV of the *Ontario Heritage Act*

Ancaster

- 65 Central Drive
- 105 Filman Road
- 3819 Indian Trail
- 3513 Jerseyville Road West
- 1032 Lower Lions Club
- 490 Old Dundas Road (Ancaster Village)
- 713 Old Dundas Road
- 2059 Powerline Road
- 2224 Powerline Road
- 277, 283, 286, 287, 289, 297, 303, 327, 349, 346, 347, 357, 363-367, 413, 420, 423, 426, 430, 442, 449, 450, 454 and 558 Wilson Street East (Ancaster Village, 23 properties)

Dundas

- 7 Rolph Street (Lennard House)
- Cootes Drive (Desjardins Canal)

Flamborough

- 200 Hamilton Street North (Waterdown Memorial Park)
- 341 Main Street North (Rymal / Buchan House)
- 115 Main Street South (Sealey Park)
- 201 Main Street South (J.K. Griffin House)
- 9 Margaret Street (Waterdown Union Cemetery)

Glanbrook

None currently.

Hamilton

- 37 Aberdeen Avenue (Moodie Residence)
- 64 Aberdeen Avenue (Undercliffe)
- 125 Aberdeen Avenue
- 131-135 Aberdeen Avenue (Gateside)
- 45 Amelia Street (Markson / Goldblatt House)
- 62-74 Barton Street East (Holden Apartments)
- 80-92 Barton Street East (Former Hotel Hanrahan)
- 191 Barton Street East (Former Smart-Turner)

- 173 Bay Street South
- 254 Bay Street South (Maple Lawn)
- 274 Bay Street South (Widderly)
- 280 Bay Street South (Brightside / Sunny Side)
- 282 Bay Street South (Balfour House)
- 311 Bay Street South (Gibson Residence)
- 312 Bay Street South
- 321 Bay Street South (Cartwright Residence)
- 351-353 Bay Street South (Whitton Residence)
- 358 Bay Street South (Pigott Residence)
- 13-15 Bold Street (Hereford House)
- 19-21 Bold Street (Royal Alexandra, 2 properties)
- 192 Bold Street
- 170 Caroline Street South (Henson Court)
- 103 Catharine Street North (Hughson House)
- 39, 43 and 49 Charlton Avenue East (Charlton-Hughson-Forest-John Block, 3 properties)
- 14-24 Charlton Avenue West (Eggshell Terrace, 5 properties)
- 41 Charlton Avenue West
- 64 Charlton Avenue West (Wood House)
- 72 Charlton Avenue West
- 181 Charlton Avenue West (First Christian Reformed Church)
- 1 Duke Street (The Castle / Amisfield)
- 14 Duke Street (Duke Street Double House)
- 98 Duke Street
- 99 Duke Street
- 40 and 50 Forest Avenue ((Charlton-Hughson-Forest-John Block, 2 properties)
- 11-17 Herkimer Street (Herkimer Terrace, 4 properties)
- 44-46 Herkimer Street (Herkimer Street Terrace, 2 properties)
- 86 Herkimer Street (Herkimer Apartments)
- 370 Hess Street South (Kildallan)
- 378 Hess Street South
- 384 Hess Street South
- 1 Hughson Street South (Gore Park)
- 183, 187 and 189 Hughson Street South (Charlton-Hughson-Forest-John Block, 3 properties)
- 17 Jackson Street West (Bell Building)
- 10 James Street North (Oak Hall)
- 161-169 James Street North (Eager Row, 4 properties)
- 170-174 James Street North

- 175 James Street North (Orange Hall)
- 193-197 James Street North (Former Armoury Hotel)
- 199 James Street North
- 207-211 James Street North
- 213 James Street North (Former St. Michael's Parish Hall)
- 16 Jarvis Street (Former Hamilton Distillery Company Building)
- 55 John Street North (Hamilton Hydro / Horizon Utilities)
- 111 Kenilworth Access (Barton Reservoir)
- 103 Kenilworth Avenue North (Kenilworth Library)
- 100 King Street West (Stelco Tower)
- 170 Longwood Road North (Hambly House)
- 203 MacNab Street South (HREA Residence)
- 50 Main Street East (Former County Courthouse)
- 100 Main Street East (Landmark Place / Century 21 Building)
- 1000 Main Street East (Gage Park)
- 347 Queen Street South
- 403 Queen Street South
- 189 Rebecca Street

Stoney Creek

None currently.

High Priority Candidates for Designation under Part IV of the *Ontario Heritage Act*

Ancaster

- 176 Wilson Street East (Fraser House)
- 241 Wilson Street East (Former Carriage Factory)
- 267-275 Wilson Street East (United Church)
- 280-284 Wilson Street East (Former General Store)
- 311 Wilson Street East (Orton House)
- 380 Wilson Street East (Old Ancaster Hotel)
- 419 Wilson Street East (Masonic Lodge)
- 437 Wilson Street East (Mount Mary / Wynnstay)

Dundas

- 2 Hatt Street (Former Blacksmith Shop)
- 64 Hatt Street (Gartshore / Valley City Manufacturing)
- 104 King Street West (Dundas Post Office)
- 215 King Street West
- 3 Main Street (Valley Lodge)

Flamborough

- 880 Centre Road
- 299 Dundas Street East (Crooker House) – OBL Item
- 340 Dundas Street East (Eager House)
- 265 Mill Street South (Braebourne)
- 6 Websters Falls Road (Webster House / Springdale)

Glanbrook

- 1320 Woodburn Road (Edmonds House)

Hamilton

- 24 Blake Street (Former Eastcourt Carriage House)
- 134 Cannon Street East (Cannon Knitting Mill)
- 252 Caroline Street South / 165 Charlton Avenue West (Central Presbyterian Church and Sunday School)
- 71 Claremont Drive (Auchmar Gatehouse)
- 460 Concession Street (George Armstrong School)
- 711 Concession Street (Former Mount Hamilton Hospital Maternity Wing)

- 2 Dartnall Road (Binbrook Feed Station)
- 801 Dunsmure Road (W.H. Ballard Public School)
- 105 Erie Avenue
- 115-117 George Street
- 54-56 Hess Street South (2 properties)
- 54 King Street East (Former Bank of Nova Scotia)
- 165-201 King Street East (Copp Block, 16 properties, excluding no. 193)
- 537 King Street East (Rebel Rock Pub)
- 1395-1401 King Street East (Church)
- 6 Main Street East (Hamilton Club)
- 200 Main Street East (First Pilgrim United Church)
- 378 Main Street East (Former Cathedral School) – OBL Item
- 206 Main Street West (Arlo House)
- 1175 Main Street East (Memorial School)
- 7 Ravenscliffe Avenue
- 634 Rymal Road West (Former Union School)
- 650-672 Sanatorium Road (Medical Superintendent’s Residence, Residence 37)
- 50-54 Sanders Boulevard (Lakelet Vale and Drive House)
- 37 Wilson Street (St. John’s Evangelical Lutheran Church)

Stoney Creek

- 21 Jones Street (Powerhouse)
- 2251 Rymal Road East (Former Elfrida United Church)



Français

ONTARIO REGULATION 569/22

made under the

ONTARIO HERITAGE ACT

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AMENDING O. REG. 9/06

(CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST)

1. Sections 1 and 2 of Ontario Regulation 9/06 are revoked and the following substituted:

Criteria, s. 27 (3) (b) of the Act

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 27 (3) (b) of the Act.

(2) Property that has not been designated under Part IV of the Act may be included in the register referred to in subsection 27 (1) of the Act on and after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if the property meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

(3) For clarity, subsection (2) does not apply in respect of a property that has not been designated under Part IV but was included in the register as of the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force.

Criteria, s. 29 (1) (a) of the Act

2. (1) The criteria set out in subsections (2) and (3) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) Section 1, as it read immediately before the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, continues to apply in respect of a property for which a notice of intention to designate it was given under subsection 29 (1.1) of the Act after January 24, 2006 and before the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force.

(3) In respect of a property for which a notice of intention to designate it is given under subsection 29 (1.1) of the Act on or after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, the property may be designated under section 29 of the Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest set out in paragraphs 1 to 9 of subsection 1 (2).

Criteria, s. 41 (1) (b) of the Act

3. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 41 (1) (b) of the Act.

(2) Subject to subsection (3), in the case of a by-law passed under subsection 41 (1) of the Act on or after the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, a municipality or any defined area or areas of it may be designated by such a by-law as a heritage conservation district under subsection 41 (1) of the Act if the municipality or the defined area or areas of it meets the following criteria:

1. At least 25 per cent of the properties within the municipality or defined area or areas satisfy two or more of the following:
 - i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.
 - ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
 - iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.
 - iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
 - v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
 - vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 - vii. The properties have contextual value because they define, maintain or support the character of the district.
 - viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.
 - ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark.

(3) Subsection (2) does not apply in respect of a by-law passed under subsection 41 (1) of the Act on or after the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if a notice of a public meeting required to be held for the purposes of the by-law under subsection 41.1 (7) of the Act was given before the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force.

(4) For clarity, the requirement set out in subsection 41.1 (5.1) of the Act,

(a) does not apply in respect of a by-law under subsection 41 (1) of the Act that is passed before the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force; and

(b) does not apply in respect of a by-law under subsection 41.1 (2) of the Act.

Commencement

2. This Regulation comes into force on the later of the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force and the day this Regulation is filed.

Français



Hamilton

Addressing the Bill 23 Changes to the *Ontario Heritage Act* (Staff Report PED22211(a))

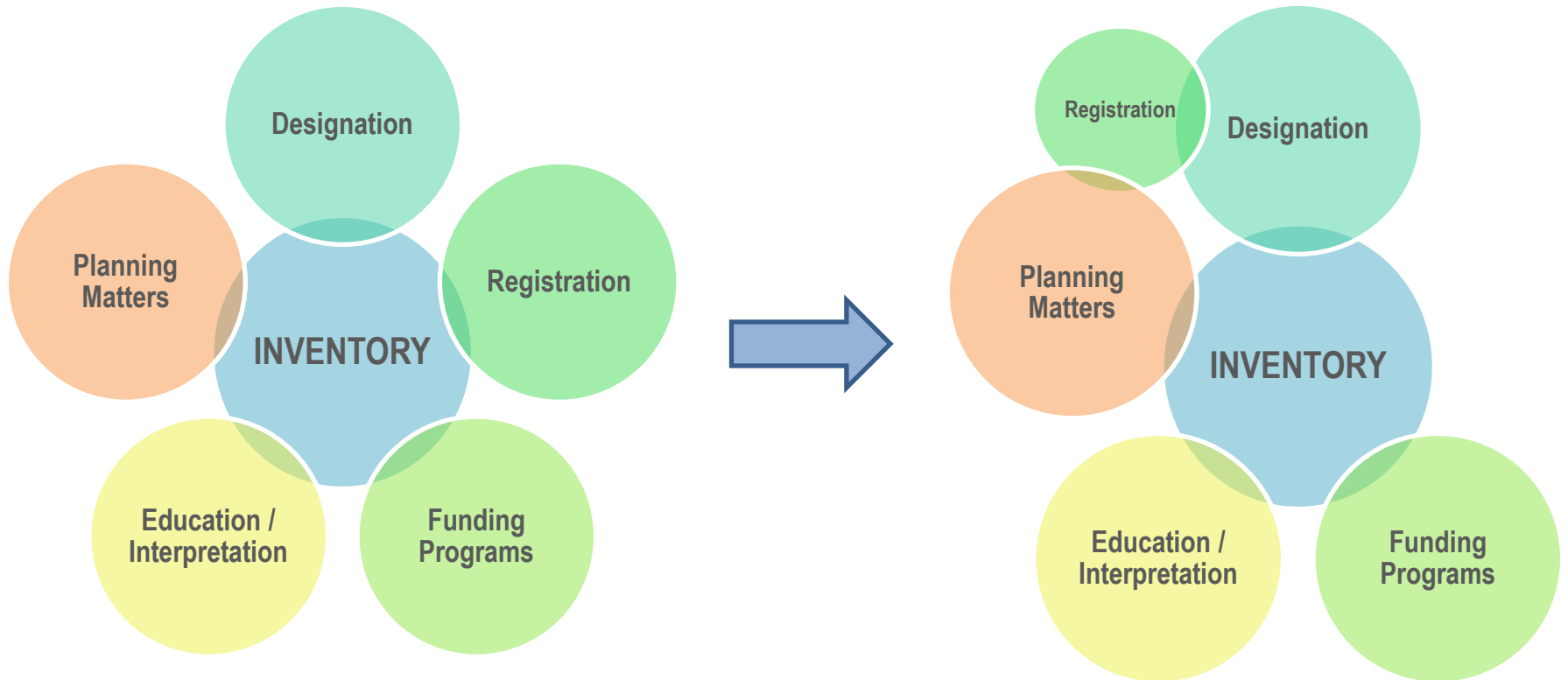
Hamilton Municipal Heritage Committee
February 24, 2023

- Summary of Bill 23 Changes to OHA
 - Schedule 6 – Proclaimed on January 1, 2023
 - *Ontario Regulation 9/06* – Amended on December 15, 2022
- Implications of Bill 23 Changes
- Actions to Address Bill 23 Changes
- Staff Recommendations
- Next Steps

Bill 23 and Changes to the Heritage Act

- Limitations on the use of Register listings:
 - Focus as a placeholder for designation only
 - 2-year expiries
 - 5-year restrictions on re-listing after expiry
- Restrictions on designation as part of *Planning Act* applications
 - Listing required prior to a “prescribed event”
- New thresholds for determining heritage value or interest (9/06)
 - Part IV designation – 2 criteria required
 - Listing (non-designated) – 1 criteria required

