



City of Hamilton
HAMILTON MUNICIPAL HERITAGE COMMITTEE
AGENDA

Meeting #: 24-003
Date: April 26, 2024
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

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 February 16, 2024

5. COMMUNICATIONS

5.1 Correspondence respecting the Notice of Intention to Designate under Part IV of the Ontario Heritage Act, 84 York Boulevard, Hamilton (Philpot Memorial Church)

Recommendation: Be received.

5.2 Correspondence from Jennifer Meader and Mark A. de Jong, TMA Law, on behalf of John Kemp, respecting Notice of Objection to Recommendation to List 62 Erie Avenue, Hamilton, on the Municipal Heritage Register

Recommendation: Be received and referred to the consideration of Item 10.2

6. DELEGATION REQUESTS

- 6.1 Delegation Request from Matthew Hall and Madolyn Armstrong, Hamilton Conservation Authority, respecting Item 8.1 Report PED24057, Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the Ontario Heritage

Act (for today's meeting)

7. DELEGATIONS

8. STAFF PRESENTATIONS

- 8.1 Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the Ontario Heritage Act (PED24057) (Ward 6)

9. CONSENT ITEMS

- 9.1 Heritage Permit Review Sub-Committee Minutes
 - a. December 12, 2023
 - b. February 20, 2024 (Staff Liaison Report)
- 9.2 Education and Communications Working Group Meeting Notes - February 7, 2024
- 9.3 Policy and Design Working Group Meeting Notes - January 22, 2024

10. DISCUSSION ITEMS

- 10.1 Demolition of 178 Wilson Street, Hamilton, Being a Non-Designated Property listed on the Municipal Heritage Register with an Unsafe Order to Comply (PED24081) (Ward 2)
- 10.2 Monthly Report on Proactive Listings for the Municipal Heritage Register, April 2024 (PED24058) (Wards 3 and 14)
- 10.3 Cross-Melville Heritage District Committee Report 24-001 (February 8, 2024)
- 10.4 Community Heritage Ontario Membership Renewal
- 10.5 Selecting Members to Attend 2024 Ontario Heritage Conference (no copy)

11. MOTIONS

12. NOTICES OF MOTION

13. GENERAL INFORMATION / OTHER BUSINESS

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

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.

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

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

- (1) 372 Butter Road West, Andrew Sloss House (D) – S. Spolnik
- (2) 1021 Garner Road East, Lampman House (D) – S. Spolnik
- (3) 398 Wilson Street East, Marr House (D) – S. Spolnik

Dundas

- (4) 2 Hatt Street (R) – K. Burke
- (5) 216 Hatt Street (I) – K. Burke
- (6) 215 King Street West (R) – K. Burke
- (7) 219 King Street West (R) – K. Burke

Glanbrook

- (8) 2235 Upper James Street (R) – G. Carroll

Hamilton

- (9) 80-92 Barton Street East, Former Hanrahan Hotel (R) – S. Spolnik
- (10) 1155-1157 Beach Boulevard, Beach Canal Lighthouse and Cottage

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

- (D) – A. Denham-Robinson
- (11) 66-68 Charlton Avenue West (D) – C. Kroetsch
- (12) 71 Claremont Drive, Auchmar Gate House / Claremont Lodge (R) – G. Carroll
- (13) 711 Concession Street, Former Mount Hamilton Hospital, 1932 Wing (R) – G. Carroll
- (14) 127 Hughson Street North, Firth Brothers Building (D) – C. Kroetsch
- (15) 163 Jackson Street West, Pinehurst / Television City (D) – C. Kroetsch
- (16) 108 James Street North, Tivoli (D) – C. Kroetsch
- (17) 98 James Street South, Former James Street Baptist Church (D) – C. Kroetsch
- (18) 18-22 King Street East, Gore Buildings (D) – C. Kroetsch
- (19) 24-28 King Street East, Gore Buildings (D) – C. Kroetsch
- (20) 537 King Street East, Rebel's Rock (R) – G. Carroll
- (21) 378 Main Street East, Cathedral Boys School (R) – S. Spolnik
- (22) 679 Main Street East / 85 Holton Street South, Former St. Giles Church (I) – G. Carroll
- (23) 120 Park Street North (R) – C. Kroetsch
- (24) 828 Sanatorium Road, Long and Bisby Building (D) – G. Carroll
- (25) 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

- (1) 64 Hatt Street, Former Valley City Manufacturing (D) – K. Burke
- (2) 24 King Street West, Former Majestic Theatre (I) – K. Burke
- (3) 3 Main Street, Former Masonic Lodge (D) – K. Burke
- (4) 23 Melville Street, Knox Presbyterian Church (D) – K. Burke
- (5) 574 Northcliffe Avenue, St. Joseph's Motherhouse (R) – L. Lunsted

Flamborough

- (6) 283 Brock Road, WF Township Hall (D) – L. Lunsted
- (7) 62 6th Concession East, Hewick House (I) – L. Lunsted

Hamilton

- (8) 1 Balfour Drive, Chedoke Estate / Balfour House, (R) – G. Carroll
- (9) 134 Cannon Street East, Cannon Knitting Mill (R) – C. Kroetsch
- (10) 52 Charlton Avenue West, Former Charlton Hall (D) – C. Kroetsch
- (11) 2 Dartnall Road, Rymal Road Station Silos (R) – G. Carroll
- (12) 54-56 Hess Street South (D) – C. Kroetsch
- (13) 1284 Main Street East, Delta High School (D) – G. Carroll
- (14) 311 Rymal Road East (R) – G. Carroll
- (15) St. Clair Boulevard Heritage Conservation District (D) – G. Carroll
- (16) 56 York Boulevard / 63-76 MacNab Street North, Copley Building (D) – G. Carroll
- (17) 84 York Boulevard, Philpott Church (NOID) – G. Carroll

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

- (18) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G. Carroll
- (19) 65 Charlton Avenue East, Church of Ascension (D, NHS), Hamilton – G. Carroll
- (20) 4 Turner Avenue, Hamilton (R) – C. Kroetsch
- (21) 420 King St E, St. Patrick Roman Catholic Church (I) – S. Spolnik
- (22) 206-210 King Street East, Former Bremner Grocery (I) – G. Carroll
- (23) 1269 Mohawk Road, Ancaster – G. Carroll
- (24) 657 King Street East, Hamilton – G. Carroll
- (25) 665-667 King Street East, Hamilton – G. Carroll

Stoney Creek

- (26) 2251 Rymal Road East, Former Elfrida Church (R) – G. Carroll

c. Heritage Properties Update (GREEN)

(Green = Properties whose status is stable)

Dundas

- (1) 104 King Street West, Former Post Office (R) – K. Burke

Hamilton

- (2) 46 Forest Avenue, Rastrick House (D) – G. Carroll
- (3) 88 Fennell Avenue West, Auchmar (D) – A. Douglas
- (4) 125 King Street East, Norwich Apartments (R) – C. Kroetsch
- (5) 206 Main Street West, Arlo House (R) – C. Kroetsch
- (6) 50-54 Sanders Boulevard, Binkley Property (R) – K. Burke

Flamborough

- (7) 340 Dundas Street East, Eager House (R) – L. Lunsted

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

d. Heritage Properties Update (BLACK)

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

Ancaster

(1) 442, 450 and 452 Wilson Street East (R) – S. Spolnik

13.2 Hamilton Municipal Heritage Committee's Heritage Recognition Awards - June 13, 2024 (no copy)

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT



Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

Minutes 24-002

12:00 p.m.

February 16, 2024

Room 264, 2nd Floor, City Hall

Present: Councillor C. Kroetsch
A. Denham-Robinson (Chair), K. Burke, G. Carroll (Vice-Chair), L. Lunsted, S. Spolnik, A. MacLaren and A. Douglas

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

- 1. Recommendation to Designate 1166 Garner Road West, Ancaster, (Shaver Homestead) under Part IV of the Ontario Heritage Act (PED24026) (Ward 12) (Added Item 8.1)**

(Douglas/Spolnik)

That the City Clerk be directed to give notice of Council's intention to designate 1166 Garner Road West, Ancaster, (Shaver Homestead) shown in Appendix "A" attached to Report PED24026, 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 PED24026, 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

2. Monthly Report on Proactive Listings for the Municipal Heritage Register, February 2024 (PED24044) (Ward 3) (Item 10.1)

(Burke/Kroetsch)

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 PED24044, in accordance with Section 27 of the *Ontario Heritage Act*:

- (a) 657 King Street East, Hamilton (Ward 3);
- (b) 665-667 King Street East, Hamilton (Ward 3)

CARRIED

3. Correspondence in Support of an Extension of the Deadline in Subsection 27(16) of the *Ontario Heritage Act* with Respect to the Removal of Listed (Non-Designated) Properties from Municipal Heritage Registers (Added Item 11.1)

(Denham-Robinson/Kroetsch)

WHEREAS Subsection 27(16) of the Ontario Heritage Act stipulates that any non-designated heritage property listed on the municipal register of properties as of December 31, 2022 shall be removed from the municipal register on or before January 1, 2025, if the council of the municipality does not give a notice of intention to designate the property under subsection 29(1) of the Ontario Heritage Act on or before January 1, 2025;

WHEREAS, Since January 1, 2023, City of Hamilton staff and members of the Hamilton Municipal Heritage Committee have been diligently working to: review the municipal heritage register and the heritage value and interest of its non-designated properties; determine which properties may be candidates for individual designation under Part IV of the Ontario Heritage Act and should be prioritized for evaluation for designation before they are delisted; develop a strategy for reviewing the remaining listed properties of heritage interest as part of potential Heritage Conservation Districts for designation under Part V of the Ontario Heritage Act; and, hire and train additional staff to undertake the required steps to review the high priority properties and bring forward recommendations for designation;

WHEREAS, The above-noted work involving over 2,300 listed properties in the City of Hamilton is extremely time-consuming and cannot be completed by December 31, 2024 with the limited municipal resources available;

WHEREAS, The Hamilton Municipal Heritage Committee wishes to advise City Council of receipt of communication issued by the Architectural Conservancy of Ontario (ACO) on February 12, 2024;

WHEREAS, this communication calls local municipalities together in response to requested revisions to the Ontario Heritage Act, under Ontario Bill 23, More Homes Built Faster Act, as issued by the ACO in a letter to Premier Doug Ford, dated February 8, 2024 (as attached)

THEREFORE BE IT RESOLVED:

That the Mayor send a letter to Doug Ford, Premier of Ontario, and Michael Ford, Minister of Citizenship and Multiculturalism, requesting that Subsection 27(16) of the Ontario Heritage Act be amended by extending the deadline to five years from January 1, 2025 to January 1, 2030.

CARRIED

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

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

8. STAFF PRESENTATIONS

- 8.1 Recommendation to Designate 1166 Garner Road West, Ancaster, (Shaver Homestead) under Part IV of the Ontario Heritage Act (PED24026) (Ward 12)

9. CONSENT ITEMS

- 9.2 Education & Communication Working Group Meeting Notes - January 3, 2024
- 9.3 Policy and Design Working Group Meeting Notes - January 22, 2024

12. NOTICES OF MOTION

- 12.1 Correspondence in Support of an Extension of the Deadline in Subsection 27(16) of the Ontario Heritage Act with Respect to the Removal of Listed (Non-Designated) Properties from Municipal Heritage Registers

Note: A request to waive the rules will be introduced

(Burke/Carroll)

That the agenda for January 26, 2024 Hamilton Municipal Heritage Committee, 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) January 26, 2024 (Item 4.1)

(Spolnik/Lunsted)

That the Minutes of January 26, 2024, meeting of the Hamilton Municipal Heritage Committee, be approved, as presented.

CARRIED

(d) COMMUNICATIONS (Item 5)

(Kroetsch/Douglas)

That the following Communications Items be received:

- (i) Notice of Passing of By-law No. 24-007 to Designate 7 Ravenscliffe Avenue, Hamilton under Part IV of the Ontario Heritage Act (Item 5.1)
- (ii) Notice of Passing of By-law No. 24-010 to Designate 54 and 56 Hess Street South, Hamilton under Part IV of the Ontario Heritage Act (Item 5.2)

CARRIED

(e) DELEGATIONS (Item 7)

(i) Hayden Bulbrook, David Addington, Timmins Martelle Heritage Consultants, respecting the Cultural Heritage Evaluation for Juravinski Hospital, Hamilton (Item 7.1)

Hayden Bulbrook, Timmins Martelle Heritage Consultants, addressed the Committee respecting the Cultural Heritage Evaluation for the Juravinski Hospital, with the aid of a PowerPoint presentation.

