



City of Hamilton
HAMILTON MUNICIPAL HERITAGE COMMITTEE
AGENDA

Meeting #: 23-006
Date: June 22, 2023
Time: 12:00 p.m.
Location: Room 264, 2nd Floor, City Hall (hybrid) (RM)
71 Main Street West

Matt Gauthier, Legislative Coordinator (905) 546-2424 ext. 6437

1. CEREMONIAL ACTIVITIES

1.1 Hamilton Municipal Heritage Committee - Heritage Recognition Awards Celebration

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 May 19, 2023

5. COMMUNICATIONS

5.1 Correspondence from Urban Solutions Planning & Land Development, respecting the Public Notice of Partial Closure of the Jewish Congregation Anshe-Sholem of Hamilton Cemetery

Recommendation: Be Received.

5.2 Notice of Council Decision for Heritage Permit Application HP2023-019 for 32 John Street East, Flamborough (Ward 15), Mill Street Heritage Conservation District, Designated under Part V of the Ontario Heritage Act (By-law No. 96-34-H)

Recommendation: Be Received.

- 5.3 Correspondence to the Ontario Heritage Trust, Provincial Heritage Registrar, respecting Notice of Intention to Designate under Part IV of the Ontario Heritage Act 3 Main Street, Dundas (Former Valley Lodge No. 100)

Recommendation: Be Received.

6. DELEGATION REQUESTS

- 6.1 Matt Johnston, Urban Solutions Planning & Land Development, respecting the Public Notice of Partial Closure of the Jewish Congregation Anshe-Sholem of Hamilton Cemetery (for today's meeting)

7. DELEGATIONS

8. STAFF PRESENTATIONS

- 8.1 Recommendation to Designate 64 Hatt Street, Dundas, under Part IV of the Ontario Heritage Act (PED23124) (Ward 13)

9. CONSENT ITEMS

- 9.1 Delegated Approval: Heritage Permit Application HP2023-021: Removal of Window at 56 Charlton Avenue West, Hamilton (Charlton Hall) (Ward 2) (By-law No. 15-152)
- 9.2 Heritage Permit Review Sub-Committee Minutes (April 18, 2023)

10. DISCUSSION ITEMS

- 10.1 Monthly Report on Proactive Listings for the Municipal Heritage Register, June 2023 (PED23146) (Ward 3)

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.

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.

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
- (viii) 6 Tally Ho Drive, Dundas (I) – 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 (D) – 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.

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.

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

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.

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.

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
- (xxiv) 65 Charlton Avenue East, Church of Ascension (D, NHS), Hamilton – G. Carroll
- (xxv) 4 Turner Avenue, Hamilton (R) – J. Brown

Stoney Creek

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

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

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's Heritage Recognition Awards Update

13.3 Ontario Heritage Conference Update (June 15-17, 2023) (no copy)

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT



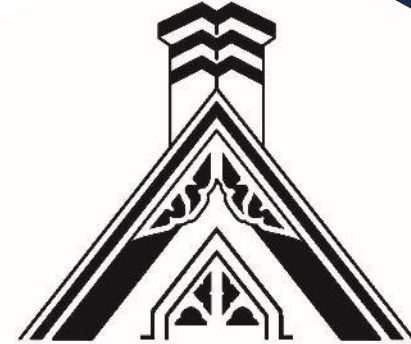
**Award Presentations
June 22, 2023**

**Hamilton Municipal
Heritage Committee
Heritage Recognition
Awards Celebration**

2022-2023

Adaptive Reuse of a Heritage Property Award

Award Recipients



Hamilton Municipal
Heritage Committee

*Presented to a heritage property owner demonstrating
an outstanding contribution to the conservation,
restoration and preservation of Hamilton's built
heritage through the adaptive re-use of a property.*

Adaptive Reuse of a Heritage Property Award Recipients

280 Main Street East, Hamilton

**Former Thomas Anglican Church
Apartment Conversion**

Developer: Tal Dehtiar



Adaptive Reuse of a Heritage Property Award Recipients



29 Harriet Street, Hamilton

Owner: Aeon Studio Group

2022-2023

Volunteer Recognition

Award Recipients



Hamilton Municipal
Heritage Committee

Volunteer Recognition Award Recipients



Jim Charlton
Volunteer

Member
HMHC Inventory & Research
Working Group

Photo Credit: The Hamilton Spectator

2022-2023

Heritage Streetscape Revitalization Award

Award Recipients

Recognizing the efforts of property owners who have demonstrated an outstanding contribution to the enhancement of Hamilton's heritage streetscapes through conservation and revitalization.



Hamilton Municipal
Heritage Committee

Heritage Streetscape Revitalization Award Recipients



Before

154 James Street North, Hamilton
Malleum Properties



After

2022-2023

Heritage Property Conservation Award

Award Recipients



Hamilton Municipal
Heritage Committee

*Presented to property owners demonstrating an
outstanding contribution to the conservation,
restoration and preservation of
Hamilton's built heritage.*

Heritage Property Conservation Award Recipients



**79 South Street West,
Dundas**

c. 1944,

Built for a prominent Dundas
family

Heritage Status: None



Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

Minutes 23-005

12:00 p.m.

May 19, 2023

Room 264, 2nd Floor, City Hall

Present: A. Denham-Robinson (Chair), J. Brown, K. Burke, G. Carroll, L. Lunsted, R. McKee and W. Rosart

Absent with Regrets: Councillor C. Kroetsch – Personal
C. Dimitry and T. Ritchie

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

- Heritage Permit Application HP2023-019, Under Part V of the Ontario Heritage Act, for the Construction of a Rear Detached Accessory Structure at 32 John Street East, Flamborough (PED23126) (Ward 15) (Item 8.2)**

(Carroll/Lunsted)

That Heritage Permit Application HP2023-019, for the erection of a rear detached accessory structure on the designated property at 32 John Street East, Flamborough (Mill Street Heritage Conservation District), as shown in Appendix “A” attached to Report PED23126, be approved, subject to the approval of any required *Planning Act* applications, and the following Heritage Permit conditions:

- That the final details of the windows, garage doors, siding and roofing material be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- That any minor changes to the plans and elevations following approval shall be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- That construction and site alterations, in accordance with this approval, shall be completed no later than June 30, 2026. If the construction and site alterations are not completed by June 30, 2026, then this approval expires as of that date, and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

2. Recommendation to Designate 3 Main Street, Dundas, under Part IV of the Ontario Heritage Act (PED23125) (Ward 13) (Item 8.3)

(Burke/Carroll)

That the City Clerk be directed to give notice of Council's intention to designate 3 Main Street, Dundas, shown in Appendix "A" attached to Report PED23125, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED23125, subject to the following:

- (a) If no objections are received to the notice of intention to designate in accordance with the Ontario Heritage Act, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
- (b) If an objection to the notice of intention to designate is received in accordance with the Ontario Heritage Act, City Council directs staff to report back to Council to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

CARRIED

3. Monthly Report on Proactive Listings for the Municipal Heritage Register, April 2023 (PED23101) (Wards 3 and 11) (Item 10.1)

(Carroll/Brown)

That staff be directed to list the following properties on the Municipal Heritage Register as non-designated properties that Council believes to be of cultural heritage value or interest, as outlined in Report PED23136, in accordance with Section 27 of the Ontario Heritage Act:

- (a) 9575 Twenty Road West, Glanbrook (Ward 11);
- (b) 9511 Twenty Road West, Glanbrook (Ward 11).

CARRIED

4. Ontario Heritage Conference 2023 (Added Item 13.3)

(Brown/Burke)

- (a) That the following members of the Hamilton Municipal Heritage Committee be designated as the Committee's representatives at the Ontario Heritage Conference on June 15 to 17, 2023:
 - (i) Lyn Lunsted;
 - (ii) Will Rosart;
 - (iii) Graham Carrol;
 - (iv) Alissa Denham-Robinson; and,

- (b) That the costs incurred by the Committee's representatives attending the Ontario Heritage Conference for the conference, accommodations and travel, be reimbursed from Account Number 56328-814000.

CARRIED

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

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

5. COMMUNICATIONS

- 5.1 Correspondence from Corbett Land Strategies Inc., respecting 9511 Twenty Road W, Hamilton - Hamilton Municipal Heritage Committee Report PED23136 Proactive Listings for the Municipal Heritage Register

Recommendation: Be received and referred to the consideration of Item 10.1.

13. GENERAL INFORMATION / OTHER BUSINESS

13.3 Ontario Heritage Conference 2023

(Rosart/Carroll)

That the agenda for May 18, 2023, be approved, as amended.

CARRIED

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

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

(i) April 28, 2023 (Item 4.1)

(Brown/Burke)

That the Minutes of April 28, 2023 of the Hamilton Municipal Heritage Committee, be approved, as presented.

CARRIED

(d) COMMUNICATIONS (Item 5)

(i) (Brown/Carroll)

That the following Communication item be approved, as presented:

- (a) Correspondence from Corbett Land Strategies Inc., respecting 9511 Twenty Road W, Hamilton – Hamilton Municipal Heritage Committee Report PED23136 Proactive Listings for the Municipal Heritage Register (Added Item 5.1)

Recommendation: Be received and referred to the consideration of
Item 10.1

CARRIED

(e) STAFF PRESENTATIONS (Item 8)

(i) Tourism Hamilton Visitor Experience Centre Exhibit: Moving Forward, Looking Back: Why Heritage Conservation Matters to Hamilton (Item 8.1)

Mara Benjamin, Visitor Experience Centre Coordinator, and Meredith Leonard, Senior Curator Learning and Interpretation, addressed Committee respecting the Tourism Hamilton Visitor Experience Centre Exhibit: Moving Forward, Looking Back: Why Heritage Conservation Matters to Hamilton, with the aid of a presentation.

(Rosart/Carroll)

That the Presentation respecting Tourism Hamilton Visitor Experience Centre Exhibit: Moving Forward, Looking Back: Why Heritage Conservation Matters to Hamilton, be received.

CARRIED

(ii) Heritage Permit Application HP2023-019, Under Part V of the Ontario Heritage Act, for the Construction of a Rear Detached Accessory Structure at 32 John Street East, Flamborough (PED23126) (Ward 15) (Item 8.2)

Lisa Christie, Cultural Heritage Planner, addressed Committee respecting Heritage Permit Application HP2023-019, Under Part V of the Ontario Heritage Act, for the Construction of a Rear Detached Accessory Structure at 32 John Street East, Flamborough, (PED23126) (Ward 15), with the aid of a presentation.

(Lunsted/McKee)

That the Presentation respecting Heritage Permit Application HP2023-019, Under Part V of the Ontario Heritage Act, for the Construction of a Rear Detached Accessory Structure at 32 John Street East, Flamborough, (PED23126) (Ward 15), be received.

CARRIED

For disposition of this matter, refer to Item 1.

(iii) Recommendation to Designate 3 Main Street, Dundas, under Part IV of the Ontario Heritage Act (PED23125) (Ward 13) (Item 8.3)

Meg Oldfield, Cultural Heritage Planning Technician, respecting Recommendation to Designate 3 Main Street, Dundas, under Part IV of the Ontario Heritage Act (PED23125) (Ward 13), with the aid of a presentation.

(Caroll/Lunsted)

That the Presentation respecting Recommendation to Designate 3 Main Street, Dundas, under Part IV of the Ontario Heritage Act (PED23125) (Ward 13), be received.

CARRIED

For disposition of this matter, refer to Item 2.

(f) CONSENT ITEMS (Item 9)

(Burke/Carroll)

That the following Consent Items, be received:

- (i) Delegated Approval: Heritage Permit Applications (Item 9.1)
 - (a) Heritage Permit Application HP2023-012: Window Repair and Storm Window Installation at 77 King Street West, Stoney Creek (Part IV, Battlefield House) (Ward 5) (By-law No. 3419-91) (Item 9.1(a))
 - (b) Heritage Permit Application HP2023-016: Installation of new windows within existing openings at 828 Sanatorium Road and 870 Scenic Drive, Hamilton, Long and Bisby Building (Ward 14) (By-law Number 21-036) - Extension of Previously Approved Heritage Permit HP2021-013 (Item 9.1(b))
 - (c) Heritage Permit Application HP2023-020: Interim security measures at 828 Sanatorium Road and 870 Scenic Drive, Hamilton, Long and Bisby Building (Ward 14) (By-law Number 21-036) - Extension of Previously Approved Heritage Permit HP2021-021 (Item 9.1(c))
 - (d) Heritage Permit Application HP2023-014: Landscaping Improvements Surrounding Wallingford Hall at 1280 Main Street West, Hamilton, McMaster University Historic Core (Ward 1) (By-law No. 08-002) (Item 9.1(d))
 - (e) Heritage Permit Application HP2023-018: Alterations to the Existing Detached Garage at 50 Markland Street, Hamilton (Ward 2), Durand-Markland HCD (By-law No. 94-184) (Item 9.1(e))
 - (f) Heritage Permit Application HP2023-010: Graffiti Removal and Prevention at the York Boulevard High Level Bridge, Hamilton (Ward 1), Part IV (By-Law No. 86-272) (Item 9.1(f))
- (ii) Education and Communication Working Group Notes – April 5, 2023 (Item 9.2)

CARRIED

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

(i) Buildings and Landscapes (Item 13.1)

Updates to properties can be viewed in the meeting recording.

(Carroll/Lunsted)

That the following updates, be received:

- (a) (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
- (viii) 6 Tally Ho Drive, Dundas (I) – 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

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- (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

- (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
- (xxiv) 65 Charlton Avenue East, Church of Ascension (D, NHS), Hamilton – G. Carroll
- (xxv) 4 Turner Avenue, Hamilton (R) – J. Brown

Stoney Creek

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

- (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

- (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

CARRIED

(ii) Doors Open Hamilton 2023 (Item 13.2)

G. Carroll and J. Brown addressed Committee with an update of the Doors Open Hamilton 2023 Event.

(Carroll/Burke)

That the update respecting the Doors Open Hamilton 2023 Event, be received.

CARRIED

(h) ADJOURNMENT (Item 15)

(Lunsted/Carroll)

That there being no further business, the Hamilton Municipal Heritage Committee adjourned at 12:49 p.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Matt Gauthier
Legislative Coordinator
Office of the City Clerk

NOTICE OF APPLICATION FOR AN ORDER TO CLOSE PART OF A CEMETERY

Provided pursuant to section 88 of the Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, Chapter 33 (the “Act”) and section 172 of O. Reg. 30/11 made under the Act

The Jewish Congregation Anshe-Sholem of Hamilton (the “Cemetery”) is located at Part of 389 & 391 Limeridge Road and 427 Limeridge Road East, Hamilton. The registered cemetery is approximately 1.89ha in size. Most of the property is occupied by graves and manicured grass with mature trees scattered throughout. The observed headstones are limited to the centre of the cemetery and along its eastern edge within the portion being retained. The graves are ringed by asphalt driveways, which also access a small gazebo as well as two former residential structures along the eastern edge of the property. A small asphalt parking area exists on the west side of the cemetery’s main driveway. Additionally, a narrow swathe of woodlot spans the western edge of the cemetery grounds. This cemetery is not a heritage designated under the Ontario Heritage Act.

TAKE NOTICE THAT, pursuant to section 88 of the Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, Chapter 33, the undersigned intends to make an application for an Order to close part of this Cemetery. The part to be closed covers a total of 0.20 hectares. The northeast portion is rectangular in shape, measures about 0.13ha, and consists of a lawn over the remains of a former gravel access road leading west from Upper Wentworth Street to the Anshe Sholom Cemetery. The southeast portion is also rectangular in shape and measures approximately 0.07ha. This area previously comprised of a residence, driveway and grass covered yard, which have since been demolished. Based on results of an archaeological assessment completed on the property, there are no interments or scatterings in the portions of the cemetery to be closed. The portion of the property to remain as a cemetery, is a fenced area, approximately 1.69ha in size. All interments and markers will remain in this portion of the cemetery. The Jewish Congregation Anshe-Sholem of Hamilton is seeking to remove the cemetery designation from the northeast and southeast portions of the cemetery because those lands were inadvertently added as “cemetery lands” when designating the cemetery on June 3rd, 2021.

TAKE FURTHER NOTICE THAT, interested persons may make submissions regarding the proposed application in writing to FBCSARegistrar@ontario.ca, or:

Registrar, *Funeral, Burial and Cremation Services Act, 2002*
Ministry of Government and Consumer Services
56 Wellesley Street West, 16th Floor
Toronto, ON M7A 1C1

TAKE FURTHER NOTICE THAT, submissions should be made within 45 days from May 12, 2023

APPLICANT:

UrbanSolutions Planning & Land Development Consultants Inc.
For The Jewish Congregation Anshe-Sholem of Hamilton
389, 391 & 427 Limeridge Road East,
Hamilton, Ontario L9A 2S8
contact@urbansolutions.info



Hamilton

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

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

FILE: HP2023-019

June 9, 2023

Jeanette Szabo and Joseph MacKillop
32 John Street East
Waterdown, ON
L0R 2H0

Re: Notice of Council Decision for Heritage Permit Application HP2023-019 for 32 John Street East, Flamborough (Ward 15), Mill Street Heritage Conservation District, Designated under Part V of the *Ontario Heritage Act* (By-law No. 96-34-H)

Please be advised that Council, at its meeting of June 7, 2023, made the following decision:

That Heritage Permit Application HP2023-019, for the erection of a rear detached accessory structure on the designated property at 32 John Street East, Flamborough (Mill Street Heritage Conservation District), as shown in Appendix "A" to Report PED23126, be approved, subject to the approval of any required *Planning Act* applications and the following Heritage Permit conditions:

- (i) That the final details of the windows, garage doors, siding and roofing material be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- (ii) That any minor changes to the plans and elevations following approval shall be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- (iii) That construction and site alterations, in accordance with this approval, shall be completed no later than June 30, 2026. If the construction and site alterations are not completed by June 30, 2026, then this approval expires as of that date, and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part V of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as

**Re: Notice of Council Decision for Heritage Permit
Application HP2023-019 for 32 John Street East,
Flamborough (Ward 15), Mill Street Heritage
Conservation District, Designated under Part V of the
Ontario Heritage Act (By-law No. 96-34-H)**

**June 9, 2023
Page 2 of 2**

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.

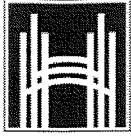
If you have any further questions, please feel free to contact myself at 905-546-2424 ext. 1291 or via email at lisa.christie@hamilton.ca.

