



City of Hamilton
HAMILTON MUNICIPAL HERITAGE COMMITTEE
REVISED

Meeting #: 24-010
Date: November 22, 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 October 25, 2024

5. COMMUNICATIONS

5.1 Correspondence from Anita Fabac, Acting Director Planning and Chief Planner, respecting Delegated Authority for the following Heritage Permit Applications:

Recommendation: Be received.

- a. HP2024-030: Installation of a Designation Plaque at 176 Wilson Street East, Ancaster (Ward 12) (Birch Lawn, Part IV)
- b. HP2024-031: Installation of a Designation Plaque at 1166 Garner Road West, Ancaster (Ward 12) (Shaver Homestead, Part IV)

- c. Heritage Permit Application HP2024-029: Extension of Previously-Approved Heritage Permit Application HP2024-010 for the Redevelopment of 98 James Street South, Hamilton (Former James Street Baptist Church, By-law No. 90-33) (Ward 2)

5.2 Correspondence from Anita Fabac, Acting Director Planning and Chief Planner, respecting Notice of Intention to Designate the following properties under Part IV of the Ontario Heritage Act:

Recommendation: Be received.

- a. 311 Wilson Street East, Ancaster (Orton House)
- b. 24 Blake Street, Hamilton (Eastcourt Carriage House)
- c. 265 Mill Street South, Hamilton (Braebourne)

5.3 Correspondence from Anita Fabac, Acting Director Planning and Chief Planner, respecting Notice of Passing of By-law No. 24-185 to Designate 6 Websters Falls Road, Flamborough (Springdale) under Part IV of the Ontario Heritage Act

Recommendation: Be received.

6. DELEGATION REQUESTS

7. DELEGATIONS

8. STAFF PRESENTATIONS

8.1 Recommendation to Designate 223 Governor's Road, Dundas (Starfield), under Part IV of the Ontario Heritage Act (PED24181) (Ward 13)

9. CONSENT ITEMS

9.1 Heritage Permit Review Sub-Committee Minutes 24-008 (October 15, 2024)

10. DISCUSSION ITEMS

10.1 Review of Working Group Memberships (no copy)

*10.2 Heritage Permit Application HP2024-032, Under Part V of the Ontario Heritage Act, to Permit the Demolition of a Detached Contemporary Rear Shed located at 2 Griffin Street, Flamborough (PED24225) (Ward 15)

11. MOTIONS

12. NOTICES OF MOTION

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

13. GENERAL INFORMATION / OTHER BUSINESS

13.1 Buildings and Landscapes

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

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 (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.

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

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 (D) – 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 (R) – G. Carroll
- (24) 657 King Street East, Hamilton (R) – G. Carroll
- (25) 665-667 King Street East, Hamilton (R) – G. Carroll
- (26) 90 Markland, Hamilton (D) – C. Kroetsch
- (27) 231 Bay St. N. (Gallery on the Bay/Hamilton Bridge Works Company Office) (I) – C. Kroetsch
- (28) 29 Harriet Street (Felton Brush Company) (I) – C. Kroetsch

Stoney Creek

- (29) 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

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

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT

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



HAMILTON MUNICIPAL HERITAGE COMMITTEE MINUTES 24-009

12:00 p.m.

October 25, 2024

Room 264, City Hall, 2nd Floor
71 Main Street West, Hamilton, Ontario

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

**Absent
with Regrets:** S. Spolnik

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

- 1. Recommendation to Designate 2251 Rymal Road East, Stoney Creek (Former Elfrida United Church), under Part IV of the *Ontario Heritage Act* (PED24201) (Ward 9) (Item 8.1)**

(MacLaren/Lunsted)

- (a) That the City Clerk be directed to give notice of Council's intention to designate 2251 Rymal Road East, Stoney Creek (former Elfrida United Church), shown in Appendix "A" attached to Report PED24201, 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 PED24201, subject to the following:
 - (i) 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;
 - (ii) 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 Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

CARRIED

2. Recommendation to Designate 21-25 Jones Street, Stoney Creek (the Powerhouse), under Part IV of the *Ontario Heritage Act* (PED24190) (Ward 5) (Item 8.2)

(Douglas/Burke)

- (a) That the City Clerk be directed to give notice of Council's intention to designate 21-25 Jones Street, Stoney Creek, shown in Appendix "A" attached to Report PED24190, 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 PED24190, subject to the following:
- (i) 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;
 - (ii) 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 Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

CARRIED

3. Recommendation to Designate 134 Cannon Street East, Hamilton (Former Cannon Knitting Mills), under Part IV of the *Ontario Heritage Act* (PED24136) (Ward 2) (Item 8.3)

(Kroetsch/Burke)

- (a) That the City Clerk be directed to give notice of Council's intention to designate 134 Cannon Street East, Hamilton (former Cannon Knitting Mills), shown in Appendix "A" attached to Report PED24136, 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 PED24136, subject to the following:
- (i) 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;
 - (ii) 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 Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

CARRIED

4. Heritage Designations Update, October 2024 (PED23187) (City Wide) (Item 9.4)

(Burke/Carroll)

That Report PED23187, respecting Heritage Designations Update, October 2024, be received.

CARRIED

5. Heritage Permit Application HP2024-023, Under Part V of the *Ontario Heritage Act*, to Permit the Demolition of the Existing Dwelling and Garage at 940 Beach Boulevard, Hamilton (PED22124(a)) (Ward 5) (Item 10.1)

(Douglas/MacLaren)

(a) That Heritage Permit Application HP2024-023, for the demolition of the existing dwelling and detached garage on the Part V designated lands located at 940 Beach Boulevard, Hamilton, under Section 42 of the *Ontario Heritage Act*, be approved with the following condition:

(i) That implementation of the demolition of the dwelling and detached garage, in accordance with this approval, shall be completed no later than November 30, 2026. If demolition is not completed by November 30, 2026, then this approval expires as of that date and no demolition shall be undertaken without a new approval issued by the City of Hamilton;

(b) That appropriate notice of the Council decision on Heritage Permit Application HP2024-023 be served on the owner of 940 Beach Boulevard, Hamilton, and the Ontario Heritage Trust, as required under Section 42 of the *Ontario Heritage Act*.

CARRIED

6. Notice of Intention to Demolish the Building Located at 85 Catharine Street North, Hamilton, being a Non-Designated Property Listed on the Municipal Heritage Register (PED24189) (Ward 2) (Item 10.2)

(Kroetsch/Burke)

That the non-designated property located at 85-87 Catharine Street North, Hamilton, be removed from the Municipal Heritage Register.

CARRIED

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

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

5. COMMUNICATIONS

- 5.3 Correspondence from Anita Fabac, Acting Director, Planning and Chief Planner, respecting Notice of Passing of By-law No. 24-162 to Designate 291 King Street West, Dundas under Part IV of the *Ontario Heritage Act* – REVISED

6. DELEGATION REQUESTS

- 6.1 Kevin Freeman, Kaneff Group, respecting Item 10.2 - Notice of Intention to Demolish the Building Located at 85 Catharine Street North, Hamilton, being a Non-Designated Property Listed on the Municipal Heritage Register (PED24189) (Ward 2)

8. STAFF PRESENTATIONS

- 8.2 Recommendation to Designate 21-25 Jones Street, Stoney Creek (the Powerhouse), under Part IV of the *Ontario Heritage Act* (PED24190) (Ward 5) – REVISED

(Carroll/Burke)

That the agenda for the October 25, 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) September 27, 2024 (Item 4.1)

(Burke/Lunsted)

That the Minutes of the September 27, 2024, meeting of the Hamilton Municipal Heritage Committee, be approved, as presented.

CARRIED

(d) COMMUNICATIONS (Item 5)

(i) (MacLaren/Lunsted)

That the following Communication Items be approved, as presented:

- (a)** Correspondence from Anita Fabac, Acting Director, Planning and Chief Planner, respecting Notice of Passing of By-law No. 24-158 to Designate 340 Dundas Street East, Flamborough (Eager House) under Part IV of the *Ontario Heritage Act*

Recommendation: Be received.

- (b)** Correspondence from Anita Fabac, Acting Director, Planning and Chief Planner, respecting Notice of Intention to Designate under Part IV of the *Ontario Heritage Act*, 634 Rymal Road West, Hamilton (Union School Section No. 3)

Recommendation: Be received.

- (c)** Correspondence from Anita Fabac, Acting Director, Planning and Chief Planner, respecting Notice of Passing of By-law No. 24-162 to Designate 291 King Street West, Dundas under Part IV of the *Ontario Heritage Act*

Recommendation: Be received.

CARRIED

(e) DELEGATION REQUESTS (Item 6)

- (i)** Kevin Freeman, Kaneff Group, respecting Item 10.2 - Notice of Intention to Demolish the Building Located at 85 Catharine Street North, Hamilton, being a Non-Designated Property Listed on the Municipal Heritage Register (PED24189) (Ward 2) (Added Item 6.1)

(Carroll/Burke)

That the delegation request from Kevin Freeman, Kaneff Group, respecting Item 10.2 - Notice of Intention to Demolish the Building Located at 85 Catharine Street North, Hamilton, being a Non-Designated Property Listed on the Municipal Heritage Register (PED24189) (Ward 2), be approved, for today's meeting.

CARRIED

(f) **DELEGATIONS (Item 7)**

- (i) Kevin Freeman, Kaneff Group, respecting Item 10.2 - Notice of Intention to Demolish the Building Located at 85 Catharine Street North, Hamilton, being a Non-Designated Property Listed on the Municipal Heritage Register (PED24189) (Ward 2) (Added Item 7.1)

(Carroll/Kroetsch)

That the delegation from Kevin Freeman, Kaneff Group, respecting Item 10.2 - Notice of Intention to Demolish the Building Located at 85 Catharine Street North, Hamilton, being a Non-Designated Property Listed on the Municipal Heritage Register (PED24189) (Ward 2), be received and referred to the consideration of Item 10.2

CARRIED

For disposition of this matter, refer to Item 6.