David Addington, Infrastructure Ontario, addressed the Committee respecting the Cultural Heritage Evaluation for the Juravinski Hospital, with the aid of a PowerPoint presentation.

(Douglas/Carroll)

That the Delegations from Hayden Bulbrook, David Addington, Timmins Martelle Heritage Consultants, respecting the Cultural Heritage Evaluation for Juravinski Hospital, Hamilton, be extended for an additional 15 minutes.

CARRIED

(Burke/Carroll)

That the Delegation from Hayden Bulbrook, Timmins Martelle Heritage Consultants and David Addington, Infrastructure Ontario, respecting the Cultural Heritage Evaluation for Juravinski Hospital, Hamilton be received.

CARRIED

(f) STAFF PRESENTATIONS (Item 8)

(i) Recommendation to Designate 1166 Garner Road West, Ancaster, (Shaver Homestead) under Part IV of the Ontario Heritage Act (PED24026) (Ward 12) (Added Item 8.1)

Scott Dickinson, Planning Technician II, addressed the Committee with the aid of a PowerPoint presentation, respecting a Recommendation to Designate 1166 Garner Road West, Ancaster, (Shaver Homestead) under Part IV of the Ontario Heritage Act (PED24026) (Ward 12).

(Burke/Kroetsch)

That the presentation respecting a Recommendation to Designate 1166 Garner Road West, Ancaster, (Shaver Homestead) under Part IV of the Ontario Heritage Act (PED24026) (Ward 12), be received.

CARRIED

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

(g) CONSENT ITEMS (Item 9)

(Carroll/Spolnik)

That the following Consent Items, be received:

- (i) Inventory and Research Working Group Meeting Notes - January 20, 2024 (Item 9.1)
- (ii) Education & Communication Working Group Meeting Notes - January 3, 2024 (Added Item 9.2)
- (iii) Policy and Design Working Group Meeting Notes - January 22, 2024 (Added Item 9.3)

CARRIED

(h) NOTICE OF MOTION (Item 12)

(i) Correspondence in Support of an Extension of the Deadline in Subsection 27(16) of the *Ontario Heritage Act* with Respect to the Removal of Listed (Non-Designated) Properties from Municipal Heritage Registers (Added Item 12.1)

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

(Denham-Robinson/Kroetsch)

That the Rules of Order be waived in order to introduce a motion respecting Correspondence in Support of an Extension of the Deadline in Subsection 27(16) of the Ontario Heritage Act with Respect to the Removal of Listed (Non-Designated) Properties from Municipal Heritage Registers.

CARRIED

For further disposition of this matter, refer to Item 3.

A. Denham-Robinson assumed the Chair.

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

(i) Buildings and Landscapes (Item 13.1)

Committee members provided brief updates on properties of interest.

(Carroll/Burke)

That the following amendments be made to the list of Buildings and Landscapes:

- (a) That the properties located at 657 King Street East, and 665-667 King Street East, Hamilton be added to the Buildings and Landscapes of Interest (YELLOW) list;
- (b) That items (a)(i), (ii), and (iii), being the properties located at 372 Butter Road West, Andrew Sloss House, 1021 Garner Road East, Lampman House, and 398 Wilson Street East, Marr House, Ancaster, be monitored by S. Spolnik;
- (c) That item (a)(x), being 1155-1157 Beach Boulevard, Beach Canal Lighthouse and Cottage, be monitored by A. Denham-Robinson;
- (d) That Item (b)(xiii), 1000 Main Street East, Dunnington-Grubb Gardens, be removed from the list
- (e) That Item (c)(vi), being 50-54 Sanders Boulevard, Binkley Property, be monitored by K. Burke
- (f) That item (d)(i), being 442, 450 and 452 Wilson Street East, be monitored by S. Spolnik;

CARRIED

(Spolnik/Kroetsch)

That the following updates, be received:

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

Ancaster

- (i) 372 Butter Road West, Andrew Sloss House (D) – S. Spolnik
- (ii) 1021 Garner Road East, Lampman House (D) – S. Spolnik
- (iii) 398 Wilson Street East, Marr House (D) – S. Spolnik

Dundas

- (iv) 2 Hatt Street (R) – K. Burke
- (v) 216 Hatt Street (I) – K. Burke
- (vi) 215 King Street West (R) – K. Burke
- (vii) 219 King Street West (R) – K. Burke

Glanbrook

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

Hamilton

- (ix) 80-92 Barton Street East, Former Hanrahan Hotel (R) – S. Spolnik
- (x) 1155-1157 Beach Boulevard, Beach Canal Lighthouse and Cottage (D) – A. Denham-Robinson
- (xi) 66-68 Charlton Avenue West (D) – C. Kroetsch
- (xii) 71 Claremont Drive, Auchmar Gate House / Claremont Lodge (R) – G. Carroll
- (xiii) 711 Concession Street, Former Mount Hamilton Hospital, 1932 Wing (R) – G. Carroll
- (xiv) 127 Hughson Street North, Firth Brothers Building (D) – C. Kroetsch
- (xv) 163 Jackson Street West, Pinehurst / Television City (D) – C. Kroetsch
- (xvi) 108 James Street North, Tivoli (D) – C. Kroetsch
- (xvii) 98 James Street South, Former James Street Baptist Church (D) – C. Kroetsch
- (xviii) 18-22 King Street East, Gore Buildings (D) – C. Kroetsch
- (xix) 24-28 King Street East, Gore Buildings (D) – C. Kroetsch
- (xx) 537 King Street East, Rebel's Rock (R) – G. Carroll
- (xxi) 378 Main Street East, Cathedral Boys School (R) – S. Spolnik
- (xxii) 679 Main Street East / 85 Holton Street South, Former St. Giles Church (I) – G. Carroll
- (xxiii) 120 Park Street North (R) – C. Kroetsch
- (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 (D) – K. Burke
- (ii) 24 King Street West, Former Majestic Theatre (I) – K. Burke
- (iii) 3 Main Street, Former Masonic Lodge (D) – K. Burke
- (iv) 23 Melville Street, Knox Presbyterian Church (D) – K. Burke
- (v) 574 Northcliffe Avenue, St. Joseph's Motherhouse (R) – L. Lunsted

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) – G. Carroll
- (ix) 134 Cannon Street East, Cannon Knitting Mill (R) – C. Kroetsch
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- (xiii) 1284 Main Street East, Delta High School (D) – G. Carroll
- (xv) 311 Rymal Road East (R) – G. Carroll
- (xvi) St. Clair Boulevard Heritage Conservation District (D) – G. Carroll
- (xvii) 56 York Boulevard / 63-76 MacNab Street North, Copley Building (D) – G. Carroll
- (xviii) 84 York Boulevard, Philpott Church (R) – G. Carroll
- (xix) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G. Carroll
- (xx) 65 Charlton Avenue East, Church of Ascension (D, NHS), Hamilton – G. Carroll
- (xxi) 4 Turner Avenue, Hamilton (R) – C. Kroetsch
- (xxii) 420 King St E, St. Patrick Roman Catholic Church (I) – S. Spolnik
- (xxiii) 206-210 King Street East, Former Bremner Grocery (I) – G. Carroll

- (xxiv) 1269 Mohawk Road, Ancaster – G. Carroll
- (xxv) 657 King Street East, Hamilton – G. Carroll
- (xxvi) 665-667 King Street East, Hamilton – G. Carroll

Stoney Creek

- (xxvii) 2251 Rymal Road East, Former Elfrida Church (R) – G. Carroll

- (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) – A. Douglas
- (iv) 125 King Street East, Norwich Apartments (R) – C. Kroetsch
- (v) 206 Main Street West, Arlo House (R) – C. Kroetsch
- (vi) 50-54 Sanders Boulevard, Binkley Property (R) – K. Burke

Flamborough

- (vii) 340 Dundas Street East, Eager House (R) – L. Lunsted

- (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) – S. Spolnik

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

CARRIED

A. Denham-Robinson relinquished the Chair to speak to the following item.

(ii) Ontario Heritage Week (Item 13.2)

A. Denhm-Robinson advised the Committee with an overview of Ontario Heritage Week programs and dates.

(Spolnik/Carroll)

That the Ontario Heritage Week information be received.

CARRIED

A. Denham-Robinson assumed the Chair.

(j) ADJOURNMENT (Item 15)

(Douglas/Spolnik)

That there being no further business, the Hamilton Municipal Heritage Committee adjourned at 1:12 p.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk



Mailing Address:
71 Main Street West
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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. 1258

April 15, 2024

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*
84 York Boulevard, Hamilton (Philpot Memorial Church)**

The City of Hamilton intends to designate 84 York Boulevard, Hamilton 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 April 15, 2024.

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: Emily Bent, Cultural Heritage Planner, Phone: (905) 546-2424 ext. 6663, Email: Emily.Bent@hamilton.ca.

Sincerely,

Anita Fabac, MCIP RPP
Acting Director of Planning and Chief Planner

EB
Attach.

cc: Councillor Kroetsch, Ward 2
Patrick MacDonald, Solicitor
Alan Shaw, Director, Building Division
Matt Gauthier, Legislative Coordinator
Emily Bent, Cultural Heritage Planner



Hamilton

CITY OF HAMILTON

Notice of Intention to Designate

84 York Boulevard, Hamilton

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

Description of Property

The 1.18 acre property, municipally addressed as 84 York Boulevard, is comprised of an early-twentieth century church building constructed in between 1901 and 1906. The property is located at the northwest corner of York Boulevard and Park Street North in the Central Neighbourhood, within the downtown of the City of Hamilton.

Statement of Cultural Heritage Value or Interest

84 York Boulevard, known as the Philpott Memorial Church, is comprised of a brick church building, which was originally constructed in two phases in 1901 and 1906. The property has design or physical value because it is comprised of representative examples of the Neo-Classical and Romanesque Revival styles of architecture and displays a high degree of craftsmanship. The property has historical value for its association with Peter Wiley (P.W.) Philpott and the Christian Workers' movement, because it has the potential to yield information that contributes to an understanding of the movement, and because it reflects the work of Charles Mills, a prominent Hamilton architect. The property also has contextual value because it is important in defining and maintaining the character of the area, is visually and historically linked to its surroundings and is considered a local landmark.

The northern portion of the church, constructed in circa 1901, was the first purpose-built structure for the Christian Workers' non-denominational congregation in Hamilton, Ontario, then known as the Gospel Mission. This original building established the orientation of the church towards Park Street North. Influenced by the Romanesque Revival style of architecture, the two-storey structure features a three-bay frontispiece with a gabled roof, a half-round window below the gable and flanking pinnacles. Within a few years, the Christian Workers' congregation had outgrown the space at the Gospel Mission and began planning for a new addition which would accommodate a formal sanctuary and seating for approximately 1,200.

In 1906, a substantial addition was constructed at the corner of York Boulevard (then Merrick Street) and Park Street North. Designed by architect Charles Mills (1860-1934), the 1906 building was influenced by the Neo-Classical style of architecture,



Hamilton

demonstrated by the building's dramatic scale, including a symmetrical, two-storey recessed entrance with Ionic fluted stone columns, which also demonstrate a high degree of craftsmanship. Mills, a prominent Hamilton architect, designed numerous commercial, industrial, ecclesiastical, and residential works in Hamilton, as well as nearby towns such as Dundas, Burlington, Niagara Falls and Brantford. Possibly, the most striking building still extant undertaken by Mills is the Classical Revival style Landed Banking and Loan Company (1907-1908). Mills' bank-related work led him to design ten new branches of the Bank of Hamilton in towns and cities in Manitoba, Saskatchewan, Ontario and British Columbia, including its headquarters in Hamilton (now demolished).