Shifting Focus

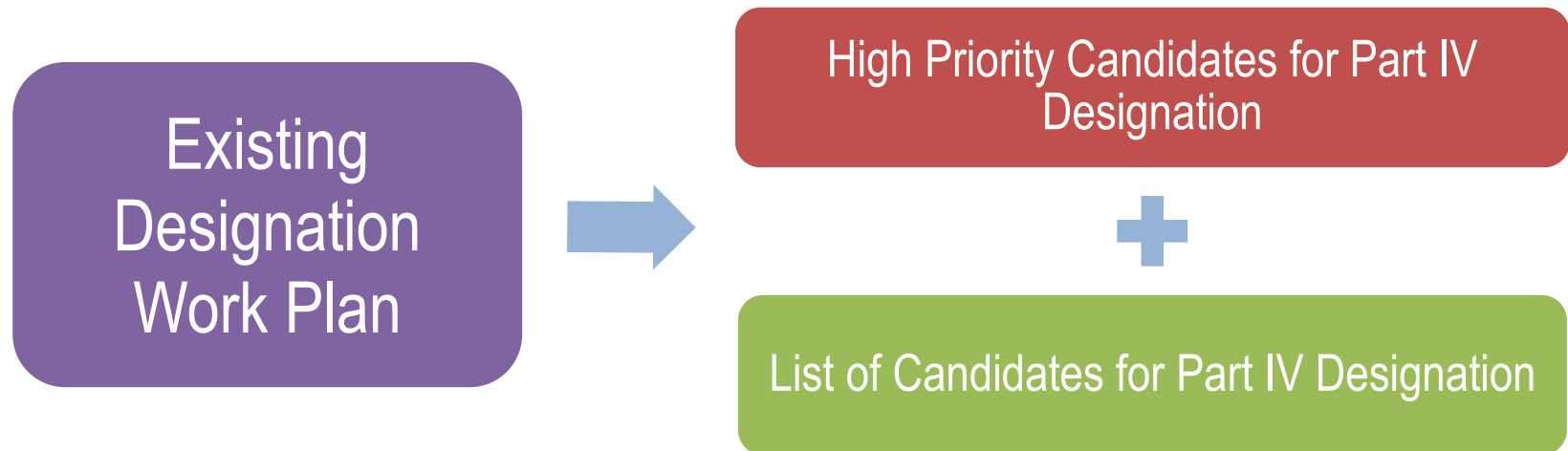


Implications of Bill 23 Changes

- Automatic removal (expiry) of **2,345 listed properties** already on the Register on January 1, 2025
- Changes to the City's Designation Process
 - Loss of interim protections for listed properties flagged as part of designation requests and the proactive Built Heritage Inventory Strategy work
 - Multi-year work plan (into 2039) no longer viable
 - Need to address the 166 candidates for designation on work plan
- Proactive Listings and Designations triggered by “Prescribed Events”
 - Potential gaps: de-listed properties subject to Prescribed Events
- New strategic approach to Register listing and future BHI work

Actions to Address Bill 23 Changes

- New Heritage Designation Process
- Refocus Proactive Heritage Work



Action: New Heritage Designation Process

- End existing Council-adopted designation process, including:
 - Multi-year work plan (into 2039)
 - City specific designation criteria
 - IRWG review of draft CHAs
- Implement new public list of “Candidates for Part IV Designation”
 - Roll all existing work plan priorities onto list (see **Appendix “A”** of Report PED22211(a))
 - Placeholder to trigger staff review for designation by staff if:
 - Requested by owner
 - Demolition or significant alteration proposed
 - Prescribed Event triggered
 - Staff resources permit

Action: New Heritage Designation Process (con't)

- Review 60 high priority properties for Part IV designation by January 1, 2025
 - List of 60 properties for review (see **Appendix “B”** of Report PED22211(a))
 - High priority for review before de-listing if:
 - Perceived or immediate risk of demolition, removal or substantial alteration
 - Designation originally requested by owner or third party (e.g. not part of proactive BHI work)

Notes:

- *Some stable residential or City-owned properties considered to be low risk have not been recommended for high-priority, despite not having been added as part of the BHI work*
- *A handful of properties were flagged “Significant Built Resources” as part of previous BHI work, but not officially added to the designation work plan, so are only recommended to be added to the Candidate list at this time*

Action: New Heritage Designation Process (con't)

- Process for New Designation Requests
 - Can be submitted by:
 - Property Owner
 - Third Party
 - HMHC
 - Directed by Council
 - Staff will:
 - Review requests against provincial criteria (*Ontario Regulation 9/06*)
 - Notify the property owner and local Councillor of the request
 - Report to HMHC with advice on recommended action under the OHA

Action: Refocus Proactive Heritage Work

- Strategic approach to new Register listings
 - Immediate threat of potential demolition or redevelopment
 - If Prescribed Event is imminent (e.g. Triggered by FC Application)
- Development of a HCD Strategy and Work Plan
 - Address areas with concentrations of properties of CHVI that will be automatically de-listed
 - Preliminary HCD Study list:
 - **Gore Park**, King Street East, Hamilton
 - **Waterdown Village**, Flamborough
 - **Ravenscliffe Avenue**, Hamilton
 - Ancaster Village, Wilson Street East, Ancaster
 - Charlton-Hughson-Forest-John Block, Hamilton
 - James Street North, Hamilton
 - Mineral Springs Road, Ancaster
 - Strathcona Neighbourhood, Hamilton

Requirements for Notices of Intention to Demolish

- Apply same CHIA requirement to new designation lists
- Develop standard process for NOIDs, including application form

Staff Recommendations

Recommendation (a) - End existing designation process

Recommendations (b) and (c) - Implement new public list of “Candidates for Part IV Designation” (Appendix “A”)

Recommendation (d) – Review 60 high priority properties for designation by January 1, 2025 (Appendix “B”)

Recommendation (e) and (h) – Carry over CHIA NOID requirements designation candidates listed on the Register and report back with standardized process

Recommendation (f) – Report back with HCD Strategy and Work Plan

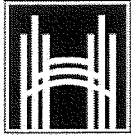
Recommendation (g) – Clear up OBL items addressed by this Report

Next Steps

- Hire two temporary contracts to address high priority designations
- Administrative updates to website and databases
- Notifying owners of changes to designation work plan
- Report back on standardized NOID process
- Report back on HCD Strategy and Work Plan

Thank you!

Questions?



Hamilton

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Phone: 905-546-2424, Ext. 1291
Fax: 905-540-5611

FILE: HP2023-001

February 2, 2023

Leo Zinga
70 Unsworth Drive, Unit 9
Hamilton, Ontario
L8W 3K4

**Re: Heritage Permit Application HP2023-001:
Installation of a new commercial sign at 152 James Street South, Hamilton
(Ward 2) (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 HP2023-001 is approved for the designated property at 152 James Street South, Hamilton in accordance with the submitted Heritage Permit Application for the following alterations:

- Installation of a new flush mounted commercial sign (60" x 30") on front façade, above the two front windows. Sign to extend a maximum of 6-inches off 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 screws, bolts, and drill locations, shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation, and that it be affixed into the mortar joints to minimize the physical impact to the limestone façade;
- c) That the final details for providing power to the sign be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- d) 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 HP2023-001: Proposed alteration of new commercial signage at 152 James Street South (Ward 02) (By-law No. 95-116) - 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,

- e) Installation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2025. If the alterations are not completed by February 28, 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 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 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
Loren Kolar, Legislative Coordinator
Councillor Kroetsch, Ward 2



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Fax: 905-540-5611

FILE: HP2023-002

February 2, 2023

Grace Valley Church
c/o Heather Mobach
23 Melville Street
Dundas, ON L9H 1Z7

**Re: Heritage Permit Application HP2023-002:
Exterior in-kind renovations at 11 Melville Street, Dundas (Ward 13) (By-law
No. 3899-90)**

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 HP2023-002 is approved for the designated property at 11 Melville Street, Dundas in accordance with the submitted Heritage Permit Application for the following alterations:

- Exterior renovations to the circa 1963 Manse building, including:
 - Replacement in kind of the existing soffits, fascia, frieze board, eavestroughs, and downspouts;
 - Replacement of all existing windows with new matching single-hung windows of the same proportions and style;
 - Replacement of one rear window with a new custom sliding door that is the same width as the existing opening; and,
 - Construction of exterior wood stairs connecting to the proposed sliding door.

Subject to the following conditions:

- a) Any minor changes to the proposed scope of work following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alteration(s), in accordance with this approval, shall be completed no later than February 28, 2025. If the alteration(s) are not completed

**Re: Heritage Permit Application HP2023-002: Exterior in-kind renovations
at 11 Melville Street, Dundas (Ward 13) (By-law No. 3899-90) - Page 2 of
2**

by February 28, 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 Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291, or via email at Lisa.Christie@Hamilton.ca.

Yours truly,



SR
Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Lisa Christie, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Loren Kolar, Legislative Coordinator
Councillor Alex Wilson, Ward 13



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FILE: HP2023-003

January 25, 2023

Scott Barnim
15 Park Street East
Dundas, Ontario
L9H 1C9

**Re: Heritage Permit Application HP2023-003:
Restoration of the front entrance and construction of a new front porch at
15 Park Street East, Dundas (Ward 13) (By-law No. 4213-95)**

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 HP2023-003 is approved for the designated property at 15 Park Street East, Dundas, in accordance with the submitted Heritage Permit Application for the following alterations:

- Restoration of the front entrance, including:
 - Removal of the existing modern front glass sliding doors;
 - Installation of a salvaged period-appropriate 1850s wood door with paneled sidelights and a transom window;
 - Filling in the remaining opening from the sliding doors to be removed with matching stone, including four limestone lintels salvaged from previous renovations to the dwelling and authentically-dressed sourced stone;
- Introduction of a new full-length one-storey front porch, including:
 - Removal of the existing porch;
 - Installation of a ledger board attached to the existing stone façade between the first and second storeys;
 - Construction of a new shed-roof clad with cedar shingles with a projecting centre gable;
 - Incorporation of 8 salvaged period-appropriate round wooden columns to support the porch roof; and,
 - Construction of new wood porch railings.

Re: Heritage Permit Application HP2023-003: Restoration of the front entrance and construction of a new front porch at 15 Park Street East, Dundas (Ward 13) (By-law No. 4213-95) - Page 2 of 2

Subject to the following conditions:

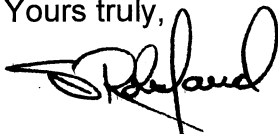
- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than January 31, 2025. If the alteration(s) are not completed by January 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;
- c) That the final details on the fasteners and ledger board affixing the new porch roof to the building shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation; and,
- d) That an appropriate lime-based historic mortar mix is selected which is softer or more permeable than the masonry units and matches as closely as possible the existing historical mortar through visual and physical comparison, e.g., not a modern formulation with ordinary Portland cement.

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
Loren Kolar, Legislative Coordinator
Councillor Alex Wilson, Ward 13



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Phone: 905-546-2424, Ext. 7163
Fax: 905-540-5611

FILE: HP2023-004

January 25, 2023

Paul Johnston
63 Sydenham Street
Dundas, ON L9H 2V1

**Re: Heritage Permit Application HP2023-004:
Renovation of the existing detached accessory structure at 63 Sydenham
Street, Dundas (Ward 13), Cross Melville Heritage Conservation District
(By-law No. 3899-90)**

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 HP2023-004 is approved for the designated property at 63 Sydenham Street, Dundas, in accordance with the submitted Heritage Permit Application for the following alterations:

- Renovation of the existing rear detached accessory structure to permit the addition of a secondary dwelling unit including:
 - Addition of a gable-roofed second storey, with asphalt shingles to match existing dwelling, which will cantilever over the existing single-storey footprint;
 - New prefinished wood siding in the gable and dormers in the second storey; and,
 - Retention of existing textured concrete block on the first storey.

Subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than January 31, 2025. If the alterations are not completed

Re: Heritage Permit Application HP2023-004: Renovation of the existing detached accessory structure at 63 Sydenham Street (Ward 13) (By-law No. 3899-90) - Page 2 of 2

by January 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;

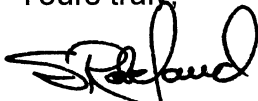
- c) That the proposed Secondary Dwelling Unit conforms to the City of Hamilton By-law No. 21-073 (To Amend Town of Dundas Zoning By-law No. 3581-86 Respecting Secondary Dwelling Unit Regulations in Dundas); and,
- d) That the Owner submit and receive approval for any further planning approvals required (i.e. Minor Variance).

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.

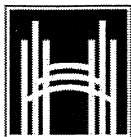
We wish you success with your project, and if you have any further questions, please feel free to contact Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163 or via email at Chloe.Richer@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chloe Richer, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Loren Kolar, Legislative Coordinator
Councillor Alex Wilson, Ward 13



Hamilton

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FILE: HP2023-006

January 25, 2023

City of Hamilton
c/o Jarrett Zacharko
28 James St. North, 2nd Floor
Hamilton, Ontario
L8R 1A1

**Re: Heritage Permit Application HP2023-006:
Replacement of storm windows, restoration and replacement of shutters,
and the addition of new wood trellises and period-appropriate hardware at
41 Jackson Street West, Hamilton (Whitehern-McQuesten House) (Ward 2)
(By-law No. 77-239) – Extension of Previously Approved Heritage Permit
HP2021-022**

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 HP2023-006 is approved for the designated property at 41 Jackson Street West, Hamilton, in accordance with the submitted Heritage Permit Application (previously HP2021-022) for the following alterations:

- Addition and replacement of new storm windows;
- Restoration and replacement of shutters;
- Addition of new stained wood trellises;
- Custom fabricated hinges on shutters; and,
- Period appropriate hook and eye hardware on storms.

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 May 30, 2025. If the alterations are not completed by May

Re: Heritage Permit Application HP2023-006: Replacement of storm windows, restoration and replacement of shutters, and the addition of new wood trellises and period-appropriate hardware at 41 Jackson Street West, Hamilton (Whitehern-McQuesten House) (Ward 2) (By-law No. 77-239) – Extension of Previously Approved Heritage Permit HP2021-022 - Page 2 of 2

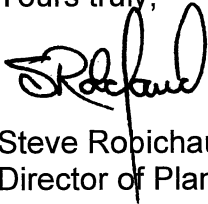
30, 2025, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

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
Loren Kolar, Legislative Coordinator
Councillor Cameron Kroetsch, Ward 2



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Phone: 905-546-2424, Ext. 1291
Fax: 905-540-5611

FILE: HP2023-009

February 20, 2023

Daniel Perl
Hamilton Christian Fellowship
135 Strathcona Ave. N
Hamilton ON
L8R 3C4

**Re: Heritage Permit Application HP2023-009:
Sunday School Alterations and Restoration of Stained-Glass Windows of
the Church's Chancel at 137 Strathcona Avenue North / 10 Tom Street,
Hamilton (Ward 1) (By-law No. 96-148) – Extension of Previously Approved
Heritage Permit HP2020-005**

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 HP2023-009 is approved for the designated property at 137 Strathcona Avenue North / 10 Tom Street, Hamilton, in accordance with the submitted Heritage Permit Application (previously HP2020-005) for the following alterations:

The following alterations are proposed for the Sunday School building:

- Installation of a concrete slab floor in the existing double-height gymnasium space in the basement;
- Reconfiguration of existing office and lounge at south end of building to accommodate a new stairwell, upgraded washrooms and service areas;
- Introduction of a basement entrance on the north façade;
- Addition of an exterior concrete stairway on the north facade;
- Replacement of wood entrance doors with heritage replicas;
- Remove plywood in the window wells and repair the windows as needed;
- Installation of storm windows on the exterior of all windows; and,
- Repointing the exterior facades with a lime mortar.