(g) **STAFF PRESENTATIONS (Item 8)**

- (i) **Recommendation to Designate 2251 Rymal Road East, Stoney Creek (Former Elfrida United Church), under Part IV of the *Ontario Heritage Act* (PED24201) (Ward 9) (Item 8.1)**

Scott Dickinson, Cultural Heritage Planning Technician, addressed Committee respecting Report PED24201, Recommendation to Designate 2251 Rymal Road East, Stoney Creek (Former Elfrida United Church), under Part IV of the *Ontario Heritage Act*, with the aid of a PowerPoint presentation.

(Burke/Graham)

That the presentation from Scott Dickinson, Cultural Heritage Planning Technician, respecting Report PED24201, Recommendation to Designate 2251 Rymal Road East, Stoney Creek (Former Elfrida United Church), under Part IV of the *Ontario Heritage Act*, be received.

CARRIED

For disposition of this matter, refer to Item 1.

- (ii) **Recommendation to Designate 21-25 Jones Street, Stoney Creek (the Powerhouse), under Part IV of the *Ontario Heritage Act* (PED24190) (Ward 5) (Item 8.2)**

Scott Dickinson, Cultural Heritage Planning Technician, addressed Committee respecting Report PED24190, Recommendation to Designate

21-25 Jones Street, Stoney Creek (the Powerhouse), under Part IV of the *Ontario Heritage Act*, with the aid of a PowerPoint presentation.

(Carroll/MacLaren)

That the presentation from Scott Dickinson, Cultural Heritage Planning Technician, respecting Report PED24190, Recommendation to Designate 21-25 Jones Street, Stoney Creek (the Powerhouse), under Part IV of the *Ontario Heritage Act*, be received.

CARRIED

For disposition of this matter, refer to Item 2.

(iii) Recommendation to Designate 134 Cannon Street East, Hamilton (Former Cannon Knitting Mills), under Part IV of the *Ontario Heritage Act* (PED24136) (Ward 2) (Item 8.3)

Scott Dickinson, Cultural Heritage Planning Technician, addressed Committee respecting Report PED24136, Recommendation to Designate 134 Cannon Street East, Hamilton (Former Cannon Knitting Mills), under Part IV of the *Ontario Heritage Act*, with the aid of a PowerPoint presentation.

(Carroll/Kroetsch)

That the presentation from Scott Dickinson, Cultural Heritage Planning Technician, respecting Report PED24136, Recommendation to Designate 134 Cannon Street East, Hamilton (Former Cannon Knitting Mills), under Part IV of the *Ontario Heritage Act*, be received.

CARRIED

For disposition of this matter, refer to Item 3.

(h) CONSENT ITEMS (Item 9)

(i) (Douglas/Burke)

That the following Consent Items, be received:

(a) Delegated Approval: Heritage Permit Applications (Item 9.1)

- (1) Heritage Permit Application HP2024-028: Replacement Tree Planting at 125 St. Clair Avenue, Hamilton (Ward 3) (St. Clair Avenue HCD, By-law No. 86-125) (Item 9.1(a))**
- (2) Heritage Permit Application HP2024-026: Exterior Alterations at 24 Union Street, Flamborough (Ward 15) (Mill Street HCD, By-law No. 96-34-H) (Item 9.1(b))**

- (3) Heritage Permit Application HP2024-027: Planting of New Trees at 610 York Boulevard, Hamilton (Ward 1) (Dundurn Castle, By-law No. 77-239) (Item 9.1(c))
- (b) Education and Communication Working Group Meeting Notes (Item 9.2)
 - (1) April 3, 2024 (Item 9.2(a))
 - (2) May 1, 2024 (Item 9.2(b))
 - (3) May 15, 2024 (Item 9.2(c))
 - (4) June 5, 2024 (Item 9.2(d))
 - (5) July 3, 2024 (Item 9.2(e))
 - (6) September 12, 2024 (Item 9.2(f))
- (c) Heritage Permit Review Sub-Committee Minutes (September 17, 2024) (Item 9.3)

CARRIED

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

(i) Buildings and Landscapes (Item 13.1)

Committee members provided brief updates on properties of interest.

(Burke/Douglas)

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
 - (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 (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
- (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 (I) – G. Carroll
- (24) 657 King Street East, Hamilton (R) – G. Carroll
- (25) 665-667 King Street East, Hamilton (R) – G. Carroll

- (26) 90 Markland, Hamilton (D) – C. Kroetsch
- (27) 231 Bay St. N. (Gallery on the Bay/Hamilton Bridge Works Company Office) (I) – C. Kroetsch
- (28) 29 Harriet Street (Felton Brush Company) (I) – C. Kroetsch

Stoney Creek

- (29) 2251 Rymal Road East, Former Elfrida Church (R) – G. Carroll

- (c) Heritage Properties Update (GREEN):
(Green = Properties whose status is stable)

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- (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

- (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

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

CARRIED

(j) ADJOURNMENT (Item 15)

(Douglas/Carroll)

That, there being no further business, the Hamilton Municipal Heritage Committee, be adjourned, at 1:14 p.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson
Chair, Hamilton Municipal
Heritage Committee

Matt Gauthier
Legislative Coordinator
Office of the City Clerk



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

Planning and Economic Development Department
Planning Division

FILE: HP2024-030

October 25, 2024

Jim Hendricks
176 Wilson Street East
Ancaster, ON L9G 2B7

**Re: Heritage Permit Application HP2024-030: Installation of a Designation
Plaque at 176 Wilson Street East, Ancaster (Ward 12) (Birch Lawn, Part IV)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2024-030 is approved for the designated property at 176 Wilson Street East, Ancaster, in accordance with the materials submitted with the application for the following alterations:

- Installation of a designation plaque beside the front door, including:
 - Drilling two holes into the mortar joints; and
 - Affixing the plaque with non-rusting anchors and screws with anti-vandalism measures, as needed.

Subject to the following conditions:

- a) That any minor changes to the location of the plaque following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation; and
- b) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than **October 31, 2026**. If the alteration(s) are not completed by **October 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.

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

**Re: Heritage Permit Application HP2024-030: Installation of a Designation
Plaque at 176 Wilson Street East, Ancaster (Ward 12) (Birch Lawn, Part IV)**

the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Ontario Land Tribunal within 30 days of your receipt of this Notice.

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

If you have any further questions, feel free to contact Dawn Cordeiro, Cultural Heritage Planner, at 905-546-2424 ext. 6145 or via email at Dawn.Cordeiro@hamilton.ca.

Yours truly,



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

cc: Dawn Cordeiro, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor Craig Cassar, Ward 12



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

Planning and Economic Development Department
Planning Division

FILE: HP2024-031

October 25, 2024

Shirley Cranston Shaver
1166 Garner Road West,
Ancaster, ON L9G 3K9

Re: Heritage Permit Application HP2024-031: Installation of a Designation Plaque at 1166 Garner Road West, Ancaster (Ward 12) (Shaver Homestead, Part IV)

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2024-031 is approved for the designated property at 176 Wilson Street East, Ancaster, in accordance with the materials submitted with the application for the following alterations:

- Installation of a designation plaque beside the front door, including:
 - Drilling two holes into the mortar joints; and,
 - Affixing the plaque with stainless steel anchors and screws with anti-vandalism measures, as needed.

Subject to the following conditions:

- a) That any minor changes to the location of the plaque following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation; and
- b) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than **October 31, 2026**. If the alteration(s) are not completed by **October 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.

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

**Re: Heritage Permit Application HP2024-031: Installation of a Designation
Plaque at 1166 Garner Road West, Ancaster (Ward 12) (Shaver Homestead,
By-law No. 24-084)**

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

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

If you have any further questions, feel free to contact Dawn Cordeiro, Cultural Heritage Planner, at 905-546-2424 ext. 6145 or via email at Dawn.Cordeiro@hamilton.ca.

Yours truly,



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

cc: Dawn Cordeiro, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor Craig Cassar, Ward 12



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

Planning and Economic Development Department
Planning Division

FILE: HP2024-029

October 24, 2024

KSV Restructuring Inc.
c/o Tony Trifunovic
220 Bay Street, Suite 1300
Toronto, ON M5J 2W4

Re: Heritage Permit Application HP2024-029: Extension of Previously-Approved Heritage Permit Application HP2024-010 for the Redevelopment of 98 James Street South, Hamilton (Former James Street Baptist Church, By-law No. 90-33) (Ward 2)

Please note that Heritage Permit HP2024-029 is an extension of the previously approved Heritage Permit applications, including HP2013-058, HP2018-044, HP2020-041, HP2022-036, HP2023-017 and HP2024-010. KSV Restructuring Inc., in their capacity as the court-appointed receiver of 98 James South (2022) Inc. and James South (2022) Limited Partnership, submitted a request for extension of the previously approved permit HP2024-010 before its conditional expiry on August 31, 2024.

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2024-029 is approved for the designated property at 98 James Street South, Hamilton, in accordance with the materials submitted with the application for the following alterations:

- To renew previously-approved Heritage Permit HP2024-010, including:
 - Retention of the existing front (east) façade and corner towers on James Street South in situ, including all existing windows, doors, and other features (the “retained portions”);
 - Salvage and reuse of features and materials from the removed portions of the building (the “salvaged portions”); and,
 - Construction of a new building and/or addition on the remainder of the site and attached to the retained portions (the “new building”).