Peter Wiley (P.W.) Philpott (1865-1957) was the pastor of the Hamilton Christian Workers' Chapel in 1896, overseeing the fundraising and erection of a church in 1901, and a subsequent addition in 1906 due to rapid congregational growth. Philpott and his followers, all former Salvation Army officers, began the Christian Workers' movement in 1892. Christian Workers' associations were independent, non-denominational congregations meant to serve and reach the working class, which typically met in open air locations or public spaces across southwestern Ontario in the late-nineteenth century. In addition to a growing local following, Philpott's international influence began to reach other non-denominational churches, and in 1922, Philpott left Hamilton to serve at Moody Memorial Church in Chicago, Illinois. In 1929, he accepted a call to the Church of the Open Door in Los Angeles, California where he served until retirement in 1932. Returning to Toronto, Philpott remained an active and much requested speaker across North America until his death in 1957. Upon Philpott's death, to commemorate his contributions, the church re-named Philpott Memorial Church. In 1922, the Christian Worker's churches formally became recognized as a denomination, which in 1925 changed its name to the Associated Gospel Churches of Canada. Philpott Memorial Church is also associated with a network of other missions in the Hamilton, Burlington and Niagara area such as the West Hamilton Mission, Winona Gospel Church, New Testament Church, Lake Gospel Church, Freeman Mission, as well as affiliations with missionaries in Paraguay, India and Africa.

The property has significant contextual value due to its proximity of the Market Square located at the intersection of York Boulevard and James Street North, which is historically a central location for industry and commerce in Downtown Hamilton. The building's dramatic scale at a prominent intersection, together with the loss of building stock within the Central Neighbourhood from the late-nineteenth and early-twentieth centuries, make this property a physical landmark.

Description of Heritage Attributes:

Key attributes that embody the historical value of the property related to its association with the Christian Workers' movement and P.W. Philpott, and the physical value of the



Hamilton

property as a representative example of the Romanesque Revival style of architecture include the:

- Front (east) and side (north) elevations and roofline of the circa 1901 northern portion of the structure including its:
 - Two-storey massing;
 - Broad hipped front (east) and low gabled rear roof with a brick parapet to the west and dentilled cornice below the projecting eaves;
 - Brick construction, including what may remain under the stone veneer cladding on the front (east) elevation, and the exposed brick side elevation to the north with its segmentally-arched window openings with brick voussoirs, raised brick course in the second storey and brick pilasters;
 - Central three-bay frontispiece in the front (east) elevation, with a gabled roof, half-round window below the gable and flanking pinnacles;
 - Arched entry in the south end of the front (east) elevation with a half-round transom;
 - Two bays of windows flanking the central frontispiece; and,
 - Lug stone sills and continuous lug stone sills on the front (east) elevation.

Key attributes that embody the physical value of the property as a representative example of the Neo-Classical style of architecture, its association with the Christian Workers' movement and P.W. Philpott, and reflecting the works of prominent Hamilton architect, Charles Mills, include the:

- Front (east) and side (south) elevations, and all four roof elevations, of the circa 1906 southern portion of the structure including its:
 - Two-and-one-half storey massing;
 - Brick construction, including what may remain under the stone cladding on the front (east) and side (south) elevations, and the exposed brick in the north gable elevation;



Hamilton

- Flat roof topped by a cross-gable roof with returning eaves and large ellipse window in the south, east and north gables and a brick parapet to the west;
- Two-storey high recessed central portico in the front (east) elevation with its:
 - Two Ionic fluted stone columns;
 - Four stone plinths;
 - Three bays of steps leading to three flat-headed openings with rectangular transoms and double doors; and,
 - Flanking segmentally-arched window openings with stone lug sills on the recessed side walls;
- South elevation with its:
 - Central four bays separated by projecting column-like pilasters with stone caps, with flat-headed window openings and stone lug sills; and,
 - Eastern flat-headed entrance with transom and double door;
- Stone detailing throughout, including the large-block foundation, moulded stone cornice, continuous banding below the cornice.

Key attributes that embody the contextual value of the property and its visual and historic connection to the City of Hamilton's downtown core, the centralized location of late-nineteenth and early-twentieth century industrialization, include the:

- Siting of the original 1901 northern portion of the structure and its orientation towards Park Street North; and,
- Siting and massing of the 1906 southern portion of the structure at the corner of York Boulevard and Park Street North, with its primary orientation towards Park Street North.

IN THE MATTER OF THE *ONTARIO HERITAGE ACT*,
RSO 1990, CHAPTER 0.18
AND IN THE MATTER OF THE PROPERTY KNOWN AS

62 Erie Avenue

IN THE CITY OF HAMILTON
IN THE PROVINCE OF ONTARIO.

**NOTICE OF OBJECTION TO RECOMMENDATION TO LIST THE PROPERTY ON
THE MUNICIPAL HERITAGE REGISTER**

TAKE NOTICE that John Paul Kemp (“**Kemp**”), the owner of the lands and premises municipally known as 62 Erie Avenue in the City of Hamilton (“**City**”), in the Province of Ontario, objects to the proposed listing of the Subject Lands on the Municipal Heritage Register, pursuant to subsection 27(7) of the *Ontario Heritage Act*, for the following reasons:

RELEVANT FACTS

1. 62 Erie Avenue is located south of Main Street East, between Victoria Avenue South and Wentworth Street South.
2. Situate at 62 Erie is a detached house, the subject of the proposed listing, which was built in approximately 1905 and which was designed by architects Walter Stewart and William Witton.
3. An identical house, designed and built at the same time as 62 Erie, is located immediately next door to the north, at 58 Erie Avenue.

4. Kemp purchased the Subject Lands approximately 12 years ago.

5. Previous owner(s) of the Subject Lands undertook substantial interior and exterior alterations to the house, including a conversion of the house into a two-family dwelling.

This conversion included:

- a. the construction of a second front entrance,
- b. a major addition to the rear of the house,
- c. replacement of the windows,
- d. installation of vinyl siding on the front gable of the house,
- e. painting of the brickwork, and
- f. other alterations.

REASONS FOR OBJECTION

6. Kemp submits that the house on the Subject Lands does not meet the criteria for inclusion on the Register set out in Section 1(2) of *Ontario Regulation 9/06*.

7. The bay-and-gable design of 62 Erie employed by Stewart and Witton is neither a rare, unique, representative, or an early example of such bay-and-gable design (s. 1(2) 1).

8. The bay-and-gable design, particularly of single detached dwellings, was ubiquitous in the Hamilton and Toronto area in the 19th century. In fact, by the time 62 Erie was built, the bay-and-gable design was beginning to fall out of fashion in the area.
9. Neither is the “craftsmanship” or “artistic merit” of the design particularly noteworthy (s. 1(2) 2).
10. Looking at 62 Erie in the context of the immediate neighbours on Erie Avenue, one would be hard-pressed to see anything noteworthy or remarkable about the house.
11. The property has no particular contextual value, in that it does not define, maintain, or support the character of the area – apart from the mere fact that the historical character of the house “blends in” with its neighbours, which Kemp submits is insufficient to meet this criterion (s. 1(2) 7 and 8).
12. Kemp acknowledges that the home was designed by Hamilton architects Walter Stewart and William Witton, but notes that dozens of other dwellings in Hamilton were also designed by Stewart and Witton. The design and artistic merit of Stewart and Witton’s design of 62 Erie pales in comparison to the design of many of their other accomplishments in the City.

13. In fact, in Kemp's submission, 62 Erie does *not* "demonstrate or reflect" the work of Stewart and Witton, who are better known for their institutional, industrial, and ecclesiastical work in the City (s. 1(2) 6).
14. Kemp also notes that the major alterations made to the house by former owner(s) – all of which were made prior to Kemp's purchase of the Subject Lands approximately 12 years ago – were so substantial as to obviate any cultural or heritage value which the house may have held prior to those alterations. Kemp submits that the neighbouring house at 58 Erie, which has not been so altered, is far better suited to listing on the Register.
15. Recent photographs of the front and rear of 62 Erie are attached.
16. For the foregoing reasons, the house at 62 Erie does not meet the criteria for listing on the Municipal Heritage Register.

All of which is respectfully submitted.

DATED at Hamilton, Ontario, this 16th day of April, 2024.

John Kemp, by his lawyers,

TMA Law
25 Main Street West, Suite 2010
Hamilton, Ontario L8P 1H1

Jennifer Meader
jmeader@tmalaw.ca

Mark A. de Jong
mdejong@tmalaw.ca



62

2





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

Sent: April 18, 2024 8:45 AM

To: clerk@hamilton.ca

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

Submitted on Thu, 04/18/2024 - 08:44

Submitted by: Anonymous

Submitted values are:

Committee Requested

Committee

Hamilton Heritage Committee

Will you be delegating in-person or virtually?

In-person

Will you be delegating via a pre-recorded video?

No

Requestor Information

Requestor Information

Matthew Hall & Madolyn Armstrong

Hamilton Conservation Authority

838 Mineral Springs Rd.

Ancaster, Ont. L9G 4X1

matthall@conservationhamilton.ca

9055252181 ext. 188

Reason(s) for delegation request

We are planning to attend the Heritage Committee meeting regarding the City of Hamilton staff recommendation to designate 2 Darnall Rd (Grain Elevator) structure. The HCA is the landowner of this property and responsible for maintaining this structure. We will attend the meeting in person and will be available to answer questions from the committee if required.

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 Hamilton Municipal Heritage Committee
COMMITTEE DATE:	April 26, 2024
SUBJECT/REPORT NO:	Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the <i>Ontario Heritage Act</i> (PED24057) (Ward 6)
WARD AFFECTED:	Ward 6
PREPARED BY:	Scott Dickinson (905) 546-2424 Ext. 7167 Alissa Golden (905) 546-2424 Ext. 1202
SUBMITTED BY:	Anita Fabac Acting 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 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), shown in Appendix “A” attached to Report PED24057, 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 PED24057, 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.

SUBJECT: Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the *Ontario Heritage Act* (PED24057) (Ward 6) – Page 2 of 7

EXECUTIVE SUMMARY

This Report recommends designation of the significant built heritage resource located at 2 Dartnall Road, Hamilton, known as the Former Harris Grain Elevator, under Part IV of the *Ontario Heritage Act*. The subject property, which is part of the Hamilton Conservation Area's Chippewa Trail, is currently listed on the City's Municipal Heritage 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 PED24057.

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.

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

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

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

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HISTORICAL BACKGROUND

The subject property located at 2 Darnall Road, Hamilton, shown in Appendix “A” attached to Report PED24057, is comprised of a three-storey concrete silo complex constructed in 1943, known as the Former Harris Grain Elevator. The subject property was first surveyed for potential heritage interest by the Inventory and Research Working Group of the Hamilton Municipal Heritage Committee, who discussed the property at their meeting on January 24, 2022. As an outcome of that meeting, the Working Group recommended to the Hamilton Municipal Heritage Committee that the subject property be added to the Municipal Heritage Register and be reviewed as a candidate for designation under the *Ontario Heritage Act*. On April 27, 2022, Council directed staff to list the property on the Municipal Heritage Register and the property was added to the staff’s designation workplan for further research and assessment.

As a result of the recent *Bill 23* changes to the *Ontario Heritage Act*, the former staff workplan for designation was rescinded and replaced with a new public list of Candidates for Designation under Part IV of the *Ontario Heritage Act* (see Report PED22211(a)), at which time 2 Darnall Road, Hamilton was reprioritized for review for designation by January 1, 2025. In a letter dated July 26, 2023, Cultural Heritage Planning staff notified the property owner, the Hamilton Conservation Authority, of the changes to the City’s heritage designation process and the reprioritization of staff’s review of the property for designation. On November 16, 2023, staff met on site with representatives from the Hamilton Conservation Authority to photograph the property and discuss the potential designation of the property. On January 30, 2024, staff provided the owner with a copy of the proposed Statement of Cultural Heritage Value or Interest for their feedback and advised them of the Hamilton Municipal Heritage Committee meeting date that the recommendation would be considered. On February 16, 2024, representatives from the Hamilton Conservation Authority responded to staff, stating that they had no comments on the proposed Statement of Cultural Heritage Value or Interest.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENT

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

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

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RELEVANT CONSULTATION

External

- Property Owner (Hamilton Conservation Authority); and,
- Rymal Station Heritage Group.