The following alteration is proposed for the Church building:

- Restoration of the stained glass windows of the Chancel of the Church.

Re: Heritage Permit Application HP2023-009: Sunday School Alterations and Restoration of Stained-Glass Windows of the Church's Chancel at 137 Strathcona Avenue North / 10 Tom Street, Hamilton (Ward 1) (By-law No. 96-148) – Extension of Previously Approved Heritage Permit HP2020-005 - 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 February 28, 2025. If the alterations are not completed by February 28, 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 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 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
Loren Kolar, Legislative Coordinator
Councillor M. Wilson, Ward 1

MEETING NOTES

POLICY AND DESIGN WORKING GROUP

Monday, January 16, 2023

3:00 pm

City of Hamilton Webex Virtual Meeting

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

Regrets: C. Dimitry, C. Priamo

Also Present: C. Richer, A. Tralman, E. Bent, A. Golden, J. Renaud

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

December 5, 2022 - Approved

- **Urban Design Brief and Scoped C.H.I.A. – 12 Louisa Street, Flamborough**, by MB1 Urban Planning, December 2022

In support of a Zoning Amendment application to change the zoning from the Settlement Institutional (S3) Zone to the Settlement Residential (S1) Zone to permit development of a single detached dwelling. Staff had previously received plans for the proposed dwelling and submitted their comments.

The Working Group were in support of the revised plans and had no further comments.

- **C.H.I.A. – 1107 Main Street West, Hamilton** by Parslow Heritage Consultancy, revised 26 September 2022

In support of a Site Plan Control application for a mixed-use residential development consisting of a stepped 15-storey building with 265 units. The site is currently occupied by

Grace Lutheran Church, which was added to the Municipal Heritage Register by Council in April 2022.

Working Group Comments:

- The revised CHIA still refers to the property as an Inventoried Property.
- The construction materials are still not fully identified and further clarification is requested.
- The Documentation and Salvage Report is still outstanding.
- The proposed location of the façade to be retained does not seem to be properly documented in the plans. There are concerns regarding future LRT construction and the impact things like construction vibration may have on the wall.
- It is not clear which two stained glass windows will be retained.

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

- **Bill 23 – Staff Update by Alissa Golden, Senior Project Manager, Heritage and Urban Design Section**

Staff provided a brief update on the impact Bill 23 will have on the Heritage Planning process. Further information will be provided through a staff report to be presented to HMHC at the February 2023 meeting.

The meeting adjourned at 4:00 pm.

Next meeting date: February 13, 2023

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, January 17, 2023

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

Attending Staff: Emily Bent, Lisa Christie, Alissa Golden, Chloe Richer, Adrian Tralman

Absent with Regrets: Melissa Alexander, Stefan Spolnik

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

1) Approval of Agenda:

(Ritchie/MacLaren)

That the Agenda for January 17, 2023 be approved as amended.

2) Approval of Minutes from Previous Meetings:

(Ritchie/Carroll)

That the Minutes of December 13, 2022 be approved, as presented.

3) Heritage Permit Applications

a. **HP2023-002: 11 Melville Street, Dundas (Part V HCD)**

- Scope of work:
 - Exterior renovations to the circa 1963 Manse including:
 - Replacement in kind of the existing soffits, fascia, frieze board, eavestroughs, and downspouts;
 - Replacement of all existing windows with new matching single-hung windows of the same proportions and style;
 - Replacement of one rear window with a new custom sliding door that is the same width as the existing opening; and,
 - Construction of exterior wood stairs connecting to the proposed sliding door.

- Reason for work:
 - Upgrades to the house before Grace Valley Church's Pastor and family move into the home.

Heather Mobach represented Grace Valley Church and 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/Burke)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-002 be consented to, subject to the following conditions:

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

b) Installation of the alteration(s), in accordance with this approval, shall be completed no later than January 31, 2025. If the alteration(s) are not completed by January 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.

b. HP2023-001: 152 James Street South, Hamilton (Part IV)

- Scope of work:
 - Installation of a new flush mounted commercial sign (60" x 30") on front façade, above the two front windows. Sign to extend a maximum of 6-inches off the front façade.

- Reason for work:
 - New commercial signage.

Leo Zinga of Zing Media represented the property owner and 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:

(Ritchie/Dent)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-001 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 sign to the building, including the types of screws, bolts, and drill locations, shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation, and that it be affixed into the mortar joints to minimize the physical impact to the limestone façade;

- c) That the final details for providing to the sign be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;

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

e) Implementation/Installation of the alteration(s), in accordance with this approval, shall be completed no later than January 31, 2025. If the alteration(s) are not completed by January 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.

c. HP2023-004: 63 Sydenham Street, Dundas (Part V HCD)

Scope of work:

- Renovation of the existing rear detached accessory structure to permit the addition of a secondary dwelling unit including:
 - Addition of a gable-roofed second storey, with asphalt shingles to match existing dwelling, which will cantilever over the existing single-storey footprint;
 - New prefinished wood siding in the gable and dormers in the second storey; and,
 - Retention of existing textured concrete block on the first storey.

Reason for work:

- Renovation of existing accessory structure to create a Secondary Dwelling Unit (SDU).

Paul Johnston, the property owner, and Chris Harrison of Harrison Architecture Inc., 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/Carroll)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-004 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;
- b) Implementation/Installation of the alteration(s), in accordance with this approval, shall be completed no later than January 31, 2025. If the alteration(s) are not completed by January 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;

- c) That the proposed Secondary Dwelling Unit conforms to the City of Hamilton By-law No. 21-073 (To Amend Town of Dundas Zoning By-law No. 3581-86 Respecting Secondary Dwelling Unit Regulations in Dundas); and,
- d) That the Owner submit and receive approval for any further planning approvals required (i.e., Minor Variance).

d. HP2023-003: 15 Park Street East, Dundas (Part IV)

Scope of work:

- Restoration of the front entrance, including:
 - Removal of the existing modern front glass sliding doors;
 - Installation of a salvaged period-appropriate 1850s wood door with panelled sidelights and a transom window;
 - Filling in the remaining opening from the sliding doors to be removed with matching stone, including four limestone lintels salvaged from previous renovations to the dwelling and authentically-dressed sourced stone;
- Introduction of a new full-length one-storey front porch, including:
 - Removal of the existing porch;
 - Installation of a ledger board attached to the existing stone façade between the first and second storeys;
 - Construction of a new shed-roof clad with cedar shingles with a projecting centre gable;
 - Incorporation of 8 salvaged period-appropriate round wooden columns to support the porch roof; and,
 - Construction of new wood porch railings.

Reason for work:

- Restoration of the front façade of the dwelling, including a new porch in a design sympathetic to that of the original porch and closing in with stone the opening created by 1890s alterations that created an opening for the purpose of a carriage house and stable.

Scott Barnim, 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:

(Dent/Burke)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-003 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;
- b) Implementation/Installation of the alteration(s), in accordance with this approval, shall be completed no later than January 31, 2025. If the alteration(s) are not completed by January 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;
- c) That the final details on the fasteners and ledger board affixing the new porch roof to the building shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation; and,
- d) That an appropriate lime-based historic mortar mix is selected which is softer or more permeable than the masonry units and matches as closely as possible the existing historical mortar through visual and physical comparison, e.g., not a modern formulation with ordinary Portland cement.

4) **Adjournment:** Meeting was adjourned at 6:45 pm

(Ritchie/Dent)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, February 21, 2023 from 5:00 – 8:30pm

Inventory & Research IRWG (IRWG)

Meeting Notes

November 28, 2022 (6:00pm-8:00pm)
City of Hamilton WebEx Virtual Meeting

Present: Janice Brown (Chair); Graham Carroll; Alissa Denham-Robinson; Lyn Lunsted; Sarah Sheehan (Guest Presenter); Ann Gillespie (Guest Presenter)

Staff Present: Alissa Golden (Senior Project Manager, Heritage and Urban Design); Chloe Richer (Cultural Heritage Planner); Meg Oldfield (Heritage Intern)

Regrets: Jim Charlton; Brian Kowalesicz; Raminder Saini; Chuck Dimitry; Ken Coit (Manager, Heritage and Urban Design); Lisa Christie (Cultural Heritage Planner)

RECOMMENDATIONS

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

1. Modernist Residential Designs of Jerome Markson, Architect

- a) The Inventory & Research Working Group recommends that the following properties be listed on the Municipal Heritage Register as non-designated properties, due to their physical/design value as unique and exceptional examples of modernist design and historical/associative value based on their association with Jerome Markson, prominent Canadian architect recognized for his modernist architectural design:
- i. M. Goldblatt Residence (1957) – 79 Amelia Street, Hamilton (Kirkendall)
 - ii. Moses Residence (1959) – 8 Mayfair Place, Hamilton (Westdale)
 - iii. Minden Residence (1959) – 125 Amelia Street, Hamilton (Kirkendall)
 - iv. Lawrence H. Enkin Residence (1967) – 538 Scenic Drive, Hamilton (Ward 14) – (Also known as “The Stream”)

2. 922 Main Street East, Hamilton

- a) The Inventory & Research Working Group recommends that **922 Main Street East, Hamilton**, be listed on the Municipal Heritage Register as a non-designated property, due to its physical/design value as an example of a Neo-Gothic church, its historical/associative value due to its association with the Victoria Avenue Baptist Church and prominent Hamilton architectural firm Hutton & Souter, and its contextual value as a prominent building on Main Street East.
- b) The Inventory & Research Working Group recommends that 922 Main Street East, Hamilton, be added to Staff's Designation Work Plan as a high priority, with the intent on achieving Part IV Designation under the Ontario Heritage Act.

NOTES

1. Chair's Remarks

Welcome to all.

2. Declarations of Interest

None.

3. Review and Approval of Meeting Notes

N/A

By consensus, the I&R Working Group agreed to forward the Meeting Notes of October 26, 2022 directly to the Hamilton Municipal Heritage Committee, in order to meet development related deadlines.

4. Supplementary Report – 3 Main Street, Dundas (Ann Gillespie)

Ann presented a supplemental report describing additional historical and architectural information related to the property, as information only.

- a. The Working Group's recommendation for this property has gone through to HMHC.
- b. As supplemental information, this document can be attached to the I&R meeting notes – this information is valuable for the Working Group to have and for the Dundas Inventory Project.
- c. This information will be on file for this property with the Heritage Planning Department and available upon request.
- d. This information can be shared with the HPL – Heritage Staff to facilitate this transfer of information.
- e. The report will also be shared with the Dundas Museum and Archives as well as the Waterdown Archives.

5. Properties of Interest – Dr. Sarah Sheehan – Jerome Markson in Hamilton, Preliminary Research – Private Residences

Dr. Sarah Sheehan provided the Working Group with an overview of the research prepared by Professor Laura J. Miller (Daniels, University of Toronto) and contained with the publication known as *Toronto's Inclusive Modernity, The Architecture of Jerome Markson*. She highlighted five key Markson commissions in Hamilton:

- a. **Markson House (a.k.a. G. Goldblatt Residence), 1955, 45 Amelia Street**
- b. **M. Goldblatt Residence, 1957, 79 Amelia Street**
- c. **Moses Residence, 1959, 8 Mayfair Place**
- d. **Minden Residence, 1959, 125 Amelia Street**
- e. **Enkin Residence, 1967, 538 Scenic Drive**

Other key takeaways from the presentation* include:

- Jerome Markson is an important Canadian Architect
- Recognized by Royal Canadian Institute of Architects for his work
- His designs demonstrated a sense of inclusive modernity – excellent example of City Building

- One of the first Jewish Architects trained at the University of Toronto's School of Architecture after the war. Many of his Hamilton clients were part of the Hamilton Jewish Community.
- His early career included experimental single-family residential design.
- Markson House – 45 Amelia St. (1955) – was already added to the Register.
- Other exceptional works include:
 - M. Goldblatt Residence (1957) – 79 Amelia St.
 - Moses Residence (1959) – 8 Mayfair Pl. (Westdale) *First design for award recognition
 - Minden Residence (1959) – 125 Amelia St. (considered one of the most important modern residences in Hamilton)
 - Lawrence H. Enkin Residence (1967) – 538 Scenic Dr. (Ward 14) – “The Stream”
- Some properties have been altered (for example: 125 Amelia and 79 Amelia) - Modernist architecture is at risk of loss if it is not protected in some way.
- Some related properties that have not been listed on the Inventory – Staff to follow-up to add these Markson designs to the Inventory and updated mapping.
- The Levy Residence was mentioned in the author's research, but not identified with an address. It may be located on Sterling Avenue – Alissa G. and other members of the working group to work to search for the related address.
- Netkin Residence on Winston Ave. is another property of interest.

Recommendation:

- b) The Inventory & Research Working Group recommends that the following properties be listed on the Municipal Heritage Register as non-designated properties, due to their physical/design value as unique and exceptional examples of modernist design and historical/associative value based on their association with Jerome Markson, prominent Canadian architect recognized for his modernist architectural design:
- v. M. Goldblatt Residence (1957) – 79 Amelia Street, Hamilton (Kirkendall)
 - vi. Moses Residence (1959) – 8 Mayfair Place, Hamilton (Westdale)
 - vii. Minden Residence (1959) – 125 Amelia Street, Hamilton (Kirkendall)
 - viii. Lawrence H. Enkin Residence (1967) – 538 Scenic Drive, Hamilton (Ward 14) – (Also known as “The Stream”)

*Note, a revised presentation was submitted by Dr. Sarah Sheehan to Janice Brown (Chair) on January 17, 2023; see related attachment.