Yours truly,

A handwritten signature in black ink that reads "Lisa Christie". The signature is written in a cursive, flowing style.

Lisa Christie
Cultural Heritage Planner

cc: Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Kevin Baksh, Registrar, Ontario Heritage Trust
Councillor Ted McMeekin, Ward 15



Hamilton

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

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

June 14, 2023

Ontario Heritage Trust
Attn: Provincial Heritage Registrar
10 Adelaide Street East
Toronto, ON M5C 1J3

Dear Provincial Heritage Registrar:

**Re: Notice of Intention to Designate under Part IV of the *Ontario Heritage Act*
3 Main Street, Dundas (Former Valley Lodge No. 100)**

The City of Hamilton intends to designate 3 Main Street, Dundas under Section 29 of the *Ontario Heritage Act*, as being property of cultural heritage value. **Attached** please find the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes for the subject property.

A Notice of Intention to Designate the property was also published in the Hamilton Spectator on June 14, 2023.

Any person who objects to the proposed designation shall, within thirty days after the date of publication of the notice of intention, serve on the clerk of the municipality a notice of objection setting out the reason for the objection and all relevant facts.

If you have any questions regarding this Notice of Intention to Designate, please contact: Meg Oldfield, Planning Technician II – Cultural Heritage, Phone: (905) 546-2424 ext. 7163, Email: Meg.Oldfield@hamilton.ca.

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

MO
Attach.

cc: Councillor A. Wilson, Ward 13
Susan Nicholson, Solicitor
Alan Shaw, Director, Building Division
Matt Gauthier, Legislative Coordinator
Meg Oldfield, Planning Technician II – Cultural Heritage



CITY OF HAMILTON

Notice of Intention to Designate

3 Main Street, Dundas

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

Description of Property

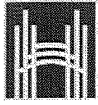
The 0.06-acre property at 3 Main Street is comprised of a two-storey brick commercial building constructed circa 1875, located near the southeast corner of Main Street and King Street in the historic downtown core of Dundas, in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of the property located at 3 Main Street lies in its design value as a representative example of the Second Empire architectural style in the former Town of Dundas, as demonstrated by its Mansard roof with dormer windows, polychromatic slate tiles, and central cupola, as well as its design value as a rare, unique and early example of the Renaissance Revival architectural style in the former Town of Dundas, as demonstrated by its alternating triangular and segmental pediments and moulded cornices. It is also a rare and early example of the use of the architectural use of galvanized iron for decorative exterior window hoods in Dundas. The building displays a high degree of craftsmanship in the form of its polychromatic hexagonal slate Mansard roof, galvanized ironwork, and decorative wood brackets.

The historical value of the property lies in its direct association with Britton Bath Osler (1839-1901), the original owner of the building and a prominent lawyer, most well-known for his work as a prosecuting attorney in the treason trial of Louis Riel. The historical value of the property also lies in its direct association with the Valley Lodge No. 100 A.F. & A.M., who occupied the building for nearly 150 years.

The contextual value of the property lies in its role in defining the historic character of the former Town of Dundas, located at the prominent corner of Main and King streets. The building is visually, physically and historically linked to its surroundings as part of the surviving mid- to late-nineteenth century commercial streetscape and the row of



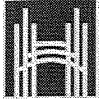
Hamilton

buildings from 2 King Street East to 15 Main Street. The building is also considered to be a local landmark, identifiable by its unique central cupola.

Description of Heritage Attributes

The key attributes that embody the cultural heritage value of the property as a representative example of the Second Empire style and Renaissance Revival styles of architecture, and a high degree of craftsmanship, and its historical association with previous owner B.B. Osler include the:

- Front (west) elevation and roofline of the two-storey brick structure including its:
 - Mansard roof with its:
 - Polychromatic hexagonal slate tiles;
 - Central crowning cupola with flanking semi-circular dormers;
 - Projecting eave with decorative paired wooden brackets below;
 - Raised brick parapet to the south with a carved stone end bracket;
 - Nine-bay front elevation with its:
 - Round-arched window openings in the second storey with galvanized iron window hoods consisting of alternating designs of triangular and segmental pediments with decorative rosettes, and plain stone sills;
 - Flat-headed openings in the first-storey with one-over-one hung wood windows, plain stone lintels, and stone lug sills with stone drips;
 - Moulded decorative cornice above the first storey with decorative galvanized iron brackets;
 - Plain brick piers separating the first-storey bays; and,
 - Stone foundation.



Hamilton

The key attributes that embody the contextual value of the property as a defining feature of the historical character of Main Street and the community of Dundas, and as a local landmark include its:

- Location fronting onto Main Street; and,
- Central cupola.

From: City of Hamilton <hello@hamilton.ca>

Sent: June 16, 2023 8:58 AM

To: clerk@hamilton.ca

Subject: Webform submission from: Request to Speak to a Committee of Council

Submitted on Fri, 06/16/2023 - 08:57

Submitted by: Anonymous

Submitted values are:

Committee Requested

Committee

Hamilton Heritage Committee

Will you be delegating in-person or virtually?

Virtually

Will you be delegating via a pre-recorded video?

No

Requestor Information

Requestor Information

Matt Johnston

UrbanSolutions

Preferred Pronoun

he/him

Reason(s) for delegation request

We have been placed on the agenda and are making ourselves available for any questions that the committee may have.

Will you be requesting funds from the City?

No

Will you be submitting a formal presentation?

No



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Committee Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	June 22, 2023
SUBJECT/REPORT NO:	Recommendation to Designate 64 Hatt Street, Dundas, under Part IV of the <i>Ontario Heritage Act</i> (PED23124) (Ward 13)
WARD(S) AFFECTED:	Ward 13
PREPARED BY:	Alissa Golden (905) 546-2424 Ext. 1202 Meg Oldfield (905) 546-2424 Ext. 7163
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That the City Clerk be directed to give notice of Council's intention to designate 64 Hatt Street, Dundas, shown in Appendix "A" attached to Report PED23124, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED23124, subject to the following:

- (a) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
- (b) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Council to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

EXECUTIVE SUMMARY

This Report recommends designation of the significant built heritage resources located at 64 Hatt Street, Dundas, known as the former Dundas Foundry and Valley City Manufacturing, under Part IV of the *Ontario Heritage Act*. The Report was prepared as part of the Downtown Dundas Built Heritage Inventory (DDBHI) project and in response to a request to designate the property and an active Zoning By-law Amendment Application (ZAC-22-044) under the *Planning Act*.

This application is a prescribed event under the *Ontario Heritage Act* and the City will not be able to issue a Notice of Intention to Designate until after the prescribed event is complete, or unless the owners enter into a mutual agreement to eliminate or extend the prescribed event timelines.

The subject property is currently listed on the City's Municipal Heritage Register (Register).

Staff have completed an evaluation of the subject property using *Ontario Regulation 9/06* and determined that it has sufficient cultural heritage value or interest to warrant designation, as per the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes attached as Appendix "B" to Report PED23124.

Alternatives for Consideration – See Page 7

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: The designation process will follow the requirements of the *Ontario Heritage Act* and provide for adequate notice of Council's intention to designate the property. Formal objections may be made under the *Ontario Heritage Act* and considered by Council before either withdrawing the notice of intention to designate or passing a designation by-law. Once a designation by-law has been passed, any further objection would be heard before the Ontario Land Tribunal (OLT).

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

SUBJECT: Recommendation to Designate 64 Hatt Street, Dundas, under Part IV of the *Ontario Heritage Act* (PED23124) (Ward 13) - Page 3 of 8

Where alterations to designated properties are contemplated, a property owner is required to apply for, obtain, and comply with a Heritage Permit, for any alteration that “is likely to affect the property’s heritage attributes, as set out in the description of the property’s heritage attributes” (Sub-section 33(1)).

The City of Hamilton also provides financial incentive programs, including development charge exemption and heritage grants and loans, to assist in the adaptive re-use and continued conservation of properties once they are designated.

HISTORICAL BACKGROUND

The subject property located at 64 Hatt Street, Dundas, as shown in Appendix “A” attached to Report PED23124, is comprised of 12 structures constructed between the mid-nineteenth and mid-twentieth centuries. The subject property, known as the former Dundas Foundry and Valley City Manufacturing, was first surveyed for potential heritage interest in the 1970s.

On March 27, 2017 the Inventory and Research Working Group of the Hamilton Municipal Heritage Committee (HMHC) discussed the subject property and recommended that the property be added to the City’s Municipal Heritage Register and that the property be reviewed for designation by 2025. HMHC approved the recommendation on May 18, 2017. On June 14, 2017, City Council approved the recommendations to list the property on the Register and directed staff to review the property for designation as part of Planning Committee Report 17-013.

On January 29, 2021, the City received a Request for Formal Consultation for the subject lands that proposed a phased development including a new eight-storey residential building and an eight-storey residential addition to the existing historic structures. This redevelopment proposal was not pursued by the property owner. On June 10, 2022, an alternate proposal for the property was submitted as part of a Zoning By-law Amendment (“rezoning”) Application requesting approval of a Mixed Use Medium Density (C5) Zone for the property, excluding residential uses and other specified uses permitted in the C5 Zone.

As part of the review of the rezoning application, Heritage staff confirmed the City’s intention to pursue designation of the listed property and indicated that a Cultural Heritage Impact Assessment (CHIA) report was required to be submitted as part of their application, as identified in the previous Formal Consultation Application. Staff also requested that the owner enter into a mutual agreement with the City to extend the 90-day prescribed event timeline in which the City would be able to issue a Notice of Intention to Designate the property under the *Ontario Heritage Act*. At this time, Cultural

SUBJECT: Recommendation to Designate 64 Hatt Street, Dundas, under Part IV of the *Ontario Heritage Act* (PED23124) (Ward 13) - Page 4 of 8

Heritage staff are not in receipt of a CHIA report and the property owner has not entered into the requested mutual agreement.

In the absence of a CHIA report in support of designation, Heritage staff recommended implementing a holding provision as part of the rezoning process to restrict any exterior changes to the existing buildings until such time as a CHIA was submitted to the satisfaction and approval of the City. However, Heritage staff were able to complete a Cultural Heritage Assessment Report internally and indicated to the owner that the City would be bringing forward a recommendation to designate in parallel to the *Planning Act* application process, which may negate the need to additional restrictive zoning to ensure the long-term conservation of the property.

On April 21, 2023, staff provided the owner with a copy of the draft Cultural Heritage Assessment Report (attached as Appendix “C” to Report PED23124) for their consideration and feedback and explained the scope of heritage attributes proposed to be protected as part of the designation. Over the course of late-April and May 2023, staff had a number of detailed email communications with the owner about the details of the designation process and anticipated timing of bringing forward a recommendation to designate and advised them of the timing of this Report.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

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

- Determining the cultural heritage value or interest of a property based on design/physical value, historical/associative value and contextual value criteria (*Ontario Heritage Act; Ontario Regulation 9/06, as amended by Ontario Regulation 569/22*);
- Ensuring significant built heritage resources are conserved (*Provincial Policy Statement, 2020, Sub-section 2.6.1*); and,
- Designating properties of cultural heritage value under Part IV of the *Ontario Heritage Act* (Urban Hamilton Official Plan, Section B.3.4.2.3).

RELEVANT CONSULTATION

External

- Property Owner; and,
- Inventory and Research Working Group of the HMHC.

Internal

- Development Planning Staff

In addition, Planning staff have emailed the Ward Councillor (Councillor A. Wilson) for Ward 13 and provided an overview of the reasons for designation and the process for designating a property.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The intent of municipal designation, under Part IV of the *Ontario Heritage Act*, is to enable a process for the management and conservation of significant cultural heritage resources. Once a property is designated, the municipality can manage change to a property through the Heritage Permit process to ensure that the significant features of the property are maintained.

Section 29(1) of the *Ontario Heritage Act* permits the Council of a municipality to designate property to be of cultural heritage value or interest where property meets two or more of the Criteria for Determining Cultural Heritage Value or Interest prescribed in *Ontario Regulation 9/06*, as amended by *Ontario Regulation 569/22*, which identifies nine criteria in three broad categories: Design / Physical Value; Historical / Associative Value; and, Contextual Value. A Cultural Heritage Assessment Report of the subject property was completed by Cultural Heritage Planning staff (see Appendix “C” attached to Report PED23124). As outlined below, based on staff’s Cultural Heritage Assessment Report, it was determined that the subject property met five of the nine criteria contained in *Ontario Regulation 9/06* in all three categories.

Design / Physical Value

1. The property located at 64 Hatt Street, Dundas is comprised of 12 vernacular buildings ranging between one- and two-and-a-half storeys, constructed between the mid-nineteenth and mid-twentieth centuries. Two of the structures are rare and unique examples of pre-Confederation architecture in Upper Canada and are two of the oldest extant industrial buildings in Dundas.
2. The property does not appear to demonstrate a high degree of craftsmanship or artistic merit
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

Historical / Associative Value

4. The property at 64 Hatt Street has historical value for its association with John Gartshore (1810-1873), a local industrialist and manufacturer. Gartshore founded the Dundas Foundry & Machine Shops in 1838, in partnership with James Bell Ewart. The foundry produced internationally renowned large machinery, including steam engines and boilers for the Hamilton Water Works, the Great Western Railway, and Toronto Water Works. Gartshore was also well known for the training of apprentices at his foundry. Many apprentices went on to become industrialists in their own right, including John Inglis (1823-1899) of John Inglis & Co. (now Whirlpool Canada), and John Bertram (1829-1906) and Robert McKechnie (1835-1909), who founded McKechnie & Bertram, later known as Bertram & Sons Co., in Dundas.

The historical value of the property also lies in its association with James Bell Ewart (1801-1853), a business man and politician. In addition to financing the Dundas Foundry & Machine Shop, Ewart opened in the community's first bank and invested in transportation projects such as the Desjardins Canal, the London and Gore Rail Road, and the Great Western Rail Road to increase access to Dundas' industries. Ewart was also a leading figure in Dundas' social and political circles, serving as a justice of the peace, the postmaster, and the president of the town council.

Additionally, the historical value of the property lies in its association with Valley City Manufacturing, which operated out of the property for more than 120 years, manufacturing furniture for schools, churches, and laboratories. In the 1910s, the company was contracted by architect John A. Pearson (1867-1940) to create furniture for Centre Block on Parliament Hill, and in the 1940s, while under the control of Hamilton construction magnate Joseph M. Piggot (1885-1969), produced wooden cases for Bofors anti-aircraft guns.

5. The property does not appear to yield or have the potential to yield, information that contributes to the understanding of a community or culture.
6. The property does not appear to demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist significant to the community.

Contextual Value

7. The property is considered important in defining the character of the area, serving as a reminder of the former Town's past as an industrial and manufacturing centre. The setting of the property defines the historic character of Hatt Street and the community of Dundas, with the north elevation and roofline

SUBJECT: Recommendation to Designate 64 Hatt Street, Dundas, under Part IV of the *Ontario Heritage Act* (PED23124) (Ward 13) - Page 7 of 8

featuring distinctive architectural details, including the pre-Confederation cut sandstone façade, twentieth century corbelled brick course, and tall brick chimney. The property stands out from the surrounding mid-twentieth century streetscape and buildings that are prevalent along Hatt Street.

8. The property is visually, functionally and historically linked to its surroundings. The property's location along Spencer Creek, which provided power to the foundry, and near historic transportation corridors was crucial to its early and continued success.
9. The property is considered to be a local landmark.

Staff have determined that 64 Hatt Street, Dundas is of cultural heritage value or interest sufficient to warrant designation under Part IV of the *Ontario Heritage Act* and recommend designation according to the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED23124.

Staff note that the ongoing Zoning By-law Amendment Application (ZAC-22-044) is a prescribed event under the *Ontario Heritage Act*, and if recommended for designation, the City will not be able to issue a Notice of Intention to Designate until after the prescribed event is complete, or unless the owners enter into a mutual agreement to eliminate or extend the prescribed event timelines. At this time, the property owner has not entered into the requested mutual agreement.

ALTERNATIVES FOR CONSIDERATION

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

Decline to Designate

By declining to designate, the municipality would be unable to provide long-term, legal protection to this significant cultural heritage resource (designation provides protection against inappropriate alterations and demolition) and would not fulfil the expectations established by existing municipal and provincial policies.

Without designation, the property would not be eligible for the City's financial incentives for heritage properties, including development charge exemption and grant and loan programs. Designation alone does not restrict the legal use of property, prohibit alterations and additions, nor does it restrict the sale of a property, or been demonstrated to affect its resale value. However, designation does allow the

SUBJECT: Recommendation to Designate 64 Hatt Street, Dundas, under Part IV of the *Ontario Heritage Act* (PED23124) (Ward 13) - Page 8 of 8

municipality to manage change to the heritage attributes of a property through the Heritage Permit process. Staff does not consider declining to designate any of the properties to be an appropriate conservation alternative.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

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.

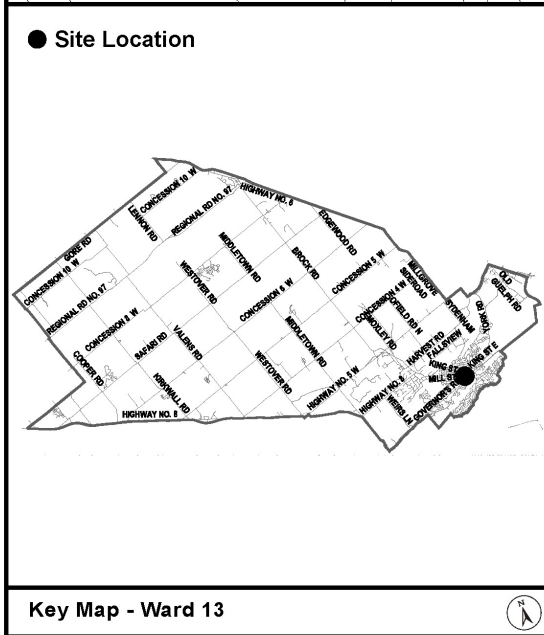
APPENDICES AND SCHEDULES ATTACHED



Appendix “A” to Report PED23124 – Location Map

Appendix “B” to Report PED23124 – Statement of Cultural Heritage Value or Interest
and Description of Heritage Attributes

Appendix “C” to Report PED23124 – Cultural Heritage Assessment Report

MO/AG/sd



<h2>Location Map</h2>		 Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		
File Name/Number: 64 Hatt St		Date: April 4, 2023
Appendix "A"	Scale: N.T.S	Planner/Technician: MO/NB
<p>Subject Property</p> <p> 64 Hatt Street, Hamilton (Ward 13)</p>		

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

Description of Property

The 1.09-hectare property at 64 Hatt Street is a former industrial complex comprised of 12 structures ranging from one- to two-and-a-half storeys, constructed between the mid-nineteenth and mid-twentieth centuries, located on the southeast corner of Hatt and McMurray Streets in the community of Dundas in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property located at 64 Hatt Street, known as the former Dundas Foundry and Valley City Manufacturing, is comprised of 12 vernacular buildings constructed between the mid-nineteenth and mid-twentieth centuries. The physical value of the property lies in the fact that it is comprised of two rare and unique examples of pre-Confederation architecture in Upper Canada, which are two of the oldest extant industrial buildings in Dundas.