In addition, Planning staff have emailed the Ward Councillor (Councillor T. Jackson) for Ward 6 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. The evaluation of cultural heritage value or interest of the subject property was completed by Cultural Heritage Planning staff based on a site visit of the exterior of the property conducted on November 16, 2023 (see photographs attached as Appendix “C” to Report PED24057) and available secondary and primary research sources (attached as Appendix “D” to Report PED24057). As outlined below, based on staff’s cultural heritage evaluation, it was determined that the subject property meets six of the nine criteria contained in Ontario Regulation 9/06 in all three categories.

Design / Physical Value

1. The three-storey concrete structure located at 2 Darnall Road, Hamilton, known as the Former Harris Grain Elevator, was constructed in 1943. It has design and physical value as it is a representative example of a small Ontario grain elevator. It comprises three poured concrete circular silos in a triangular formation, attached together by a rectangular concrete central structure. A metal-sheathed, wood-frame, truncated-hipped roof covers the silos, with a gable roof extension covering the third. A small metal-sheathed, wood-frame “headhouse” structure projects upward from the hipped roof.

SUBJECT: Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the *Ontario Heritage Act* (PED24057) (Ward 6) – Page 5 of 7

2. The property does not 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 has historic value due to its direct associations with William Harris, the Binbrook Feed Mill, the Ontario home front during the Second World War, and the Historic Hamilton and Port Dover Railroad.

During the Second World War (1939-1945), Ontario livestock farmers were encouraged to greatly expand their operations to supply a large portion of Great Britain's demand for meat and animal products. At the same time, Western farmers were encouraged to switch from wheat production to the cultivation of 'coarse grains' suitable for livestock feed. As much of the demand for feed was during the winter months, transporting this Western feed to Eastern farmers represented a serious bottleneck to the already overstressed Canadian rail network. To help reduce this bottleneck, farmers and grain dealers were encouraged to purchase feed grains during the summer months to build up a stockpile as insurance against freight car shortages.

In 1943, grain dealer William Harris (1888-1959), proprietor of the successful Binbrook Feed Mill since 1924, responded to this encouragement to stockpile feed. Mr. Harris decided to construct a grain elevator that could insure a steady supply of coarse grain to local farmers. Although this feed mill was located at the corner of Binbrook Road and Highway 56, a lack of local rail connections convinced Mr. Harris to build his feed elevator more than eight kilometres away, at Rymal Station. Animal feed shipped by rail could be unloaded, stored, then loaded into trucks for delivery to farmers with only a small staff. The Harris elevator was used by Mr. Harris until his death, and then his son Arthur (1921-1985) until the 1970's.

A rail line running south from Hamilton to Port Dover had been considered since 1835, but issues in financing, as well as the technical difficulties of running rails up the Niagara Escarpment, meant that the line was only completed in 1878. Serious financial issues would also be behind the repeated merger and purchase of the rail line. Chartered in 1835, as the Hamilton and Port Dover Railroad by famed Hamilton politician and railroad booster Sir Allan Napier MacNab (1798-1862), little construction took place even after an 1853 attempt to revive the company and solicit investment. Serious construction would wait until the railroad was reorganized and renamed, first as the *Hamilton and Lake Erie Railroad* (1869) and later the *Hamilton and North Western Railroad* (1875).

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SUBJECT: Recommendation to Designate 2 Darnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the *Ontario Heritage Act* (PED24057) (Ward 6) – Page 6 of 7

Continued difficulties would require sequential takeovers by the *Northern* Railroad (1879) and the Grand Trunk Railroad (1884), until the line became part of the Canadian National Railroad in 1923.

Though it had gone by many different names, under Canadian National the rail line was known as the Hagersville subdivision, a branch line which ran local freight and passenger services to businesses and communities from Rymal to Port Dover. By 1987, the rails north of Stone Church Road were out of service, making Rymal Station the end of the line. In 1994, the Hagersville subdivision north of Caledonia was closed and dismantled. By this time the Harris elevator had been long out of use. Canadian National sold the right of way to the Hamilton Conservation Authority for use as a rail trail, and the former grain elevator became the property of the Conservation Authority.

5. The property has the potential to yield information that contributes to an understanding of how Ontario Agriculture responded to the pressures of the Second World War. Grain elevators like the subject property were built to supply the feed grain necessary so that Ontario farmers could meet the wartime needs of Great Britain.
6. The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.

Contextual Value

7. The property is important in defining the historical agricultural character of the area. As the neighbourhood of Hannon North has rapidly industrialized and urbanized, this property stands as a reminder of rural lifeways. The farms which required its services, and the rail line and passenger station which justified its location have vanished, but this property remains as a reminder.
8. The property is visually, historically, functionally, and physically linked to its surroundings. It is located in what was once a primarily agricultural area, well situated to be accessible to the farmers who wished to buy feed. The proximity to the historic Hamilton and Lake Erie rail line was necessary to ensure continued deliveries of feed to the property.
9. The property is a large, unique structure well positioned along the Chippewa Trail. The distinctive design of 2 Darnall Road is extremely visible to trail users and to travellers along Darnall Road. It is considered a local landmark.

Staff have determined that 2 Darnall Road, Hamilton, is of cultural heritage value or interest sufficient to warrant designation under Part IV of the *Ontario Heritage Act* and

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SUBJECT: Recommendation to Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator), under Part IV of the *Ontario Heritage Act* (PED24057) (Ward 6) – Page 7 of 7

recommend designation according to the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix “B” to Report PED24057.

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 the 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 a property or been demonstrated to affect its resale value. However, designation does allow the municipality to manage change to the heritage attributes of a property through the Heritage Permit process. Staff does not consider declining to designate the property to be an appropriate conservation alternative.

APPENDICES AND SCHEDULES ATTACHED

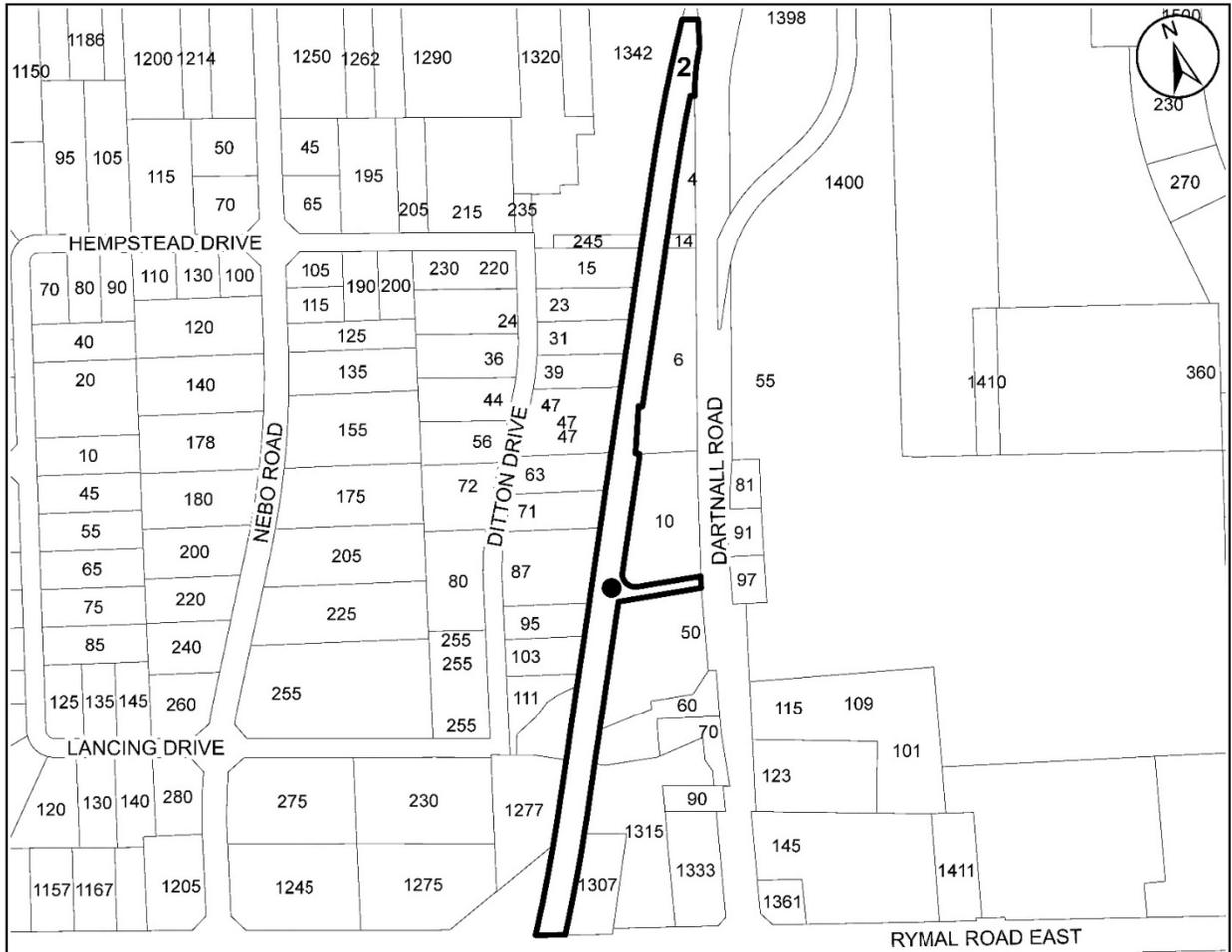
Appendix “A” to Report PED24057 – Location Map

Appendix “B” to Report PED24057 – Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes

Appendix “C” to Report PED24057 – Photographs

Appendix “D” to Report PED24057 – Research Sources

SD:AG/sd



● Site Location



Key Map - Ward 6

Location Map



Hamilton

Planning and Economic Development Department

File Name/Number:
2 Dartnall Rd

Date:
March 5, 2024

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
AG/AL

Subject Property

2 Dartnall Road

Heritage Structure



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

Description of Property

The 2.83 hectare property municipally-addressed as 2 Dartnall Road, Hamilton, is comprised of a three-storey concrete grain elevator constructed in 1943, known as the former Harris Grain Elevator. It is located on a deep setback from the roadway on the western side of Dartnall Road, on a stretch of the Chippewa Rail Trail running between Stone Church Road East and Rymal Road East, in the neighbourhood of Hannon North in Hamilton, Ontario.

Statement of Cultural Heritage Value or Interest

The concrete structure located at 2 Dartnall Road, Hamilton was constructed in 1943. It has design or physical value as it is a representative example of a concrete three-silo grain elevator. This property is associated with local businessman William Harris (1888-1959), local business Binbrook Feed Mills, the home front in Ontario during the Second World War (1939-1945) and to the historic Hamilton and Port Dover Railroad.

Contextually, the property is important in defining the historical agricultural character of the area. It is visually, historically, functionally, and physically linked to its surroundings, being located in a formerly rural area close to a historic rail line. A unique, distinctive, and prominent structure, 2 Dartnall Road is a local landmark along the Chippewa Trail.

Description of Heritage Attributes

Key attributes that embody the physical value of the property as being a representative example of a concrete grain elevator, and its association with the Binbrook Feed Mill and the Hamilton and Port Dover Railroad, include:

- All elevations and the roofline of the three-storey concrete grain elevator, including its:
 - Poured concrete grain silos arranged in a triangle;
 - Truncated hip roof with gable roof extension to the east;
 - Projecting metal-sheathed headhouse; and,
 - Metal sheathing stamped with maple leaves.

Key attributes that embody the contextual value of the property as a defining feature of the historical agricultural character of the surrounding area, including its:

- Location fronting onto the Chippewa Rail Trail; and,
- Visibility from the public right-of-way on Dartnall Road.

Photographs

All images taken by City of Hamilton Staff on November 16, 2023 unless otherwise noted.