6. Preliminary Inventory & Research – 876 Main Street East (Jim Charlton)

This item is deferred to a future meeting.

7. Stained Glass / MacNab Street Presbyterian Church Tour – Invitation by Trustee – Ken Post

- a. Chloe provided some background and informal update.
- b. Ken offered an idea to have a stained glass tour of Hamilton and offers suggested historical references (MacNab Street Presbyterian, St. Paul's Presbyterian, St. Patrick's Catholic Church, Basilica of Christ the King, etc.)
- c. Janice has an information booklet on stained glass as provided by Ken, Chloe to compare to the information that staff already have on file.
- d. Chloe talked to Ken Coit who has experience with special projects such as this – Chloe looked at funding opportunities or for exhibitions.

- e. At this time, the HMHC Working Groups may not have the capacity to take on a special project like this, but there may be potential for other groups to pick-up a project like this (For example: Doors Open Hamilton, Jane's Walk, the ACO, etc.)
- f. Linkages with Artists, ACO, HBSA, businesses like an historic stain glass company in Toronto could create a unique experience
- g. Other links may be possible; such as connecting a tour with the completion of MacNab's window restoration campaign.

8. New Business:

- a) **922 Main Street East – (Trinity Baptist Church) (Victoria Avenue Baptist Church)**
 - i. Property currently up for sale, for unknown reasons.
 - ii. The previous development plan had received conditional Site Plan Approval for a proposal that integrated the existing historic place of worship into the development. However, the owner had not started to clear the conditions on their application.
 - iii. City staff have previous documentation (August 2020 CHIA) on file with an *Ontario Regulation 9/06* evaluation, historical summary, preliminary list of heritage attributes, etc.) – this report could used this as a starting point for designation, supplemented by additional review by staff.
 - iv. Hutton & Souter - Architect
 - v. W. Cooper Construction – Builder

Recommendations:

- a) The Inventory & Research Working Group recommends that **922 Main Street East, Hamilton**, be listed on the Municipal Heritage Register as a non-designated property, due to its physical/design value as an example of a Neo-Gothic church, its historical/associative value due to its association with the Victoria Avenue Baptist Church and prominent Hamilton architectural firm Hutton & Souter, and its contextual value as a prominent building on Main Street East.
- b) The Inventory & Research Working Group recommends that 922 Main Street East, Hamilton, be added to Staff's Designation Work Plan as a high priority, with the intent on achieving Part IV Designation under the Ontario Heritage Act.

9. Meeting Adjourned: 7:40 PM

Next Meeting: Monday January 23, 2023 (6pm - 8pm)

Osler Block/ Former Dundas Masonic Hall, 3 Main Street, Dundas

COMPARATIVE EXAMPLES OF ARCHITECTURAL SHEET-METALWORK IN ONTARIO, 1870 to 1890

Prepared for the HMHC's Inventory & Research Group by Ann Gillespie, November 2022



The former Dundas Masonic Hall, originally known as the Osler Block as it appears today. Photo by the author of this report, August 2022.

1. Introduction

This report is a supplement to the Background Documentation Report prepared to accompany a recommendation from Inventory & Research Working Group made at its meeting held August 22, 2022, to add the former Dundas Masonic Hall at 3 Main Street in Dundas to the Municipal Heritage Register (since added to the Register). Its purpose is to substantiate the architectural significance of the exterior architectural sheet-metalwork of the Osler Block within a regional context.

The research for this report is based on an M.A. thesis completed in 1985 while enrolled in the Institute of Canadian Studies at Carleton University.¹ This thesis was completed in 1985 under the supervision of Dr. Norman Ball, then employed by the Public Archives of Canada as a specialist in the history of technology and engineering. In the early 1980s, Dr. Ball had recently acquired a collection of trade catalogues produced by companies which manufactured sheet-metal building products. This collection

¹ Ann Gillespie, "Decorative Sheet-Metal Building Components in Canada, 1870–1930: Tin-Shop Methods of Fabrication and Erection" (Ottawa: Carleton University, April 1985); hereafter cited as Gillespie, M.A. thesis. This thesis has been digitized, as part of the CURVE (Carleton University Research Virtual Environment) project undertaken by Carleton University's MacOdrum Library. It can be accessed via this link: <https://curve.carleton.ca/9cba0166-bef3-4fea-82ff-a111e38f2465>. Unfortunately, the quality of the scanned document, especially the illustrations, is rather poor as it was generated from a microfilmed copy. The author of this report has therefore taken the initiative to produce a better-quality scan and when this task has been completed, the rescanned thesis will be submitted to CURVE.

formed the foundation of my thesis topic, the development of methods of fabricating and erecting decorative sheet-metal building components in Canada during the late Victorian era, which for the purpose of my thesis covered the period from 1870 to 1930. This period was divided into two phases of sheet-metalworking technology: the use of traditional tinsmithing techniques, which dominated the two decades from 1870 to 1890, and a later phase after 1890 when several large Canadian companies first emerged. These companies specialized in sheet-metal building products and adopted mass-production and mail-order marketing techniques, following a trend established in the U.S. in the 1870s and 1880s.

2. General Background

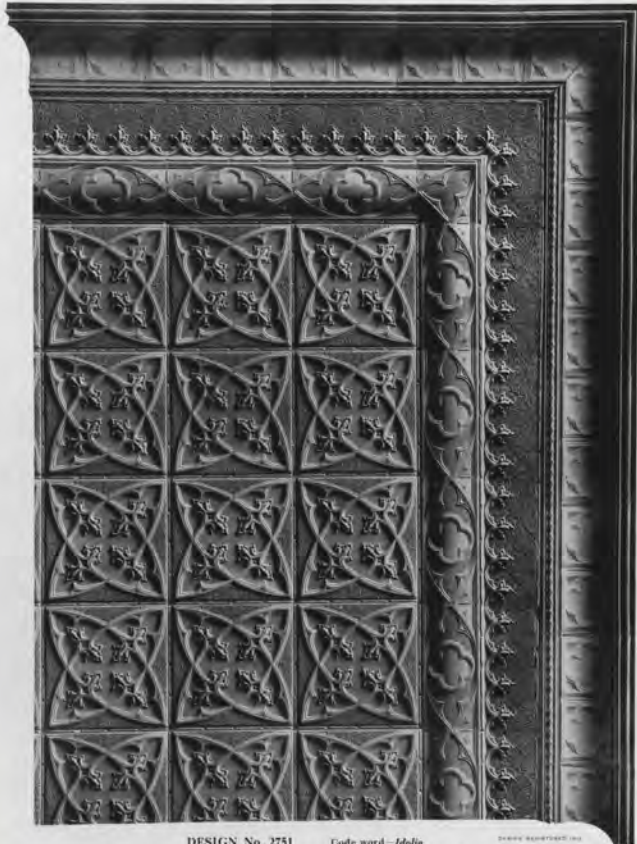
Architectural Use of Sheet Metal in Canada, 1870–1930

From the 1870s through the 1920s, sheet metal was used in Canada for a variety of decorative exterior building components, largely fabricated by traditional tinsmithing techniques. The sheet metal used for these components included sheet iron (later steel) coated with zinc to prevent rusting and was known as “galvanized iron”, sheet copper and sheet zinc. The various types and gauges of sheet metal and their relative pros and cons are discussed in my M.A. thesis.² From the 1890s on, the various types of sheet metal were also machine-stamped to create embossed ceiling and wall panels and linear border components, as illustrated by the accompanying page from a 1916 catalogue of the *Metallic Roofing Company of Canada* (Toronto). These standardized components were produced in quantity and generally made available through manufacturers’ trade catalogues, from which they could be ordered by stock number. *The Pedlar People* (Oshawa) also offered highly ornate store fronts assembled from pediments, cornices, stamped frieze panels, columns and rock-faced siding were also offered by one Canadian company. The Pedlar “Modern Building Fronts” were intended to showcase the full spectrum of exterior siding and ornamental elements that could be made of sheet metal. Shunned by contemporary architects as the epitome of vulgar taste, such catalogue illustrations would nevertheless have had a strong appeal to public taste by offering maximum ornamentation for a minimal cost. In reality, very few building facades in Ontario were clad entirely in sheet metal, primarily because brick masonry was the dominant form of construction for commercial buildings in towns and cities. Sheet metal (most often galvanized iron) was more commonly used for individual architectural elements, such as cornices and window surrounds.

Early architectural sheet-metalwork was typically shaped and finished to resemble cut and carved stone and when viewed from a distance was virtually indistinguishable from solid masonry, at least to the untrained eye. Tell-tale signs of sheet-metal construction are signs of rust resulting from peel pain and the wearing off of the zinc coating, dents, and splitting of soldered joints. Sheet-metalwork, by its hollow nature, was much lighter in weight than solid stone or cast-ironwork and could therefore be formed into more robust shapes.

² Gillespie, M.A. thesis, section 3.3, pp. 50-51.

COMPLETE CEILING SUGGESTION



DESIGN No. 2751 Code word—*Idalia*

Can be used on ceilings 10x10 feet or larger. Section illustrated is (about) 9x12 feet.

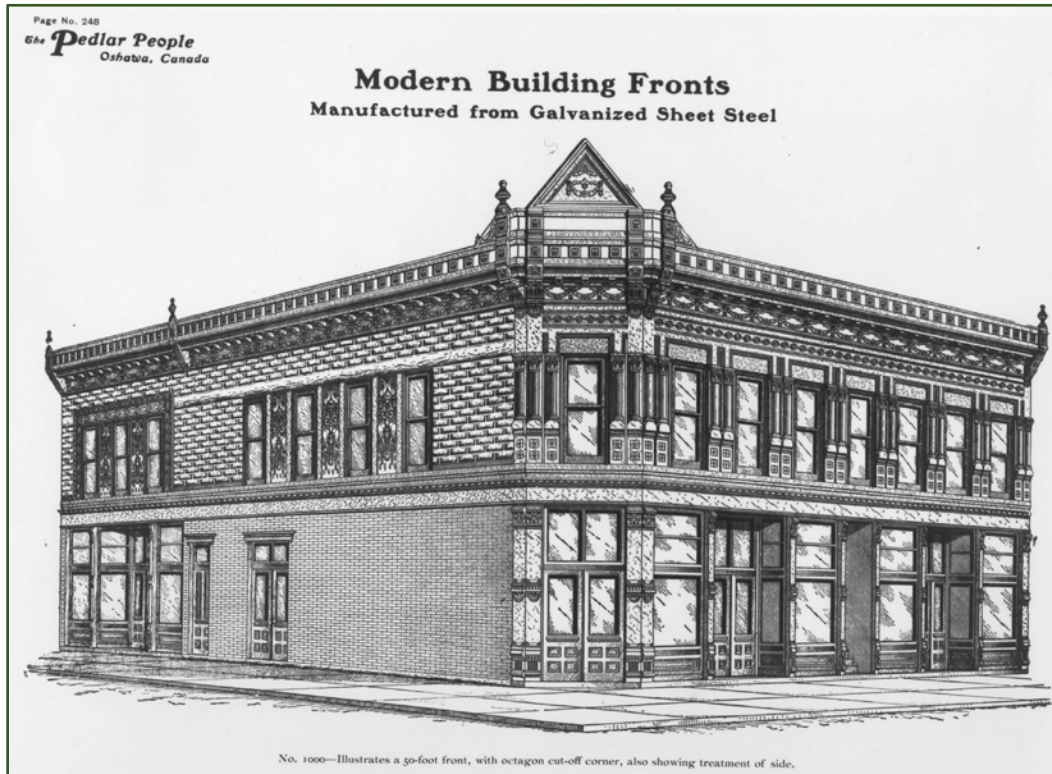
Composed of:	Page 29	Ornamental and handsome, but in perfect good taste for a great variety of rooms. The plate shown in this design is one of our best. Another moulding or cornice may be substituted if desired.	Customers are invited to make up their own complete designs from the individual patterns shown on pages 11 to 44.
Plate No. 531	13		
Moulding No. 210	42		
Border No. 834	18		
Cornice No. 365			
Cornice is 1 1/2 inches deep, 12 inch projection.			

"QUALITY FIRST"

"METALLIC" CEILINGS NEVER CRACK AND FALL DOWN

Part of a ceiling composed of square tiles and various border elements, manufactured by the Metallic Roofing Company of Canada in Toronto.

Page from the company's 1916 catalogue of "Metallic" ceiling and wall materials; Public Archives of Canada



A complete sheet-metal façade, including the decorative cornice, window and storefront divider components, imitation stone ashlar and pressed brick siding.

Page from the Pedlar People's *Catalogue no. 10* (1902); Public Archives of Canada.

Canadian Businesses Engaged in Architectural Sheet-Metalwork

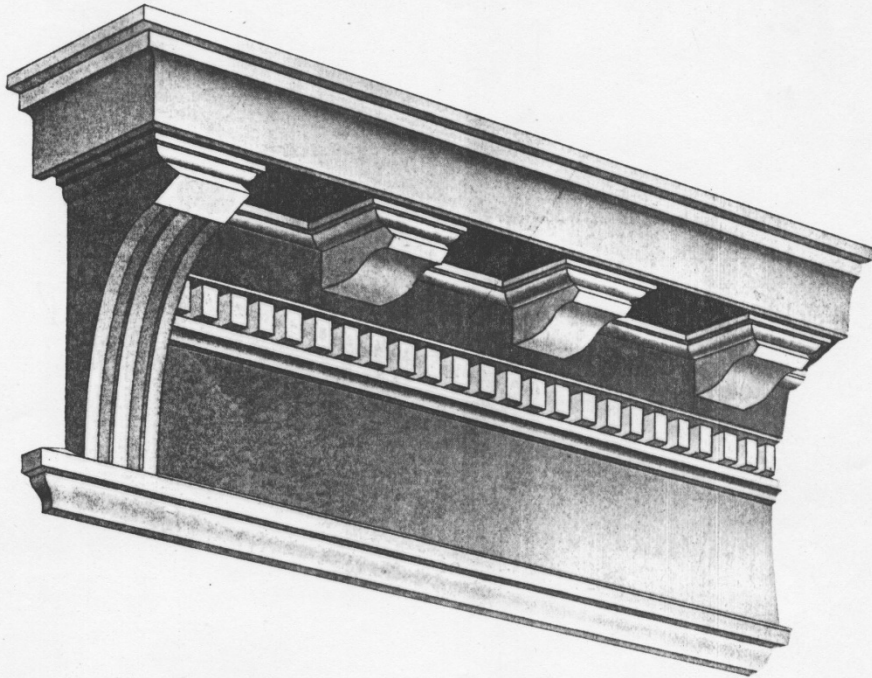
Prior to 1890, decorative sheet-metal building components made in Canada were all supplied by small, diversified businesses engaged in tinsmithing. After 1890, they were also supplied by large companies which specialized in the manufacture and mail-order marketing of sheet-metal building products.