Re: Heritage Permit Application HP2024-029: Extension of Previously-Approved Heritage Permit Application HP2024-010 for the Redevelopment of 98 James Street South, Hamilton (Former James Street Baptist Church, By-law No. 90-33) (Ward 2) - Page 2 of 4

Subject to the following conditions:

That the applicant be advised that Heritage Permit Application HP2024-029 is approved in accordance with the previously-submitted application, subject to the following conditions:

- a) That the applicant submits, on a quarterly basis, ongoing monitoring reports assessing and outlining the condition of the retained portions to City staff;
- b) That the clean-up and tidying of the site, including removing the demolition rubble and levelling and grading the rear of the site, be completed, to the satisfaction and approval of the Director of Planning and Chief Planner, by **July 1, 2025**. If the work is not completed by **July 1, 2025**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
- c) That the recommendations of the Documentation and Salvage Report from mcCallumSather, dated March 27, 2024, be implemented, to the satisfaction and approval of the Director of Planning and Chief Planner, by **July 1, 2025**. If the recommendations are not implemented by **July 1, 2025**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
- d) That stabilization and restoration work on the retained historic structure commence, to the satisfaction and approval of the Director of Planning and Chief Planner, by **September 15, 2025**. If the work does not commence by **September 15, 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;
- e) That a Conservation Plan consisting of the following items shall be submitted, to the satisfaction of the Director of Planning and Chief Planner prior to the commencement of any alterations:
 - I. Documentation of the existing building and its architectural features and finishes in situ.
 - II. Specifications and methodology for the protection, stabilization, and restoration of the retained portions.
 - III. Inventory of the existing architectural features and building materials and a methodology for salvaging these features and materials from the removed portions.
 - IV. A plan for the storage and protection of retained and salvaged heritage elements, including the on or off site storage location(s), environmental

Re: Heritage Permit Application HP2024-029: Extension of Previously-Approved Heritage Permit Application HP2024-010 for the Redevelopment of 98 James Street South, Hamilton (Former James Street Baptist Church, By-law No. 90-33) (Ward 2) - Page 3 of 4

conditions and security, a schedule of regular inspections and monitoring, and any other protection measures as appropriate. In addition:

- i. If the storage location is to be changed, the new location and address shall be submitted to the satisfaction and approval of staff, prior to the removal of the heritage elements to a new storage facility.
 - ii. Any unsatisfactory environmental conditions or failures in the security measures shall be reported to Planning staff as soon as they are discovered and appropriate remedies shall be developed and approved by Planning staff prior to implementation, except in emergency situations.
 - iii. City staff shall be allowed reasonable access to inspect the heritage elements in storage, at any time.
- f) That, once the alterations are complete, the owner shall agree to appropriate amendments to the Heritage Conservation Easement agreement to reflect the altered building;
- g) 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,
- h) That implementation of the alterations, in accordance with this approval, shall be completed no later than **December 31, 2028**. If the alterations are not completed by **December 31, 2028**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

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

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

If you have any further questions, feel free to contact Alissa Golden, Cultural Heritage Program Lead, at 905-546-2424 ext. 1202 or via email at Alissa.Golden@hamilton.ca.

Re: Heritage Permit Application HP2024-029: Extension of Previously-Approved Heritage Permit Application HP2024-010 for the Redevelopment of 98 James Street South, Hamilton (Former James Street Baptist Church, By-law No. 90-33) (Ward 2) - Page 4 of 4

Yours truly,

A handwritten signature in cursive script, appearing to read "Anita Fabac".

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

cc: Alissa Golden, Cultural Heritage Program Lead
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor Kroetsch, Ward 2



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
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www.hamilton.ca

Planning and Economic Development Department
Planning Division

November 8, 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* 311 Wilson Street East, Ancaster (Orton House)

The City of Hamilton intends to designate 311 Wilson Street East, Ancaster (Orton House) 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 November 8, 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: Scott Dickinson, Cultural Heritage Planning Technician, Email: Scott.Dickinson@hamilton.ca.

Sincerely,

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

SD
Attach.

cc: Councillor Cassar, Ward 12
Patrick MacDonald, Solicitor
Jorge Caetano, Acting Director, Building Division
Matt Gauthier, Legislative Coordinator
Scott Dickinson, Cultural Heritage Planning Technician

CITY OF HAMILTON

Notice of Intention to Designate

311 Wilson Street East, Ancaster (Orton House)

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

Description of Property

The 0.16 hectare property municipally addressed as 311 Wilson Street East is comprised of a single-detached brick building, known as the Orton House, originally constructed as a one-storey dwelling circa 1850 and significantly modified into a two-storey building by the late-nineteenth century. The property is also comprised of a modern three car garage constructed in 1997. The property is located on the southwest corner of Wilson Street East and Sulphur Springs Road in Ancaster Village, in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The two-storey brick building located at 311 Wilson Street East has physical value as a unique example of a former dwelling influenced by the Italianate style of architecture. The unique features of this property are the modifications undertaken to the original single-storey vernacular structure to convert it to a two-storey Italianate dwelling, as evidenced by the contrasting brick bonds and uneven placement and size of windows. The property also displays a high degree of craftsmanship as demonstrated by the turned and carved wooden brackets supporting the projecting eaves and the decorative belvedere which tops the truncated hip roof.

The property has historical value due to its direct association with several prominent Ancasterians. It is believed that the Italianate-influenced additions were constructed between 1869 and 1882, when the property was owned by either Thomas McMurray (1835-1875), a lawyer, or Doctor Henry Orton (1832-1882), who had a large medical practice in Ancaster and who is commemorated in a stain glass window in St. John's Anglican Church. McMurray had his law office in the house before selling to Doctor Orton. Other prominent Ancaster residents to occupy the building included: Doctor George Devy Farmer (1866-1928); Charles Stuart (1868-1937), school principal and bank manager; and Charles Reinke (1871-1929), long-serving clerk of Ancaster Township.

The property at 311 Wilson Street East helps define the historic character of Ancaster Village. Located on the southwest corner of Wilson Street East and Sulphur Springs Road in the core of the nineteenth-century village, the property holds a prominent location in proximity to the Township Hall. It is visually, historically, and functionally linked to its surroundings with its principal entrance fronting onto Wilson Street and the historic "office" entrance fronting onto Sulphur Springs Road. The size of the building

and its unique style and setback at the corner help make it a local landmark, known by name as the Orton House.

Description of Heritage Attributes:

Key attributes that embody the physical value of the property as being a unique example of the Italianate style of architecture, in demonstrating a high degree of craftsmanship and its association with prominent Ancasterians, such as Doctor Henry Orton, include:

- All elevations and the roofline of the two-storey brick building including its:
 - Truncated hip roof with its central belvedere, wide projecting eaves with ornate paired wooden brackets and flanking brick chimneys;
 - Front gable dormer and oculus window that may remain intact behind contemporary front covered portico;
 - Three-bay front (east) elevation including its:
 - Brick laid in Flemish bond in the first storey;
 - Round-headed window with stone hood in the second storey;
 - Flat-headed openings throughout the first storey with alternating brick voussoirs;
 - Segmentally-arched window openings in the second storey with brick voussoirs and stone lug sills;
 - Contrasting brickwork between the first and second storeys;
 - Two-storey rear brick wing with its:
 - Gable roof with projecting eaves and paired wood brackets;
 - Segmentally-arched window openings with brick voussoirs and stone lug sills;
 - Projecting one-storey 'office entrance' on the north side elevation with gable roof and round window in gable; and,
 - Stone foundation.

The contemporary two-storey covered portico, constructed in 2014, and the detached three-car garage, constructed in 1997, are not considered to be heritage attributes.

Key attributes that embody the contextual value of the property as a defining feature of the historical character Ancaster Village and as a local landmark include its:

- Location at the corner of Wilson Street East and Sulphur Springs Road, with a moderate setbacks from the public rights-of-way; and,
- Distinctive features, including its belvedere and projecting side entrance.



Hamilton

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

Planning and Economic Development Department
Planning Division

November 8, 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* 24 Blake Street, Hamilton (Eastcourt Carriage House)

The City of Hamilton intends to designate 24 Blake Street, 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 November 8, 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: Maryssa Barras, Cultural Heritage Planning Technician II, Email: maryssa.barras@hamilton.ca.

Sincerely,

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

MB
Attach.

cc: Councillor Wilson, Ward 13
Patrick MacDonald, Solicitor
Jorge Caetano, Acting Director, Building Division
Matt Gauthier, Legislative Coordinator
Maryssa Barras, Cultural Heritage Planning Technician II

CITY OF HAMILTON

Notice of Intention to Designate

24 Blake Street, Hamilton

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

The 0.1-hectare property municipally addressed as 24 Blake Street, Hamilton, is comprised of one-and-one-half-storey detached brick carriage house built circa 1875 located the rear of the property and is also comprised of a circa 1910 century two-and-a-half-storey brick dwelling. The property is located on the west side of Blake Street between Main Street East and Maplewood Avenue, in the Blakeley Neighborhood, in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The one-and-one-half-storey brick accessory building located at 24 Blake Street was originally constructed circa 1875 to match the intricate design of the historic Eastcourt residence (now demolished). The property has physical value as a representative and unique example of a nineteenth-century brick carriage house influenced by the Second Empire style of architecture and displays a high degree of craftsmanship in the form of its cast iron detailing, the use of which is also considered to be rare.

The property has historical value for its associations with the prominent Hoodless family. In 1893, Joseph Hoodless (1824-1895) and son John Hoodless (1854-1923), the owners of the prosperous furniture making business J. Hoodless & Son, purchased the Eastcourt Estate. By 1894, John and his family, including Adelaide Hoodless (nee Hunter) (1857-1910) were living on the property. Adelaide Hoodless was an important political player and champion for Canadian women's education in the late-nineteenth and early-twentieth centuries on a national scale. Locally, Adelaide participated in the founding of Hamilton's Young Women's Christian Association and opened the Young Women's Christian Association School of Domestic Science before establishing the Ontario Normal School of Domestic Science and Art in 1900. Beyond Hamilton, Adelaide also played an instrumental role in Ontario's adoption of domestic science into its public education, in the forming of the Young Women's Christian Association of Canada in 1895, the Women's Institute in 1897, and presiding over the creation of the Macdonald Institute of Home Economics in Guelph in 1903. Through its affiliations with Adelaide, Eastcourt became a frequented gathering place women's organizing in the nineteenth century.