Figure 1: Front Elevation (east) facing Dartnall Road



Figure 2: View of Subject Property from West



Figure 3: Side Elevation (North) looking along the Chippewa Trail



Figure 4: Side Elevation (South) looking along the Chippewa Trail



Figure 5: Detail View of Roofline and Headhouse



Figure 6: Detail View of Headhouse



Figure 7: Detail View of Maple Leaf Motif stamped on sheeting



Figure 8: Detail View showing roof construction



Figure 9: Detail View showing roof construction



Figure 10: Detail View showing roof construction



Figure 11: Harris Grain Elevation under construction, 1943 (Rymal Station Heritage)



Figure 12: Rail line next to defunct elevator, 1987 (Rymal Station in HO Scale)

Research Sources

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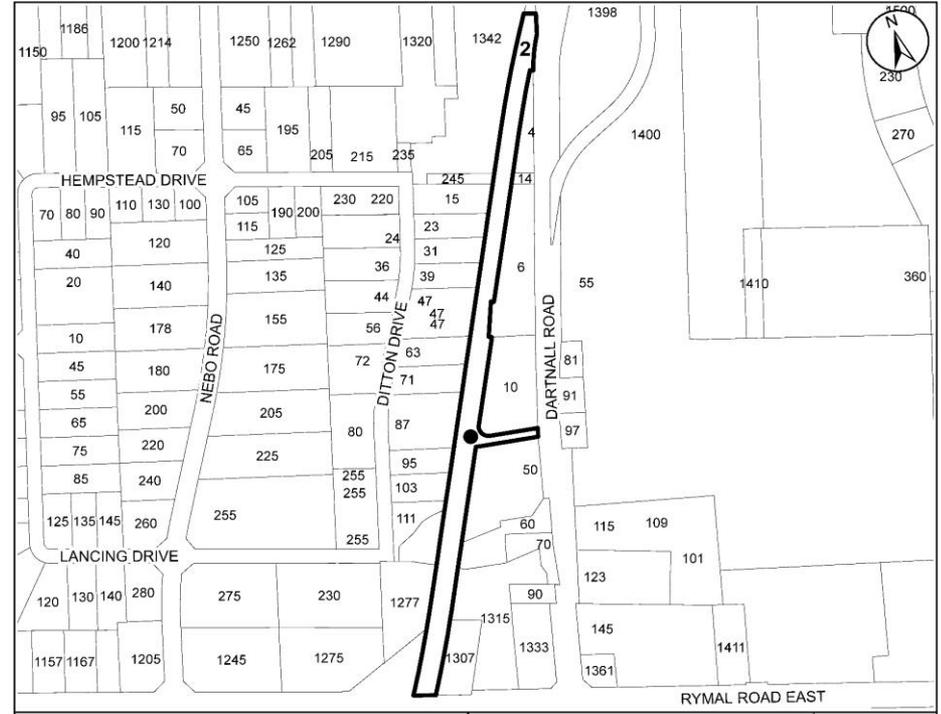
Hamilton

Recommendation To Designate 2 Dartnall Road, Hamilton (Former Harris Grain Elevator)

April 26, 2024

Hamilton Municipal Heritage Committee

2 Dartnall Road, Hamilton



January 2022 - Property listed on Municipal Heritage Register and added to designation workplan

March 2023 - Prioritized for Designation by January 1st, 2025



Recommendation for Designation Under Part IV of the OHA

2 Dartnall Road, Hamilton

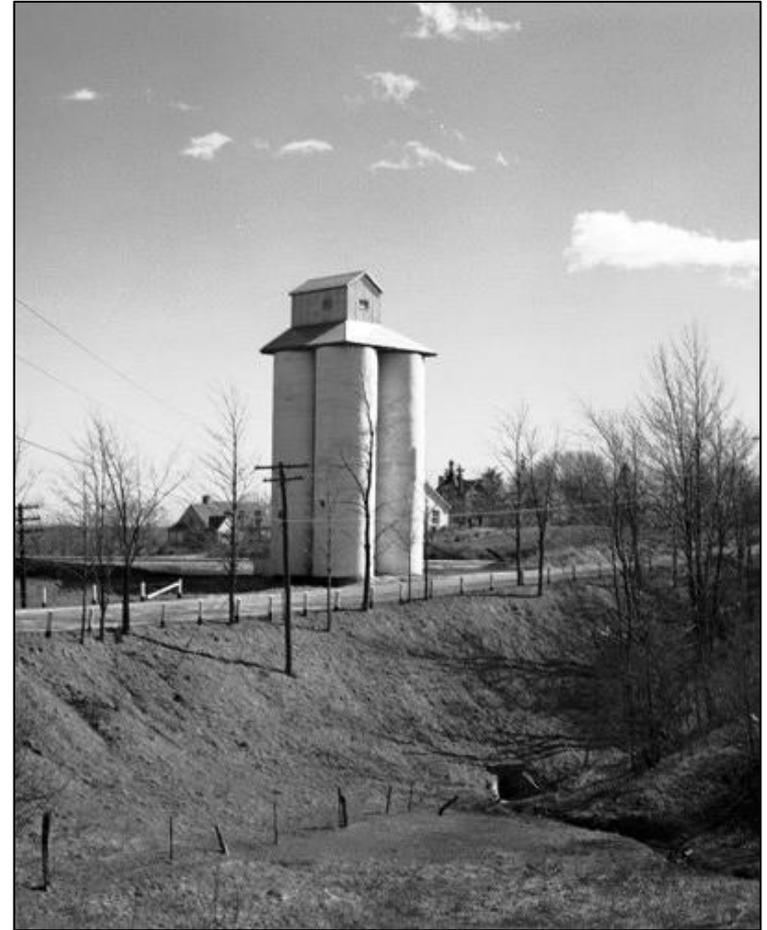
Ontario Regulation 9/06 Criteria (6 of 9)

- Design / Physical (Criteria #1)
- Historical / Associative (Criteria #4, 5)
- Contextual (Criteria #7, 8, 9)



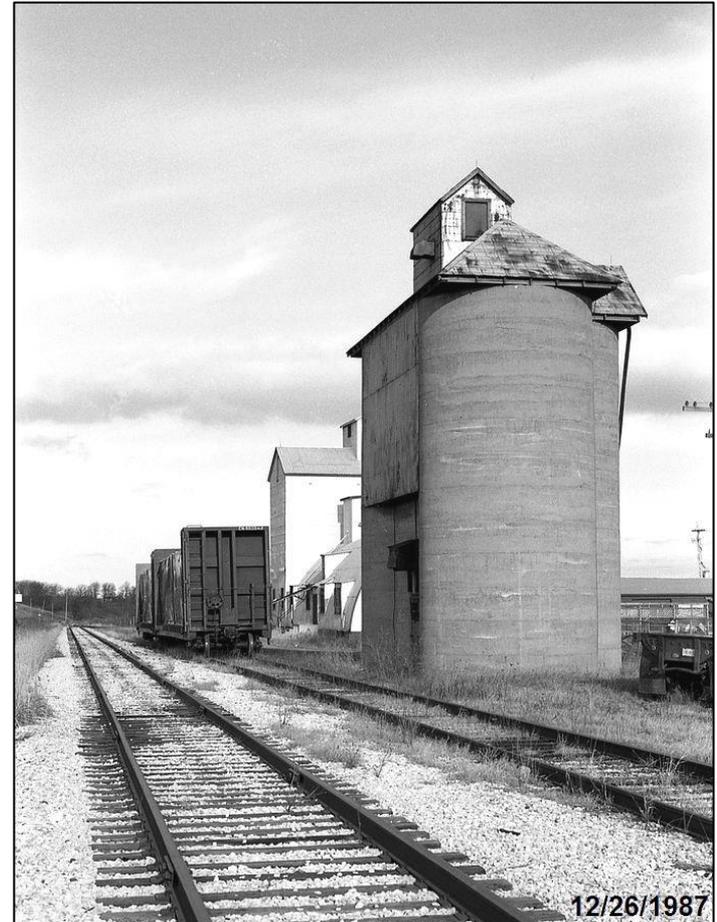
Design / Physical Value

1. The property is a **representative example** of a small Ontario grain elevator.
2. The property does not display a high degree of craftsmanship or artistic merit.
3. The property is not considered to demonstrate a high degree of technical or scientific achievement.



Historical / Associative Value

4. The property has direct associations with William Harris, the Binbrook Feed Mill, Ontario Home Front and the Hamilton and Port Dover Railroad.
5. The property is 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



Contextual Value

7. The property helps **define** the historic **agricultural** character of Dartnall Road and the surrounding area.
8. The property is **visually, historically, functionally and physically 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 2 Dartnall Road is a three silo concrete grain elevator built in 1943. The building is a **representative example** of a **small Ontario grain elevator**.

The property is associated with local businessman **William Harris**, the **Binbrook Feed Mill**, the **Ontario home front** during the **Second World War** and the historic **Hamilton and Port Dover Railroad**.

The property **helps defines** the historical agricultural character of the area, and is **visually, historically, functionally and physically** linked to its surroundings. It is considered a **local landmark**.

Description of Heritage Attributes (Summary)

- All elevations and the roofline of the three-storey concrete grain elevator, including its:
 - Poured concrete grain silos arranged in a triangle;
 - Truncated hip roof with gable roof extension to the east;
 - Projecting metal-sheathed headhouse; and
 - Metal Sheathing stamped with maple leaves.

The key contextual attributes include its:

- Location fronting onto the Chippewa Rail Trail; and,
- Visibility from the public right-of-way on Dartnall Road.





Hamilton

QUESTIONS?



Hamilton

THANK YOU

Heritage Permit Review Subcommittee (HPRS)

Meeting Minutes

Tuesday, December 12, 2023
City of Hamilton, Webex Virtual Meeting

Present: Karen Burke (Chair), Graham Carroll (Vice Chair), Matthew LaRose, Andy MacLaren, Katie McGirr, Carol Priamo

Staff Present: Alissa Golden (Cultural Heritage Program Lead), Emily Bent (Cultural Heritage Planner), Caylee MacPherson (Assistant Cultural Heritage Planner)

Regrets: Andrew Douglas, Steve Wiegand

The meeting was called to order by Karen Burke, Chair, Heritage Permit Review Subcommittee, at 5:00pm.

1. Approval of Agenda

(Priamo/McGirr)

That the Agenda for December 12, 2023 be approved.

(Carried)

2. Approval of Minutes from Previous Meeting

(McGirr/MacLaren)

That the Minutes of November 14, 2023 be approved as presented.

(Carried)

3. Heritage Permit Applications

a. HP2023-057 – 35-43 Duke Street, Hamilton (Part IV, Sandyford Place)

- Removal and replacement of the existing contemporary egress balcony and stairs on the rear (south) elevation with a new steel structure with pressure treated timber decking.

Michael Clarke, the applicant and President of the condominium board of Sandyford Place, spoke to the Subcommittee.

The applicant explained to the committee that the project design was being reconsidered, and that the applicant would like to speak further with city heritage staff for advice on the revised plans.

The Subcommittee considered the applicant's statement. Given that the application had previously been approved by the Subcommittee, and was being re-presented to extend the timeframe for completion of the work, and given that the work would not impact any heritage attributes of the property except for masonry at the rear of the building, the Subcommittee, together with advice from staff, passed the following motion:

(Carroll/MacLaren)

That the Heritage Permit Review Subcommittee advises that Heritage Permit Application HP2023-057 be consented to, subject to the following conditions:

- i. That the masonry repairs be conducted in accordance with the City's Masonry Restoration Guidelines, to the satisfaction and approval of the Director of Planning and Chief Planner;
- 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 implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than December 31, 2025. If the alteration(s) are not completed by December 31, 2025, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

(Carried)

b. HP2023-056 – 52 Charlton Avenue West, Hamilton (Part IV, Charlton Hall)

- Exterior rehabilitation and renovation, including:

- Masonry cleaning to remove fire soot and environmental grime, as required;
 - Masonry repointing, as required, with appropriate lime-based mortar to match the colour and composition of the existing mortar;
 - Restoration of extant wood windows and replacement in kind of missing or damaged wood windows in the front south elevation, including the rounded turret windows;
 - Restoration of the front porch;
 - Temporary removal, restoration and reinstallation of the wood canopy in the west side elevation;
 - Replacement of the rear and side elevation windows with vinyl casement windows;
 - Replacement of the contemporary fire doors in the west side elevation and accessing the first-floor porch;
 - Infilling the modern door opening in the west side elevation with salvaged or new matching brick;
 - Installation of a new fire escape on the east side elevation set behind the existing two-storey covered porch and converting an existing window opening to a door to provide access to it;
 - Installation of a new window on the third storey of the rear east elevation;
 - Installation of new exhaust venting in the rear north façade;
 - Installation of a skylight on the west side roof; and,
 - Installation of new utility meters (water and/or natural gas).
- Interior renovation, including:
 - Removal of all of the remnant fire-damaged heritage features; and,
 - Reconfiguration of the interior room layouts.