As coined for my thesis, the manufacturing facilities associated respectively with the small enterprise and the large company are referred to as the *tin shop* (short for tinsmith's shop) and the *stamping plant*. The early period from 1870 to 1890 was characterized by the small enterprise and the *tin-shop* method of fabricating and erecting sheet-metal components. The *tin-shop* method is described in detail in my M.A. thesis, which provides a description of all the steps involved in fabricating and erecting a galvanized-iron cornice: its component parts, shop drawings and pattern layout, cutting and bending the sheet metal, joining the parts, and finally mounting the assembled cornice onto the building façade(s). In addition to a variety of hand tools, such as "tin snips", two manually-operated machines were essential for cornice work: the straight-edge cutting of large sheets of galvanized iron was done using foot-operated squaring shears; once cut to the required size, the sheets were then folded for seams or bent into rectangular or curved shapes using a hand-operated "cornice brake."³

³ M.A. thesis section 3 (pp. 47-60).

THE METALLIC ROOFING CO., TORONTO AND WINNIPEG

Metallic Cornice



THREE STANDARD SIZES

No. 1215—Height 24 inches; projection 15 inches.

No. 1216—Height 30 inches; projection 18 inches.

No. 1217—Height 36 inches; projection 22 inches.

Modillions spaced about

{	No. 1215—18-inch centres.
	No. 1216—24-inch centres.
	No. 1217—28-inch centres.

End section of a very simple cornice design featuring a crown moulding, end brackets, modillions (the smaller brackets with a greater depth than height), and a dentil course comprising a single row of small box-like ornaments. This cornice was offered by the Metallic Roofing Co. as a catalogue-ordered product but it could easily have been fabricated in a local tin-shop equipped with the machines described above.

Metallic Roofing Co., Catalogue "Z" (n.d.: circa 1900-1905); Public Archives of Canada.

The later period, from 1890 to 1930, was distinguished by the emergence of large Canadian companies specializing in sheet-metal building products and characterized by mass-production, prefabrication, and mail-order marketing methods. There were four large companies based in Ontario: the Metallic Roofing Co. of Canada, the Pedlar Metal Roofing Co. (later the Pedlar People) in Oshawa, the Galt Art Metal Company in Galt and the Preston Metal Shingle and Siding Co. in Preston.⁴ However, the two technological phases overlapped during the later period and the small enterprises continued to play an important role in supplying custom-made exterior components, regardless of the proximity of a large company.

⁴ Gillespie, M.A. thesis, section 4.2 (pp. 82-85).

Hamilton's Small Enterprises

As in other parts of the country, the production of decorative sheet-metal building components originated in small, diversified businesses which typically combined the fabrication of tin, galvanized sheet-iron and copper ware, with the sale of stoves and hardware, and such building work as roofing, plumbing and steam and gas-fitting. These small enterprises catered mainly to local customers, advertising their products in local newspapers and city or county directories. Business was conducted on a personal basis and most building work was done under a contract arrangement whereby the components were both supplied and erected by the same firm. The small enterprises located in Hamilton ranged in size from the smallest one-man operation, such as Miller's Tin Shop, to businesses employing 10 or more employees, notably, John E. Riddell.

Back in the early 1980s, Miller's Tin Shop was the last remaining traditional tinsmithing operation in Hamilton, which, at that time, was mainly producing custom-made furnace fittings, stove pipe elbows, downspout pipes and eavestroughing. Miller's Tin Shop remained in business until 2009 or longer but was then run by his son Pat.



Miller's Tin Shop, 453 Wentworth Street North, showing its storefront with downspouts propped up against the fascia board. Photos taken by the author of this report for her M.A. thesis in the early 1980s.

A somewhat larger-scale operation was the Hamilton Galvanized Iron Works of Thos. Irwin & Son, in business during the 1880s. In addition to manufacturing all kinds of galvanized-iron, tin and copper ware, this firm fabricated and installed iron, tin and gravel roofing, conductor pipe, eavestrough, as well as decorative cornices and window caps.⁵

⁵ Advertisement in the *County of Wentworth Gazetteer and Directory, 1883* (Hamilton: W. H. Irwin & Co.), p. 128.

An even larger-scale business was John E. Riddell, established in 1877. This company supplied copper and galvanized-iron roofing as well as such decorative exterior components as cornices and window caps. It continued to grow and prosper into the early 1900s, employing from 30 to 50 men and expanding its products/ services to include metal skylights, fire doors and the installation of catalogue-ordered pressed-metal ceilings for architect-designed buildings.⁶ By continually adapting its product line to changing demand, this company, incorporated as Riddell Sheet Metal & Roofing Ltd., survived until the first decade of this century.

3. Osler Block/ Dundas Masonic Hall

The commercial block on Main Street near the intersection of King Street was built for B.B. Osler in 1874-5. No architect has been identified but as originally completed this 2½ storey brick masonry building was a distinguished example of the Second Empire style, which featured a Mansard roof with a central cupola, originally both covered with slate. Its façade featured ornamental galvanized-iron window hoods on all of the windows and two single doorways as well as three cornices: one dividing the first and second stories, the one with paired brackets which appears to support the slate roof, and two respectively crowning the top of the Mansard and cupola roofs. The entire first storey has been significantly altered and the cupola is missing its original triple round-arched window (see current photo at the beginning of this report).



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

Façade as it originally appeared. The polychromatic slate roof featured a central cupola with a triple-arched Palladian window surmounted by two small circular windows and crowned with a bracketed cornice. Decorative iron cresting embellished the cornices of the main and and cupola roofs.

Photo published in *Picturesque Dundas* (Alex. F. Pirie, Dundas: 1896); scan of page from the 1972 limited edition (Dundas Museum & Archives)

⁶ *Hamilton, Canada: A Carnival Souvenir* (August 1903), p. 31 (Hamilton Public Library: Local History & Archives). A brief history of this company is provided in my M.A. thesis: pp. 87-88.



Close-up-view of four of the upper storey galvanized-iron window hoods, bracketed cornice and the deteriorated state of the dormer windows with the exposed woodwork of the window frame. The installation of ribbed aluminum sheathing to the fascia panels at the top of the cupola and main roofs and the bracketed cornice was an adverse alteration made since 1996 (likely as a weather-proofing measure and to replace deteriorated metalwork). Photo by the author, August 2022



Close-up view of one of the first-storey brackets supporting the metal cornice separating the first and second storeys, which shows the acanthus leaf ornamentation. While machine-stamped ornaments could have been ordered from the catalogue of a large American company by the 1870s, these ornaments most likely hand-crafted by hammering sheet zinc (softer than sheet iron) over a wood mould.

Photo by the author, September 2022.

4. Comparative Examples of Exterior Architectural Sheet-Metalwork in the Hamilton and Guelph Areas, 1870 to 1890

Like the Osler Block, the following examples were all built in the early phase of Canadian sheet-metalworking technology between 1870 to 1890. Comparative examples, with one notable exception, the Petrie Building in Guelph, are drawn from the business cores of the pre-amalgamated City of Hamilton and the former Town of Dundas. Despite the urban renewal of the 1960s and 70s, downtown Hamilton still possesses an abundance of buildings featuring exterior architectural sheet-metalwork, including one building with an entire façade fabricated of galvanized iron. While architectural sheet-metalwork came to be regarded by architectural critics as a “hollow sham”, this did not deter some of Hamilton’s most prominent architects from experimenting with sheet metal to produce exuberant ornamentation at a relatively low cost.

It is not known who supplied the sheet-metalwork for any of the examples from Hamilton or Dundas but two possibilities have been identified: the Galvanized Iron Works of Thos. Irwin & Son and John E. Riddell, described in the previous section. The following comparative examples are presented in chronological order.

54-60 James Street North, Hamilton

The earliest documented example in downtown Hamilton is the commercial block at 56-60 James Street North (corner of Rebecca Street), built in 1873 for Joseph Lister. The upper storey windows on the two street facades are embellished with sculptural hoods designed in a Renaissance Revival style and fabricated of galvanized iron. It would originally have had a much more elaborate cornice, similar to the one on the adjacent building facing Rebecca Street but since replaced by a metal cornice with a simple moulded profile. According to the James Street North Panorama, the adjacent four-storey building was erected in 1912 for Joseph Lister.⁷ Its bracketed sheet-metal cornice is still intact. Interestingly, the window hoods are identical to the ones on the much earlier corner block. The four-storey section at #54 still retains its original galvanized-iron (or steel) cornice, with end brackets featuring acanthus leaf embellishments.

⁷ Building dates and owners derived from the *James Street North Panorama with Building Histories*, prepared by Nina Chapple, City of Hamilton Architectural Historian with student assistance for the Local Conservation Advisory Committee between 1983 and 1984.



This photo and the following one were taken by the author for a presentation “Illusions of Grandeur: Hamilton’s Heritage of Victorian Architectural Sheet-Metalwork”, made in 2009 at the HIStory + HERitage Gallery on James Street North.



Detail of the sheet-metal cornice and window hoods 54 King Street North, showing one of the acanthus leaf ornaments embellishing the cornice brackets, which is similar to the ones on the Osler Block.

Treble Hall, 6-12 John Street North, Hamilton

On John Street North, close to Gore Park, is one of Hamilton's finest examples of a Renaissance Revival commercial block, known as Treble Hall. Designed by the noted Hamilton architect, James Balfour, it was erected in 1879 for Henry J. Larkin and originally known as Larkin Hall.⁸ This prominent building originally had four stores at street level, offices on the second floor and a 400-seat assembly hall on the third floor for concerts, public meetings and theatre. Its impressive facade features four cast-iron storefronts, a prominent cornice displaying the name and date of the building (1870) and robust window surrounds, all made of galvanized iron. In 2010, the property was purchased by Jeff Feswick, Principal, Historia Restoration Inc. His company spent five years restoring the façade, gutting the second and third floors and renovating the ground floor for commercial use. Most of the façade work involved cleaning the brick masonry and sheet-metalwork, the latter of which needed to be repainted with some minor repairs to the sheet-metal components of the cornice.⁹

In 2016, the property was sold to Anthony Quattrociochi, owner of Yoke Group, which resumed interior renovations, converting the upper floors to loft apartments (still a work-in-progress in 2019).¹⁰ In 1998, Treble Hall was identified as one of 32 landmark buildings in Hamilton's downtown core¹¹ and was designated under the Ontario Heritage Act in 2021 (By-law 21-034).

⁸ Entry from the *Biographical Dictionary of Architects in Canada (1800 to 1950)* under the Hamilton buildings designed by James Balfour (1854 to 1917): LARKIN HALL, John Street North near King Street, a block of stores and theatre for J. Henry Larkin, 1878-79 (Spectator [Hamilton] 23 Nov. 1878, 4): <https://dictionaryofarchitectsincanada.org/node/1022>

⁹ Email correspondence with Jeff Feswick, September 2022.

¹⁰ Carmela Fragomini, SOLD: Hamilton's historic Treble Hall building downtown", *The Hamilton Spectator*, 25 August 2015; Kathy Renwald, "Downtown Hamilton: Another chapter in the story of Treble Hall", *The Hamilton Spectator*, 3 January 2019.

¹¹ Section 3.0 "Landmark Buildings in Hamilton's Downtown Core (L.A.C.A.C.): List, Map and Photographs, Hamilton Heritage Handbook 1998 (City of Hamilton, Planning and Development Department: September 1998).



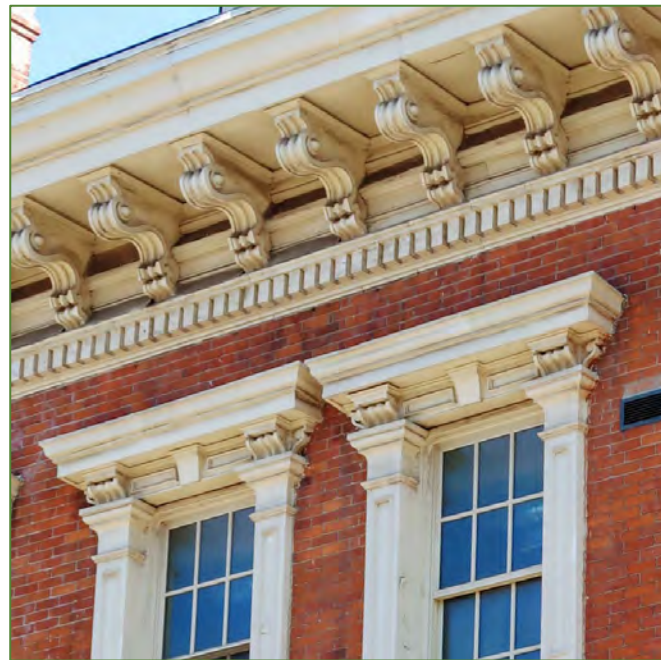
The façade as it appeared prior to restoration. This photo and the following two were taken by the author in 2009.



Close-up view of one of the four cast-iron storefronts featuring round freestanding columns and pilasters with Corinthian capitals. The attenuated columns separating the glass panes of the windows could only have been fabricated of cast iron due to its tensile strength.



Closer view of the galvanized-ironwork showing exposed metal where the paint has worn off.



Upper façade after its restoration by *Historia Building Restoration Inc.* circa 2011-12. Work included masonry repointing, minor repairs, and repainting of the sheet-metalwork. Photo by Jeff Feswick.