The property is historically and physically linked to its surroundings, as the last remaining building connected to the Eastcourt Estate; the Eastcourt Carriage House stands as a testament to the design and detail of the historically significant property. Its presence is also a tangible reminder of the historic evolution of the Blakeley Neighbourhood, including the evolution of the Eastcourt Estate into apartments. The

Carriage House has also played an important role in shaping local urban development, with the 1910 plan for the area showing plans for the present-day public laneway to accommodate and wrap around the building. It is further linked to nearby properties including: 770 Main Street East (the lot on which the Eastcourt Estate was historically located), 7 Blake Street, formerly Linden Place and now known as Adelaide Residence, which was also constructed in the Second Empire style in 1875, and the Adelaide Hoodless Elementary School at 71 Maplewood Avenue which was constructed and named in honour of Adelaide Hoodless.

Description of Heritage Attributes

Key attributes that embody the physical value of the property as being as a representative and unique example of a nineteenth-century Second Empire brick carriage house, displaying a high degree of craftsmanship and a rare example of cast-iron ornamentation and its long-standing association with prominent Hamiltonians, including Adelaide Hoodless, include:

- All four elevations and the east and south rooflines of the circa 1875 brick carriage house, including its:
 - Square plan;
 - One-and-one-half storey massing;
 - Mansard roof with projecting eaves with half-round dormers to the east;
 - Common-bond coursed brick walls;
 - Projecting gable-roofed frontispiece in the south elevation with returning eaves and half-round window opening below the gable;
 - Segmentally arched window and door openings in the first storey elevations with brick voussoirs and stone lug sills with drips;
 - Cast-iron ornaments over keystones and at either end of the brick voussoirs on the south, east and west elevations;
 - Carriage door opening with brick voussoir on the eastern elevation; and
 - Stone foundation.

Key attributes that embody the contextual value of the property as a supporting feature of the historical character of the Blakeley Neighborhood include its:

- Location fronting onto, and bound by, the public alley surveyed in 1910 which borders the rear proximity of the lot;
- Location on what was originally part of the Eastcourt Estate's property; and
- Proximity to the Adelaide House at 7 Blake Street and Adelaide Hoodless Elementary School at 71 Maplewood Avenue.



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
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Planning and Economic Development Department
Planning Division

November 8, 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* 265 Mill Street South, Hamilton (Braebourne)

The City of Hamilton intends to designate 265 Mill Street South, Flamborough (Braebourne) 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 November 8, 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: Scott Dickinson, Cultural Heritage Planning Technician, Email: Scott.Dickinson@hamilton.ca.

Sincerely,

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

SD
Attach.

cc: Councillor McMeekin, Ward 15
Patrick MacDonald, Solicitor
Jorge Caetano, Acting Director, Building Division
Matt Gauthier, Legislative Coordinator
Scott Dickinson, Cultural Heritage Planning Technician

CITY OF HAMILTON

Notice of Intention to Designate

265 Mill Street South, Flamborough (Braebourne)

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

Description of Property

The 2.0-hectare property municipally addressed as 265 Mill Street South is comprised of a two-storey stone dwelling constructed in 1846, historically known as Braebourne and the Cumber House. It is located on the northeast corner of the intersection of Mill Street South and Mountain Brow Road, in the former Township of East Flamborough, in the Village of Waterdown in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of the property lies in its design value as a representative example of the residential Neoclassical architectural style, as demonstrated by the symmetrical front elevation, hip roof with projecting eaves, second storey Venetian window and central entrance with sidelights and wooden surround. The property also displays a high degree of artistry through the wooden surrounds with pilasters, paneling and carved brackets on the Venetian window and central entrance, and the interior staircase.

The historical value of the property lies in its association with several prominent industrialists and businesspeople, including mill-owner John Cumber (1797-1868) and his son Lockman (1827-1907); wealthy banker and politician Lieutenant-Governor Sir William Pearce Howland (1811-1907); Hamilton industrialist Robert Livingston Innes (1872-1935); and bus-line owner Francis Farwell (1894-1966).

Contextually, this property is important in defining the historic former industrial character of the surrounding area, known as Smokey Hollow. This mill-owner's house acts as a physical reminder of the many mills and industries which once lined Grindstone Creek and Smokey Hollow. It is visually, historically, and physically linked to its surroundings, being on its original location overlooking Smokey Hollow and close to the location of the Waterdown Flouring Mill.

Description of Heritage Attributes

Key attributes that embody the physical value of the property as being a representative example of residential Neoclassical architecture and in demonstrating a high degree of artisanship, and the historical value for its association with John Cumber and other prominent former owners, include the:

- Front (south) and side (west) elevations and roofline of the two-storey 1846 stone building, including its:
 - Brick chimney;
 - Hip roof with projecting eaves and moulded cornice and brick chimney to the west;
 - Symmetrical three-bay front elevation;
 - Rough cut, rubble-stone walls;
 - Venetian window with wooden surround with pilasters and brackets supporting moulded cornice;
 - Six-over-six hung windows with working shutters;
 - Stone voussoirs and tooled stone lug sills on window and door openings;
 - Paneled wooden front door flanked by sidelights and wooden surround with wooden paneling, pilasters and brackets supporting moulded cornice; and,
 - Stone foundation.

- One-storey sunroom side wing to the west, including its:
 - Flat roof;
 - Six-over-nine hung wood windows; and,
 - Wooden shingle siding.

- Front (south) elevation of the stone first storey side wing to the east, including its six-over-six hung wood windows with stone voussoirs and lug sills.

- Interior features of the centre hallways to the first and second floor, including:
 - Wooden baseboards; and,
 - Central Quarter-sawn American white oak staircase.

The detached accessory structures and the modern covered driveway and glass-in addition are not considered to be heritage attributes.

Key attributes that embody the contextual value of the property as a defining feature of the historical character of Waterdown and the nearby Smokey Hollow include its:

- Location on raised topography at the top of Mill Street South overlooking Smokey Hollow; and,
- Deep setback from Mountain Brow Road with lawns sweeping down to public right-of-way.



Hamilton

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

Planning and Economic Development Department
Planning Division

November 8, 2024

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

Dear Provincial Heritage Registrar:

Re: Notice of Passing of By-law No. 24-185 to Designate 6 Websters Falls Road, Flamborough (Springdale) under Part IV of the *Ontario Heritage Act*

Please take notice that the Council of the City of Hamilton has passed By-law Number 24-185 to designate 6 Websters Falls Road, Flamborough as being of cultural heritage value under Part IV of the *Ontario Heritage Act*. This property was designated by Hamilton City Council on the 23rd day of October, 2024. **Attached** please find a copy of By-law No. 24-185.

A Notice of Passing of the By-laws was also published in the Hamilton Spectator on **November 8, 2024**.

Any person who objects to the By-law may, within thirty days after the date of publication of the Notice of Passing of the By-law, appeal to the Ontario Land Tribunal by giving the Tribunal and the Clerk of the municipality a notice of appeal setting out the objection to the By-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal, in accordance with Section 29(8) of the *Ontario Heritage Act*.

If you have any questions regarding this Notice of Passing, please contact: Scott Dickinson, Cultural Heritage Planning Technician, Email: Scott.Dickinson@hamilton.ca.

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



SD
Attach.

cc: Councillor Wilson, Ward 13
Patrick MacDonald, Solicitor
Jorge Caetano, Acting Director, Building Division
Matt Gauthier, Legislative Coordinator
Scott Dickinson, Cultural Heritage Planning Technician

Authority: Item 11(c), Planning Committee Report 24-011 (PED24122)
CM: August 16, 2024 Ward: 13
Written approval for this by-law was given by Mayoral Decision MDE-2024-21
Dated October 23, 2024


Bill No. 185

This photocopy conforms to the original document
which has not been altered in any way.

CITY OF HAMILTON

BY-LAW NO. 24-185

CERTIFIED A TRUE COPY


MATTHEW TRENNUM, CITY CLERK

Dated this 28 day of October, 2024
City of Hamilton

**To Designate Property Located at 6 Websters Falls Road, Flamborough, City of
Hamilton as Property of Cultural Heritage Value**

WHEREAS section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 authorizes Council of the municipality to enact by-laws to designate property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Council of the City of Hamilton has received and considered the recommendations of its Hamilton Municipal Heritage Committee pertaining to this by-law, arising from the meeting of the Hamilton Municipal Heritage Committee held on July 22, 2024;

AND WHEREAS the Council of the City of Hamilton, at its meeting held on August 16, 2024, resolved to direct the City Clerk to take appropriate action to designate the Property described as 6 Websters Falls Road, Flamborough in the City of Hamilton, and more particularly described in Schedule "A" hereto (the "Property"), as property of cultural heritage value or interest, which resolution was confirmed by By-law No. 24-156;

AND WHEREAS in accordance with subsection 29(3) of the *Ontario Heritage Act*, Council of the City of Hamilton has caused to be served on the owner of the Property and upon the Ontario Heritage Trust, a Notice of Intention to Designate the Property as being of cultural heritage value or interest, and has caused a Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality, a copy of which is attached hereto as Schedule "B";

AND WHEREAS no Notice of Objection to the proposed designation under section 29(5) of the *Ontario Heritage Act* has been served upon the Clerk of the municipality;

AND WHEREAS Council has decided to designate the Property in accordance with section 29(8) of the *Ontario Heritage Act*;


NOW THEREFORE the Council of the City of Hamilton enacts as follows:

To Designate Property Located at 6 Websters Falls Road, Flamborough, City of Hamilton as Property of Cultural Heritage Value

Page 2 of 6

1. A statement explaining the cultural heritage value or interest of the Property, and a description of the heritage attributes of the Property are set out in Schedule "C" hereto.
2. The Property, together with its heritage attributes listed in Schedule "C" hereto, is hereby designated as property of cultural heritage value or interest.
3. The City Clerk is hereby authorized and directed,
 - a. to cause a copy of this By-law, together with the statement of cultural heritage value or interest and description of heritage attributes of the Property, to be served on the Ontario Heritage Trust, the owner of the Property, and any person who served an objection to the Notice of Intention to Designate, by a method permitted by the *Ontario Heritage Act*; and,
 - b. to publish a notice of passing of this By-law in a newspaper having general circulation in the City of Hamilton. Once this By-law comes into force and effect in accordance with the applicable provisions of the *Ontario Heritage Act*, the City Solicitor is hereby authorized and directed to cause a copy of this By-law, together with its Schedules, to be registered against the whole of the Property described in Schedule "A" hereto in the proper registry office.