Safwan Choudhury, property owner, spoke to the Subcommittee.

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

(Priamo/LaRose)

That the Heritage Permit Review Subcommittee advises that Heritage Permit Application HP2023-056 be consented to, subject to the following Conditions:

- i. That the final details and specifications of the replacement windows in the side and rear elevations be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- ii. That the final details and specifications of the replacement doors 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;
- iii. That the masonry repairs be conducted in accordance with the City's Masonry Restoration Guidelines, to the satisfaction and approval of the Director of Planning and Chief Planner;
- iv. 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
- v. That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than December 31, 2026. If the alteration(s) are not completed by December 31, 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)

4. **Adjournment**

(MacLaren/McGirr)

That the meeting be adjourned at 5:30pm.

(Carried)

5. **Next Meeting:** Tuesday, January 16, 2024 at 5:00pm



Hamilton

**HERITAGE PERMIT REVIEW SUBCOMMITTEE
STAFF LIAISON REPORT**

February 20, 2024

5:00 p.m.

Virtually via WebEx

Pursuant to Section 11.5 of the City of Hamilton's Procedural By-law 21-021, at 5:15 p.m. the Staff Liaison to the Subcommittee advised those in attendance that, due to technical issues, staff were not able to livestream the meeting. The staff Liaison to the Subcommittee noted the names of those in attendance and the meeting stood adjourned.

Present: Karen Burke (Chair), Graham Carroll (Vice Chair), Matthew LaRose, Andy MacLaren, Katie McGirr, Carol Priamo, Steve Wiegand, Alissa Golden, Emily Bent, Meg Oldfield, Dawn Cordeiro, Applicants and their agents

Respectfully submitted,

Alissa Golden
Cultural Heritage Program Lead
Planning and Economic Development

Education & Communication Working Group

Meeting Notes

Wednesday, February 7th, 2024 (6:00 pm)

WebEx Virtual Meeting

Present: Alissa Denham-Robinson (Chair), Janice Brown, Graham Carroll, Karen Burke, Julia Renaud, Robin McKee, Emily Bent, Cultural Heritage Planner

Regrets: Sara Sandham, Kristen McLaughlin, Stefan Spolnik

Also Present: N/a

1. Changes to the Agenda

N/a

2. Declarations of Interest

N/a

3. Review of Previous Meeting Notes:

- a. January 3, 2024 - Approved by general consensus.

4. Policy & Administration

N/a

5. Publications & Print Projects

- a. Heritage Colouring Pages (Volume 3) – Verbal Update (Alissa D-R)

- i. The following draft pages were reviewed by the Working Group, to be added to Volume 3.

1. 44 Chatham St., Hamilton
2. Kerr House, 988 Concession St., Hamilton
3. Mountain Hospital, Hamilton (add address - 282 Mountain Park Ave.)

- b. Heritage Colouring Pages (Volume 4) – Verbal Update (Alissa)

- i. Students from Bernie Custis have completed assignments for Oct. – Dec. 2023 (Images have been provided by Elysia Dywan for the WG to review).

The following images were reviewed:

1. Kirk House, Waterdown – Janice to provide draft text
2. Memorial Hall, Waterdown – Pages were completed and provided to the Flamborough Archives for their 50th Anniversary Event
3. Weeks of Waterdown – Karen to provide draft text for 5 Mill Steet, Waterdown

- ii. The students will be working on the American Hotel as the next graphic.

February 7, 2024

- iii. The Teacher and students would like to continue the project, if HMHC would like to continue the project.
 1. HMHC to provide images
 2. The students can do 2 properties per month until the end of the school year.
 - a. Package 1
 - i. New St. Marks - Graham to photograph
 - ii. 54/56 Hess (Recent Designations)
 - b. Package 2
 - i. Philpott
 - ii. Ancaster Hotel (Recent Designations)
 - c. Other future pages were discussed as follows:
 - i. Properties that we've lost. Lost heritage. (Could be the theme of a separate booklet) including the Tivoli
 - ii. Ancaster Property (Mason's Hall)
 - iii. Gasworks
- iv. It was suggested that Mark McNeil may be interested in featuring this student project in a future piece for the newspaper.

6. Public Outreach and Events:

a. Heritage Day Celebration

HMHC to participate in this event organized by the City of Hamilton and Hamilton Wentworth Heritage Assoc. - Sat. Feb 24, 2024 @ 1pm (Dundurn Coach House)

The Working Group discussed the following items:

- What do we want to promote as a group and what handouts do we want to have available?
 - Alissa D-R to create the following:
 - an Awards Celebration flyer to present the date & awards info
 - An Awards Nomination flyer with QR code to announce nominations are now open for next year.
 - WG to display properties designated this past year since Bill 23

b. The HWHA Heritage Volunteer Recognition Awards (Deadline in March 31st)

These awards are organized by the Hamilton Wentworth Heritage Assoc.

The Working Group discussed possible nominations (only 1 submission per member group). WG to review again at the March Education WG Meeting.

c. Doors Open Hamilton 2024

Event organized by Hamilton Chapter of the Architectural Conservancy of Ontario
Saturday May 4th (10am – 4pm) and Sunday May 5th (10am – 4pm)
Theme: "Music in the Hammer"

The Working Group discussed the following items:

- Do we want to participate in some way?
- What do we want to promote?

February 7, 2024

- What handouts do we want to have available?
 - Alissa G. to follow-up with Tourism Office to make our HMHC Colouring/Activity books available for Doors Open.
- a. HMHC Heritage Recognition Awards 2023-24
- i. WG reviewed and assessed Nominations to finalize the list.
 - ii. WG members were assigned remaining storyboards, research and photo assignments to complete.
 - iii. WG discussed planning details for the in-person Celebration (food, set-up, promotion, etc.).
 - iv. Proposed schedule of key dates:

Working Period (Story Boards, etc.)	Ongoing
Deadline for Website Content	Staff to determine
Announcement for Heritage Day	Saturday February 24, 2024
Working Period (Notification of Winners, Awards Prep, etc.)	March / April / May 2024
Website Content Due	Staff to determine
WG Meeting (In person @ City Hall) Package awards, prepare for the celebration, etc.	Wed. June 5, 2024
Website Launch	June 2024
Awards Celebration Event	June 13, 2024

7. Other Business

N/a

8. Next Meeting: Wednesday April 3, 2024 @ 6pm

MEETING NOTES

POLICY AND DESIGN WORKING GROUP

Monday, January 22, 2024

2:30 pm

City of Hamilton Webex Virtual Meeting

Attendees: L. Lunsted, A. Denham-Robinson, A. Douglas

Regrets:

Also Present: E. Bent, V. Rodriguez

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

a) CHANGES TO THE AGENDA

None

b) DECLARATIONS OF INTEREST

None

c) REVIEW OF PAST MEETING NOTES

Meeting notes of December 18, 2023 approved.

d) C.H.I.A Documentation and Salvage Report – 1107 Main Street West, Hamilton by Parslow Heritage Consultancy Inc.

The proposal is to demolish Grace Lutheran Church and replace it with 15 storey mixed-use residential structure.

The Working Group Comments:

- As the Working Group has seen this document before, this was for staff to provide an update. Our comments are very general.
- We do not believe that it is necessary to remove this building from the Inventory of Places of Worship. The Inventory is a listing and this church should be retained to document that it once existed.
- We believe there should be more information on what features are proposed for salvage.
- We previously had issues with the façade that is proposed to be rebuilt and do not see any additional information as to how it will be supported.

e) C.H.I.A. – 73 Hughson Street N., Hamilton, June 7, 2023 by McCallum Sather.

Formal Consultation Application. This CHIA does not include the proposed height of 41 stories.

The proposal is to construct a 31 storey mixed-use development with retail use at grade level.

Working Group Comments:

- The Working Group is in favour of the design and like the integrated green areas.
- There was no discussion in the CHIA of the impact that the building will have on nearby Heritage buildings.
- The document had confusing statements on page 53: 'As such the proposed building height and density are in keeping with the Growth Plan' but the next paragraph states 'he top of the proposal is higher than the ...height limitation as set out in the Downtown Hamilton Official Plan'.
- The Working Group does not need to see this CHIA again.

f) C.H.I.A. – 1205 Glancaster Road, (Glanbrook) Hamilton, November 7, 2023 by WSP Canada Inc.

Draft Plan of Subdivision and Zoning By-Law Amendment for Lands located at 9451, 9517, 9514, 9569, 9579, 9593 & 9867 Dickenson Road West, and 1199 and 1205 Glancaster Road, Glanbrook.

The application is to permit the construction of six industrial buildings.

Working Group Comments:

- Page 11 of the report contains a missing link for the Results of the Consultation ("Error! Reference source not found).
- Properties at 9300 Airport Road and 9867 Dickenson Road West are listed on the Inventory of Heritage Properties.
- The Working Group has no issue with the proposed buildings. However we do question the need to tear down the barn at 9867 Dickenson Road. It does not seem to be close to where the proposed buildings are situated and could be deemed to be a representative example of farm buildings. It is a barn on a farm in an agricultural area.
- We would like to see a documentation and salvage report produced for the barn.
- There is a natural watercourse through the property that could potentially yield some archaeological artifacts through an archaeological assessment, still to be completed.

The meeting adjourned at 3:30 pm.

Next meeting date: to be determined



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Committee Hamilton Municipal Heritage Committee
COMMITTEE DATE:	April 26, 2024
SUBJECT/REPORT NO:	Demolition of 178 Wilson Street, Hamilton, Being a Non-Designated Property listed on the Municipal Heritage Register with an Unsafe Order to Comply (PED24081) (Ward 2)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	Alissa Golden (905) 546-2423 Ext. 1202
SUBMITTED BY:	Anita Fabac Acting Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That the non-designated property located at 178 Wilson Street, Hamilton, be removed from the Municipal Heritage Register.

EXECUTIVE SUMMARY

This Report recommends removing 178 Wilson Street, Hamilton from the Municipal Heritage Register, which was demolished on February 14, 2024, in response to an Unsafe Order to Comply under the *Building Code Act*. The former building on site was identified as having some cultural heritage value or interest but was not considered to have sufficient tangible cultural heritage value to warrant protection by designation under Part IV of the *Ontario Heritage Act*. Staff recommend removing the property from the Municipal Heritage Register.

Alternatives for Consideration – N/A

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

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SUBJECT: Demolition of 178 Wilson Street, Hamilton, Being a Non-Designated Property listed on the Municipal Heritage Register with an Unsafe Order to Comply (PED24081) (Ward 2) - Page 2 of 4

Staffing: N/A

Legal: Listing on the Register under Section 27 of the *Ontario Heritage Act* requires that Council be given 60-days notice of the intention to demolish or remove any building or structure on the property, and the demolition or removal of a building or structure is prohibited during this time period. The 60-day interim period is intended to allow time to consider alternatives and actions for the potential conservation of a property, as applicable. Neither the *Building Code Act* nor the *Ontario Heritage Act* specifically address the consequences of an Unsafe Order to Comply on the *Ontario Heritage Act* requirement for 60-days notice of the intention to demolish a listed property. Council must consult with the Municipal Heritage Committee prior to removing a property from the Register under Section 27 (4) of the Act.

The City of Hamilton's Demolition Control Area By-law No. 22-101 restricts the demolition of residential property in certain situations with the intent of preventing the premature loss of dwelling units and the creation of vacant land. As per Section 4(f) of the By-law, the restriction on demolition does not apply when a residential property has been found to be unsafe under Section 15.9 of the *Building Code Act* and an order to demolish has been issued under that section without any option to repair.