The historical value of the property lies in its direct association with several prominent figures in Dundas’ history, including John Gartshore (1810-1873) and James Bell Ewart (1801-1853), and its association with the former Dundas Foundry and Valley City Manufacturing. In 1838, Gartshore established the Dundas Iron Foundry & Machine Shop in partnership with Ewart. The foundry produced internationally renowned large machinery, including steam engines and boilers for the Hamilton Water Works, the Great Western Railway, and Toronto Water Works. Gartshore was also well known for the training of apprentices at his foundry. Many apprentices went on to become industrialists in their own right, including John Inglis (1823-1899) of John Inglis & Co. (now Whirlpool Canada), and John Bertram (1829-1906) and Robert McKechnie (1835-1909), who founded McKechnie & Bertram, later known as Bertram & Sons Co., in Dundas. In addition to financing the Dundas Foundry & Machine Shop, Ewart opened the community’s first bank and invested in transportation projects such as the Desjardins Canal, the London and Gore Rail Road, and the Great Western Rail Road to increase access to Dundas’ industries. Ewart was also a leading figure in Dundas’ social and political circles, serving as a justice of the peace, the postmaster, and the president of the town council.

Additionally, the historical value of the property lies in its association with Valley City Manufacturing, which operated out of the property for more than 120 years, manufacturing furniture for schools, churches, and laboratories. In the 1910s, the

company was contracted by architect John A. Pearson (1867-1940) to create furniture for Centre Block on Parliament Hill. In 1937, the company was taken over by Hamilton construction magnate Joseph M. Pigott (1885-1969). Under Pigott, the company was contracted by the Otis-Fensom Elevator Company in Hamilton during the Second World War to manufacture wooden cases for the Bofors anti-aircraft guns with shaped sockets for each part and tool so the guns could be assembled in the dark.

The contextual value of the property lies in its role in defining the character the area, serving as a reminder of Dundas’ past as an industrial and manufacturing centre. The setting of the property defines the historic character of Hatt Street and the community of Dundas, with the north elevation and roofline featuring distinctive architectural details. The property is visually, functionally, and historically linked to its surroundings, comprised of a former industrial complex located along Spencer Creek, which provided power to the historic foundry, and near historic transportation corridors that were crucial to its early and continued success. The property is also considered to be a local landmark.

Description of Heritage Attributes

The key attributes that embody the cultural heritage value of the property as a unique, rare and early example an industrial complex and pre-Confederation architecture and its historical association with the Dundas Foundry and previous owners John Gartshore and James Bell Ewart, include the:

- Front (north) elevation and roofline of the circa 1846 central two-and-a-half storey stone structure including its;
 - Even coursed, cut sandstone construction;
 - Front gable roof with central stone chimney and date stone inscribed with “A.D. 1846”;
 - Flat-headed window opening with stone lintels and sills;
 - Two six-pane windows below the gable;
 - Six-over-six hung wood windows in the second storey; and,
 - Twelve-pane wood windows in the first storey;
- Front (north) elevation and roofline of the circa 1850s western central two-storey brick structure including its:

- Brick construction laid in Common bond;
- Side gable roof with corbelled brick chimney; and,
- Three bays of segmentally-arched window opening with radiating brick voussoirs, stone sills and twelve-pane wood windows;
- Front (north) and side (west) elevations and roofline of the circa 1850s western end two-storey brick structure including its:
 - Six bays of flat-headed window openings in the front (north) elevation with stone lintels and sills;
 - Combination of flat-headed and segmentally-arched window openings in the side (west) elevation with their stone lintels, brick voussoirs and sills; and,
 - Twelve-pane wood windows in the front (north) and side (west) elevations;

The key attributes that embody the cultural heritage value of the property as a unique and rare example of an industrial complex and its association with Valley City Manufacturing include the:

- Front (north) elevation of the eastern central circa 1910 two-storey brick structure including its:
 - Corbelled brick course and pilasters;
 - Segmentally-arched window openings with brick voussoirs, stone sills and six-over-six hung wood windows;
 - Ground-floor entrance with decorative pilasters, entablature, leaf motif, and glass transom; and,
 - Ground-floor commercial entrance with nine-pane picture window, transoms, plain dentilated cornice and single entrance door;
- Front (north) elevation of the circa 1960 eastern end two-storey brick structure including its:
 - Flat-headed window openings with plain sills;
 - Brick corbelling; and,
 - Decorative concrete panel featuring a tree, set square, T-square, compass, and circular saw;

The key attributes that embody the contextual value of the property as a defining feature of the historical character of Hatt Street and as a local landmark include its:

- Location along Spencer Creek;
- Location fronting onto Hatt Street; and,
- Tall brick chimney.

CULTURAL HERITAGE ASSESSMENT REPORT



64 Hatt Street, Dundas
(Former Dundas Foundry / Valley City Manufacturing)
City of Hamilton

Prepared by Meg Oldfield, Assistant Heritage Project Specialist
with assistance from Alissa Golden, Cultural Heritage Program Lead

Heritage and Urban Design Section
Planning Division
Planning and Economic Development Department
City of Hamilton
May 9, 2023

CULTURAL HERITAGE ASSESSMENT REPORT: A READER'S GUIDE

This cultural heritage assessment report is prepared as part of a standard process that assists in determining the cultural heritage value of properties and their prospective merit for protection, including designation and/or a heritage conservation easement agreement, under the *Ontario Heritage Act*.

This report is divided into five sections:

Section 1 comprises an introduction including a description of the property location.

Section 2, *Physiographic Context*, contains a description of the physiographic region in which the subject property is located.

Section 3, *Settlement Context*, contains a description of the broad historical development of the settlement in which the subject property is located as well as the development of the subject property itself. A range of secondary sources such as local histories and a variety of historical and topographical maps are used to determine settlement history.

Section 4, *Property Description*, describes the subject property's key heritage characteristics that provide the base information to be used in Section 5.

Section 5, *Cultural Heritage Value: Conclusions and Recommendations*, comprises a brief summary of the Cultural Heritage Evaluation and provides a list of those criteria that have been satisfied in determining cultural heritage value, as well as determining compliance with Ontario Regulation 9/06. It also contains a recommendation as to whether or not the subject property should be protected under the *Ontario Heritage Act* through designation and/or a heritage conservation easement agreement, including a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes.

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1. Introduction

This cultural heritage assessment report examines the cultural heritage value or interest of the property located at 64 Hatt Street in Dundas, known historically as the Dundas Iron Foundry and Machine Shops, Thomas Wilson & Co., Valley City Seating Co., and Valley City Manufacturing. The property is comprised of 12 structures constructed between the mid-nineteenth and mid-twentieth centuries. The subject property was listed on the City's Municipal Heritage Register on June 6, 2017 (Planning Committee Report 17-010) and added to staff's designation work plan.

1.1. Downtown Dundas Built Heritage Inventory Project

This assessment is conducted in conjunction with the Downtown Dundas Built Heritage Inventory Project, the latest phase in the City of Hamilton's ongoing Built Heritage Inventory Process. Previous phases of this process include the Waterdown Village Built Heritage Inventory Project (PED21201), completed in 2021, the Durand Neighbourhood Built Heritage Inventory (PED17092), completed in 2017, and the Downtown Hamilton Built Heritage Inventory (PED14039).

The primary goal of this inventory project is to evaluate each property within the Downtown Dundas study area to determine its heritage value or interest. This evaluation will guide future cultural heritage decision making and policy creation.

1.2. Potential Designation and Next Steps

The subject property has been identified as a property of potentially significant cultural heritage value. As a result, extensive research has been conducted to determine the cultural heritage value of the property, which is outlined in this document, and, having met designation criteria, the property is worthy of designation under Part IV of the *Ontario Heritage Act*.

1.3. Property Location

The 2.69-acre subject property, comprised of 12 structures, is located on the south side of Hatt Street, east of McMurray Street in the historic Town of Dundas. (See Appendix A: Location Map)

2. Physiographic Context

The subject property is located within the Westlands, a sub-region within the Great Lakes – St. Lawrence Lowlands physiographic region. Dundas lies within the Dundas Valley, the only major pre-glacial valley east of the Niagara Escarpment. The Valley was created by pre-glacial erosion, which cut deep into the Escarpment and then filled the Valley with 160 metres of silt loam, a type of topsoil considered to be ideal for agriculture.¹ The Escarpment walls are composed of 450 million-year-old shale and dolomitic limestone (also called dolostone), which served as the building material for many of Dundas' early structures and was also used in the process of steel production.² The area's topography is largely defined by its proximity to major water bodies, including waterfalls and streams, such as Spencer Creek, which permitted the development of many of Dundas' early industries, including its historic mills, and Cootes Paradise, a wetland that connected Dundas to the western head of Lake Ontario.

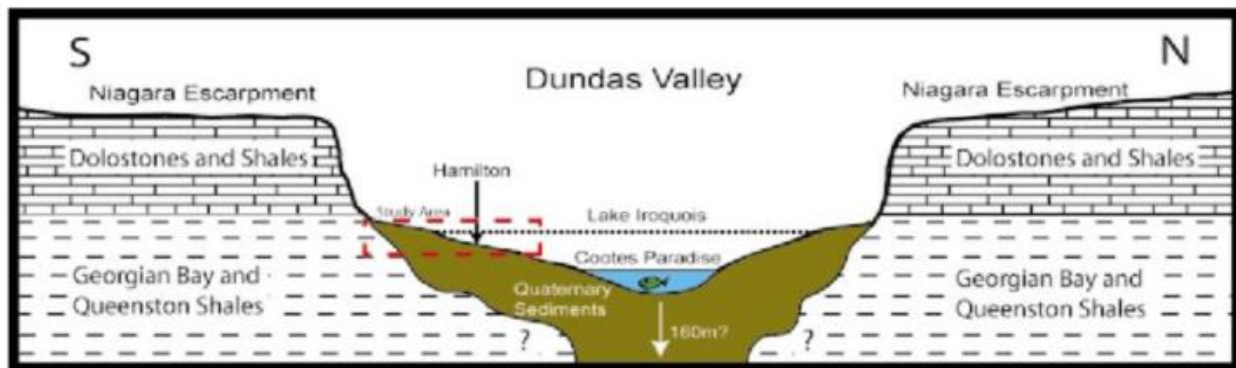


Figure 1: Schematic cross-section of the Dundas Valley showing bedrock, sediment infill, and the prehistoric post-glacial Lake Iroquois and contemporary Cootes Paradise (Source: https://www.researchgate.net/figure/Schematic-cross-section-of-Dundas-Valley-showing-bedrock-Quaternary-sediment-infill_fig2_238074461)

3. Settlement Context

3.1. Indigenous Occupation

The area encompassing the Town of Dundas has attracted human settlement as early as 11,000 years ago. By 1550 CE, the Neutral Nation, a powerful and far ranging chiefdom, had been established in the area between the Grand River and Lake Ontario. French missionaries referred to this group as the Neutrals as these Indigenous peoples largely remained neutral in wars between the neighbouring Huron-Wendat and Iroquois

¹ Marilyn Miller & Joe Bucovetsky, "The Valley Town: Surveying the Urban Heritage in Dundas," in *Continuity with Change* ed. Mark Fram & John Weiler (Toronto: Dundurn Press, 1984), 112.

² *Ibid.*, 114.

Confederacy.³ The Neutrals traded extensively throughout present-day Ontario and New York and established far-ranging trade networks that extended as far as Chesapeake Bay and the Carolinas.⁴ Some of these trail routes became crucial to early Euro-Canadian settlers and still exist today in the form of highways and main roads, including Dundas Street, Highway 8, and Osler Drive.

By the mid-seventeenth century, the once thriving Nation had been weakened by disease brought by Europeans, famine, and military defeat at the hands of the Iroquois Confederacy during the Beaver Wars, a series of conflicts between various Indigenous groups precipitated by the French and English's desire for furs. Remaining members of the Neutral Nation were taken captive by the Iroquois or dispersed and reabsorbed into surrounding Nations after their defeat in 1651.⁵ Following the Beaver Wars, the Mississaugas, an Anishinaabe Nation who had inhabited the lands east of the Neutrals, established settlement in the area and were the predominant Indigenous group at the time of arrival by European settlers. In the late-seventeenth century, the Anishinaabe, Mississauga, and Iroquois Nations established peace with the "Dish with One Spoon" Wampum promising that the Nations would share the bounty of the land (the dish) together (using one spoon).⁶ The lands on which Dundas is located remain the traditional territory of the Mississaugas of the Credit First Nation and the Iroquois Confederacy today.

3.2. Euro-Canadian Settlement

Beginning in the 1780s, European settlement began to supersede that of the Indigenous populations. The American War of Independence (1775-1783) greatly influenced settlement in the Dundas area. Following the establishment of the United States of America in 1783, tens of thousands of British Loyalists were displaced and sought refuge in Britain's remaining North American colonies.⁷ In response to the increased demand for settlement lands, 15 land surrender treaties were negotiated between the Crown and Anishinaabe peoples living in present-day southern Ontario between 1783 and 1812. The colonial government interpreted these treaties as giving them authority to survey and eventually distribute these lands to Loyalists and other settlers. In 1788, to further facilitate the surveying of new settlement lands, the western extent of Quebec's District of Montreal was subdivided into four districts: Lunenburg, Mecklenburg, Nassau

³ *Jesuit Relations and Allied Documents*, ed. Reuben Gold Thwaites (Cleveland: Burrows Brothers Company, 1896), 193, <https://digitalarchive.tpl.ca/objects/346028/the-jesuit-relations-and-allied-document#>.

⁴ William C. Noble, "Tsouharissen's Chiefdom: An Early Historic 17th Century Neutral Iroquoian Ranked Society," *Canadian Journal of Archeology* 9, no. 2 (1985): 139.

⁵ Alan McMillan & Eldon Yellowhorn, *First Peoples in Canada* (Vancouver: Douglas & McIntyre, 2004), 88.

⁶ Victor P. Lytwyn, "A Dish with One Spoon: The Shared Hunting Grounds Agreement in the Great Lakes and St. Lawrence Valley Region," *Papers of the 28th Algonquin Conference* 28 (1997): 211.

⁷ Miller & Bucovetsky, "The Valley Town," 115.

and Hesse. The area which would become Dundas was situated within the District of Nassau. In 1791, a portion of Quebec, including the new districts, was separated to establish the Province of Upper Canada. Newly appointed Lieutenant Governor John Graves Simcoe (1752-1806) named Augustus Jones (1757-1836) the Provincial Land Surveyor and directed him to travel west from the Niagara River to survey and lay out Townships.⁸ In 1792 Treaty No. 3, the Between the Lakes Purchase (also known as the Haldimand Proclamation), was negotiated between the Crown and the Mississauga, giving Upper Canada access to a vast swath of land between Lake Erie and Lake Ontario for settlement.⁹

The final component of Jones' initial survey was the Township of Geneva, four concessions along the broken front of Lake Geneva, now known as Hamilton Harbour. Geneva's concessions were surveyed from the "Indian Point," a line which divided the lands to the west purchased by the Crown, and the lands to the east still claimed by the Mississauga. Initially set out for refugees of the French Revolution, an additional ten concessions were surveyed to the north of Geneva and amalgamated with the Township and the lands surrounding the Dundas area to form the Township of Flamborough in 1793.¹⁰ At the time, the area was known as Cootes Paradise, named after Thomas Cooté (c.1760-1795), a British Army officer stationed in the Niagara area during the American War of Independence. Cooté hunted and fished in the wetland in the 1780s, leading to early maps of the area to refer to it as such.¹¹ Lieutenant Governor John Simcoe set aside a 24-hectare reserve in Cootes Paradise for the development of a garrison town at the head of Lake Ontario, that was to be known as the Village of Cootes Paradise. The area was surveyed in 1803, but Simcoe's plan would not be realized for many years to come. Initial Euro-Canadian settlement would occur further west where Spencer Creek was most powerful, and the topography was flatter.

In 1793, construction began on a highway commissioned by Lt. Governor John Simcoe, which was to run westward from Hamilton Harbour to London, Ontario, Lt. Governor Simcoe's proposed capital of Upper Canada. The road, originally known as Governor's Road, was named Dundas Street in honour of Henry Dundas (1742-1811)¹², 1st

⁸ Miller & Bucovetsky, "The Valley Town," 115.

⁹ Between the Lakes Purchase and Collins Purchase, No. 3, 1792, *Government of Canada*, <https://www.rcaanc-cirnac.gc.ca/eng/1370372152585/1581293792285#ucls5>.

¹⁰ Miller & Bucovetsky, "The Valley Town," 115.

¹¹ Ibid.