Laing Block, 13-17 King Street West, Dundas

This three-storey commercial block, also known as the Laing Apartments, was erected in 1881-82 for Peter and Robert Laing, immediately after a devastating fire in September 1881, which destroyed all of the buildings between Cross Street and the Collins Hotel. The Laing Block was designed by Hamilton architect Peter Brass, who is known to have designed four other buildings in Dundas in the early 1880s, but none so architecturally distinguished as this one.¹² It may be speculated that the fire provided considerable incentive to adopt a more fire-resistant form of construction. Apart from the Masonic Hall, it is the only other surviving building in Dundas to feature exterior sheet-metalwork of an ornamental nature. In 1991, the three-bay block comprising 13, 15 (Laing Apartments) and 17 King Street West was designated under Part IV of the Ontario Heritage Act but the Reasons for Designation make no mention of the use of galvanized iron to fabricate the window surrounds and cornices.¹³ Between September and November 2013, *Historia Building Restoration Inc.* completed restoration work on the designated three-bay façade of 13 to 17 King Street West, including the original cast-iron storefronts, and the ornate, sculptural window surrounds and cornice, all fabricated of galvanized iron.¹⁴



Restored façade of 11-13 King Street West. Photo by the author, September 2021.

¹² Entry from the *Biographical Dictionary of Architects in Canada (1800 to 1950)* under the buildings outside Hamilton designed by Peter Brass (): DUNDAS, ONT. The Laing Block, King Street West, a 3-storey commercial block for Robert Laing and Peter Laing, 1882.

¹³ Corporation of the Town of Dundas By-law No. 3961-91.

¹⁴ Email correspondence with Jeff Feswick, September 2022.



Close-up of the cornice and window surrounds of #11. Photo by the author, September 2021.

Victoria Hall, 68 King Street East, Hamilton

The outstanding example of exterior architectural sheet-metalwork in Hamilton is without a doubt Victoria Hall, on the south side of Gore Park. Designed by another prominent Hamilton architect, William Stewart, and built in 1887–8 for barrister Alexander Bruce, this narrow, 3½ storey commercial building features a flamboyant Italianate façade with three closely spaced, round-arched window bays (creating an arcade effect) and a deeply projecting bracketed cornice, all fabricated of galvanized iron. While some of the forms, such as the piers framing the façade and the three keystones, were imitative of cut and carved stone masonry, the four attenuated columns were derived from the forms of structural columns fabricated of cast iron. The intricacy of the hand-crafted façade construction suggests that the architect was both playfully testing the stylistic versatility of sheet metal and the skills of the tinsmiths who completed the work. Victoria Hall was designated municipally under the Ontario Heritage Act in 1984 (By-law No. 84-249).

The upper façade was “restored” in 2009, when the second and third floors were converted to condominiums and the ground floor was rehabilitated for use as a café, with a new wood and glass façade. The entire façade was then painted white, a poor choice which does not highlight the features of the exceptional upper façade. Most of the repair work was apparently done with autobody filler, which is not a recommended conservation practice. In the late 1980s, *Riddell Sheet Metal Roofing*

agreed to examine the façade but the company was not prepared to give a firm estimate for the cost of repairs, using authentic sheet-metalworking techniques.¹⁵

To put Victoria Hall into a national context, it is a very rare surviving example in Canada of a sheet-metal façade dating from the pre-1890 era; only two other sheet-metal facades were known to exist at the time of my thesis research: the Petrie Building in Guelph and the Maison Jean Docile-Brosseau in Quebec City, built respectively in 1882 and 1884. There is no evidence that the Quebec building is still extant. The rarity of the upper façade of Victoria Hall led to its formal recognition in 1995 as a National Historic Site.¹⁶



The façade just prior to restoration work on the upper façade in 2008. Photos by Meghan House, Cultural Heritage Planner, City of Hamilton.

¹⁵ Ann Gillespie, "Hamilton's Victoria Hall", *LACAC News*, Spring/ Summer 1989, pp. 3-4.

¹⁶ Canada's Historic Places: www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=2210.



After restoration with a new wood and glass storefront. Photos by Robin McKee, January 2009.

Petrie Building, 15 Wyndham Street, Guelph

The Petrie Building in Guelph, erected about six years before Victoria Hall, provides a decisive contrast in terms of the sheet-metalworking techniques employed in its façade construction. It was designed by Guelph architect John Day and erected in 1882 for one of the town's most prominent chemists and druggists, Alexander Bain Petrie. Its upper façade features four window bays separated by attenuated columns which closely resemble cast-iron columns and is distinguished by a bold cornice with a broken pediment framing a large mortar and pestle, a reminder of the building's original function as a pharmacy. According to one of Petrie's grandsons, the sheet-metal components were supplied by Bakewell & Mullins of Salem, Ohio (Sheet Metal Statuary & Cornicework), which accounts for the use of stamped ornaments, such as lion heads, leaves, rosettes, festoons and capitals.¹⁷ It is known that Bakewell & Mullins specialized in architectural ornamentation, evidence of which is provided by an 1887 catalogue, *Victorian Architectural Sheet-Metal Ornaments*.¹⁸ While such ornaments would have been available from such American companies by the 1880s, their use in this country appears to have been exceptional until they were offered by several large Canadian companies in the 1890s.

¹⁷ Gillespie, M.A. Thesis (1985), p. 62.

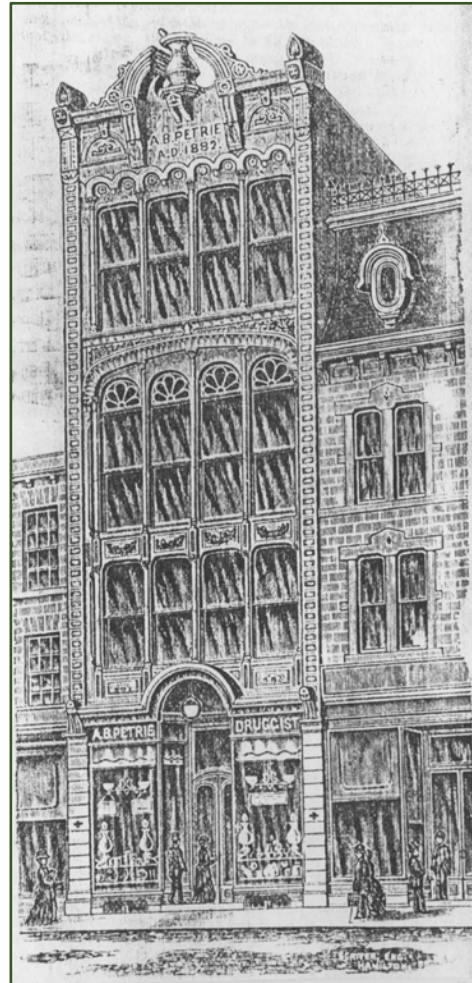
¹⁸ Reprinted as a Kindle Edition in 2014 by Dover Publications.

In 2014, the National Trust for Canada included the Petrie Building as one of Top 10 Endangered Places in the country and was identified as one of only three documented buildings in the country erected prior to 1890 with full sheet-metal façades.¹⁹

In March 2015, *Tyrcahlen Partners*, a group of Guelph developers with a focus on heritage restoration and adaptive reuse, announced an agreement to purchase the Petrie Building with the goal of rehabilitating both the sheet-metal facade and the interior spaces. The Architectural Conservancy of Ontario (Guelph and Wellington branch) raised over \$23,000 for the careful restoration of the Petrie Building's façade through the National Trust's THIS PLACE MATTERS crowdfunding competition. Work was completed over the next two years and revealed in January 2018, as described in this Global News article: "Petrie Building stands tall again in downtown Guelph following restoration"²⁰. Whereas the upper façade of Victoria Hall appears to have been entirely hand-crafted by a local enterprise, that of the Petrie Building embraced a more advanced level of sheet-metalworking technology, which was not widely adopted in Canada until after 1890.

¹⁹ <https://nationaltrustcanada.ca/nt-endangered-places/petrie-building>

²⁰ <https://globalnews.ca/news/3970856/petrie-building-stands-tall-again-in-downtown-guelph-following-restoration>



Upper façade as it appeared in the early 1980s. Photos taken for the author's M.A. thesis.

Rendering published in *Industries of Canada. Historical and Commercial Sketches ...Guelph...* (Toronto: 1886), p.101.



Upper façade after restoration. Photos by Stewart Patch, October 2021.

In summary, during the period 1870-90, almost all of the decorative sheet-metal components which appeared on Canadian buildings were fabricated and installed by small local businesses employing skilled tinsmiths, for both work in the shop and on the building site. It is conjectured that this was the case for all of the illustrated examples in this report with the exception of the Petrie Building in Guelph. Further research would be needed to possibly identify the names of the specific businesses which supplied the galvanized-iron components for the examples of buildings in downtown Dundas and Hamilton. Based on this survey, the circa 1875 Osler Block in Dundas is the earliest surviving example in Dundas of the use of galvanized iron for decorative exterior elements in this period, followed by the 1882 Laing Block. Moreover, it was built only two years after the 1873 commercial block on James Street North and predates Treble Hall on John Street South by several years. This survey establishes the significance of the architectural sheet-metalwork of the Osler Block within a regional context. The design value of the Osler Block would be further enhanced by the restoration of at least some of the missing components of the original façade, notably, the first storey galvanized-iron window caps, the slate roof of the cupola and its dormer windows, and the galvanized-ironwork of the two Mansard roof dormers.



Jerome Markson in Hamilton

Preliminary research – residential and institutional works

November 28th, 2022

Dr. Sarah Sheehan

Presented to: Inventory and Research Working Group

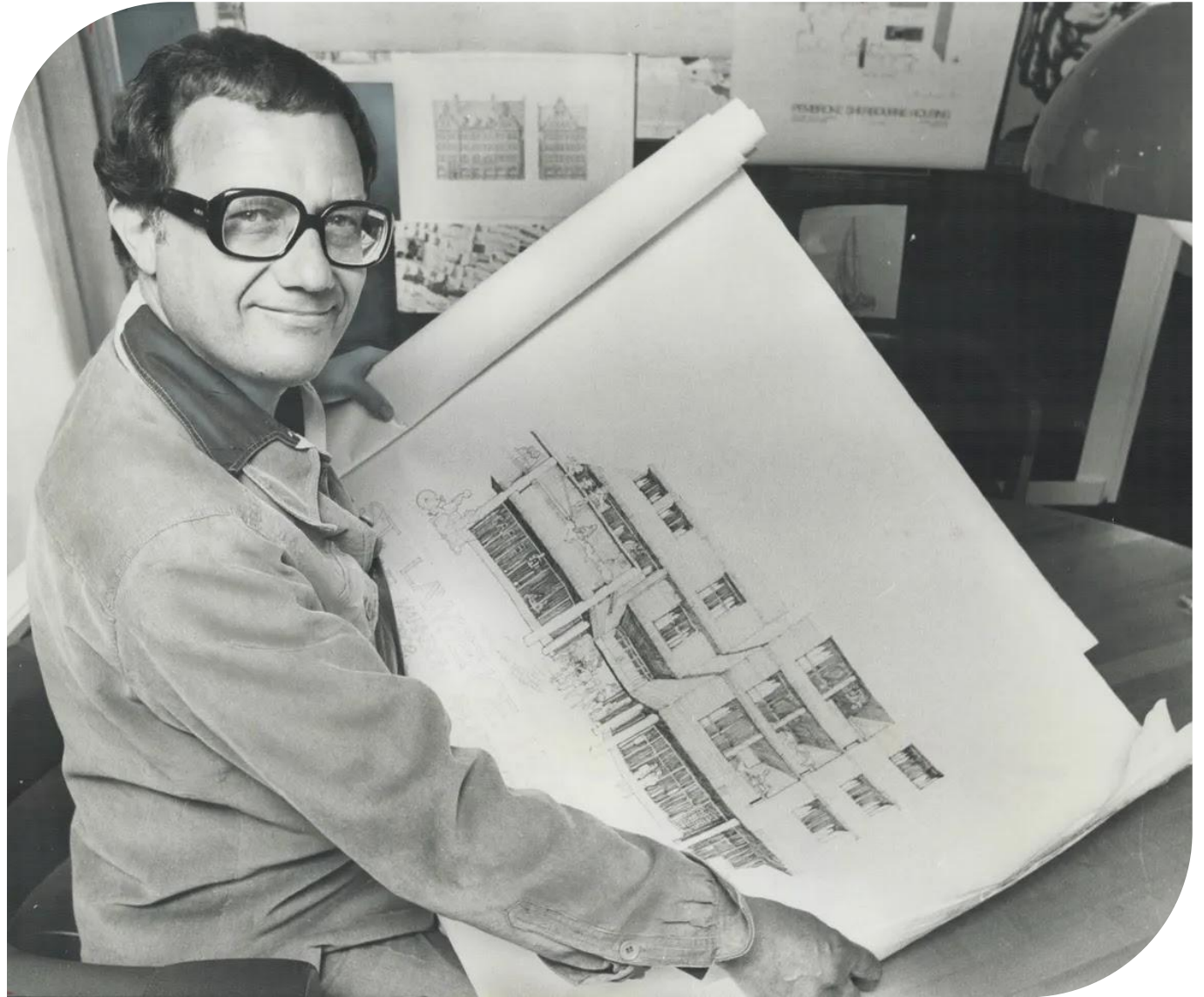
Architect Jerome Markson

Jerome Markson (b. 1929) is an important Canadian architect whose early residential commissions brought him to Hamilton.

The Royal Architecture Institute of Canada (RAIC) awarded him the **2022 Gold Medal**.

Markson's work reveals his lifelong commitment to humanism, inclusivity and generosity, teaching us valuable lessons about urban housing and its critical relationship to city building.