HISTORICAL BACKGROUND

The subject property located at 178 Wilson Street, Hamilton, was previously comprised of a two-storey brick vernacular dwelling constructed circa 1885. It was constructed as the western end unit of a five-unit residential row, the rest of which was previously demolished before the building was listed on the Municipal Heritage Register. The property was reviewed for potential heritage value or interest as part of the Downtown Hamilton Built Heritage Inventory project and was listed on the Municipal Heritage Register in 2014 as part of that process. The property was not identified as a candidate for individual designation under Part IV of the *Ontario Heritage Act*. The property is zoned Downtown Residential (D5) Zone in City of Hamilton Zoning By-law No. 05-200.

On Friday, February 8, 2024, the Building Division was alerted of the potential unsafe condition of the building at 178 Wilson Street, which was observed to be leaning towards the adjacent property to the east. Staff conducted an inspection, confirmed that the building had a significant lean of 8 to 10 inches out of plumb and issued an Unsafe Order to Comply under the *Building Code Act*, requiring the owner to obtain a Professional Engineer's review no later than Monday, February 12, 2024. The resulting report confirmed the unsafe condition of the dwelling and recommended immediate demolition. The dwelling on site had been uninhabited prior to the unsafe order.

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SUBJECT: Demolition of 178 Wilson Street, Hamilton, Being a Non-Designated Property listed on the Municipal Heritage Register with an Unsafe Order to Comply (PED24081) (Ward 2) - Page 3 of 4

It was determined that the safety of the property could only be achieved by demolition. Therefore, Building Division staff advised the owner to disconnect hydro and gas utilities and to proceed with immediate demolition of the dwelling on February 14, 2024.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The Recommendation of this Report is consistent with Provincial and Municipal legislation, policy and direction, including the following relevant policies from the Urban Hamilton Official Plan, Volume 1:

- Identifying cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources (B.3.4.2.1 b)); and,
- Maintaining the Municipal Heritage Register, pursuant to the *Ontario Heritage Act*, and seeking advice from the Municipal Heritage Committee when considering additions and removals of non-designated properties from the Register (B.3.4.2.4).

RELEVANT CONSULTATION

Internal

- Planning and Economic Development Department, Building Division, Building Inspections;
- Corporate Services Department, Legal and Risk Management Division, Legal Services; and,
- Ward 2 Councillor.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Listing a property on the Municipal Heritage Register as a non-designated property of cultural heritage value or interest provides 60 days interim protection from demolition. The 60-day interim period is intended to allow staff time to discuss alternatives for conservation of a property with the owner, including opportunities for retention, adaptive re-use and financial incentives, and photo-documentation of the property prior to demolition. In the case of significant heritage properties, like those identified as candidates for designation, the 60-day delay could allow Council time to consider issuing a notice of intention to designate the property to prevent demolition.

The subject property at 178 Wilson Street, Hamilton was not identified as a candidate for individual designation under Part IV of the *Ontario Heritage Act*. Building Division staff consulted with Cultural Heritage Planning staff when the unsafe condition of the

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SUBJECT: Demolition of 178 Wilson Street, Hamilton, Being a Non-Designated Property listed on the Municipal Heritage Register with an Unsafe Order to Comply (PED24081) (Ward 2) - Page 4 of 4

building on site was identified. Given the immediate public safety concern, it was not reasonable to require any further documentation or salvaging of features prior to demolition taking place.

The building has been demolished and the property no longer retains any cultural heritage value or interest. As such, staff recommend that the property at 178 Wilson Street, Hamilton, be removed from the Municipal Heritage Register.

ALTERNATIVES FOR CONSIDERATION

Not applicable.

APPENDICES AND SCHEDULES ATTACHED

None.

AG/sd



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Committee Hamilton Municipal Heritage Committee
COMMITTEE DATE:	April 26, 2024
SUBJECT/REPORT NO:	Monthly Report on Proactive Listings for the Municipal Heritage Register, April 2024 (PED24058) (Wards 3 and 14)
WARD(S) AFFECTED:	Wards 3 and 14
PREPARED BY:	Scott Dickinson (905) 546-2424 Ext. 7167
SUBMITTED BY:	Anita Fabac Acting 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 PED24058, in accordance with Section 27 of the *Ontario Heritage Act*:

- (a) 58 Erie Avenue, Hamilton (Ward 3);
- (b) 62 Erie Avenue, Hamilton (Ward 3);
- (c) 1269 Mohawk Road, Ancaster (Ward 14).

EXECUTIVE SUMMARY

This Report recommends that Council list three 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*

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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 Council decide to list these properties on the Register, staff will provide notice of their listing to the owners and outline the 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: None.

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 PED19125(c) and PED22211 (a)), now require the City to be strategic when it lists properties of cultural heritage value or interest on the Municipal Heritage Register. 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.

SUBJECT: Monthly Report on Proactive Listings for the Municipal Heritage Register, April 2024 (PED24058) (Wards 3 and 14) - Page 3 of 5

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.

Staff determined that 58 and 62 Erie Avenue, Hamilton and 1269 Mohawk Road, Ancaster, are worthy of listing on the Municipal Heritage Register. The owners of the properties were sent letters on February 21, 2024, notifying them of the staff recommendation to list their properties on the Register in advance of this Report being considered by the Hamilton Municipal Heritage Committee.

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 Owner.

Internal

- Ward Councillor Naan, Ward 3; and,
- Ward Councillor Spadafora, Ward 14.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

58 and 62 Erie Avenue, Hamilton

The properties at 58 and 62 Erie Avenue, Hamilton, are each comprised of a two-and-a-half-storey brick building constructed circa 1906, which are currently listed on the City's Inventory of Heritage Properties. In January 2024, the City received an inquiry proposing demolition and redevelopment of 58 Erie Avenue, which prompted staff to conduct a preliminary cultural heritage evaluation of the property and determined that it meets multiple criteria for determining cultural heritage value or interest, as outlined in Ontario Regulation 9/06. While reviewing 58 Erie Avenue, staff noted that 62 Erie Avenue was constructed the same year and in the same style as the adjacent dwelling and included it as part of this proactive review.

58 and 62 Erie Avenue have design value as representative examples of the Edwardian bay-and-gable style that display a high degree of craftsmanship. The properties also have historical value for their association with prominent Hamilton architects Walter Stewart and William Witton. The properties have contextual value in helping to support the historic residential streetscape of Erie Avenue and as a pair of adjacent buildings with matching architectural styles.

The full summaries of the preliminary evaluations of cultural heritage value or interest for 58 and 62 Erie Avenue, Hamilton are attached as Appendix "A" and Appendix "B" to Report PED24058, respectively.

1269 Mohawk Road, Ancaster

The property at 1269 Mohawk Road, Ancaster, known historically as "Hillfield" is comprised of a one-and-a-half storey brick farmhouse constructed circa 1883, which is currently listed on the City's inventory of Heritage Properties. In 2021, the City approved a Zoning By-Law Amendment for this property through By-law No. 21-128 to allow for redevelopment of the site while requiring the retention of the exterior facades and heritage features of the existing farmhouse. Staff were notified that the property was listed for sale in January 2024 and the Hamilton Municipal Heritage Committee added it to their list of Buildings and Landscapes for monitoring as part of their monthly meetings. As a result, staff conducted a preliminary cultural heritage evaluation of the property and determined that it meets multiple criteria for determining cultural Heritage value or interest, as outlined in Ontario Regulation 9/06.

1269 Mohawk Road has design value as a representative example of a Gothic Revival farmhouse displaying a high degree of craftsmanship and has historical value for its association with the historic Mohawk Trail transportation corridor and prominent tavern owner and farmer William Terryberry. The property also has contextual value in defining the historic rural and agricultural character of Mohawk Road.

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, April 2024 (PED24058) (Wards 3 and 14) - Page 5 of 5

The full summary of the preliminary evaluation of cultural heritage value or interest of the property is attached as Appendix "C" to Report PED24058.

Conclusion

Therefore, 58 and 62 Erie Avenue, Hamilton, and 1269 Mohawk Road, Ancaster, have been determined to have sufficient cultural heritage value or interest to warrant listing on the Municipal Heritage Register as non-designated properties under Section 27 of the *Ontario Heritage Act*, as per the Recommendation of Report PED24058.

ALTERNATIVES FOR CONSIDERATION

Not Applicable.

APPENDICES AND SCHEDULES ATTACHED

- Appendix "A" to Report PED24058 – Preliminary Heritage Evaluation of 58 Erie Avenue, Hamilton
- Appendix "B" to Report PED24058 – Preliminary Heritage Evaluation of 62 Erie Avenue, Hamilton
- Appendix "C" to Report PED24058 – Preliminary Heritage Evaluation of 1269 Mohawk Road, Ancaster

SD/sd

58 Erie Avenue, Hamilton
Constructed 1906



Preliminary Evaluation of Cultural Heritage Value or Interest:

(In accordance with Ontario Regulation 91/06, as amended by Ontario Regulation 569/22)

Design/ Physical Value

1. The property has design or physical value because it is a representative example of an Edwardian bay-and-gable dwelling.
2. The property displays a high degree of craftsmanship or artistic merit, through its brick ornamentation, including window hoods and dentils and the Palladian window in the gable end.
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

Historical / Associative Value

4. The property has not been found to have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

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 and ideas of the prominent Hamilton architectural team of Walter Stewart (1871-1917) and William Witten (1871-1947). The pair designed several residential and institutional buildings in Hamilton and beyond, however some of their best-known and extant works include 6 Ravenscliffe Avenue, Herkimer Apartments, King George Public School, and St. Giles Presbyterian Church.

Contextual Value

7. The property has contextual value as it helps support the character of the area, specifically the historic residential streetscape of Erie Avenue and the Stinson neighbourhood.
8. The property has contextual value as it is historically and visually linked to its surroundings, as part of the late-nineteenth century and early-twentieth century residential streetscape along Erie Avenue and as a pair of adjacent buildings with matching architectural styles.
9. The property is not considered to be a local landmark.

Sources:

"Contracts Open- Hamilton". *The Canadian Contract Record*. Vol. 16, no. 12, May 17, 1905.

"The Edwardian Gable". *CAB Residential Architecture and Interior Design*. Accessed February 8, 2024. <https://www.cabarchitects.ca/blog/the-edwardian-gable>

Goad, Charles E. *Insurance Plan of the City of Hamilton, Ontario, Canada*. Montreal: C.E. Goad, 1911-1916

Hamilton Evening Times. Monday, May 8, 1905. Page 8.

Vernon, Henry. *City of Hamilton Directory 1906*. Griffin & Kidner Co. Ltd., Hamilton.

62 Erie Avenue, Hamilton
Constructed 1906



Preliminary Evaluation of Cultural Heritage Value or Interest:

(In accordance with Ontario Regulation 9/06, as amended by Ontario Regulation 569/22)

Design / Physical Value

1. The building has design or physical value because it is a representative example of an Edwardian bay-and-gable dwelling.
2. The property displays a high degree of craftsmanship or artistic merit, through its brick ornamentation, including window hoods and dentils.
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

Historical / Associative Value

4. The property has not been found to have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.

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 and ideas of the prominent Hamilton architectural team of Walter Stewart (1871-1917) and William Witton (1871-1947). The pair designed several residential and institutional buildings in Hamilton and beyond, however some of their best-known and extant works include 6 Ravenscliffe Avenue, Herkimer Apartments, King George Public School, and St. Giles Presbyterian Church.

Contextual Value

7. The property has contextual value as it helps support the character of the area, specifically the historic residential streetscape of Erie Avenue and the Stinson neighbourhood.
8. The property has contextual value as it is historically and visually linked to its surroundings, as part of the late-nineteenth century and early-twentieth century residential streetscape along Erie Avenue and as a pair of adjacent buildings with matching architectural styles.
9. The property is not considered to be a local landmark.

Sources:

"Contracts Open- Hamilton". The Canadian Contract Record. Vol. 16, no. 12, May 17, 1905.

"The Edwardian Gable". CAB Residential Architecture and Interior Design. Accessed February 8, 2024. <https://www.cabarchitects.ca/blog/the-edwardian-gable>

Goad, Charles E. Insurance Plan of the City of Hamilton, Ontario, Canada. Montreal: C.E. Goad, 1911-1916

Hamilton Evening Times. Monday, May 8, 1905. Page 8.

Vernon, Henry. City of Hamilton Directory 1906. Griffin & Kidner Co. Ltd., Hamilton.