¹² In 2021, the City of Toronto Council voted to rename the section of Dundas Street that runs through Toronto, due to Henry Dundas' 1792 amendment to a motion to abolish the slave trade in Britain and its colonies. Instead of immediately abolishing the slave trade as initially proposed, Dundas suggested the word 'gradually' be added to the motion, arguing the immediate abolition of slavery would force the trade underground or would allow merchants from other countries to fill the gap left. He later proposed a plan to gradual abolition by the end of 1799, though the motion eventually deferred and finally dropped from the House of Lords due to an exacerbation of conflict with France during the French Revolutionary Wars. The slave trade was not outlawed in British Empire until 1807, and slavery itself not completely abolished until

Viscount of Melville, Secretary of State under British Prime Minister William Pitt (1759-1806). Lt. Governor Simcoe used Dundas Street as the dividing line of between the counties of York and Lincoln, with what is now Dundas straddling county lines. During the early 1800s, the road was expanded east to Toronto. While primarily for military purposes, the road opened up the area for settlement, strengthened water- and land-based communication networks from Detroit to Montreal, and assisted in attracting significant commercial and industrial development in the early-nineteenth century.¹³

In 1799, the Mordens, an early settler family, constructed the area's first saw mill, which was sold to Edward Peer (1764-1834) the following year. Peer then constructed a gristmill and called it Dundas Mills due to its proximity to Dundas Street, which utilized the flow of Spencer Creek for power. In 1804 brothers Richard (1769-1819) and Samuel Hatt (1776-1842)¹⁴, and Manuel Overfield (1773-1839) jointly purchased shares in Peer's Dundas Mill property. The purchase included water rights, the mill, and a dam. Soon after, Richard Hatt opened a larger and more powerful mill on the site, known as the New Dundas Mills. By 1807, Richard Hatt was the sole owner of the property and had developed the New Dundas Mills into an industrial complex centred around mill activity. The business was immediately successful. Its location on Spencer Creek provided the necessary water power to process large amounts of grain for those residing in and outside of Dundas, while also allowing for an easily accessible transportation route through its connection to Lake Ontario.¹⁵

In the late 1790s or early 1800s, Samuel Hatt purchased an enslaved woman named Sophia Burthen Pooley (c.1772-c.1860) from Joseph Brant (1743-1807), or Thayendanegea (Tie-end-a-nay-guh), leader of the Mohawk of the Six Nations at Brantford. According to an interview conducted with Pooley in 1855 by white abolitionist Benjamin Drew (1812-1903), Pooley was kidnapped by Brant's sons-in-laws as a child and trafficked from Fishkill, New York to Upper Canada. She was enslaved by Brant for

1834. The Toronto section of the street is set to be renamed by 2023, though the Mississauga City Council voted against renaming its section of Dundas Street. In 2020, former Dundas ward Councillor Arlene VanderBeek received three requests from two individuals in the community to rename Dundas, though nothing has come of these requests thus far.

¹³ Ibid., 116-117.

¹⁴ In 1796, Samuel Overfield purchased a young enslaved woman named Sophie Burthen Pooley (c. 1772-1860) from Mohawk leader Joseph Brant (1743-1807) for \$100. Pooley was enslaved by Hatt for a number of years and was freed sometime in the early nineteenth century. Due to the size of their property (over 1,200 acres) and the relative wealth of the Hatt family, it is unlikely that Pooley was their only slave. The term 'servant' was often used as a euphemism for slave, which has led to the misinterpretation of historical records and an underestimation of the number of enslaved people residing in Upper Canada. For more information see Adrienne Shadd, "Chapter 1: The Journey Begins," in *The Journey from Tollgate to Parkway* (Toronto: Dundurn Press, 2010), or Benjamin Drew's *A Northside View of Slavery* (Boston: John P. Jewett & Co., 1856), pages 194-195 to read a transcription of Drew's interview with Sophie Burthen Pooley.

¹⁵ Robert L. Fraser, "Hatt, Richard," in *Dictionary of Hamilton Biography, Volume 1*, ed. Thomas Melville Bailey (Canada: W.L. Griffin, 1981), 97-98.

over a decade, enduring physical abuse at the hands of his wife, Catherine Croghan (c.1759-1837), before being sold to Samuel Hatt for \$100. Pooley was enslaved by Samuel Hatt for approximately seven years “until the white people said [she] was free, and put [her] up to running away.”¹⁶ Pooley settled in Queen’s Bush, an established Black settlement near present-day Waterloo, and lived there until her death.

The Hatt family had been granted a total of 1,200 acres when they emigrated from England in 1796, bringing with them six white indentured servants, each of whom were granted an additional 200 acres each. While Richard Hatt is not personally known to have owned slaves, due to the size of their land holdings and the relative wealth of the Hatt family, it is unlikely that Sophia Pooley was their only slave.¹⁷

Until his passing in 1819, Richard Hatt strategically expanded his milling industry, attracting and employing many new settlers to the area, and developed a concentrated core of settlement in what is now Dundas. Hatt improved water and road corridors, clearing and deepening Spencer Creek, and opened several businesses to support the mill’s expansion.¹⁸ The town would not be known as Dundas until 1814, when the Crown opened the Dundas Post Office in Hatt’s general store, so named for its proximity to Dundas Street. Post-1814, maps would label the area as Dundas.

Throughout the first half of the nineteenth century, Dundas continued to evolve as an industrial and commercial centre. The community’s success was augmented by the opening of the Desjardins Canal in 1837, which provided direct access to Lake Ontario and national shipping routes. New and expansive market access to Dundas via the Canal attracted new entrepreneurial settlers who would go to open some of Dundas’ most renowned businesses, among them John Gartshore (1810-1873).

John Gartshore (*Figure 2*) emigrated to Upper Canada from Scotland in 1833. Having trained as a millwright in Scotland, Gartshore began to operate a mill in Fergus, Ontario until 1837, when the mill burnt to the ground. Following the outbreak of the Upper Canada Rebellion that same year, Gartshore joined a militia troop and travelled to Dundas, eventually deciding to settle in the area.¹⁹ In 1838, Gartshore partnered with James Bell Ewart (1801-1853) who financed the establishment of an iron foundry, incorporated under the name of Dundas Iron Foundry and Machines Shops, and known

¹⁶ Benjamin Drew, *A Northside View of Slavery* (Boston: John P. Jewett & Co., 1856), 194-195, <https://docsouth.unc.edu/neh/drew/drew.html>.

¹⁷ The term “servant” was often used as a euphemism for “slave,” which has led to the misinterpretations of historical records and an underestimation of the number of enslaved peoples residing in Upper Canada. For more information see Adrienne Shadd, “Chapter 1: The Journey Begins,” in *The Journey from Tollgate to Parkway* (Toronto: Dundurn Press, 2010).

¹⁸ *Ibid.*, 97.

¹⁹ “Gartshore, John,” in *Dictionary of Hamilton Biography, Volume 1*, ed. Thomas Melville Bailey (Canada: W.L. Griffin, 1981), 80.

simply as the Dundas Foundry.²⁰ Ewart was a shrewd choice of partner as he had purchased Richard Hatt's New Dundas Mills property, which included water rights to Spencer Creek, the town's main source of industrial power (*Figure 3*). The first foundry building was constructed of wood and was erected in a single day with the help of other men in the community.²¹ The Foundry initially began by manufacturing mill equipment, but quickly expanded its production line. Their first steam engine was constructed in 1844, and powered Andrew Elliott's (1809-1890) distillery in Galt (now Cambridge), Ontario.²²

On October 8, 1846, disaster struck when a fire destroyed most of the property, including the main foundry building, the woodworking shop, the pattern shop, the stove assembly shop, and the moulding and blacksmiths shops, all of which were made of wood. Also lost in the fire were the workmen's tools, schematics, and books. The only buildings saved were the Gartshore home located just east of the foundry complex, and the stables. The cause of the fire was unknown. The total cost of the damage was estimated to be between £6000 and £7000 (~\$310,000-\$360,000 today) while the firm possessed an insurance policy that would only cover £1000 (~\$50,000) worth of damage.²³ This was a double blow for James Bell Ewart, whose grist mill in Galt had burnt down less than three years prior, again with insufficient insurance to cover the losses.²⁴

Undeterred, Ewart financed the reconstruction of the foundry, which began as soon as the rubble was cleared from the lot. By the end of 1846, a two-storey stone foundry building (Building No. 1, *Figure 15*) had been constructed, commemorated by the datestone displayed at the centre of the end gable. A two-storey brick building (Building No. 2, *Figure 15*) was constructed at approximately the same time.²⁵ An ad in the November 13, 1846 edition of the *Dundas Warder* stated that the foundry "continues to manufacture steam boilers, thrashing machines of 2 to 8 HP [horsepower], cooking parlour & box

²⁰ Olive Newcombe, *The Wheels of Progress* (Dundas: Dundas Historical Museum, 1980), 5.

²¹ William James & Evelyn M. James, *Hamilton's Old Pump* (London, Ontario: Phelps Publishing Company, 1978), 98.

²² James Young, *Reminiscences of the Early History of Galt and the Settlement of Dumfries in the Province of Ontario* (Toronto: Hunter, Rose & Co., 1880), 190, https://archive.org/details/cihm_26166/page/n207/mode/2up.

²³ "Fire in Dundas," *Western Globe* (London, ON), October 9, 1846, https://www.canadiana.ca/view/oocihm.N_00242_184510/193.

²⁴ Young, *Reminiscences of the Early History of Galt*, 190.

²⁵ Ian S. Gartshore & Sondra (Gartshore) Jernigan, *An Engineering Entrepreneur in Early Canada: John Gartshore in the 1800s* (Nepean: Engineering Institute of Canada, 2003), 4

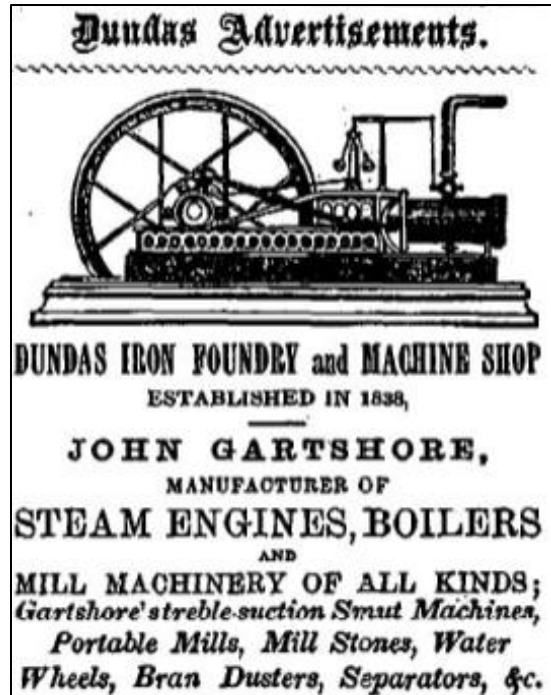


Figure 4: Advertisement for the Dundas Iron Foundry and Machine Shop, 1863 (Source: Canadian Illustrated News, Vol. 1, no. 20, March 28, 1863)



Figure 5: Walking beam of one of the steam engines produced for the Hamilton Water Works in 1859 by the Dundas Foundry following its restoration in 1998 (Source: <https://esemag.com/archives/november-1998-hamiltons-historic-waterworks-steam-engines-now-restoredto-mint-condition/>)

stoves...etc.”²⁶ By January 13, 1847, the foundry had begun fulfilling orders placed prior to the fire and was fully operational by March of 1847.²⁷

The Dundas Foundry produced internationally-famed large machinery, including steam engines and boilers for Hamilton Water Works (*Figure 5*), the Great Western Railway, Toronto Water Works, and more. The business began as one factory, but quickly expanded to include a brass foundry, a boiler shop, a moulding shop, a forge, a machine shop, and a pattern shop, all located along Hatt Street.²⁸ Despite its success, the Dundas Foundry ran into financial difficulties. Following the death of partner James Bell Ewart in 1853, his creditors sued Ewart’s estate. The estate in turn looked to John Gartshore to repay money he owed Ewart. Coupled with a national economic downturn beginning in the late 1850s, the company began to falter. John Gartshore’s son Alexander (1839-1904) joined the firm as a partner in 1865 and a payment schedule was devised; however, the company soon began to default on payments, and ceased operations in December of 1869.²⁹

While in operation, the Dundas Foundry was one of the most prominent manufacturing firms in the province, producing most of the mill machinery for saw and grist mills built in Ontario between 1838 and 1869, including the machinery used at the Dundas Cotton Mills. In 1864 the Dundas Foundry employed 110 men and boys with a weekly payroll of \$750, making it one of the largest employers in Dundas.³⁰ The foundry was also well known for its training of apprentices. Many apprentices of the Dundas Foundry went on to become prominent industrialists and manufacturers in their own right, including John Inglis (1823-1899) of John Inglis and Co. in Toronto (now Whirlpool Canada), and John Bertram (1829-1906) and Robert McKechnie (1835-1909) who founded McKechnie & Bertram, later known as Bertram & Sons Co., in Dundas.

Also among these apprentices was Thomas Wilson (1828-1891), who had joined the Dundas Foundry as an apprentice in 1845 at the age of 18 and was later employed at the foundry as an engineer. In January of 1870 Wilson, alongside three other apprentices-turned-employees, Walter Bastable, Alexander Barry, and David Scott, began leasing the property from Ewart’s estate, renaming it the Dundas Foundry and operated it as Thomas Wilson & Co. Two more partners, Thomas Howe (1818-1871) and Duncan MacFarlane (1834-1882), joined the company soon afterwards.³¹ The foundry continued to produce engines, boilers, and mill machinery, providing the

²⁶ Ibid., 5.

²⁷ Jacob Keefer, *Journal of Jacob Keefer, 1846-1854*, January 13, 1846, Canadiana Héritage, accessed January 9, 2023, https://heritage.canadiana.ca/view/occihm.lac_reel_c4499/5.

²⁸ Newcombe, *The Wheels of Progress*, 5.

²⁹ Ibid., 7.

³⁰ Ibid.

³¹ Shelley Wall, “Wilson, Thomas,” in *Dictionary of Hamilton Biography Volume II 1876-1924*, ed. Thomas Melville Bailey (Canada: W. L. Griffin Printing Limited, 1991), 187.

engines and boilers for the Great Lakes Ferry *Huron* and pipes for the Toronto Water Works, reaching its peak prosperity within five years of opening. By the end of 1879 however, Thomas Wilson was the only remaining partner and the business had begun to flounder. Alexander Barry and Duncan MacFarlane retired in 1876, and Walter Bastable in 1879; David Scott died, and Thomas Howe was killed in an accident at the foundry when an overloaded crane collapsed in 1871.³² The foundry continued to struggle throughout the 1880s before eventually shuttering in 1889.

The property was purchased in April of 1890 by John D. Pennington (1849-1938) and Edgar Baker (1860-1954), who in 1884 had started a woodworking business manufacturing school desks and wooden boxes on which to mount Bell telephones known as the Pennington-Baker Seating Company. By 1890, further space was needed, and the pair purchased the property at 64 Hatt Street. In 1901 Edgar Baker retired, and in 1903 the business was reincorporated under the name Valley City Seating Company. Their product line shifted from manufacturing school desks to church furniture and pews for religious institutions across the country. In addition to church furnishings, the company was also contracted in the late 1910s by architect John A. Pearson to manufacture members' desks, sideboards, serving tables, and mirrors for the newly constructed Centre Block on Parliament Hill, with many of the high-quality pieces being used into the 1960s (*Figure 9*).³³

Several modifications were made to accommodate the conversion of the building from an iron foundry to a furniture manufacturer. A rear brick extension (building No. 5) was added to building No. 2 circa 1900. Around the same time, building No. 1 was extended south to meet the north wall of a storage and finishing building (building No. 3) just north of Spencer Creek. A dry kiln (No. 6), used to dry lumber, was constructed at the west end of the complex circa 1910. In addition, an office was built (No. 7), adjoining the east wall of the building No. 1. The chimney (No. 12) was also erected in 1910 after a boiler was installed to heat the complex. Sometime between 1905 and 1924, a one-storey brick extension (No. 8) was added to the eastern wall of building No. 3.

John D. Pennington continued to operate the Valley City Seating Company until 1929. While the 1920s had been prosperous, Pennington retired and turned the business over to his two sons, Edward D. Pennington (1877-?) and Charles W. Pennington (1889-1958), on the eve of the Great Depression. By 1937, there was very limited new construction occurring, and the company filed for bankruptcy. During this period Hamilton businessman and owner of the Pigott Construction Company, Joseph M.

³² Ivan S. Brooks "Prosperity for Shipbuilders," in *Hamilton Harbour, 1826-1901* (unpublished manuscript, accessed December 16, 2022),

<https://www.maritimehistoryofthegreatlakes.ca/documents/brookes/default.asp?ID=Y1870>.

³³ "Furniture," House of Commons, Parliament of Canada, accessed January 25, 2023, [2https://www.ourcommons.ca/About/HistoryArtsArchitecture/decorative_arts/furniture-e.htm](https://www.ourcommons.ca/About/HistoryArtsArchitecture/decorative_arts/furniture-e.htm).



Figure 6: 64 Hatt Street c. 1895 (Source: Hamilton Public Library http://preview.hpl.ca:8080/Sites/#1672756179052_10)



Figure 7: What is believed to be the interior to Valley City Seating, c. 1900-1920. Perhaps interior of Building No. 1 (Source: Dundas Museum & Archives <https://collections.dundasmuseum.ca/index.php/Detail/objects/20363>)



Figure 8: Ad for the Valley City Seating Company, 1905 (Source: *The Manufacturers' List Buyers Guide of Canada*, page 59)



Figure 9: Members' double desk used in the House of Commons, manufactured by the Valley City Seating Company c. 1920 (Source: https://www.ourcommons.ca/About/HistoryArtsArchitecture/decorative_arts/furniture/desks/6011-e.htm)

Pigott (1885-1969) (*Figure 10*), began financially supporting several local businesses, among them the Valley City Seating Company, whom he awarded a contract to supply furniture to the St. Thomas Psychiatric Hospital. Efforts to reinvigorate the business failed, and in 1941 Pigott directly took over the business, hiring Nelson Crockford (1913-1999) to manage the facility.³⁴

While there continued to be limited construction, and therefore no need for new furniture, the onset of the Second World War brought on new production demands. At that time, the Otis-Fensom Elevator Company of Hamilton was producing Bofors anti-aircraft guns, and Valley City began manufacturing wooden cases for the guns.³⁵ The end of the Second World War saw a housing boom as troops returned from the front, which in turn stimulated the furniture market. In 1950, Pigott sold Valley City to manager Nelson Crockford, who renamed it Valley City Manufacturing, and the product line evolved to serve institutional markets, manufacturing school and hospital lab furniture.³⁶

Between 1959 and 1964, the factory doubled in size with the addition of an east wing (building No.10), new office space (No. 11), and the expansion of the manufacturing area (No. 9).³⁷ Valley City prospered between the 1950 and the 1970, as new schools and universities were constructed to support the post-war baby boom. By 1968, the business employed over 200 people. In 1974, the business again expanded when they purchased the adjacent property, 65 Hatt Street, to be used as an upholstery and storage space. However, business began to decline in the 1970s, and the company again pivoted its production, releasing furniture for university dorms, old age homes, and hotels, while still producing laboratory equipment. In 1978, Nelson Crockford retired and was succeeded by his son Bob Crockford, who solidified Valley City's position as a supplier of laboratory furniture. In 2005, lab furniture accounted for approximately 80% of all business, with the other 20% being specialty seating and custom woodworking. Approximately 90% of all products were exported to the United States.³⁸

Following the 2008 financial crisis, many institutions switched to cheaper metal furniture, and demand for custom woodworking projects significantly decreased. After over 120 years of operation in Dundas, Valley City Manufacturing closed in January of 2012, but retained ownership of the property until 2017. The property currently operates as a commercial leasing space.