PASSED this 23rd day of October, 2024.



A. Horwath
Mayor



M. Trennum
City Clerk

To Designate Property Located at 6 Websters Falls Road, Flamborough, City of Hamilton as Property of Cultural Heritage Value

Page 3 of 6

Schedule "A"

To

By-law No. 24-185

**6 Websters Falls Road
Flamborough, Ontario**

PIN: 17486-0146 (LT)

Legal Description:

PT LOT 11, CONCESSION 1 WEST FLAMBOROUGH , AS IN CD459525, T/W
CD459525 ; FLAMBOROUGH CITY OF HAMILTON

Schedule "B"

To

By-law No. 24-185

6 Websters Falls Road
Flamborough, Ontario

**Notice of Intention to Designate
6 Websters Falls Road, Flamborough
(Springdale)**

The City of Hamilton intends to designate 6 Websters Falls Road, Flamborough, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

Statement of Cultural Heritage Value or Interest

This circa 1856 two-storey stone structure is a representative example of the Georgian Revival style of architecture as applied to a dwelling and displays a high degree of craftsmanship. The property is associated with Joseph Webster II (1809-1886), a locally prominent farmer, politician, miller and roadbuilder who built the Ashbourne Mill, an industrial complex which once stood a short distance away and was powered by Webster's Falls itself. Contextually, this property acts as a physical reminder of the historic industrial character of Spencer's Creek. This large and distinctive structure is visually, historically, physically, and functionally linked to its surroundings and is considered to be a local landmark.

The Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment may be found online via www.hamilton.ca or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5, during regular business hours.

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this 5th day of September, 2024.



Lisa Barroso
Acting City Clerk
Hamilton, Ontario

CONTACT: Scott Dickinson, Heritage Planning Technician,
E-mail: Scott.Dickinson@hamilton.ca
www.hamilton.ca/heritageplanning



Hamilton

Schedule "C"

To

By-law No. 24-185

**6 Websters Falls Road
Flamborough, Ontario**

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

Description of Property

The 0.6 hectare property municipally addressed as 6 Websters Falls Road is comprised of a two-storey stone building constructed circa 1856. The property is located on the southern side of the terminus of Websters Falls Road, in the area historically known as Bullock's Corners in former Township of West Flamborough, in the community of Flamborough in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The circa 1856 two-storey stone structure located at 6 Websters Falls Road has design and physical value as it is a representative example of the Georgian Revival style of architecture as applied to a dwelling and displays a high degree of craftsmanship. The historical value of the property lies in its association with Joseph Webster II (1809-1886), a locally prominent farmer, politician, miller and roadbuilder who was responsible for constructing both the subject property as well as the Ashbourne Mill, an industrial complex which once stood a short distance away and was powered by Webster's Falls itself.

Contextually, this property is important in defining the historic former industrial character of the surrounding area. This mill-owner's house acts as a physical reminder of the many mills and industries which once lined Spencer's Creek. It is visually, historically, physically, and functionally linked to its surroundings, being on its original location near to the historic Spencer's Creek waterway and close to the location of the Ashbourne Mill. This large and distinctive structure located next to the popular and well-known natural feature of Webster's Falls, is considered to be a local landmark.

Description of Heritage Attributes

Key attributes that embody the physical value of the property as being a representative nineteenth-century Georgian Revival stone dwelling and in demonstrating a high degree of craftsmanship, include:


- All elevations and roofline of the two-storey circa 1856 stone building, including its:
 - Rectangular plan;
 - Stone chimneys with cornices and caps;
 - Side gable roof with projecting eaves and plain boxed cornice;
 - Symmetrical five-bay front elevation;
 - Dressed, closely fitted stone walls;
 - Six-over-six hung windows with stone lintels and sills;
 - Central front entrance with a decorative carved 'keystone' in lintel, a door surround with wooden paneling, sidelights and transom; and,
 - Stone foundation.

Key attributes that embody the contextual value of the property as a defining feature of the historical character of Webster's Falls and the surrounding area known as Bullock's Corners include its:

- Location fronting onto Websters Falls Road; and,
- Proximity to Webster's Falls and Spencer Creek.



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Committee Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	November 22, 2024
SUBJECT/REPORT NO:	Recommendation to Designate 223 Governor's Road, Dundas (Starfield), under Part IV of the <i>Ontario Heritage Act</i> (PED24181) (Ward 13)
WARD(S) AFFECTED:	Ward 13
PREPARED BY:	Meg Oldfield (905) 546-2424 Ext. 7163 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 223 Governor's Road, Dundas, shown in Appendix "A" attached to Report PED24181, 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 PED24181, 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 Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

EXECUTIVE SUMMARY

This Report recommends designation of the significant built heritage resource located at 223 Governor's Road, Dundas, known as Starfield, under Part IV of the *Ontario*

SUBJECT: Recommendation to Designate 223 Governor's Road, Dundas (Starfield), under Part IV of the *Ontario Heritage Act* (PED24181) (Ward 13) - Page 2 of 6

Heritage Act. The Report was prepared in response to a request to designate the property from the property owner. The subject property 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 PED24181.

Alternatives for Consideration – See Page 5

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)).

HISTORICAL BACKGROUND

The subject property located at 223 Governor's Road, Dundas, as shown in Appendix "A" to Report PED24181, is comprised of a two-storey brick building, known as Starfield, believed to have been constructed circa 1870. The subject property was first surveyed for potential heritage interest in the 1990s.

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: Recommendation to Designate 223 Governor's Road, Dundas (Starfield), under Part IV of the *Ontario Heritage Act* (PED24181) (Ward 13) - Page 3 of 6

At its meeting on November 22, 2021, the Inventory and Research Working Group of the Hamilton Municipal Heritage Committee recommended that the property be listed on the Municipal Heritage Register. On January 31, 2022, Cultural Heritage Planning staff notified the owner of the subject property of the recommendation to list the property, and on February 23, 2022, the property owners responded to staff, expressing interest in the designation of the property. At its meeting on February 25, 2022, the Hamilton Municipal Heritage Committee approved the recommendations made by the Inventory and Research Working Group that the subject property be listed. On March 30, 2022, City Council approved the recommendations to list the property as part of Planning Committee Report 22-004. In June 2023, staff conducted a site visit to the property and consulted with the owners on the heritage designation process. On July 31, 2024, staff sent a letter to the owners to advise them of the timing of this report.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The Recommendation of this Report is 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);
- Implementing proactive strategies for conserving significant built heritage resources (Provincial Planning Statement, 2024, Sub-section 4.6.4(b)); and,
- Designating properties of cultural heritage value under Part IV of the *Ontario Heritage Act* (Urban Hamilton Official Plan, Section B.3.4.2.3).

RELEVANT CONSULTATION

External

Staff have consulted with the property owners and have advised them of the timing of this report.

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

ANALYSIS AND RATIONALE FOR RECOMMENDATION

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

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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 June 19, 2023 (see Appendix “C” to Report PED24181) and available secondary and primary research sources (see Appendix “D” to Report PED24181). 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 property is a representative example of a vernacular brick dwelling constructed circa 1870, with Classical Revival influences. Notable features of the dwelling include the: symmetrical front (west) façade; low-hipped roof with flanking chimneys; projecting bay windows flanking the central entrance with sidelights and transom; segmentally arched window openings with brick voussoirs and stone sills; and, covered front and side porches with Ionic columns.
2. The property demonstrates a high degree of craftsmanship in the form of its wooden fluted Ionic columns.
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

Historical / Associative Value

4. The property is directly associated with people significant to the history and evolution of Dundas and its economy. The building at 223 Governor’s Road is associated with Timothy Greening (c.1815-1900), owner of the property from 1869 to 1896. In 1858, Timothy Greening immigrated to Hamilton with his half-brother, Benjamin Greening (1808-1877). Descended from a long line of wire manufacturers, Timothy Greening operated the T. Greening Wire Works, later Greening and Sons, from circa 1860 until his death in 1900, manufacturing wire cloth and sheet metal.

SUBJECT: Recommendation to Designate 223 Governor’s Road, Dundas (Starfield), under Part IV of the *Ontario Heritage Act* (PED24181) (Ward 13) - Page 5 of 6

The property is also associated with John Maw (1841-1920), a local businessman who resided at the property between 1904 and 1920. In 1865, Maw partnered with James Littler under Littler, Maw & Co. to form the Dundas Tool Works, manufacturing iron and woodworking machinery. In the 1880s, Maw joined the B. Greening Wire Works in Hamilton, serving as superintendent until his retirement in 1906, at which time he was appointed Chairman of the Board of Directors.