1269 Mohawk Road, Ancaster
Constructed circa 1883



Preliminary Evaluation of Cultural Heritage Value or Interest:

(In accordance with Ontario Regulation 9/06, as amended by Ontario Regulation 569/22)

Design or Physical Value

1. The one-and-a-half-storey brick structure located at 1269 Mohawk Road, Ancaster, known historically as "Hillfield", was originally constructed circa 1883. A stylistically identical rear addition was added later in the nineteenth century. The property has design value as a representative example of a Gothic Revival farmhouse. Features typical of this style include its: steep gable roof with gable dormers; dichromatic brick decorative elements; arched windows in dormers; and projecting single-storey bays.
2. The property displays a high degree of craftsmanship through its: buff brick quoins; stretcher bond brickwork on front elevation; round-headed and segmentally-arched window openings with buff brick broken pediments, projecting keystones and stone lug sills; and segmentally-arched transom over front door.
3. The property does not demonstrate a high degree of technical or scientific achievement.

Historical / Associative Value

4. The property is associated with the theme of the early settlement of Ancaster and the locally-prominent Terryberry family. This property is located along the historic transportation corridor of Mohawk Road which was critical to the settlement of Ancaster township. Known as the Mohawk Trail until 1953, Mohawk Road follows an early Indigenous trail which ran westward along the Niagara Peninsula from the capital of Upper Canada at Niagara, through to Ancaster and onward to the Six Nations of the Grand River near present-day Brantford. This trail allowed the easy movement of people and goods through this area, well evidenced by the large number of archaeological sites nearby. The Mohawk Trail also allowed early settlers to reach farm sites in Barton township and to travel between the important settlements at Ancaster and Niagara-on-the-Lake.

William Terryberry (1779-1847), who arrived in this area in 1810, was aware of the importance of the Mohawk Trail when he built his Terryberry Tavern (1810-1897) near the present-day location of the Terryberry Public Library branch. The tavern prospered at its advantageous location, allowing William to purchase a large amount of land, his estate at the time of his death amounting to more than seven thousand pounds, a very substantial sum in 1847. Part of the lands which William owned included the subject property, which William had purchased in 1812 before selling to his daughter Sophia (1807-1887) and her husband Isaac Blain (1792-1854) in 1837. Sophia and her descendants continued to own the subject property until the early years of the twentieth century, and her son, Jacob (1835-1928), was responsible for the construction of the current brick dwelling circa 1883.

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

Contextual Value

7. The property is important in defining the historic rural and agricultural character of Mohawk Road. The property is one of the last remaining nineteenth-century structures along Mohawk Road and is located on a visually prominent site along a major transportation corridor. While the property does not appear to influence the current character of the area due to the introduction of new contemporary construction, the contrast between this property and the surrounding modern development does act as a reminder of the historic former character of this area.

8. The property is visually and historically linked to its surroundings. A farmstead built to work the surrounding former farmland, this property is located along Mohawk Road, a historic transportation corridor which played a vital role in the settling of the surrounding area.

9. The property is not considered to be a local landmark.

Sources:

"A Cheap Farm House" c. 1864 -Onward. Dr. Jessica Mace. Smarthistory. Accessed February 2, 2024. <https://smarthistory.org/a-cheap-farm-house-1864-onward/>

Barton on the Mountain. Mabel Burkholder. 1956

Biography of William Terryberry (1779-1847) and Wife Annie (Hannah) Young Terryberry (1782-1869). Dr. David K. Faux, 2019

Cultural Heritage Assessment Report: 466 Mohawk Road West, Hamilton. Stephanie Barber. City of Hamilton, 2004.

Cultural Heritage Impact Assessment: 1269 Mohawk Road West. ASI Archaeological & Cultural Heritage Services. 2018.

Gothic Revival (1750-1900). Ontario Architecture. Accessed February 2, 2024. <http://www.ontarioarchitecture.com/gothicrevival.html>

"Hillfield by Tina Agnello" *Ancaster LACAC 1983*

"Jacob Blain". *Ontario, Canada, Deaths and Deaths Overseas, 1869 -1949*. Accessed February 13, 2024. https://www.ancestrylibrary.com/discoveryui-content/view/2448910:8946?tid=&pid=&queryId=b18216cd-487f-41f3-b4f8-33ccdc6d03f3&_phsrc=ydQ28&_phstart=successSource

Looking for Old Ontario. Thomas F. McIlwraith. University of Toronto Press, Toronto, 1999.

Mountain Memories: A Pictorial History of the Hamilton Mountain. Hamilton Mountain Heritage Society. Hamilton, Seldon Griffin Graphics Inc., 2000.

The History of the Ontario Gothic Revival Cottage. Urbaneer. Accessed February 2, 2024. https://urbaneer.com/blog/ontario_gothic_revival_cottage

William Terryberry (1779-1847). Accessed January 5, 2024. https://www.wikitree.com/wiki/Terryberry-3#_ref-7

"William Terryberry". *Dictionary of Hamilton Biography Vol I*. T. Melville Bailey, ed. Hamilton, W. L. Griffin Ltd.

CROSS-MELVILLE HERITAGE DISTRICT COMMITTEE REPORT 24-001

5:00 p.m.

Thursday, February 8, 2024

City of Hamilton, Webex Virtual Meeting

Present: Councillor A. Wilson, Sandra Iskandar

Also

Present: Alissa Golden (Cultural Heritage Program Lead), Emily Bent (Cultural Heritage Planner), Meg Oldfield (Cultural Heritage Planner)

Regrets: Jennifer Racine

THE CROSS-MELVILLE HERITAGE DISTRICT COMMITTEE PRESENTS REPORT 24-001 AND RESPECTFULLY RECOMMENDS:

1. Appointment of Chair (Item 1.1)

Sandra Iskandar was appointed as Chair of the Cross-Melville Heritage District Committee for the 2023-2026 term.

2. Terms of Reference (Item 13.1)

- (i) That the Terms of Reference for the Cross-Melville Heritage Conservation District Advisory Committee be revised, as follows:

Composition: A minimum of ~~3~~ **2 resident members** ***
1 ecclesiastical representative from District
1 member of the Hamilton Municipal Heritage Committee (Dundas)
1 member of the Municipal Heritage Permit Sub-Committee (Dundas)
1 member of City Council (Dundas)

Special Notes:

~~ Applicants for the Cross—Melville Heritage District Committee (Dundas) shall be residents of the Cross/Melville/Victoria/Sydenham Heritage Conservation District of Dundas.~~***

FOR INFORMATION:

The meeting was called to order by Alissa Golden, Cultural Heritage Program Lead, City of Hamilton, at 5:00pm

(a) CHANGES TO THE AGENDA (Item 2)

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

The agenda for the February 9, 2024, Cross-Melville Heritage District Committee was approved.

(b) DISCUSSION ITEMS (Item 10)

(i) Heritage Permit Applications HP2024-003 - 46 Melville Street, Dundas (Item 10.1)

- Exterior alterations to facilitate interior renovation work, including:
 - Construction of a new rear wood deck;
 - Introduction of a new door in the side (east) elevation to the deck using the existing window opening;
 - Removal of two existing door openings in the rear (south) wall of the side addition, infilled with brick to match existing;
 - Introduction of two new windows in existing door openings of the rear (south) wall of the side addition; and,
 - Introduction of an flue vent on the rear (south) elevation.

The Subcommittee considered the application and together with input and advice from staff, passed the following motion:

- (a) That the Cross-Melville Heritage Conservation District Advisory Committee advises that Heritage Permit Application HP2024-003 be consented to, subject to the following Conditions:
 - (i) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and

(ii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than February 27, 2026. If the alteration(s) are not completed by February 27, 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.

(b) The Cross-Melville Heritage Conservation District Advisory Committee also provided the following comments and suggestions on the application:

(i) That the proposed window in the second storey be the same width of the existing door opening where it is being located, if feasible; and

(ii) That staff confirm the flue location and size, and that this be accurately depicted in the drawings.

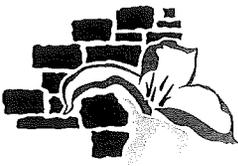
(c) ADJOURNMENT (Item 15)

There being no further business, the Cross-Melville Heritage District Committee adjourned at 6:00 p.m.

Respectfully submitted,

Sandra Iskandar
Chair, Cross-Melville Heritage
District Committee

Alissa Golden
Cultural Heritage Program Lead



**** SECOND REMINDER**

To: Member Municipal Heritage Ctte

As of February 20th, 2024 our records indicate that your MHC has not renewed for the current year 2024.

Community Heritage Ontario (CHO) is the incorporated province-wide organization of Municipal Heritage Advisory Committees. Your membership in Community Heritage Ontario enables the organization to work on your behalf to:

- ** help preserve Ontario's heritage**
- ** keep you informed of heritage issues, and**
- ** sponsor regional workshops and the annual provincial conference.**

Our records indicate that you have been a CHO member in the past and we would like to thank you for your support. Membership is based on the **calendar year** and we need your continued patronage.

Please find enclosed, another Membership Renewal Application Form.

The annual fee for Municipal Heritage Groups is \$ 75.

By renewing your member in CHO, your Municipal Heritage Committee will be entitled to received up to six copies of each issue of *CHO News*, a quarterly publication which keeps members informed of heritage issues across the province. A complimentary copy of the most redent issue is enclosed.

(If your group requires more than 6 copies, extra may be ordered for a minimal charge.)

Your continued support is greatly appreciated.

To remain on our mailing or email lists to receive future issues of CHOnews, please fill out the enclosed form as completely as possible and return it to the address below, along with your fee payment cheque (or use paypal or e-transfer and still **return the completed form**).

Rick Schofield, Corporate Secretary,
Community Heritage Ontario,
6282 Kingston Toad
Scarborough, Ont. M1C 1K9

If your organization is inactive, or no longer receives funding from your municipality, or you have chosen not to renewed your membership for any reason, please let us know so we can adjust our records accordingly.



MEMBERSHIP FORM 2024

(Please print)

Name of MHC/Group/Individual _____

Mailing Address _____

City _____ Province _____ Postal Code _____

Name of MHC Chair _____ Number of committee members _____

Contact person: (if different than Chair)

Name: _____

Position: _____

Phone: _____ Email address: _____

MHC membership includes up to 6 copies of CHOnews (newsletter) mailed quarterly. Additional copies available below, **extra postage charges apply for a total of 10 or more copies by mail.**

Individual/Business/Corporate membership includes: 1 copy of CHOnews mailed or emailed quarterly.

- Prefer electronic copy of CHOnews (**Please include a list of email addresses, form on page 2**)
- Number of paper copies needed: _____ No paper copies

Membership Fees

- Municipal Heritage Committee
- Municipal Heritage Committee (2 year membership)
- Individual
- Corporate/Business
- Extra copies of CHOnews by mail (no charge for electronic copies)
- Postage surcharge for 10 or more copies of CHOnews by mail

#	Unit	Cost	=	Total
_____	X	\$ 75	=	_____
_____	X	\$ 150.	=	_____
_____	X	\$ 35	=	_____
_____	X	\$ 100	=	_____
_____	X	\$ 4	=	_____
_____	X	\$ 15	=	_____
		TOTAL		_____

Payment options



Make cheque payable to: Community Heritage Ontario

Mail cheque & forms to:

Community Heritage Ontarioee-

6282 Kingston Road
Scarborough, ON
M1C 1K9



Online using Paypal

www.communityheritageontario.ca/membership



e-transfer at

schofield@communityheritageontario.ca

If using electronic payment please submit forms to:

membership@communityheritageontario.ca

or

info@communityheritageontario.ca

CHOnews Digital Edition

Due to rising postage and printing costs, **Community Heritage Ontario** now offers a digital edition of its quarterly newsletter. With your paid membership, you are eligible for the delivery of **CHOnews** in .PDF format through email. Digital Edition copies expire in December of the membership year and renews with the next paid membership. If you are interested in our digital edition, please fill out the information below and forward it with the membership form. We are asking for your phone number in case of email address errors. Adding your email address gives us permission to send electronic copies. Unsubscribing to the E-Newsletter can be done at any time by sending an email to info@communityheritageontario.ca with unsubscribe in the

Municipality:	Municipal email address:	Municipal Office Phone Number:		
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