³⁴ Steve Arnold, "A Century of Furniture Making Comes to an End in Dundas," *Hamilton Spectator* (Hamilton, ON), December 23, 2011, <https://www.thespec.com/business/2011/12/23/a-century-of-furniture-making-comes-to-an-end-in-dundas.html>.

³⁵ Margaret Lindsay Holton, "Location, Location, Location: Valley City in Dundas is Back," *Raise the Hammer*, May 1, 2014, <https://www.raisethehammer.org/article/2167/>.

³⁶ Arnold, "Century of Furniture Making."

³⁷ "Valley City Manufacturing Company Ltd. Erects New Addition to Hatt Street Plant This Active Company Came to Dundas 1899," *Dundas Star News* (Dundas, ON), May 24, 1961.

³⁸ Arnold, "Century of Furniture Making."



Figure 10: Joseph M. Pigott (left) presenting Mayor Lloyd D. Jackson (right) the keys to newly constructed Hamilton City Hall, October 24, 1960 (Source: http://preview.hpl.ca:8080/Sites/index.jspx#1674766007175_2)

3.3. Contemporary Context

The subject property is located on the southeast corner of McMurray Street and Hatt Street. The areas immediately north, east, and west feature variably sized commercial buildings that possess various setbacks, heights, and styles, constructed in the mid-nineteenth to early-twenty-first century, whereas the south of the property borders long Spencer Creek. The streetscape is largely characterized by commercial driveways, parking lots, and businesses set close to the road.



Figure 11: Looking east on Hatt Street, 64 Hatt Street seen at right (January 2023)



Figure 12: Looking east on Hatt Street (January 2023)



Figure 13: Looking west on Hatt Street, 65 Hatt Street on right (January 2023)

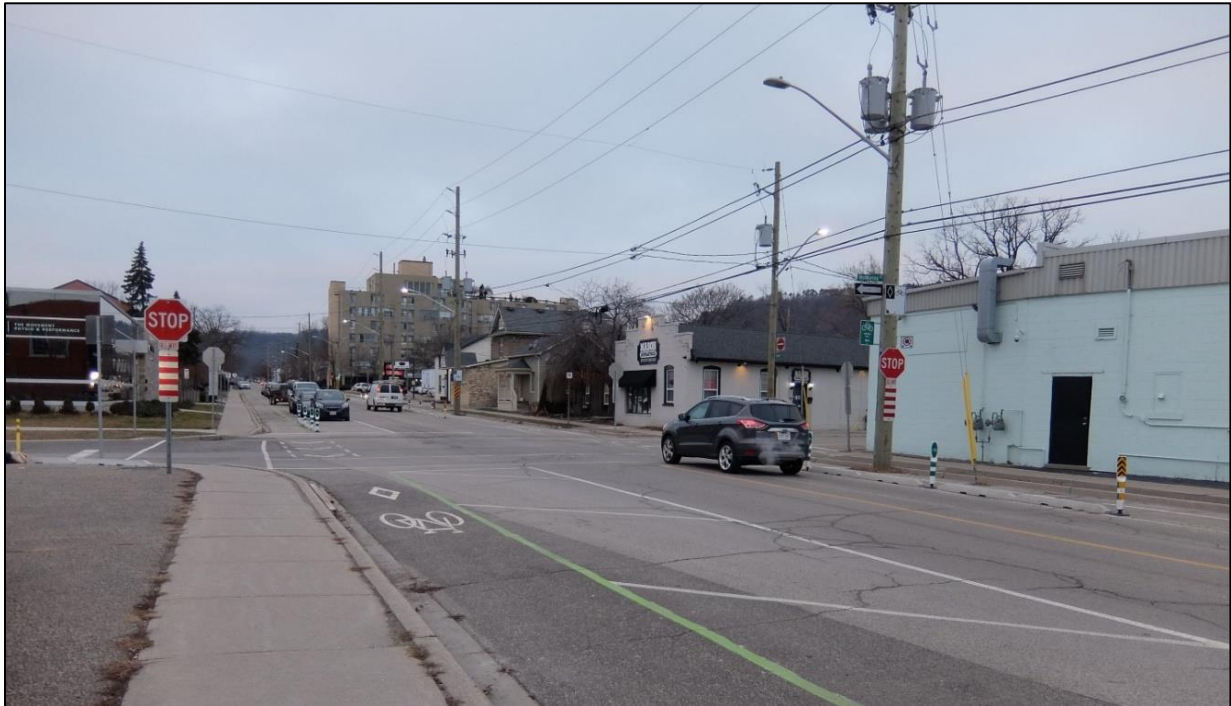


Figure 14: Looking west on Hatt Street (January 2023)

4. Property Description

The 1.09-ha property at 64 Hatt Street is comprised of 12 structures between one and two-and-a-half storeys, located at the southeast corner of Hatt and McMurray Street in the community of Dundas. The 12 structures have been numbered for clarity (*Figure 15*).



Figure 15: Breakdown of building locations

4.1. Evolution of Buildings and Landscape

The complex has undergone several alterations since Building No. 1 and Building No. 2 were constructed after the fire of 1846. The most notable alterations that have taken place include:

- The addition of a two-storey, brick building directly north of Spencer Creek, identified as Building No. 3 (after 1851 but pre-1875)
- The addition of two-storey, brick building between the west wall of building No. 1 and the east wall of Building No. 2, identified as building No. 4 (after 1851 but pre-1875)
- The addition of a two-storey brick extension on the southern wall of building No. 2, identified as building No. 5 (c. 1900)
- The addition of a two-storey brick extension on the southern wall of building No. 1 (c. 1904)

- The addition of a one-storey brick and iron dry kiln, identified as building No. 6 (c. 1910)
- The construction of the freestanding brick chimney, likely installed the same time as the cast-iron boiler used to heat the factory, identified as structure No. 12 (c. 1910)
- The addition of two-storey brick building abutting the east wall of Building No. 2, identified as Building No. 1 (c. 1910)
- The addition of a one-storey brick extension on the eastern wall of Building No. 4, identified as Building No. 14 (between 1905 and 1924)
- Closing of the mill race (between 1914 and 1924)
- The addition of a one storey concrete block extension to the west wall of Building No. 13 (1946)
- The addition of a one-storey concrete block extension to the north wall of Building No. 13 (1957)
- The addition of Building Nos. 7 and 9, constructed of two-storey concrete block, essentially enclosing Building Nos. 4 and 14 on three sides (1960)
- The addition of a two-storey concrete block building with brick façade adjoining the east wall of Building No. 1 and the north wall of Building No. 7, identified as Building No. 8 (1960)
- The addition of a commercial office front with multi-panel picture window, door, and transom window, on the north façade of Building No. 1, replacing a window (c. 1934-1974)
- The purchase of adjacent property, 65 Hatt Street, used as upholstery and storage (1974, sold in 2012)
- Demolition of the northern portion of Building No. 13 (2010)
- The north brick façade of Building No. 8 and rear of Buildings No. 5 and 6 being painted white (2020)
- The bricking over of two windows on the west wall and two windows on the south wall of Building Nos. 5 and 6 (date unknown)
- The bricking over of a doorway and service entrance on the west wall of Building Nos. 5 and 6 (date unknown)
- The addition of a second-storey fire escape on the west wall of Building Nos. 5 and 6, replacing a window (date unknown)

4.2. Building Description

The property is comprised of 12 structures between one- and two-and-a-half storeys, constructed between the mid-nineteenth and mid-twentieth centuries in a vernacular style. Its features include:

- Stone lintels and sills, six-over-six sash windows, 2 six pane windows, even course sandstone façade, end gable roof, and date stone inscribed with “A.D. 1846” set in the middle of the end wall of Building No. 1;
- Stone sills and lintels, twelve pane windows, radiating voussoirs, and outline of the original salt box style roofline of Building No. 2 (*Figure 16*);
- Stone sills and lintels and twelve pane windows of Building No. 4;
- Radiating voussoirs, base corbelling, stone lintels and sills, six-over-six sash windows, and front entryway with decorative pilasters, entablature, leaf motif, and decorative glass transom of Building No. 7 (*Figure 15*);
- Stone sills and lintels, base corbelling, and decorative concrete panel featuring a tree, set square, T-square, compass, and circular saw of Building No. 11. (*Figure 17*)



Figure 16: Details on door of Building No. 7 (December 2022)



Figure 17: West wall of Building Nos. 2 and 5. Notice the difference in the colour of the brick, marking the former roofline of Building No. 2 (December 2022)



Figure 18: Details of decorative concrete panel on Building No. 11 (January 2023)

5. Cultural Heritage Assessment

The following is an evaluation of the cultural heritage value or interest of the subject property, in accordance with *Ontario Regulation 9/06*, as amended by *Ontario Regulation 569/22*:

5.1. Criteria for Determining Cultural Heritage Value or Interest

According to Subsection 1 (2) of *Ontario Regulation 9/06*, Criteria for Determining Cultural Heritage Value or Interest, a property may be designated under section 29 of the *Ontario Heritage Act* if it meets two or more of the following criteria:

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 the community.
5. The property has historical value or associative value because it yields or has the potential to yield, information that contributes to the 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.

5.1.1. Design / Physical Value (Criteria 1-3)

The property located at 64 Hatt Street is comprised of 12 vernacular buildings ranging between one and two and a half storeys, constructed between the mid-nineteenth and mid-twentieth centuries. The physical value of the property lies in the fact that building Nos. 1 and 2 are rare and unique examples of pre-Confederation architecture in Upper Canada and are two of the oldest extant industrial buildings in Dundas.

5.1.2. Historical / Associative Value (Criteria 4-6)

The historical value lies in its association with individuals significant to the community, including John Gartshore (1810-1873), a local industrialist and manufacturer. In 1838, Gartshore established the Dundas Iron Foundry & Machine Shop in partnership with James Bell Ewart (1801-1853). The foundry produced internationally renowned large machinery, including steam engines and boilers for the Hamilton Water Works, the Great Western Railway, and Toronto Water Works. Gartshore was also well known for the training of apprentices at his foundry. Many apprentices went on to become industrialists in their own right, including John Inglis (1823-1899) of John Inglis & Co. (now Whirlpool Canada), and John Bertram (1829-1906) and Robert McKechnie (1835-1909), who founded McKechnie & Bertram, later known as Bertram & Sons Co., in Dundas.

The historical value of the property also lies in its association with James Bell Ewart (1801-1853), a businessman and politician. a business man and politician. In addition to financing the Dundas Foundry & Machine Shop, Ewart opened in the community's first bank and invested in transportation projects such as the Desjardins Canal, the London and Gore Rail Road, and the Great Western Rail Road to increase access to Dundas' industries. Ewart was also a leading figure in Dundas' social and political circles, serving as a justice of the peace, the postmaster, and the president of the town council.

Additionally, the historical value of the property lies in its association with Valley City Manufacturing, which operated out of the property for more than 120 years, manufacturing furniture for schools, churches, and laboratories. In the late 1910s, the company was also contracted by architect John A. Pearson (1867-1940) to manufacture furniture for the newly constructed Centre Block on Parliament Hill, with many pieces being used into the 1960s. In 1937, the company was taken over by Hamilton construction magnate Joseph M. Pigott (1885-1969). Under Pigott, the company was contracted by the Otis-Fensom Elevator Company in Hamilton to manufacture wooden cases for the Bofors anti-aircraft guns with shaped sockets for each part and tool so the guns could be assembled in the dark.

5.1.3. Contextual Value (Criteria 7-9)

The property is important in defining the character of the area. The property defines the historic character of Hatt Street and the community of Dundas, serving as a physical reminder of the former Town's past as a manufacturing and industrial centre. The setting of the property defines the historic character of Hatt Street, with the north elevation and roofline featuring distinctive architectural details, including the pre-Confederation cut sandstone façade, twentieth century corbelled brick course, and tall

brick chimney. The property stands out from the surrounding mid-twentieth century streetscape and buildings that are prevalent along Hatt Street. The property is also visually, functionally, and historically linked to its surroundings. The property's location along Spencer Creek, which provided power to the foundry, and near historic transportation corridors was crucial to its early and continued success. The property is also a local landmark, having been featured in several Dundas publications and local walking tours.

5.2. Recommendations

The property located at 64 Hatt Street, Dundas, satisfies the criteria established in *Ontario Regulation 9/06*. Therefore, the subject property warrants protection under the *Ontario Heritage Act* through designation and/or the negotiation of a heritage conservation easement agreement in accordance with the following Description of Property, Statement of Cultural Heritage Value or Interest, and Description of Heritage Attributes:

Description of Property

The 1.09-hectare property at 64 Hatt Street is a former industrial complex comprised of 12 structures ranging from one- to two-and-a-half storeys, constructed between the mid-nineteenth and mid-twentieth centuries, located on the southeast corner of Hatt and McMurray Streets in the community of Dundas in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property located at 64 Hatt Street, known as the former Dundas Foundry and Valley City Manufacturing, is comprised of 12 vernacular buildings constructed between the mid-nineteenth and mid-twentieth centuries. The physical value of the property lies in the fact that it is comprised of two rare and unique examples of pre-Confederation architecture in Upper Canada, which are two of the oldest extant industrial buildings in Dundas.

The historical value of the property lies in its direct association with several prominent figures in Dundas' history, including John Gartshore (1810-1873) and James Bell Ewart (1801-1853), and its association with the former Dundas Foundry and Valley City Manufacturing. In 1838, Gartshore established the Dundas Iron Foundry & Machine Shop in partnership with Ewart. The foundry produced internationally renowned large machinery, including steam engines and boilers for the Hamilton Water Works, the Great Western Railway, and Toronto Water Works. Gartshore was also well known for the training of apprentices at his foundry. Many apprentices went on to become industrialists in their own right, including John Inglis (1823-1899) of John Inglis & Co. (now Whirlpool Canada), and John Bertram (1829-1906) and Robert McKechnie (1835-1909), who founded McKechnie & Bertram, later known as Bertram & Sons Co., in

Dundas. In addition to financing the Dundas Foundry & Machine Shop, Ewart opened the community's first bank and invested in transportation projects such as the Desjardins Canal, the London and Gore Rail Road, and the Great Western Rail Road to increase access to Dundas' industries. Ewart was also a leading figure in Dundas' social and political circles, serving as a justice of the peace, the postmaster, and the president of the town council.

Additionally, the historical value of the property lies in its association with Valley City Manufacturing, which operated out of the property for more than 120 years, manufacturing furniture for schools, churches, and laboratories. In the 1910s, the company was contracted by architect John A. Pearson (1867-1940) to create furniture for Centre Block on Parliament Hill. In 1937, the company was taken over by Hamilton construction magnate Joseph M. Pigott. Under Pigott, the company was contracted by the Otis-Fensom Elevator Company in Hamilton during the Second World War to manufacture wooden cases for the Bofors anti-aircraft guns with shaped sockets for each part and tool so the guns could be assembled in the dark.

The contextual value of the property lies in its role in defining the character the area, serving as a reminder of Dundas' past as an industrial and manufacturing centre. The setting of the property defines the historic character of Hatt Street and the community of Dundas, with the north elevation and roofline featuring distinctive architectural details. The property is visually, functionally, and historically linked to its surroundings, comprised of a former industrial complex located along Spencer Creek, which provided power to the historic foundry, and near historic transportation corridors that were crucial to its early and continued success. The property is also considered to be a local landmark.

Description of Heritage Attributes

The key attributes that embody the cultural heritage value of the property as a unique, rare and early example an industrial complex and pre-Confederation architecture and its historical association with the Dundas Foundry and previous owners John Gartshore and James Bell Ewart, include the:

- Front (north) elevation and roofline of the circa 1846 central two-and-a-half storey stone structure including its:
 - Even coursed, cut sandstone construction;
 - Front gable roof with central stone chimney and date stone inscribed with "A.D. 1846";
 - Flat-headed window openings with stone lintels and sills;
 - Two six-pane windows below the gable;
 - Six-over-six hung wood windows in the second storey; and,
 - Twelve-pane wood windows in the first storey;

- Front (north) elevation and roofline of the circa 1850s western central two-storey brick structure including its:
 - Brick construction laid in Common bond;
 - Side gable roof with corbelled brick chimney; and,
 - Three bays of segmentally-arched window openings with radiating brick voussoirs, stone sills and twelve-pane wood windows;
- Front (north) and side (west) elevations and roofline of the circa 1850s western end two-storey brick structure including its:
 - Six bays of flat-headed window openings in the front (north) elevation with stone lintels and sills;
 - Combination of flat-headed and segmentally-arched window openings in the side (west) elevation with their stone lintels, brick voussoirs and sills; and,
 - Twelve-pane wood windows in the front (north) and side (west) elevations;

The key attributes that embody the cultural heritage value of the property as a unique and rare example an industrial complex and its association with Valley City Manufacturing include the:

- Front (north) elevation of the eastern central circa 1910 two-storey brick structure including its:
 - Corbelled brick course and pilasters;
 - Segmentally-arched window openings with brick voussoirs, stone sills and six-over-six hung wood windows;
 - Ground-floor entrance with decorative pilasters, entablature, leaf motif, and glass transom; and,
 - Ground-floor commercial entrance with nine-pane picture window, transoms, plain dentilated cornice and single entrance door;
- Front (north) elevation of the circa 1960 eastern end two-storey brick structure including its:
 - Flat-headed window openings with plain sills;
 - Brick base corbelling; and,
 - Decorative concrete panel featuring a tree, set square, T-square, compass, and circular saw;

The key attributes that embody the contextual value of the property as a defining feature of the historical character of Hatt Street and as a local landmark include its:

- Location along Spencer Creek;
- Orientation and location fronting onto Hatt Street; and,
- Tall brick chimney.