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

Contextual Value

7. The property is considered important in defining the character of the area. The setting of the property helps define the historic character of Governor’s Road, one of the area’s earliest transportation corridors. Constructed under the direction of Governor-General John Graves Simcoe (1752-1806), the road was meant to act as a military route, connecting Burlington Bay to London, Graves’ desired capital. The property also stands out from the surrounding mid-twentieth century residential streetscape as one of the few extant mid-nineteenth century homes.
8. The property is historically, functionally, and visually linked to its surroundings as one of the few extant mid-nineteenth century homes located along the Dundas portion of Governor’s Road and the connection to the former T. Greening Wire Works industrial factory to the west. Initially situated on a 4-hectare lot, the property was home to an orchard and other small scale agricultural pursuits.
9. The property is considered to be a local landmark due to its prominent location and raised elevation on Governor’s Road.

Staff have determined that 223 Governor’s Road, Dundas is of cultural heritage value or interest sufficient to warrant designation under Part IV of the *Ontario Heritage Act* and recommend designation according to the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix “B” to Report PED24181.

ALTERNATIVES FOR CONSIDERATION

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

Decline to Designate

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

Without designation, the property would not be eligible for the City's financial incentives for heritage properties, including development charge exemption and grant and loan programs. Designation alone does not restrict the legal use of property, prohibit alterations and additions, nor does it restrict the sale of a property, or been demonstrated to affect its resale value. However, designation does allow the municipality to manage change to the heritage attributes of a property through the Heritage Permit process. Staff does not consider declining to designate any of the properties to be an appropriate conservation alternative.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED24181 – Location Map

Appendix "B" to Report PED24181 – Statement of Cultural Heritage Value or Interest
and Description of Heritage Attributes

Appendix "C" to Report PED24181 – Photographs

Appendix "D" to Report PED24181 – Research Sources

(MO/AG/sd)



● Site Location



Key Map - Ward 13

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
223 Governor's Rd

Date:
June 27, 2024

Appendix "A"

Scale:
N.T.S

Planner/Technician:
MO/SH

Subject Property



223 Governor's Road, Dundas

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

Description of Property

The 0.49-hectare property at 223 Governor’s Road, Dundas is comprised of a two-storey brick residence with a one-and-a-half storey eastern wing, originally constructed circa 1870. The property is located near the northeast corner of Governor’s Road and Creighton Road, in the community of Dundas within the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property located at 223 Governor’s Road, historically known as Starfield, is comprised of a brick residence constructed circa 1870. The cultural heritage value of the property lies in its design value as a representative example of a vernacular mid-nineteenth century brick dwelling with Classical Revival influences, as demonstrated by its Ionic columns, which also display a high degree of craftsmanship.

The historical value of the property lies in its direct association with people significant to the history and evolution of Dundas and its economy, including Timothy Greening (c.1815-1900), owner of the property from 1869 to 1896. In 1858, Timothy Greening immigrated to Hamilton with his half-brother, Benjamin Greening (1808-1877). Descended from a long line of wire manufacturers, Timothy Greening operated the T. Greening Wire Works, later Greening and Sons, from circa 1860 until his death in 1900, manufacturing wire cloth and sheet metal. The property is also associated with John Maw (1841-1920), a local businessman who resided at the property between 1904 and 1920. In 1865, Maw partnered with James Littler to form the Dundas Tool Works, which manufactured iron and woodworking machinery. In the 1880s, Maw joined the B. Greening Wire Works, serving as superintendent until 1906, at which time he was appointed Chairman of the Board of Directors.

The contextual value of the property lies in its role in defining the historic character of Governor’s Road, one of the area’s earliest transportation corridors that was constructed as a military route in the early-nineteenth century. The property is historically, functionally, and visually linked to its surroundings as one of the few extant mid-nineteenth century homes located along the Dundas portion of Governor’s Road, and for its connection to the site of the former T. Greening Wire Works industrial factory to the west. Initially situated on a 4-hectare lot, the property was home to an orchard and other small scale agricultural pursuits. Due to its prominent location and raised elevation on Governor’s Road, the property is considered to be a local landmark.

Description of Heritage Attributes

The key attributes that embody the cultural heritage value of the property as a representative example of a vernacular mid-nineteenth century brick dwelling influenced

by the Classical Revival architectural style and demonstrating a high degree of craftsmanship, and its historical association with Timothy Greening and John Maw, include:

- All elevations and rooflines of the combined one-and-a-half and two-storey brick dwelling including its:
 - Brick facades laid in Common bond;
 - Low hipped roofs with brick chimneys and plain fascia;
 - Flat-headed and segmentally-arched window openings with multi-pane hung wood windows and storms, brick voussoirs and stone lug sills;
 - Covered west, south, and north porches with moulded cornice and Ionic columns;
 - West and southeast entrances, each with a multi-pane wood transom, sidelights, and moulded wood trim;
 - North and northeast entrances with wood transoms; and,
 - Projecting ground-floor window bays with multi-pane wood windows and storms, and shared stone sills.

The projecting dormers in the one-and-a-half storey eastern portion of the building are not considered to be heritage attributes.

The key attributes that embody the contextual value of the property as a defining feature of the historical character of Governor’s Road and the community of Dundas and it being historically and visually linked to its surroundings include its:

- Deep set back and prominent elevated location on Governor’s Road.

Photographs

(all images taken June 19, 2023 by City of Hamilton, unless otherwise stated)



Figure 1: 223 Governor's Road, west elevation



Figure 2: Southwest elevation



Figure 3: Southeast elevation



Figure 4: East elevation



Figure 5: Northeast elevation



Figure 6: Northwest elevation



Figure 7: Closeup of bay window on west elevation



Figure 8: Closeup of front entryway on west elevation



Figure 9: Closeup of front entryway Ionic columns on west elevation



Figure 10: Closeup of southeast elevation entryway



Figure 11: Closeup of east elevation windows



Figure 12: Closeup of northeast elevation entryway



Figure 13: Northeast elevation entryway



Figure 14: Looking west from Governor's Road, April 11, 2023



Figure 15: Looking east from Governor's Road, April 11, 2023

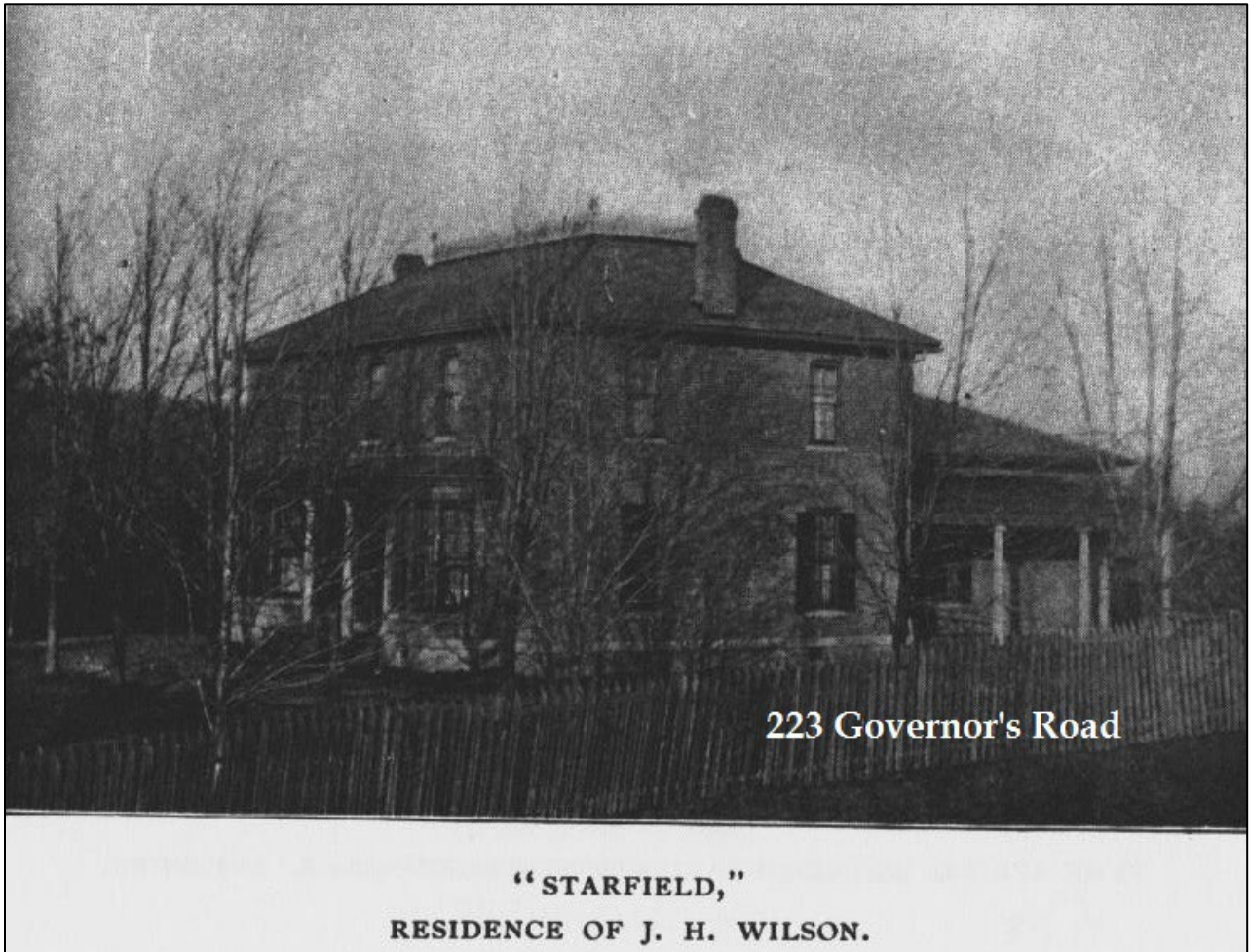


Figure 16: 223 Governor's Road, southwest facade, *Picturesque Dundas* (1896)



Figure 17: 223 Governor's Road, west elevation, Dundas LACAC file image (1994)



Figure 18: 223 Governor's Road, South elevation, Dundas LACAC File Image (1994)

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Recommendation To Designate 223 Governor's Road, Dundas (Starfield)

November 22, 2024

Hamilton Municipal Heritage Committee

223 Governor's Road, Dundas



Background

1994 – Property first surveyed for heritage interest

February 2022 – Property listed on Municipal Heritage Register

June 2023 – Staff site visit to the property



Recommendation for Designation Under Part IV of the OHA

223 Governor's Road, Dundas

Ontario Regulation 9/06 Criteria (6 of 9)

- Design / Physical (Criteria #1, 2)
- Historical / Associative (Criteria #4)
- Contextual (Criteria #7, 8, 9)



"STARFIELD,"
RESIDENCE OF J. H. WILSON.