— RAIC jury, 2022



Jerome Markson Architect: exhibit and book

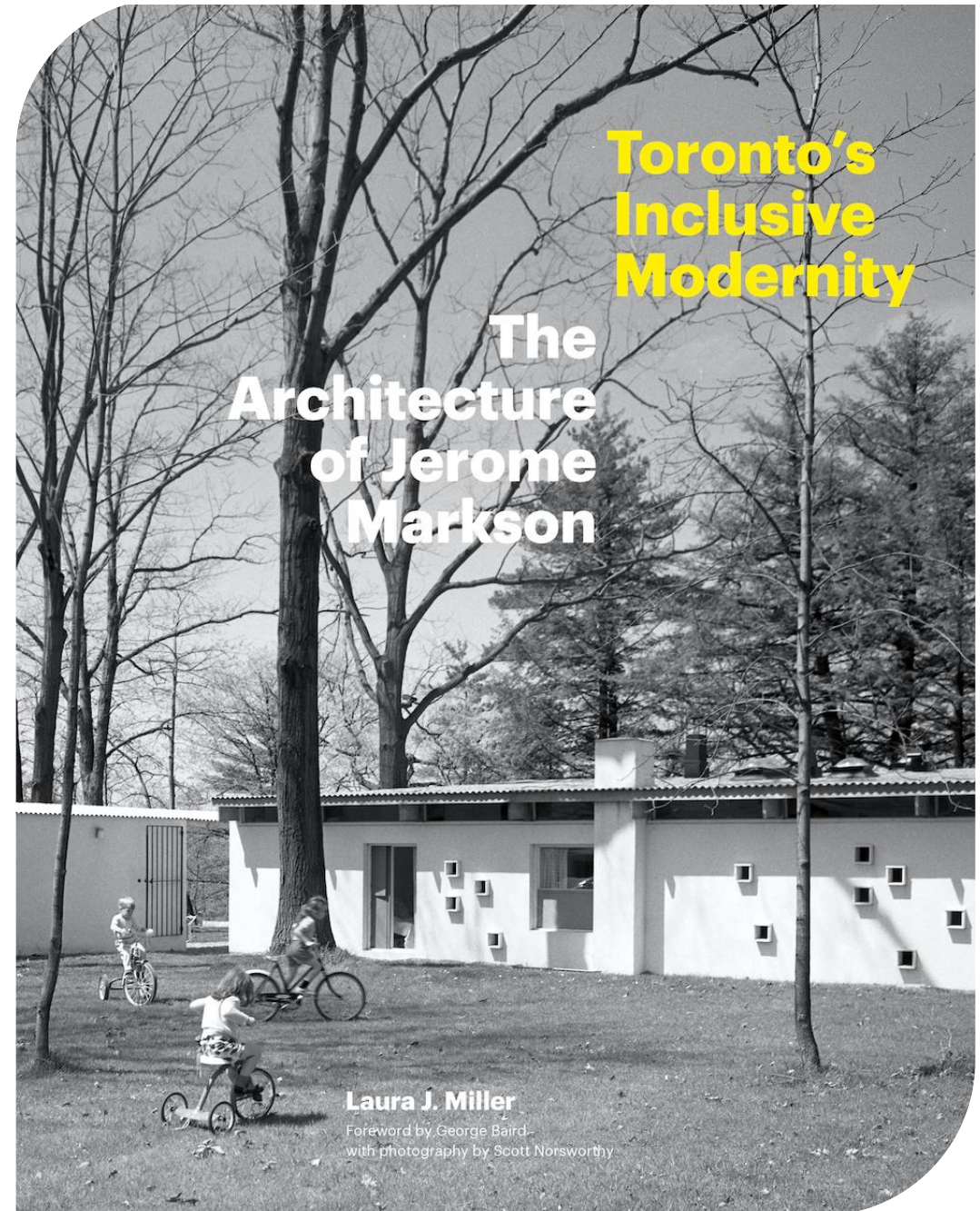
In 2020, Prof. Laura J. Miller (Daniels, Univ. of Toronto) curated a gallery exhibit and published a book-length study of the work of Jerome Markson.

Exhibit:

A Quite Individual Course: Jerome Markson Architect, John H. Daniels Faculty of Architecture, Landscape, and Design, 2020

Study:

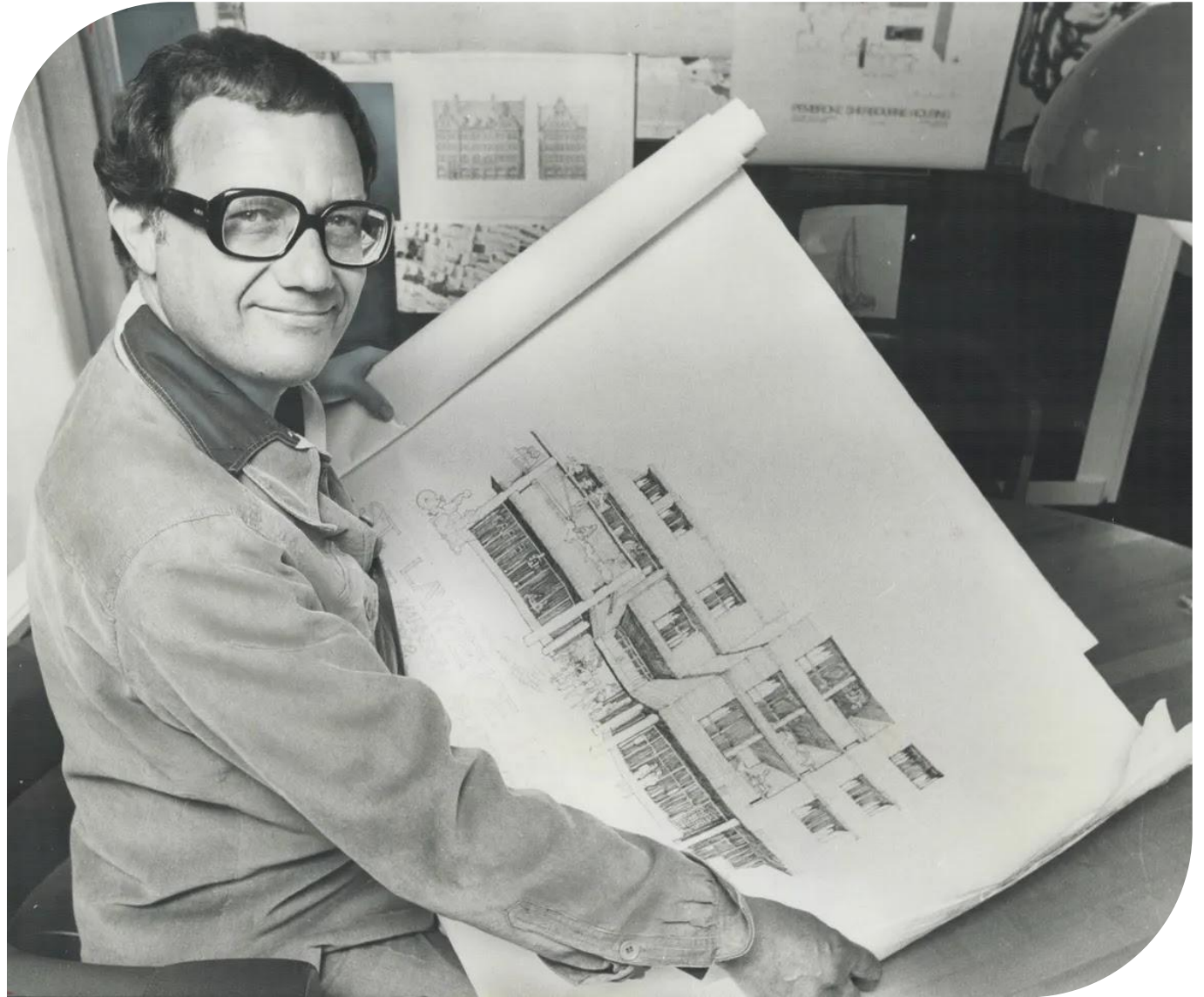
Laura J. Miller, *Toronto's Inclusive Modernity: The Architecture of Jerome Markson* (Vancouver: Figure 1 Publishing, 2020)



Jerome Markson in Hamilton

Markson was part of a new generation of Jewish-Canadian architects educated at the University of Toronto after the Second World War,* and many of his Hamilton clients were members of the city's Jewish community.

* Source: John H. Daniels Faculty of Architecture, Landscape, and Design website. As Miller notes, the Ritualarium is a ritual Orthodox Jewish bathhouse (see plan in Miller, p. 77).

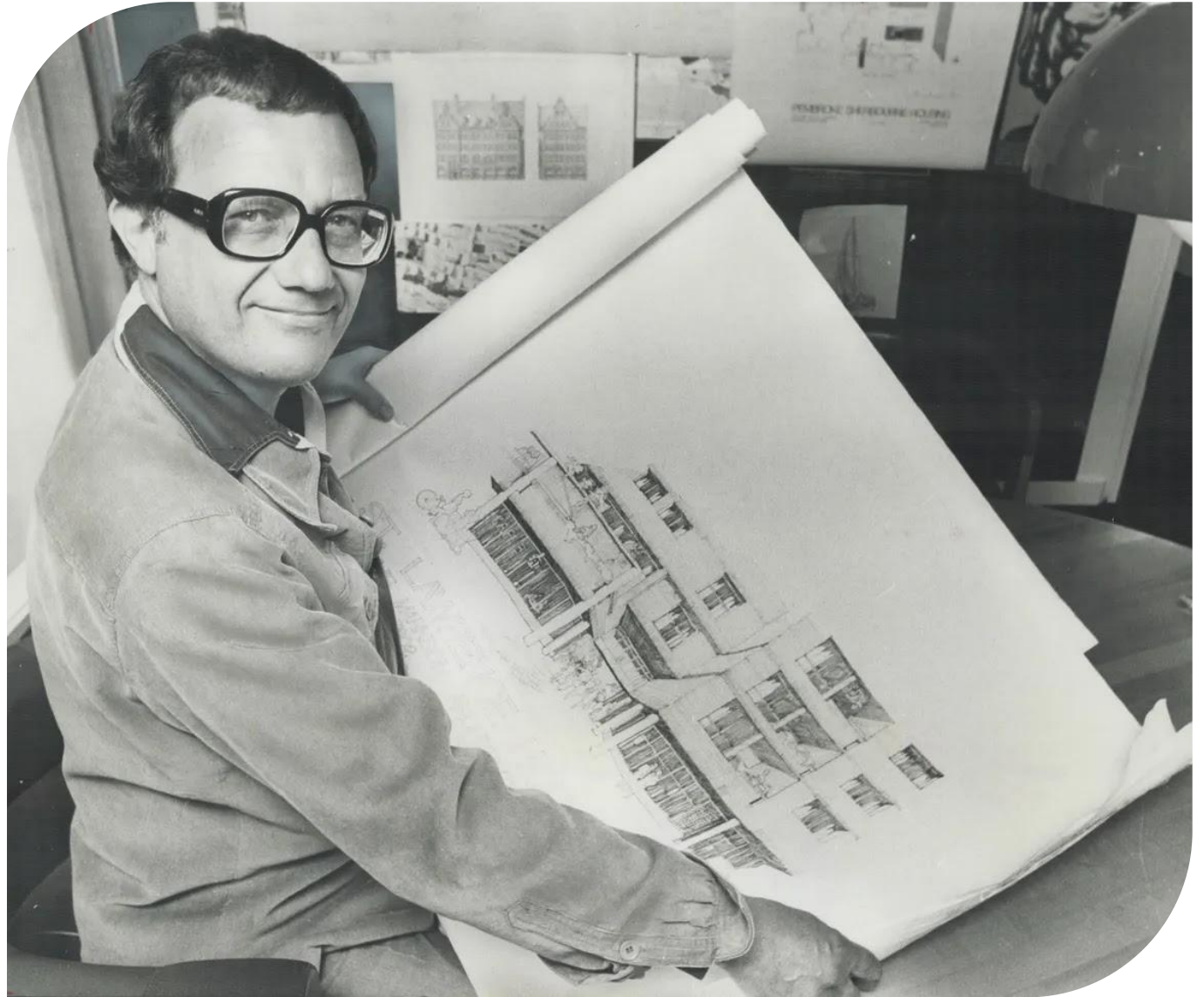


Jerome Markson: Selected works in Hamilton

In her book, Miller highlights 10 Hamilton commissions (* indicates book discussion):

- G. Goldblatt Residence (1955)*
- M. Goldblatt Residence (1957)*
- Netkin Residence (1958)
- Moses Residence (1959)*
- Minden Residence (1959)*
- Levy Residence (1959)
- Ritualarium Bathhouse (1959)
- Urban Courtyard Housing (project for Stelco, 1965)*
- Enkin Residence (1967)*
- Cambridge Clothes head office & showroom (1977)

(Also: Sherman Staff Lodge for Dofasco, Lake Temagami, 1967)*



Five residential commissions

Context: early-career, experimental single-family residences

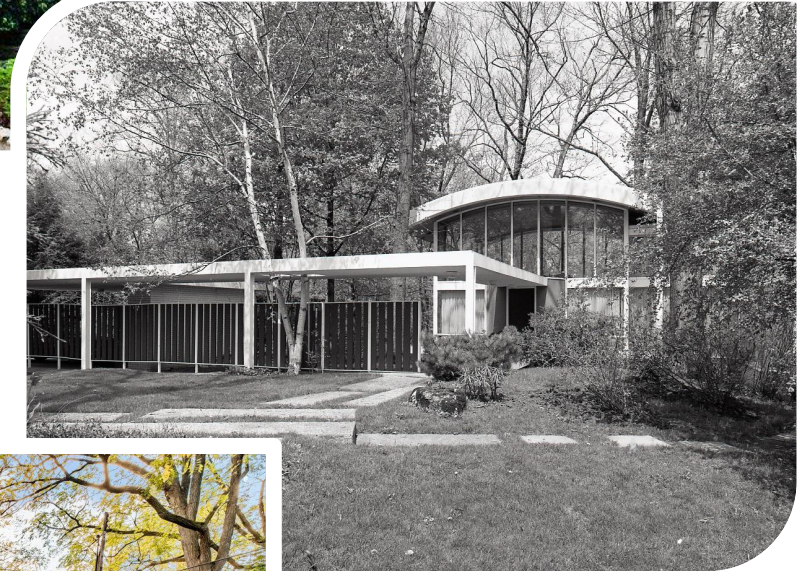
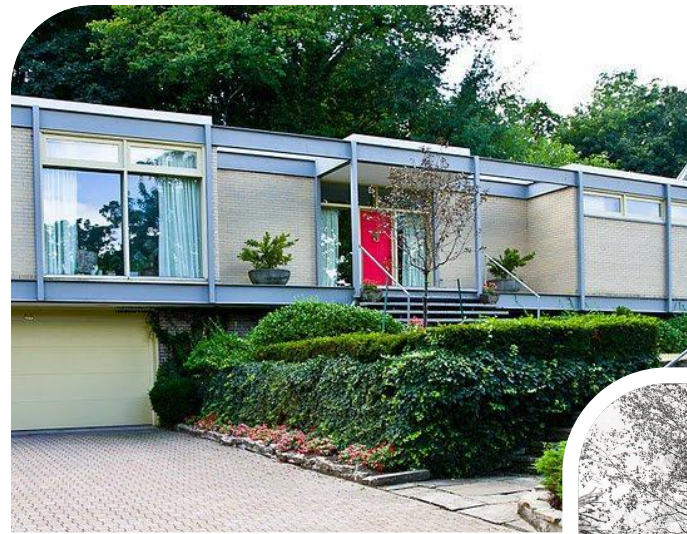
“Markson saw his Amelia Street houses as a set of related problems that presented the **opportunity for ‘pure discovery.’**”*

“The Moses and G. Goldblatt Residences were **the only exposed-steel structures Markson built**, appropriately both in ‘Steeltown.’”