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Photograph No. P-2462. W.W. Forsythe. No date. "The interior of a workshop, possibly
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Appendix A: Location Map

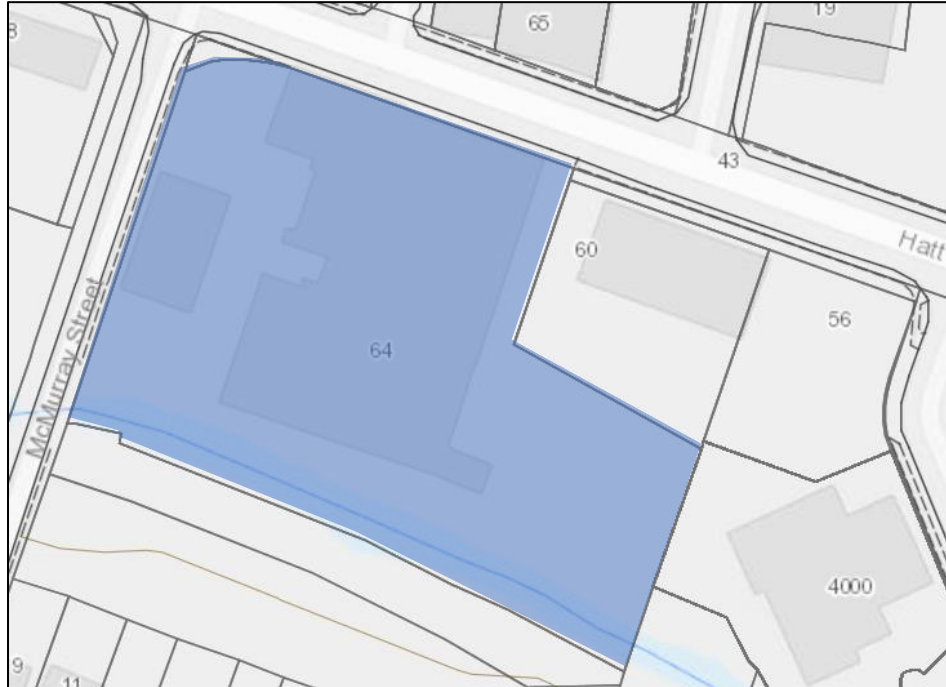


Image 1: Map of subject property and surrounding area, City of Hamilton, GISNet



Image 2: Aerial view of subject property and immediate vicinity, City of Hamilton, GISNet

Appendix B: Photographs



Image 3: Northern elevation, Building No. 1 (December 2022)



Image 4: Northern elevation (from left to right), Building Nos. 11, 7, & 1 (December 2022)



Image 5: Entrance to Building No. 7 (December 2022)



Image 6: Close-up on details of entrance to Building No. 7 (December 2022)



Image 7: Detail of sign on Building No. 7, east of entrance which reads “Rojust Holdings Limited, The Valley City Manufacturing Company Limited 64 Hatt Street Dundas Ontario Founded 1884” (December 2022)



Image 8: Closeup of cement plaque on the northeast corner of Building No. 11, featuring a tree, set square, T-square, compass, and circular saw, common symbols of the woodworking profession (December 2022)



Image 9: Eastern elevation, east wall of Building No. 11 (December 2022)



Image 10: Northern elevation (from left to right), Building Nos. 1, 4, and 2 (December 2022)



Image 11: Western elevation, Building Nos. 2, 5, and 3 (December 2022)



Image 12: 64 Hatt Street, looking east, Building No. 6 on far right (January 2023)



Image 13: Closeup of chimney (January 2023)



Image 14: 64 Hatt Street looking west (January 2023)

Appendix C: Historical Images



Image 15: Lithograph by P.A. Gross, looking northeast from Spencer Creek, 1875. (Source: http://preview.hpl.ca:8080/Sites/#1673019295761_2)

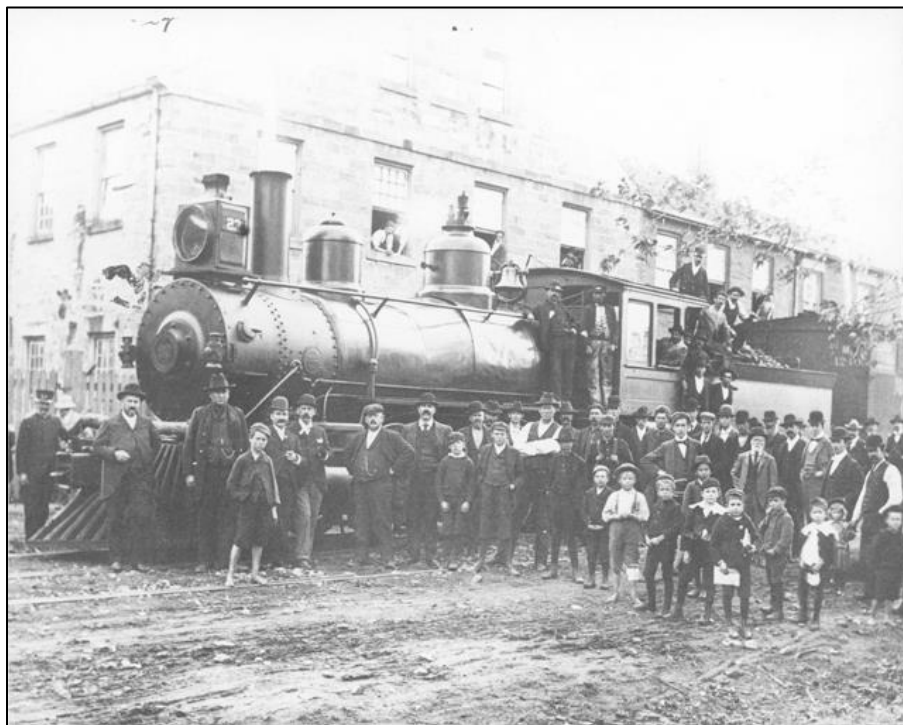


Image 16: First Toronto, Hamilton and Buffalo Railway train in Dundas, seen in front of Building No. 2 of 64 Hatt Street, 1875. (Source: Hamilton Public Library, http://preview.hpl.ca:8080/Sites/#1672756170080_8)



Image 17: Photograph of Hamilton & Dundas Street Railway line out front of 64 Hatt Street, c. 1895. (Source: Hamilton Public Library, http://preview.hpl.ca:8080/Sites/#1672756179052_10)



Image 18: View of Dundas from behind Spencer Creek, looking east, 1912. Subject property circled in red. (Source: Dundas Museum & Archives, <https://collections.dundasmuseum.ca/index.php/Detail/objects/27363>)



Image 19: View of Valley City Manufacturing from Spencer Creek, looking northeast, c. 1900-1920 (Source: Dundas Museum & Archives, <https://collections.dundasmuseum.ca/index.php/Detail/objects/19865>)



Image 20: Interior of a workshop, possibly the workshop of Valley City Seating Manufacturing, c. 1900-1920 (Source: Dundas Museum & Archives <https://collections.dundasmuseum.ca/index.php/Detail/objects/20363>)

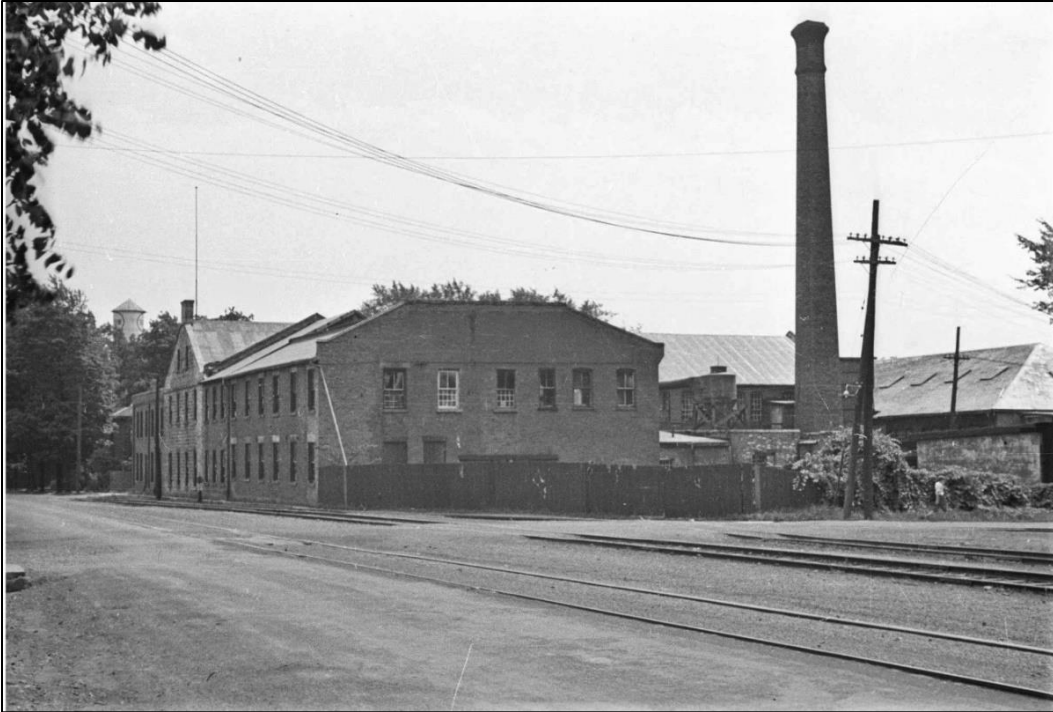


Image 21: View of Valley City Seating Company, looking east 1934 (Source: Vintage Hamilton <https://www.facebook.com/VintageHamilton/photos/a.482033535148278/3846466158704982/?type=3>)



Image 22: East wing, Dundas Central Business District by Hamilton-Wentworth Regional Planning Department, 1974



Image 23: West wing, Dundas Central Business District by Hamilton-Wentworth Regional Planning Department, 1974

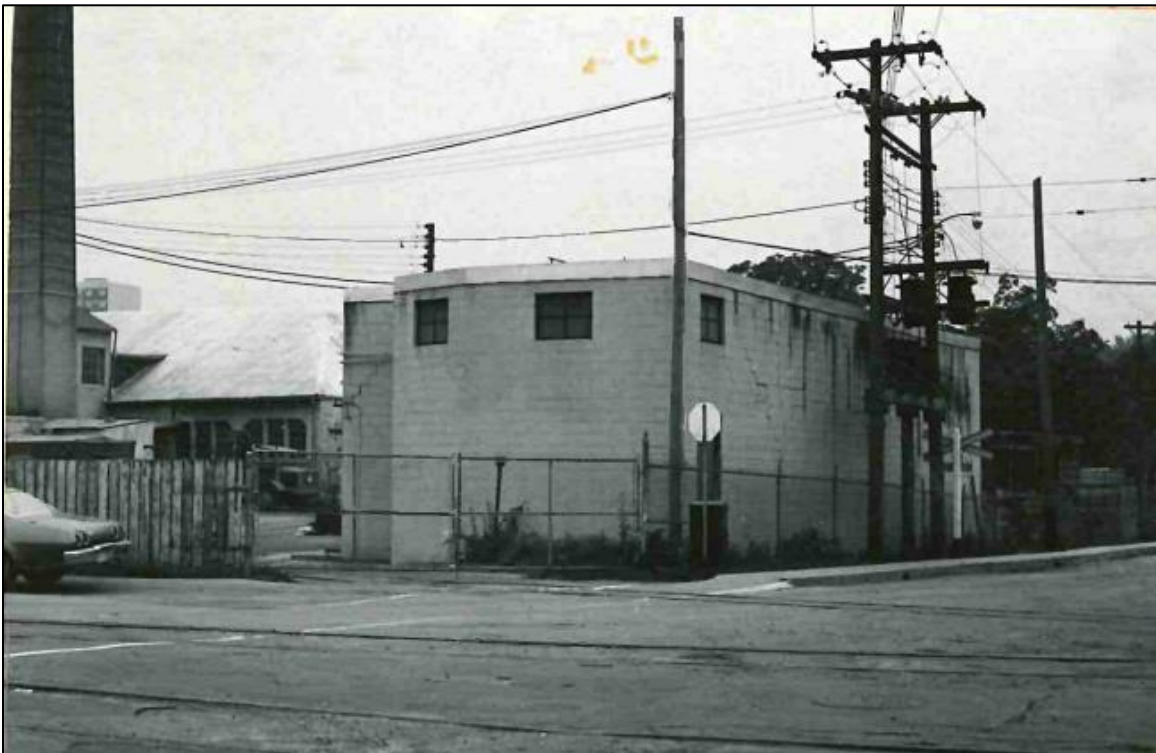


Image 24: Dry kiln on the southeast corner of Hatt & McMurray, Dundas Central Business District by Hamilton-Wentworth Regional Planning Department, 1974

Appendix D: Plans and Mapping



Image 25: Map of the Town of Dundas in the Counties of Wentworth and Halton, Canada West, 1851, Marcus Smith (Excerpt showing location of subject property highlighted in red)

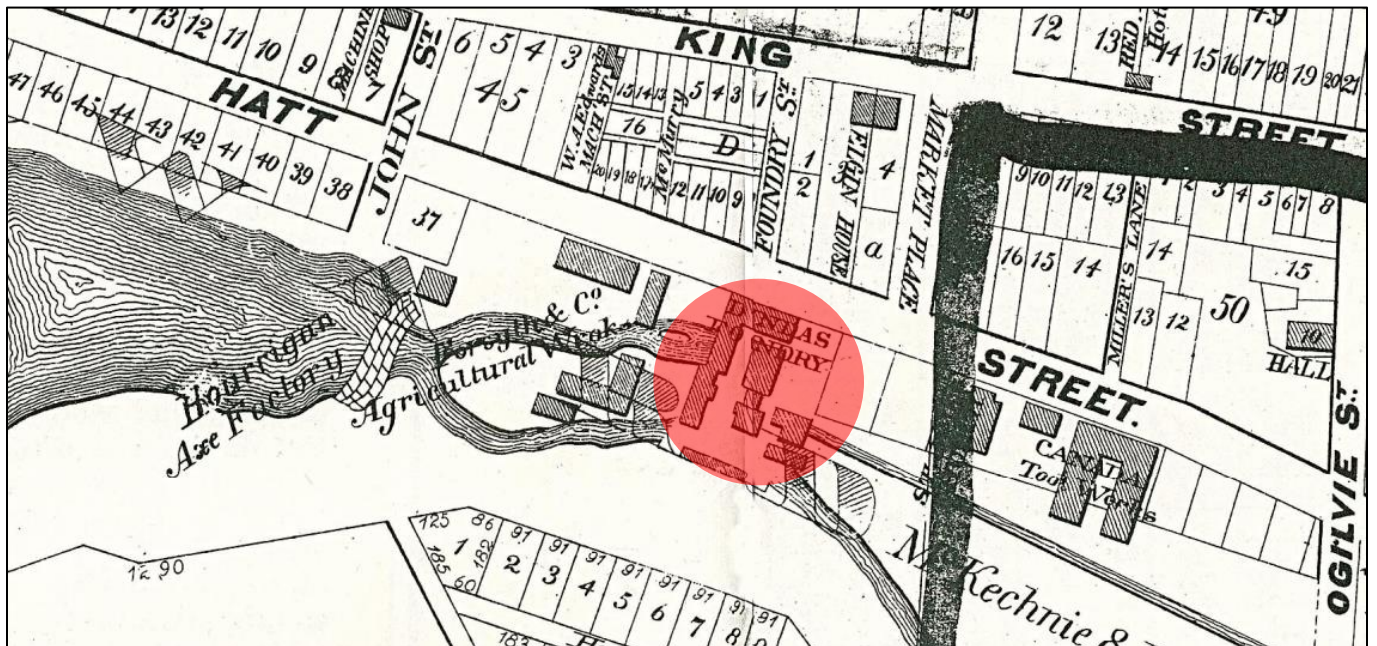


Image 26: Wentworth County Atlas Map, Dundas, 1875 (Excerpt showing location of subject property highlighted in red)