Design / Physical Value

1. The property is a **representative example** of a **vernacular dwelling with Classical Revival influences**.
2. The property displays a **high degree of craftsmanship** or artistic merit.
3. The property is not considered to demonstrate a high degree of technical or scientific achievement.



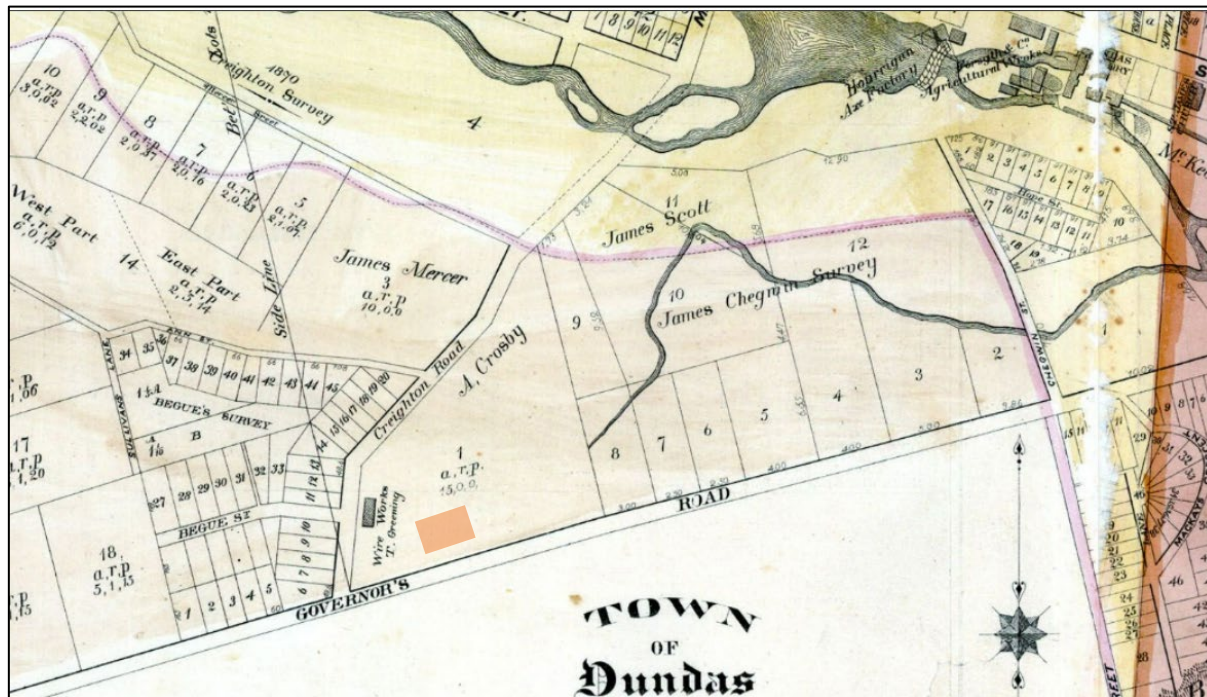
Historical / Associative Value

4. The property has direct associations with **Timothy Greening** and **John Maw**.
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 appear to demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.



Contextual Value

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



Statement of Cultural Heritage Value or Interest (Summary)

The combined one-and-a-half and two-storey brick dwelling at **223 Governor's Road** was built circa 1870. It has design value as a **representative example** of a **vernacular** mid-nineteenth century dwelling with **Classical Revival** influences and displays a **high degree of craftsmanship**.

The property is associated with **Timothy Greening** and **John Maw**.

Contextually, this property is **important** in **defining** the historic character of **Governor's Road** and is historically, visually, and functionally **linked to its surroundings**. Due to its prominent location and raised elevation, the property is considered to be a **local landmark**.

Description of Heritage Attributes (Summary)

- All elevations and rooflines of the combined one-and-a-half and two-storey brick dwelling including:
 - Brick facades laid in Common bond;
 - Low hipped roofs;
 - Flat-headed and segmentally arched window openings;;
 - Covered porches with moulded cornices and Ionic columns;
 - West and southeast entrances with multi-pane wood transoms; and,
 - Projecting ground floor bay windows.

The key contextual attributes include its:

- Deep set back and prominent elevated location on Governor's Road.

Staff Recommendation

That the City Clerk be directed to give **notice of Council's intention to designate 223 Governor's Road**, shown in Appendix "A" attached to Report PED24181, 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 PED24181, 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;
- (a) 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 Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.



Hamilton

QUESTIONS?



Hamilton

THANK YOU



HERITAGE PERMIT REVIEW SUB-COMMITTEE MINUTES 24-008

5:00 p.m.

Tuesday, October 15, 2024

Webex Virtual Streaming

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

Regrets: Andrew Douglas, Carol Priamo

Also

Present: Alissa Golden, (Cultural Heritage Program Lead), Dawn Cordeiro (Cultural Heritage Planner), Scott Dickenson (Cultural Heritage Planning Technician)

FOR INFORMATION:

(a) APPROVAL OF THE AGENDA (Item 2)

(Carroll/MacLaren)

That the Agenda for October 15, 2024, be approved, as presented.

CARRIED

(b) DECLARATIONS OF INTEREST (Item 3)

There were no Declarations of Interest.

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

(i) September 17, 2024 (Item 4.1)

(MacLaren/McGirr)

That the Minutes of September 17, 2024, meeting of the Heritage Permit Review Sub-Committee, be approved, as presented.

CARRIED

(d) DISCUSSION ITEMS (Item 10)

(i) HP2024-032 – 2 Griffin Street, Flamborough (Mill St HCD, Part V) (Item 10.1)

- Demolition of the rear detached contemporary shed

The Applicant, Jim Duschel, was present to respond to questions from Committee. The Sub-Committee considered the application and together with advice from staff, passed the following motion:

(McGirr/Carroll)

(a) That the Heritage Permit Review Subcommittee advises that Heritage Permit Application HP2024-032 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 October 31, 2026. If the alteration(s) are not completed by October 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

(ii) HP2024-030 – 176 Wilson Street East, Ancaster (Birch Lawn, Part IV), (Item 10.2)

- Installation of a designation plaque beside the front door, including:
 - Drilling two holes into the mortar joints; and,
 - Affixing the plaque with stainless steel anchors and screws with anti-vandalism measures, as needed.

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

(LaRose/MacLaren)

(a) That the Heritage Permit Review Subcommittee advises that Heritage Permit Application HP2024-030 be consented to, subject to the following Conditions:

- (i) That any minor changes to the location of the plaque following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation; and
- (ii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than October 31, 2026. If the alteration(s) are not completed by October 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

(iii) HP2024-031 – 1166 Garner Road West, Ancaster (Shaver Homestead, Part IV) (Item 10.3)

- Installation of a designation plaque beside the front door, including:
 - Drilling two holes into the mortar joints; and,
 - Affixing the plaque with stainless steel anchors and screws with anti-vandalism measures, as needed.

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

(Iskander/Carroll)

- (a) That the Heritage Permit Review Subcommittee advises that Heritage Permit Application HP2024-031 be consented to, subject to the following Conditions:
 - (i) That any minor changes to the location of the plaque following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation; and
 - (ii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than October 31, 2026. If the alteration(s) are not completed by October 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

(e) ADJOURNMENT (Item 15)

(McGirr/LaRose)

That, there being no further business, the Heritage Permit Review Sub-Committee, be adjourned, at 5:27 pm.

CARRIED


Respectfully submitted,

Karen Burke, Chair
Heritage Permit Review
Sub-Committee

Dawn Cordeiro
Cultural Heritage Planner



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Committee Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	November 22, 2024
SUBJECT/REPORT NO:	Heritage Permit Application HP2024-032, Under Part V of the <i>Ontario Heritage Act</i> , to Permit the Demolition of a Detached Contemporary Rear Shed located at 2 Griffin Street, Flamborough (PED24225) (Ward 15)
WARD AFFECTED:	Ward 15
PREPARED BY:	Dawn Cordeiro (905) 546-2424 Ext. 6145
SUBMITTED BY:	Anita Fabac Acting Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That Heritage Permit Application HP2024-032, for the demolition of a detached contemporary rear shed located at 2 Griffin Street, Flamborough, under Section 42 of the *Ontario Heritage Act*, be approved with 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 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.

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SUBJECT: Heritage Permit Application HP2024-032, Under Part V of the *Ontario Heritage Act*, to Permit the Demolition of the Existing Rear Contemporary Shed at 2 Griffin Street, Flamborough (PED24225) (Ward 15) – Page 2 of 5

- (b) That appropriate notice of the Council decision on Heritage Permit Application HP2024-032 be served on the owner of 2 Griffin Street, Flamborough, and the Ontario Heritage Trust, as required under Section 42 of the *Ontario Heritage Act*.