These photos show the G. Goldblatt and Moses residences, and Minden House on Amelia Street.

Photos: Jeff Tessier, Morley Markson, Realtor.ca.

*Miller interview 2017, Miller, p. 73; p. 152.



Markson House (1955)

- **a.k.a. G. Goldblatt Residence**
- **45 Amelia St. (Kirkendall)**
- Clients: George & Jessie Goldblatt (Markson's aunt & uncle)
- George Goldblatt was Treasurer at International Iron & Metal, later Intermetco
- 1976-2020 Chick & Gabby Holton: Chick Pres. National Paper Goods
- Art by Leonard Oesterle (rear terrace), Don Wallace (bedroom)
- Added to the Register in 2019
- Used as a filming location



M. Goldblatt Residence (1957)

- **79 Amelia St.**
- Clients: Malcolm & SONDY Goldblatt
- The Goldblatts were in the steel industry: International Iron & Metal, later Intermetco
- Of Markson's 3 Amelia St. residences, no. 79 "most actively mirrors the topography of its site"
- Raised central courtyard
- Plan reproduced in Miller (p. 73)
- Design accommodates underground creek & existing mature trees
- Landscaping by landscape architect George Tanaka



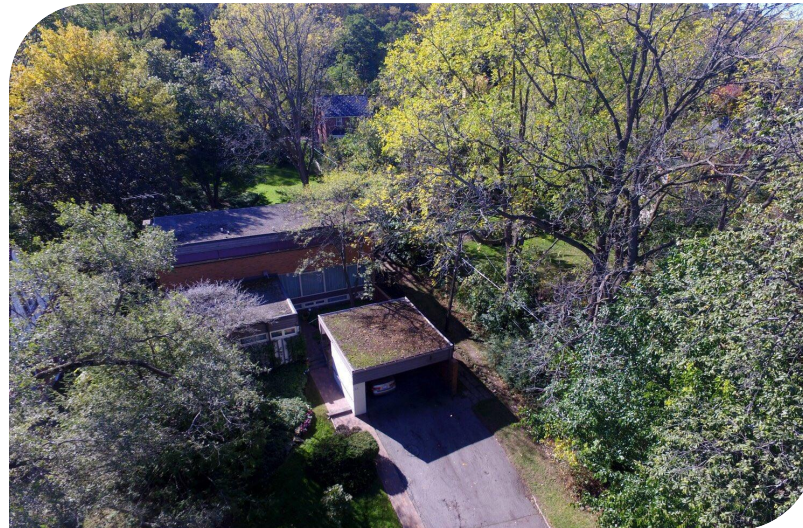
Moses Residence (1959)

- **8 Mayfair Pl. (Westdale)**
- Formal ravine house
- Clients: James & Deborah Moses (Markson's cousin and her family)
- Mr. Moses was GM, Int'l Machinery
- Currently home to the Hamilton Centre for Psychoanalysis
- Plans reproduced in Miller
- "the first house designed by Markson to achieve a high profile in the architectural press" (Miller p. 74)
- 25 Years Award, 1993 (OAA + *Canadian House and Home* magazine)



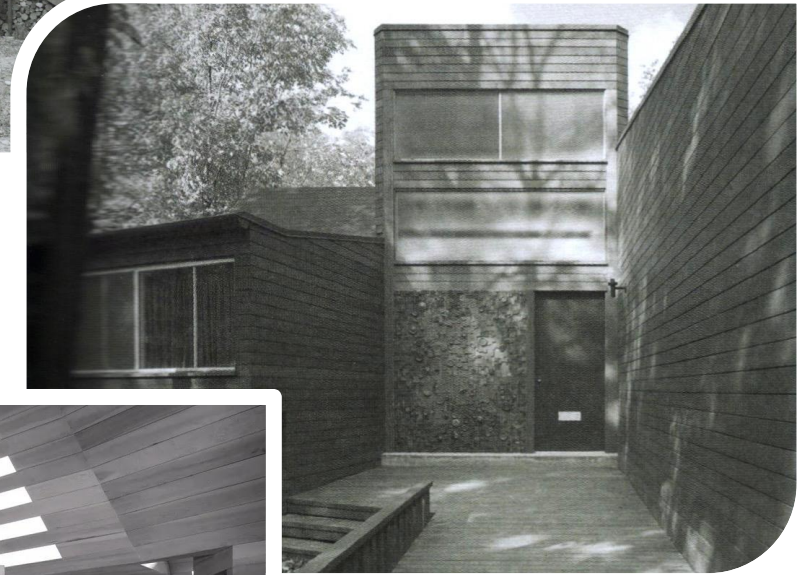
Minden Residence (1959)

- **125 Amelia St.**
- Clients: Joseph & Anne Minden
- Dr. Joseph H. Minden (1913-2008) was a surgeon (practice: 452 Main St. E.)
- Key work for the local gallery exhibit *SLEEK: Hamilton's Modernist Residential Architecture (2010-11)* curated by architect Anthony Butler
- “perhaps the most important Modernist residence in Hamilton” – Dave LeBlanc, *The Globe and Mail*



Enkin Residence (1967)

- **538 Scenic Dr. (Ward 14)**
- Wooded site on the Mountain
- Clients: Lawrence & Sharon Enkin
- Lawrence H. Enkin (1928-2022),
Coppoly VP, president, chair emeritus;
brother of Dr. Murray Enkin
- Art by Mayta Markson (by front door)
- Photos at Ryerson archive by Roger
Jowett, 1971
- University of Calgary archive refers to
“The Stream,” built for Mr. & Mrs. L.
Enkin



Modernism and the risk of alterations

When left undesignated, the original architect's design can be subject to alterations without community input.

Examples:

- 125 Amelia St. — horizontal siding & open car port (see photos)
- 79 Amelia St. — stuccoed
- 538 Scenic Dr. — roofline altered but subsequently restored*

* See last slide.



Addendum I: three more Markson works

1. Netkin Residence (1958)

- **89 Winston Ave. (Ainsley Wood)**
- Clients: Melvyn & Ferne Netkin (née Minden)
- Melvyn “Sonny” Netkin (1934-2019), associated with S. Netkin & Sons, local fruit wholesale business

2. Levy Residence (1959)

- **90 Winston Ave.**
- Clients: Irving & Sadie Levy
- Dr. Irving Levy (1916-1997) was a surgeon (practice: 1390 Main St. E.)
- The shiva for Sadie Levy (1913-2013) was held here



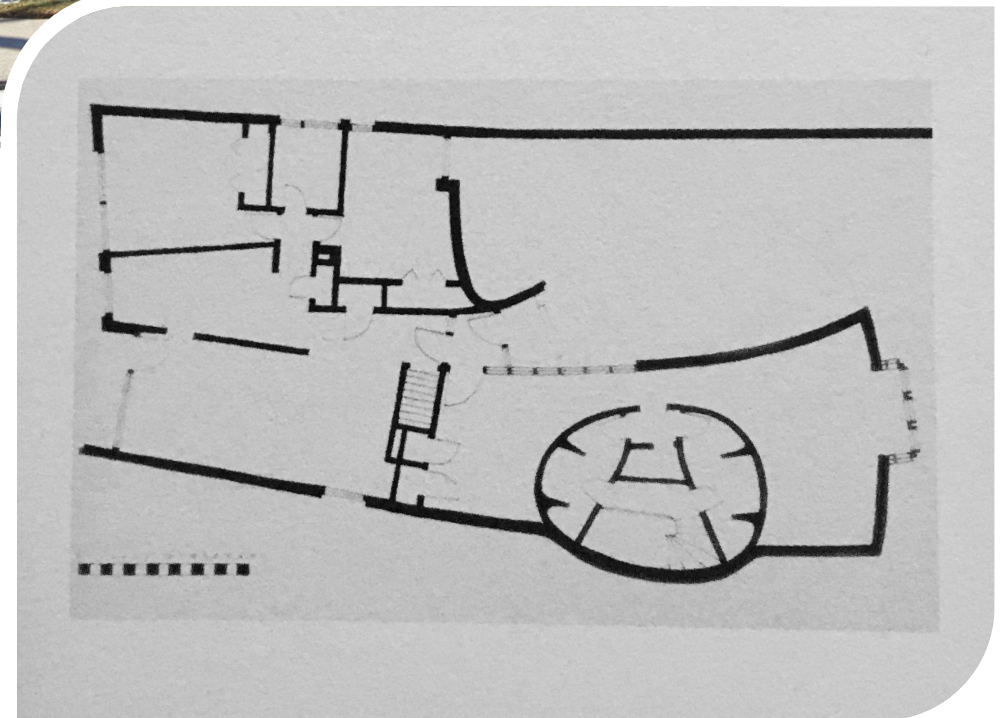
Netkin Residence,
Milton, ON



Addendum I: three more Markson works (cont'd)

3. Ritualarium Bathhouse, Hamilton Mikvah (1959)

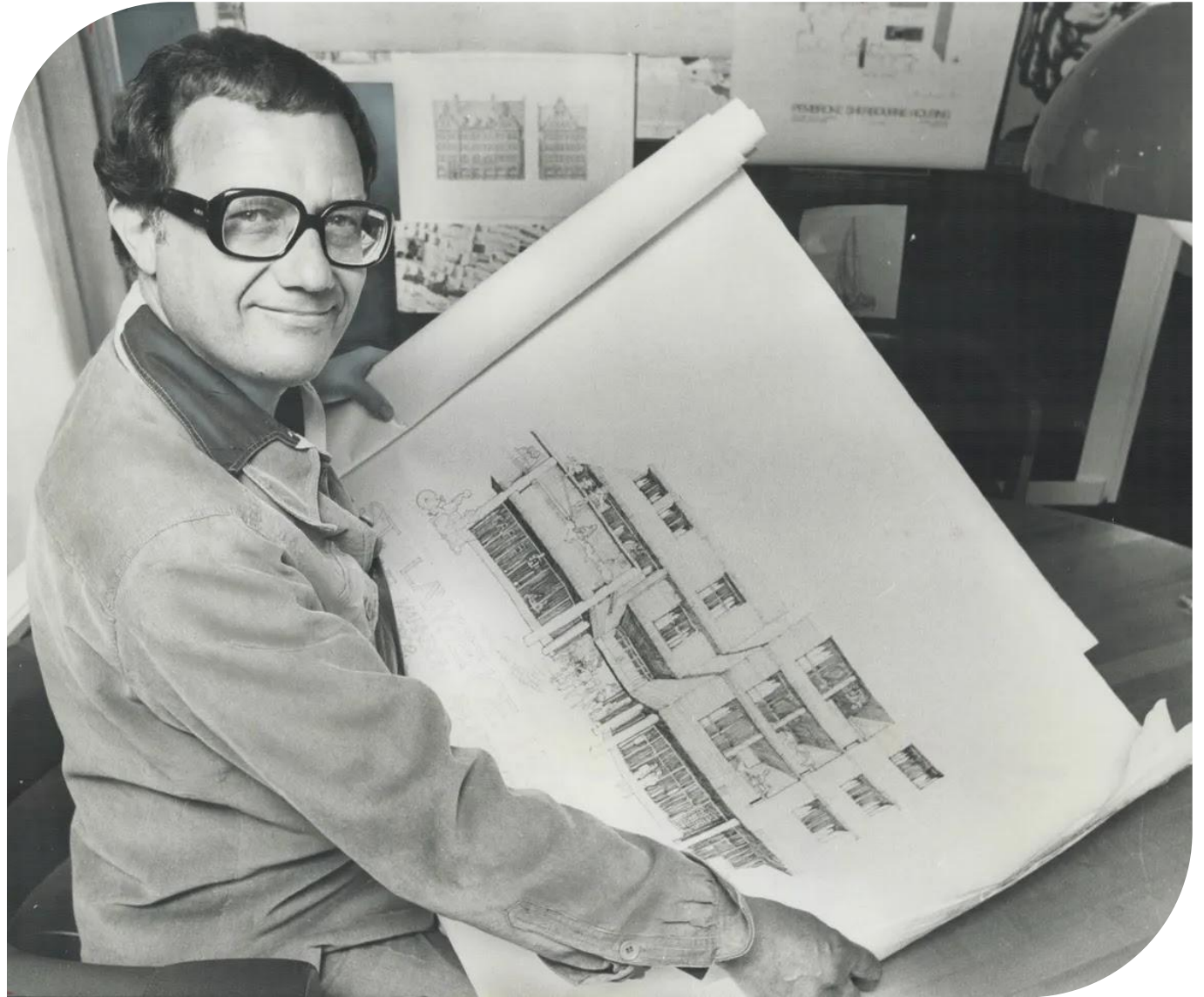
- **128 Cline Ave. S.**
- Orthodox Jewish ritual bathhouse (mikvah)
- Across from Adas Israel Synagogue (125 Cline Ave. S., completed 1961)
- Customary modest exterior
- Several synagogue commissions in the GTA; Hamilton Mikvah his only local work associated with Judaism
- Plans to demolish have been rumoured



Addendum II: Summary

This survey identified 8 Hamilton works by Jerome Markson:

1. **G. Goldblatt Residence**, 45 Amelia St. (1955)
2. **M. Goldblatt Residence**, 79 Amelia St. (1957)
3. **Netkin Residence**, 89 Winston Ave. (1958)
4. **Moses Residence**, 8 Mayfair Pl. (1959)
5. **Minden Residence**, 125 Amelia St. (1959)
6. **Levy Residence**, 90 Winston Ave. (1959)
7. **Ritualarium Bathhouse (Hamilton Mikvah)**, 128 Cline Ave. S. (1959)
8. **Enkin Residence**, 538 Scenic Dr. (1967)





Thank you.