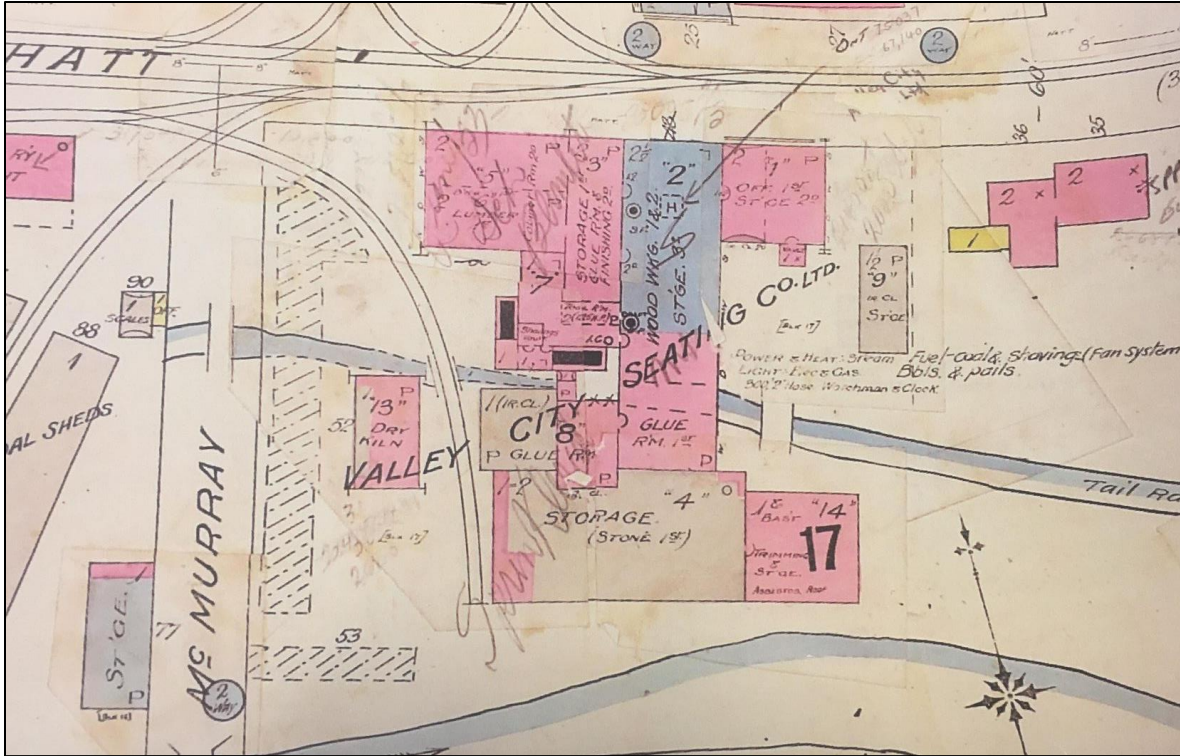


Image 27: Fire Insurance Plan for the Town of Dundas, Ont. 1905 revised to 1914

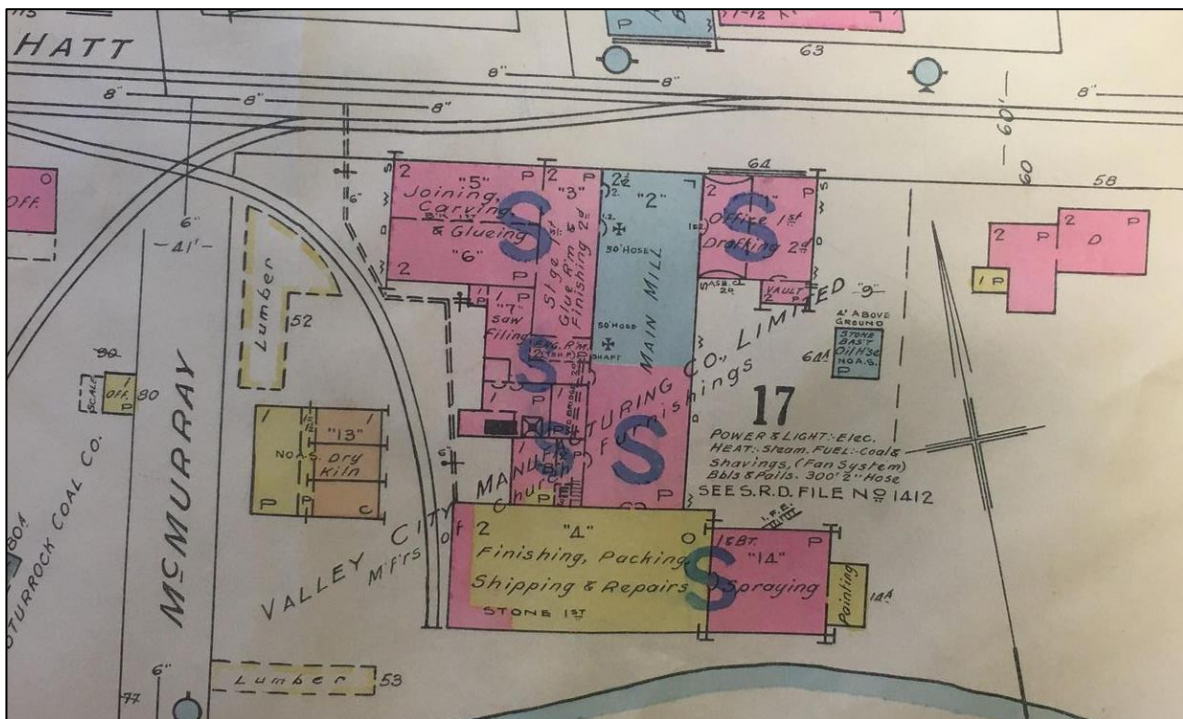


Image 28: Fire Insurance Plan for the Town of Dundas, Ont. 1951

Appendix E: Ownership History

Year	Name of Owner	Number of Acres
c. 1800	Richard Hatt	
1819	John Ogilvy Hatt	
1835	James Bell Ewart	
1853	Estate of James Bell Ewart	
1890	John D. Pennington & Edgar Baker	2.69
1901	John D. Pennington	2.69
1929	Charles Pennington and Edward Pennington	2.69
1941	Joseph M. Pigott	2.69
1950	Nelson Crockford	2.69
1976	336477 Ontario Limited	2.69
2008	Rojust Holdings Limited	2.69
2017	64 Hatt St Investments	2.69



DESIGNATION RECOMMENDATION – 64 HATT STREET, DUNDAS

June 22, 2023

Hamilton Municipal Heritage Committee

64 Hatt Street, Dundas



- May 2017 - Property listed on Municipal Heritage Register
- January 2021 - Request for Formal Consultation
- June 2022 - Zoning By-law Amendment Application
- April 2023 - Staff provided owners with CHAR



Recommendation for Designation Under Part IV of the OHA

64 Hatt Street, Dundas

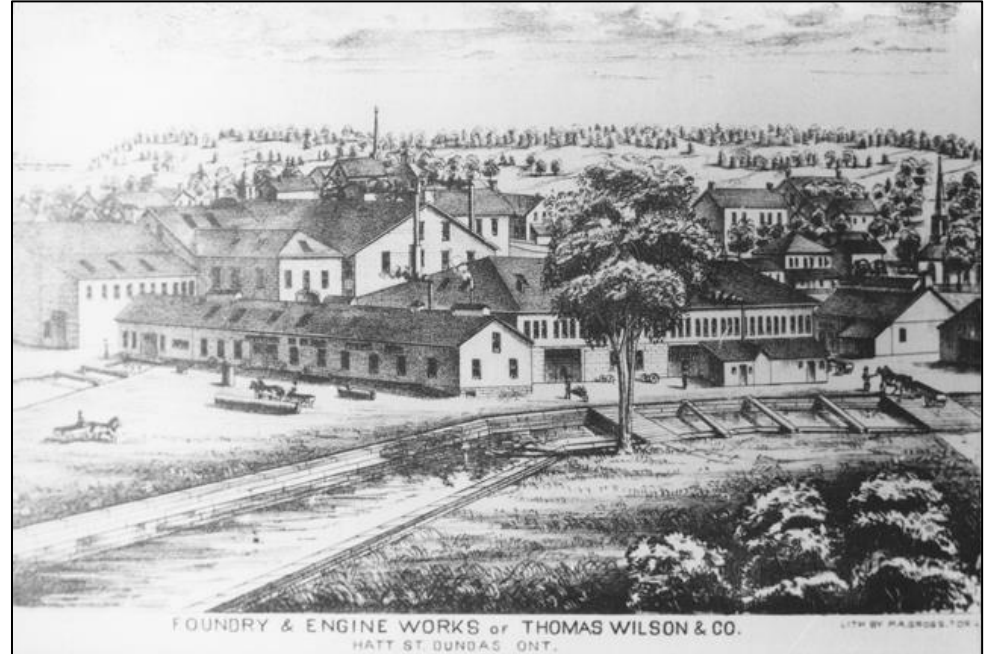
Ontario Regulation 9/06 Criteria (5 of 9)

- Design / Physical (Criteria #1)
- Historical / Associative (Criteria #4)
- Contextual (Criteria #7, 8, 9)



Design / Physical Value

1. The property is an **early and unique example** of pre-Confederation architecture.
2. The property is not considered to display a high degree of craftsmanship an artistic merit.
3. The property is not considered to demonstrate a high degree of technical or scientific achievement.



P.A. Gross, 1875

Historical / Associative Value

4. The property has direct associations with John Gartshore, James Bell Ewart, and Valley City Manufacturing
5. The property is not considered to have the potential to yield information that contributes to the understanding of a community or culture.
6. The property is not considered to demonstrate the work or ideas of an architect, artist, builder, designer or theorist significant to the community



John Gartshore, c. 1850s

Contextual Value

7. The property helps **define** the historic character of Hatt Street and Dundas.
8. The property is **visually, historically, and functionally linked to its surroundings.**
9. The property is considered to be a **local landmark.**



Statement of Cultural Heritage Value or Interest (Summary)

The property located at 64 Hatt Street is comprised 12 structures constructed between the mid-nineteenth and mid-twentieth centuries. Two of the buildings are **rare and unique examples** of vernacular pre-Confederation architecture.

The property is directly associated with industrialists **John Gartshore** and **James Bell Ewart**, and **Valley City Manufacturing**.

The property **helps defines** the character of Hatt Street and Dundas, is **visually, historically, and functionally** linked to its surroundings, and is a **local landmark**.

Description of Heritage Attributes (Summary)

- Front (north) elevation and roofline of the circa 1846 central two-and-a-half storey stone structure including its:
 - Even coursed, cut sandstone construction;
 - Front gable roof with central stone chimney and date stone inscribed with “A.D. 1846”;
 - Flat-headed window openings with stone lintels and sills;
 - Two six-pane windows below the gable;
 - Six-over-six hung wood windows in the second storey; and,
 - Twelve-pane wood windows in the first storey;



64 Hatt Street, Dundas

- Front (north) elevation and roofline of the circa 1850s western central two-storey brick structure including its:
 - Brick construction laid in Common bond;
 - Side gable roof with corbelled brick chimney; and,
 - Three bays of segmentally-arched window opening with radiating brick voussoirs, stone sills and twelve-pane wood windows;



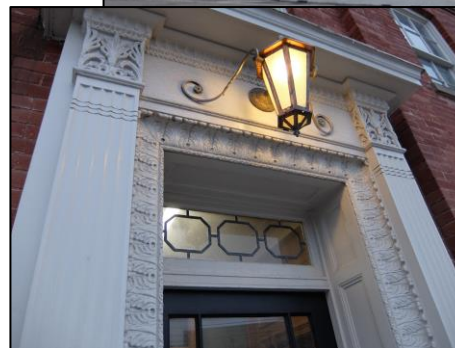
64 Hatt Street, Dundas

- Front (north) and side (west) elevations and roofline of the circa 1850s western end two-storey brick structure including its:
 - Six bays of flat-headed window openings in the front (north) elevation with stone lintels and sills;
 - Combination of flat-headed and segmentally-arched window openings in the side (west) elevation with their stone lintels, brick voussoirs and sills; and,
 - Twelve-pane wood windows in the front (north) and side (west) elevations;



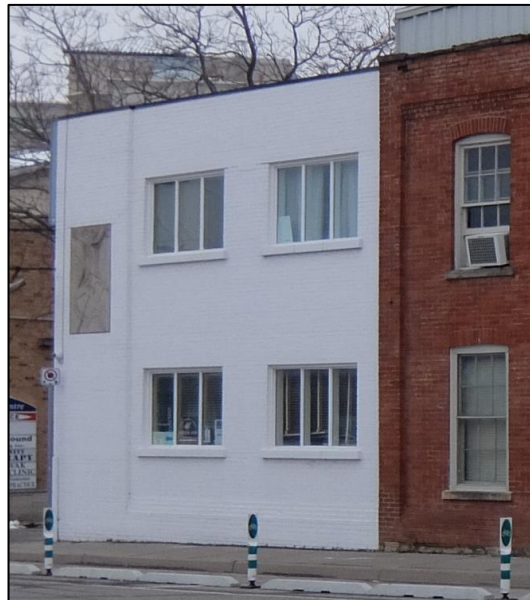
64 Hatt Street, Dundas

- Front (north) elevation of the eastern central circa 1910 two-storey brick structure including its:
 - Corbelled brick course and pilasters;
 - Segmentally-arched window openings with brick voussoirs, stone sills and six-over-six hung wood windows;
 - Ground-floor entrance with decorative pilasters, entablature, leaf motif, and glass transom; and,
 - Ground-floor commercial entrance with nine-pane picture window, transoms, plain dentilated cornice and single entrance door;



64 Hatt Street, Dundas

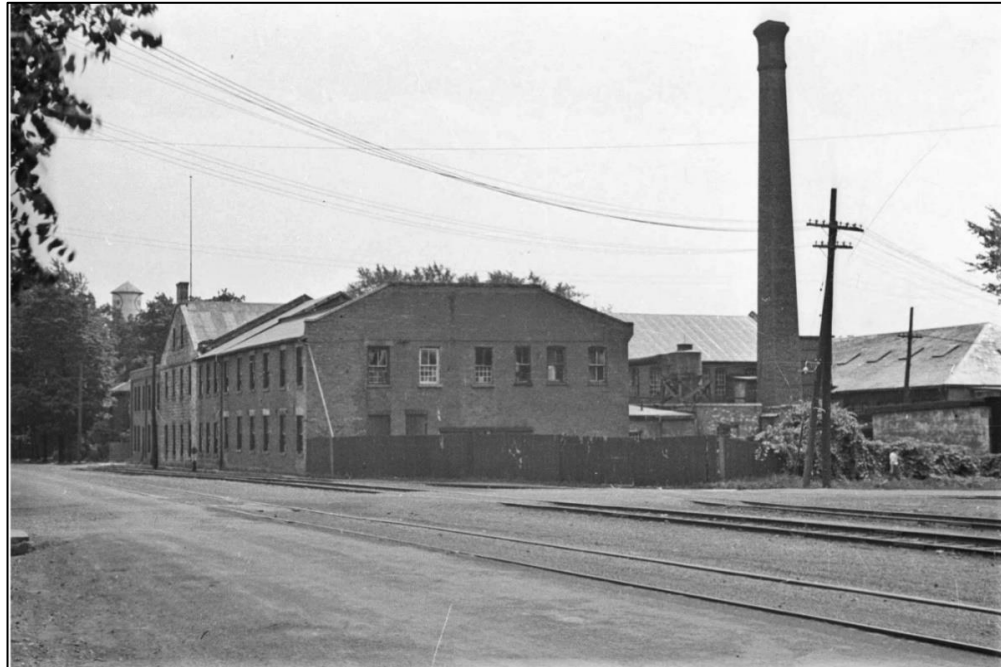
- Front (north) elevation of the circa 1960 eastern end two-storey brick structure including its:
 - Flat-headed window openings with plain sills;
 - Brick corbelling; and,
 - Decorative concrete panel featuring a tree, set square, T-square, compass, and circular saw;



Description of Heritage Attributes (Continued)

The key contextual attributes include its:

- Location along Spencer Creek;
- Location fronting onto Hatt Street; and
- Tall brick chimney.





Hamilton

QUESTIONS?



Hamilton

THANK YOU



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

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

FILE: HP2023-021

June 7, 2023

Michael Isotti Pongetti
229 Locke Street South
Hamilton, ON
L8P 4B8

**Re: Heritage Permit Application HP2023-021:
Removal of window at 56 Charlton Avenue West, Hamilton (Charlton Hall)
(Ward 2) (By-law No. 15-152)**

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 HP2023-021 is approved for the designated property at 56 Charlton Avenue West, Hamilton (Charlton Hall) in accordance with the submitted Heritage Permit Application for the following alterations:

- Removal and filling in of one oval window on the east elevation, including:
 - Infilling with brick to match the colour and size of the existing historic brick;
 - Masonry repairs to the bottom of the window opening;
 - The use of appropriate mortar, in accordance with the City's Masonry Restoration Guidelines; and,
 - Storage of the existing oval window to be removed on site in the basement, flat and elevated off the ground.

Subject to the following conditions:

- a) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than June 30, 2025. If the alterations are not completed by June 30, 2025, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

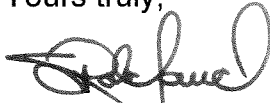
Re: Heritage Permit Application HP2023-021: Removal of window at 56 Charlton Avenue West, Hamilton (Charlton Hall) (Ward 2) (By-law No. 15-152)
- Page 2 of 2

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

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

We wish you success with your project, and if you have any further questions, please feel free to contact 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
Laurie Smith, Plans Examiner
Matt Gauthier, Legislative Coordinator
Councillor Cameron Kroetsch, Ward 2

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, April 18, 2023

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

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

Absent with Regrets: Diane Dent

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

1) Approval of Agenda:

(Burke/Ritchie)

That the Agenda for April 18, 2023 be approved as presented.

2) Approval of Minutes from Previous Meetings:

(Ritchie/Spolnik)

That the Minutes of March 21, 2023 be approved, as presented.

3) Heritage Permit Applications

a. **HP2023-010: T.B. McQuesten High Level Bridge, York Boulevard, Hamilton (Part IV)**

- Scope of work:
 - Graffiti removal on an as-needed basis for the historic bridge structure including;
 - Pressurized hot water cleaning at the lowest PSI possible to remove the existing graffiti from the surface; and
 - Application of an anti-graffiti coating, to be reapplied as needed.
 - Graffiti covering on an as-needed basis for the modern portion of the bridge structure including;
 - Painting the modern concrete in a sympathetic colour; and
 - Re-application of paint in matching colour as needed to cover future graffiti.
- Reason for work:
 - To cover and remove graffiti from the bridge structure, due to police concerns about gang and hate-related graffiti, as well as complaints from the public

Robert Marques, from the City of Hamilton, 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/Ritchie)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-010 be consented to, subject to the following conditions:

- a) That the final details, including the proposed Anti-Graffiti Covering (AGC) product, specifications and areas of use, shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;

- b) That the proposed paint colour to be provided to staff for review, including a painted test patch in an inconspicuous area of bridge, to confirm the compatibility with the sandstone, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to painting the remaining modern concrete material;
- c) That a member of the City's Public Works Department staff be onsite during application of paint and Anti-Graffiti Covering product to ensure the correct application is applied to the corresponding section of the bridge;
- d) That Cultural Heritage staff be notified prior to any future application of an AGC product;
- e) 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,
- f) Installation of the alteration(s), in accordance with this approval, shall be completed no later than April 30, 2030. If the alteration(s) are not completed by April 30, 2030, 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. HP2023-012: 77 King Street West, Stoney Creek (Part IV, Battlefield House)

- Scope of work:
 - Repairs to the existing wood windows on the south and north elevations, including:
 - Minor repairs to sill and jambs as necessary;
 - Replacement of cracked panes of glass as necessary;
 - Replacement of missing or severely deteriorated outer casing;
 - Dutchman repairs to rotted sections of the jambs, sash and sill;
 - Replacement in kind of wood drip cap and bead moulding;
 - Replacement of broken glass and re-puttying; and,
 - Sash repairs, including muntin and rail replacement.
 - Fabrication and installation of 1-over-1 wood storm windows on the north and south elevations, constructed with traditional joinery (wedged mortise and tenon) and mounted with appropriate hanging hardware and glazed with 6mm laminated glass for added protection from projectiles.
- Reason for work:
 - Heritage windows require regular, cyclical maintenance and repairs; and,
 - The addition of traditional storm windows will assist with energy efficiency and controlling condensation.

Jarrett Zacharko, Heritage Project Coordinator, Heritage Resource Management from the City of Hamilton, 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:

(Burke/Spolnik)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-012 be consented to, subject to the following conditions:

a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning

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

b) Implementation/Installation of the alteration(s), in accordance with this approval, shall be completed no later than April 30, 2025. If the alteration(s) are not completed by April 30, 2025, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

c. HP2023-018: 50 Markland Street, Hamilton (Part V, Durand-Markland HCD)

Scope of work:

- Repairs to the existing rear detached one-storey hip-roofed garage including:
 - Replacement of the existing 6/12 hip roof with a 4/12 hip roof to be clad with asphalt shingles;
 - Replacement of the eavestroughs and downspouts in kind;
 - Addition of three courses of block to increase the height of the walls by 610mm;
 - Repairs to masonry blocks on northwest corner;
 - Modifications to the front façade, including:
 - Replacement of the two existing garage doors with one large door in a sympathetic style;
 - Introduction of a new steel lintel and masonry infill to accommodate the modified garage door opening; and,
 - Removal of paint on the existing brick cladding and/or replacement of the brick cladding to match the proposed new brick infill; and,
 - Replacement in kind of the concrete slab floor.

Reason for work:

- To repair damage to the existing garage roof to make it watertight; and
- To increase the life and use of the garage.

Eric Desrosiers, the property owners, 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:

(Priamo/MacLaren)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-018 be consented to, subject to the following conditions:

- a) That the final details of the garage door be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- b) That the final details of the brick cleaning and/or replacement of existing painted bricks on the front façade be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to commencement of any alterations;
- c) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- d) Implementation/Installation of the alteration(s), in accordance with this approval, shall be completed no later than April 30, 2025. If the alteration(s) are not completed by April 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.

d. HP2023-019: 32 John Street East, Flamborough (Part V, Mill Street HCD, Gilmer House; Donkin House)

Scope of work:

- Construction of a new rear detached two-storey garage structure, including;
 - A front gable roof;
 - Board and batten cladding;
 - A front (north) elevation with two ground-floor garage doors and two windows in the second storey; and,
 - Installation of a new gravel driveway along the east side of the property.

Reason for work:

- To allow for the construction of a detached garage in the rear yard of the property, planned to include a secondary-dwelling unit.

Jeanette Szabo, the property owner, spoke to the sub committee.

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

(MacLaren/Spolnik)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-019 be consented to, subject to the following conditions:

a) That the final details of the windows, garage doors, siding and roofing material be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;

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

c) Implementation/Installation of the alteration(s), in accordance with this approval, shall be completed no later than June 30, 2026. If the alteration(s) are not completed by June 30, 2026, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

4) **Adjournment:** Meeting was adjourned at 6:15 pm

(Alexander/MacLaren)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, May 16, 2023 from 5:00 – 7:30pm



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	June 22, 2023
SUBJECT/REPORT NO:	Monthly Report on Proactive Listings for the Municipal Heritage Register, June 2023 (PED23146) (Ward 3)
WARD(S) AFFECTED:	Ward 3
PREPARED BY:	Emily Bent (905) 546-2424 Ext. 6663
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That staff be directed to list the following properties on the Municipal Heritage Register as non-designated properties that Council believes to be of cultural heritage value or interest, as outlined in Report PED23146, in accordance with Section 27 of the *Ontario Heritage Act*:

- (a) 89 Wentworth Street South, Hamilton (Ward 3);
- (b) 91 Wentworth Street South, Hamilton (Ward 3).

EXECUTIVE SUMMARY

This Report recommends that Council list two (2) non-designated properties of cultural heritage value or interest on the Municipal Heritage Register (Register). Listing on the Register under Section 27 of the *Ontario Heritage Act* recognizes value of the property to the community, provides properties with interim protection from demolition, and can help facilitate informed decision-making and priority-based planning from staff and Council. By Council deciding to proactively list these properties on the Register, staff will be able to take appropriate action should a Prescribed Event be triggered under the *Planning Act*, or if demolition or significant alteration is proposed as part of a Building Permit Application in the next two years before the Register listings expire. Should

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: Monthly Report on Proactive Listings for the Municipal Heritage Register, June 2023 (PED23146) (Ward 3) - Page 2 of 5

Council decide to list these properties on the Register, staff will provide notice of their listing to the owners and outline legislated process for objecting to the listings, as per the requirements of the *Ontario Heritage Act*.

Alternatives for Consideration – N/A

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: None.

Staffing: As outlined in Report PED22211(a), the City has hired two temporary Cultural Heritage Planning Technician positions, whose primary focus will be on the research and evaluation of heritage properties on the high priority designation list and triggered by Prescribed Events under the *Planning Act*. The full extent of the implications on staff resources, resulting from the *Bill 23* and *Bill 109* changes to the *Ontario Heritage Act*, are not known at this time.

Legal: The *Ontario Heritage Act* enables Council to list non-designated properties that it believes to be of cultural heritage value or interest on the Register if it is demonstrated that they meet at least one criterion outlined in *Ontario Regulation 9/06*, as amended by *Ontario Regulation 569/22*. The Municipal Heritage Committee must be consulted prior to Council deciding to list a non-designated property on the Register. The recently amended *Ontario Heritage Act* now limits how the City can list a property, including a two-year expiry from the time of listing and a five-year restriction on re-listing after expiry.

The *Ontario Heritage Act* requires municipalities to notify owners within 30 days of a Council's decision to list a property on the Register. Under Section 27(7) of the *Ontario Heritage Act*, an owner can object to a property being included on the Register after receiving notice of it being listed. The owner's objection should be served on the Clerk of the municipality and identify the reasons for the objection and all relevant facts. Council must consider the objection and decide whether to keep the property listed on the Register or to remove it. The owner must be given notice of a Council's decision on the consideration of their objection within 90-days of the decision.

HISTORICAL BACKGROUND

The cumulative changes to the *Ontario Heritage Act* over the past few years, implemented by *Bill 108, More Homes, More Choice Act, 2019* and *Bill 23, More Homes Built Faster Act, 2022* (see Reports PED22211(a) and PED19125(c)), now require the City to be strategic when it lists properties of cultural heritage value or interest on the

Municipal Heritage Register (see Legal Implications above). A property is now required to be listed on the Register prior to a Prescribed Event under the *Planning Act* for a municipality to be able to issue a notice of intention to designate within a 90-day restricted window.

As outlined in Report PED22211(a), staff will be bringing forward proactive recommendations to list properties of heritage interest flagged as part of the Formal Consultation process, when they are anticipated to trigger a Prescribed Event under the *Planning Act*, or if they are under a perceived immediate threat of potential demolition or removal and require interim protection until such time as further review and evaluation for designation can be conducted.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

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

- Determining the cultural heritage value or interest of a property based on design / physical value, historical / associative value and contextual value criteria (*Ontario Heritage Act, Ontario Regulation 9/06*);
- Ensuring significant built heritage resources are conserved (*Provincial Policy Statement, 2020, Sub-section 2.6.1*);
- Identifying cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources (Urban Hamilton Official Plan, Volume 1, B.3.4.2.1 b)); and,
- Maintaining the Municipal Heritage Register, pursuant to the *Ontario Heritage Act* (Urban Hamilton Official Plan, Volume 1, B.3.4.2.4).

RELEVANT CONSULTATION

External

- Property owners / applicants.

Internal

- Ward Councillor Nann, Ward 3

ANALYSIS AND RATIONALE FOR RECOMMENDATION

89 and 91 Wentworth Street South, Hamilton

The property at 89 Wentworth Street South, Hamilton, is comprised of a two and a half-storey brick dwelling constructed circa 1897 and the property at 91 Wentworth Street South, Hamilton, is comprised of a three-storey brick apartment building constructed circa 1929, both of which are currently listed on the City's Inventory of Heritage Properties. Both properties 89 and 91 Wentworth Street have merged in title with the adjacent properties at 71 and 75 Wentworth Street South. The City received Committee of Adjustment Severance application HM/B-23:17, which proposes to sever the existing lot into two parcels; the severed lands will contain two residential buildings (known as 89 and 91 Wentworth Street South) and the retained lands will contain the two residential buildings (known as 71 and 75 Wentworth Street South). Staff conducted a preliminary cultural heritage evaluation of the subject properties and determined that they each met multiple criteria for determining cultural heritage value or interest, as outlined in *Ontario Regulation 9/06*, as follows:

The building at 89 Wentworth Street South has design value as a representative example of a late-nineteenth century Romanesque Revival style building, which displays a high degree of craftsmanship in its slate roof, decorative brickwork and domed turret. The property has historical value for its association with Elizabeth Duggan (1861-1922), the daughter of George Elias Tuckett (1835-1900), a well-known tobacco baron, as well as demonstrating the work of Alfred Wavell (A.W.) Peene (1869-1940), a prominent local architect. The property has contextual value as it defines the historic residential character of the St. Clair Neighbourhood and adjacent Stinson Neighbourhood, is visually and historically linked to its surroundings, and is considered a local landmark.

The building at 91 Wentworth Street South has design value a representative example of a mid-twentieth century purpose-built apartment building. The property has historical value for its direct association with the theme of infill low-rise apartment buildings, which were popular development projects across the City of Hamilton between the 1920s-1960s. The property has contextual value as it maintains and supports the historic residential character of the St. Clair Neighbourhood and adjacent Stinson Neighbourhood, and is historically and visually linked to its surroundings.

The full summary of the preliminary evaluation of cultural heritage value or interest for both properties are attached as Appendix "A" and "B," respectively, to Report PED23146. Therefore, both 89 and 91 Wentworth Street South, Hamilton, have been determined to have sufficient cultural heritage value or interest to warrant listing on the Municipal Heritage Register as a non-designated property under Section 27 of the *Ontario Heritage Act*, as per Recommendations (a) and (b) of Report PED23146. Staff

SUBJECT: Monthly Report on Proactive Listings for the Municipal Heritage Register, June 2023 (PED23146) (Ward 3) - Page 5 of 5

have also included 89 Wentworth Street South, Hamilton, on the City's list of Candidates for Designation under Part IV of the *Ontario Heritage Act* (see www.hamilton.ca/heritagedesignation for more information).

ALTERNATIVES FOR CONSIDERATION

Not applicable.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

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 PED23146 - Preliminary Heritage Evaluation of 89 Wentworth Street South, Hamilton

Appendix "B" to Report PED23146 - Preliminary Heritage Evaluation of 91 Wentworth Street South, Hamilton

EB:sd

89 Wentworth Street South, Hamilton (Manor Apartments)
Constructed circa 1897



Preliminary Evaluation of Cultural Heritage Value or Interest:
(in accordance with *Ontario Regulation 9/06*)

Design / Physical Value

1. The property is representative of a late-nineteenth century Romanesque Revival style building with its red brick construction, arched entryway and imposing domed turret.

Further, the building is representative of a large family home that was subdivided into apartments. 89 Wentworth Street South was subdivided into apartments circa 1926 and then became known as Manor Apartments.
2. The property displays a high degree of craftsmanship for its slate roof, decorative brickwork, and domed turret.
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

Historical / Associative Value

4. The property is associated with Edward McCoy, a traveler who is listed as the building's first occupant in 1900.

Further, the property is associated with Elizabeth Duggan (1861-1922), who resided at the property by 1904. Elizabeth is the daughter of George Elias Tuckett (1835-1900), the tobacco baron whose family compound at King Street West and Queen Street South is known today as the Scottish Rite.

5. The property does not appear to yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
6. The property reflects the work of Alfred Wavell (A.W.), Peene (1869-1940), a notable Hamilton architect. Peene himself resided at 99 Wentworth Street South (1895-1919) and designed several buildings on the street, including two other dwellings and Robert Land School (now the Eva Rothwell Centre) on Wentworth Street North. One of Peene's most prominent Romanesque Revival works is located nearby at the Stinson Street Public School in the adjacent Stinson Neighbourhood. Another prominent, the Hamilton Conservatory of Music (now Hamilton Conservatory for the Arts) is located in the Durand Neighbourhood. Further, Peene is recognized for his prominent work at the Carnegie Library (now court rooms) in the Central Neighbourhood.

Contextual Value

7. The property has contextual value as it defines the historic residential character of the St. Clair Neighbourhood, as well as the adjacent Stinson Neighbourhood on the west side of Wentworth Street South. The area is characteristic of larger stately homes, dispersed amongst smaller homes and lot sizes, as well as low-rise apartment buildings and large homes that have been converted into multiple dwellings. 89 Wentworth Street South is an example of a dwelling with grand proportions that defines the streetscape and enhances the historic residential character, which has since been subdivided into apartments.
8. The property has contextual value as it is historically and visually linked to its surroundings in the predominantly residential St. Clair Neighbourhood and adjacent Stinson Neighbourhood, both established in the late-nineteenth and early-twentieth centuries. Additionally, it is visually connected to the dwelling at 124 Wentworth Street South, which was also constructed by A.W. Peene circa 1908.

9. The property is considered a local landmark.

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W.H. Irwin & Co. “1900 Irwin’s Hamilton City Directory.” Hamilton: Griffin & Kidner, 1900.

91 Wentworth Street South, Hamilton (Tudor Hall Apartments)
Constructed circa 1929



Preliminary Evaluation of Cultural Heritage Value or Interest:
(in accordance with *Ontario Regulation 9/06*)

Design / Physical Value

1. The property is representative of a mid-twentieth century purpose-built apartment building with its brick construction and three and a half storey massing.
2. The property does not appear to display a high degree of craftsmanship or artistic merit.
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

Historical / Associative Value

4. The property is associated with the theme of infill low-rise apartment buildings, which were popular development projects across the City of Hamilton between the 1920s-1960s, demonstrating the compatibility of apartment buildings in low-rise residential neighbourhoods.

5. The property does not appear to yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
6. The property does not appear to demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Contextual Value

7. The property has contextual value as it maintains and supports the historic residential character of the St. Clair Neighbourhood, as well as the adjacent Stinson Neighbourhood on the west side of Wentworth Street South. The area is characteristic of larger stately homes, dispersed amongst smaller homes and lot sizes, as well as purpose-built low-rise apartment buildings and large homes that have been converted into multiple dwellings. 91 Wentworth Street South is an example of a purpose-built low-rise apartment building that maintains the dominant residential character and supports the historic character of the neighbourhood as the majority of the building stock is from the early-twentieth century.
8. The property has contextual value as it is historically and visually linked to its surroundings in the predominantly residential St. Clair Neighbourhood and adjacent Stinson Neighbourhood, both established in the late-nineteenth and early-twentieth centuries.
9. The property is not considered to be a local landmark.

Sources:

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**You are cordially invited to attend the
Hamilton Municipal Heritage Committee's
Heritage Recognition Awards Celebration**

Join representatives from Hamilton City Council, the Hamilton Municipal Heritage Committee and many special guests, as we honour our award recipients for their outstanding contributions to the conservation, restoration and preservation of Hamilton's built heritage.

Tuesday June 13th, 2023

Doors Open: 6:30 pm Awards Start: 7:00 pm
Reception to follow



Bridgeworks

200 Caroline St. N., Hamilton, Ontario

Site of the former Hamilton Bridgeworks Company Ltd. (c. 1872).

(On-site, street, and municipal lot parking available)

***Please feel free to pass this invitation along.
Everyone is welcome to join us in honouring our award winners.***

For more information about this event and to RSVP, please contact

Alissa Denham-Robinson – HMHC Chair

Tel: (905) 308-1576

Email: aadenham@hotmail.com

To help with our planning, please RSVP by June 9th, 2023.

Dress for the Event is Business Casual



2022-23 Hamilton Municipal Heritage Committee Heritage Recognition Awards Celebration



AWARD PRESENTATIONS WILL INCLUDE

Presentation of the HMHC HERITAGE PROPERTY RECOGNITION AWARDS

2 Ravenscliff, Hamilton, On (c. 1906)
44 Chatham St., Hamilton, On (c. 1899)
22 Homewood Ave., Hamilton, On (c.1891)
79 South St. W., Dundas, On (c. 1944)
263 John St. S., Hamilton, On (Amy Katz & Associates) (c.1890)

Presentation of the HMHC “HERITAGE PROPERTY DEVELOPER” RECOGNITION AWARD

Indwell for 219, 225 and 247 East Avenue N., Hamilton, On (The Oaks at the former Royal Oak Dairy)

Presentation of the HMHC “ADAPTIVE REUSE OF A HERITAGE PROPERTY” RECOGNITION AWARD

200 Caroline St. N, Hamilton, On (Bridgeworks - former Hamilton Bridgeworks Company Ltd.)
280 Main St. E., Hamilton, On (Apartment Conversion - former Thomas Anglican Church)
366 Victoria Ave. N., Hamilton, On (Factory Media Resource Centre Gallery & Studio - former Cataract Power Co.)
29 Harriet St. Hamilton, On (Aeon Studios – former Felton Brush Company)

Presentation of the HMHC “CULTURAL HERITAGE LANDSCAPE” AWARD

16 Old Guelph Rd., Hamilton, On. (RBG - Indigenous Plant Medicine Trail)

Presentation of the HMHC “MAKING HERITAGE ACCESSIBLE” AWARD

18 Ogilvie St., Dundas, On (Dundas Branch – Hamilton Public Library)

Presentation of the HMHC “EDUCATION IN HERITAGE” AWARD

Mark McNeil, Journalist
Kevin Werner, Journalist
Sarah Sheehan & Barton Street BIA (Woodlands Park Ghost Landscape Placemaking Project)

Presentation of the HMHC “THE ART OF HERITAGE” AWARD

Sara Sandham, Artist (HamOnt Doodles)
Gordon Leverton, Artist

Presentation of the HMHC “HERITAGE GROUP, SOCIETY OR SPECIALTY TEAM” AWARD

Friends of St. Giles (Former St. Giles United Church – Ward 3) – 85 Holton Ave., Hamilton, On

Presentation of the HMHC “HERITAGE STREETScape REVITALIZATION” AWARD

Green Venture De-pave Paradise Projects (578-581 & 539 Barton St. E., / Good Shepherd at 155 Cannon St. E)
Locke Street Improvement Project, Hamilton, On
154 James St. N., Hamilton, On

Presentation of the HMHC “SPECIALIZED HERITAGE CRAFT & TRADE” AWARD

Alan Stacey, Principal Conservator – Heritage Mill Historic Building Conservation
Jason Schubert – Schubert Traditional Craftwork (for woodwork at 33 Ontario St., Hamilton)
DR Masonry and Authentic Ironworks (for front stair restoration at Laidlaw United Church)

Presentation of the HMHC “VOLUNTEER RECOGNITION” AWARD

Jim Charlton – Volunteer, Member of HMHC Inventory & Research Working Group (Posthumously)
Vivian Chang – Student Artist (HMHC Education & Communication Working Group - Colouring Book Project)