EXECUTIVE SUMMARY

The subject property, located at 2 Griffin Street, Flamborough, is designated as part of the Mill Street Heritage Conservation District under Part V of the *Ontario Heritage Act* (see the location map attached as Appendix “A” to Report PED24225). A Council decision is required for a Heritage Permit application to demolish any building or structure on a property designated as part of a District. The applicant is proposing to demolish the circa 2000 rear detached accessory structure (shed) on the property, which staff have determined does not have any cultural heritage value or interest and does not contribute to the character of the Mill Street Heritage Conservation District. Staff recommend approval of Heritage Permit Application HP2024-032, subject to the City’s standard Heritage Permit conditions, as discussed with the applicant and advised by the Heritage Permit Review Sub-committee.

Alternatives for Consideration – See Page 4

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: This Heritage Permit Application has been processed and considered in accordance with Section 42 of the *Ontario Heritage Act* for demolition of a Part V designated property within the Heritage Conservation District. Section 42 (1) of the *Ontario Heritage Act* requires that an owner obtain a permit from the municipality to demolish or remove any building or structure on the property. Council may decide to approve the permit, approve with conditions, or refuse it.

The *Ontario Heritage Act* requires that Council make a decision on a Heritage Permit Application within 90 days of the issuance of a Notice of Receipt. If no decision is reached within the 90-day timeframe, Council shall be deemed to consent to the application.

HISTORICAL BACKGROUND

The subject property located at 2 Griffin Street, Flamborough (see Appendix “A” to Report PED24225) is located in the Mill Street Heritage Conservation District, designated by former Town of Flamborough By-law No. 96-34-H. The property consists of a vernacular frame one-and-one-half storey residential building believed to have been constructed circa 2000. The rear contemporary shed was constructed in the early 2000’s. The Mill Street Heritage Conservation District contains a mix of vernacular homes that have historical associations with the development of Waterdown.

On July 31, 2024, the owner and their agent reached out to staff for a preliminary discussion regarding potential work to the subject property. Staff met with the owner and their agent on site on August 7, 2024. On September 25, 2024, a Heritage Permit Application was received requesting approval to demolish the existing contemporary shed at the rear of the property. Photographs of the existing structure provided by the applicant with their submission, as well as photographs compiled by staff, are attached as Appendix “B” to Report PED24225.

The Heritage Permit Review Sub-committee of the City of Hamilton Municipal Heritage Committee reviewed this application at their meeting on October 15, 2024, along with the supporting materials submitted with the application and recommended approval of the application subject to the City’s standard conditions for any minor changes to the proposed works going back through staff, and a two-year expiry.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

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

- Ensuring that protected heritage property, including built heritage resources and cultural heritage landscapes, are conserved (Provincial Planning Statement, 2024, Sub-section 2.6.1);
- Conserving the character of areas of cultural heritage significance, including designated heritage conservation districts (Urban Hamilton Official Plan, Volume 1, Chapter B.3.4.2.1(h)); and,
- Managing change in the Mill Street Heritage Conservation District in accordance with the District Plan (By-law No.96-34-H).

RELEVANT CONSULTATION

- Property owner and their agent; and,
- Heritage Permit Review Sub-committee.

SUBJECT: Heritage Permit Application HP2024-032, Under Part V of the *Ontario Heritage Act*, to Permit the Demolition of the Existing Rear Contemporary Shed at 2 Griffin Street, Flamborough (PED24225) (Ward 15) – Page 4 of 5

The Ward Councillor (Councillor McMeekin) for Ward 15 has been advised that this matter was to be considered by the Hamilton Municipal Heritage Committee and has been provided an overview of the Heritage Permit application and recommendation for approval.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Heritage Permit Application HP2024-032 has been submitted to request approval to demolish the contemporary detached rear shed located at 2 Griffin Street, Flamborough (location map attached as Appendix “A” attached to Report PED24225), in accordance with the supporting materials submitted with the application (photographs included in Appendix “B” attached to Report PED24225).

Two key factors that are considered in the evaluation of any change affecting a heritage building, or its setting, are displacement and disruption effects. The detached accessory structure proposed to be demolished was constructed in the early 2000s and does not have any identified cultural heritage value or interest. Staff do not anticipate any displacement or disruption effects resulting from the proposed demolition of the detached contemporary rear shed. The removal of the contemporary shed will not alter the setting or character of the heritage features on the property. In addition, although the property is located on a corner lot, the shed has limited visibility from the street and the removal will not impact views and vistas of the surrounding homes. The work is minimal in scope and will not impact any valued heritage features on the property.

Therefore, staff are supportive of the application as proposed and recommend approval of Heritage Permit Application HP2024-032, subject to the City’s standard conditions.

ALTERNATIVES FOR CONSIDERATION

1. Deny the Heritage Permit Application

Hamilton Municipal Heritage Committee may advise Council to deny this application in its entirety. This is not being recommended by staff as the proposed structure to be demolished does not have any identified heritage value contributing to the Mill Street Heritage Conservation District.

2. Approve the Heritage Permit Application with additional or amended conditions.

Hamilton Municipal Heritage Committee may advise Council to approve this application with additional or amended conditions of approval, as appropriate. This is not being recommended as staff feel that the Heritage Permit standard

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SUBJECT: Heritage Permit Application HP2024-032, Under Part V of the *Ontario Heritage Act*, to Permit the Demolition of the Existing Rear Contemporary Shed at 2 Griffin Street, Flamborough (PED24225) (Ward 15) – Page 5 of 5

condition for expiry is sufficient and in line with the previous advice provided by the Heritage Permit Review Subcommittee.

3. Approve the Heritage Permit Application with no conditions.

Hamilton Municipal Heritage Committee may advise Council to approve this application with no conditions. This alternative is not recommended, as a standard permit expiry condition ensures that, if the permit is not acted on in a reasonable amount of time, the approval expires and new approval is required prior to implementation of the proposed scope of work.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED24225- Location Map

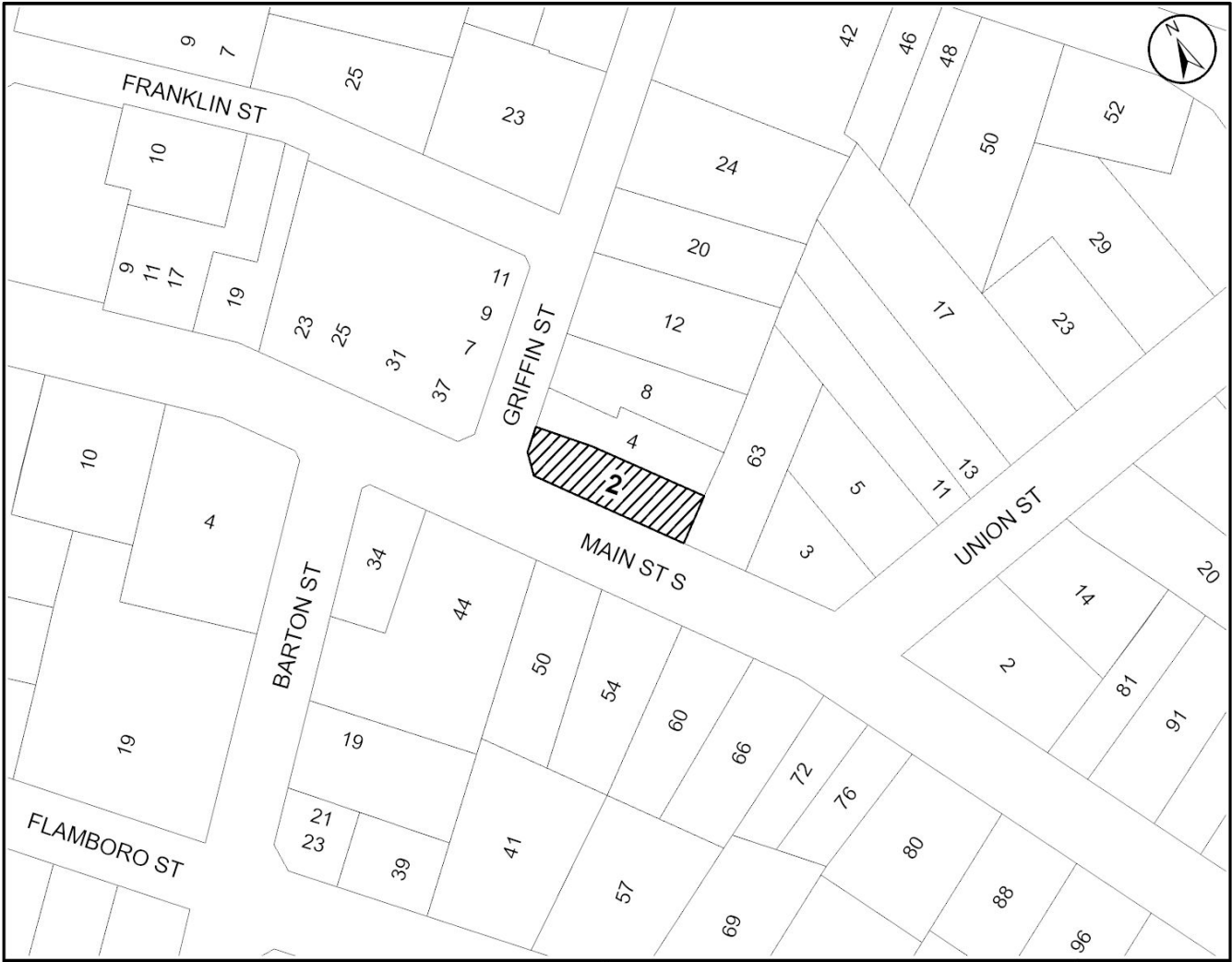
Appendix “B” to Report PED24225 - Photographs

DC:mb

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● Site Location



Key Map - Ward 15



Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
2 Griffin St

Date:
October 23, 2024

Appendix "A"

Scale:
N.T.S

Planner/Technician:
DC/SH

Subject Property

2 Griffin Street, Flamborough

Photographs

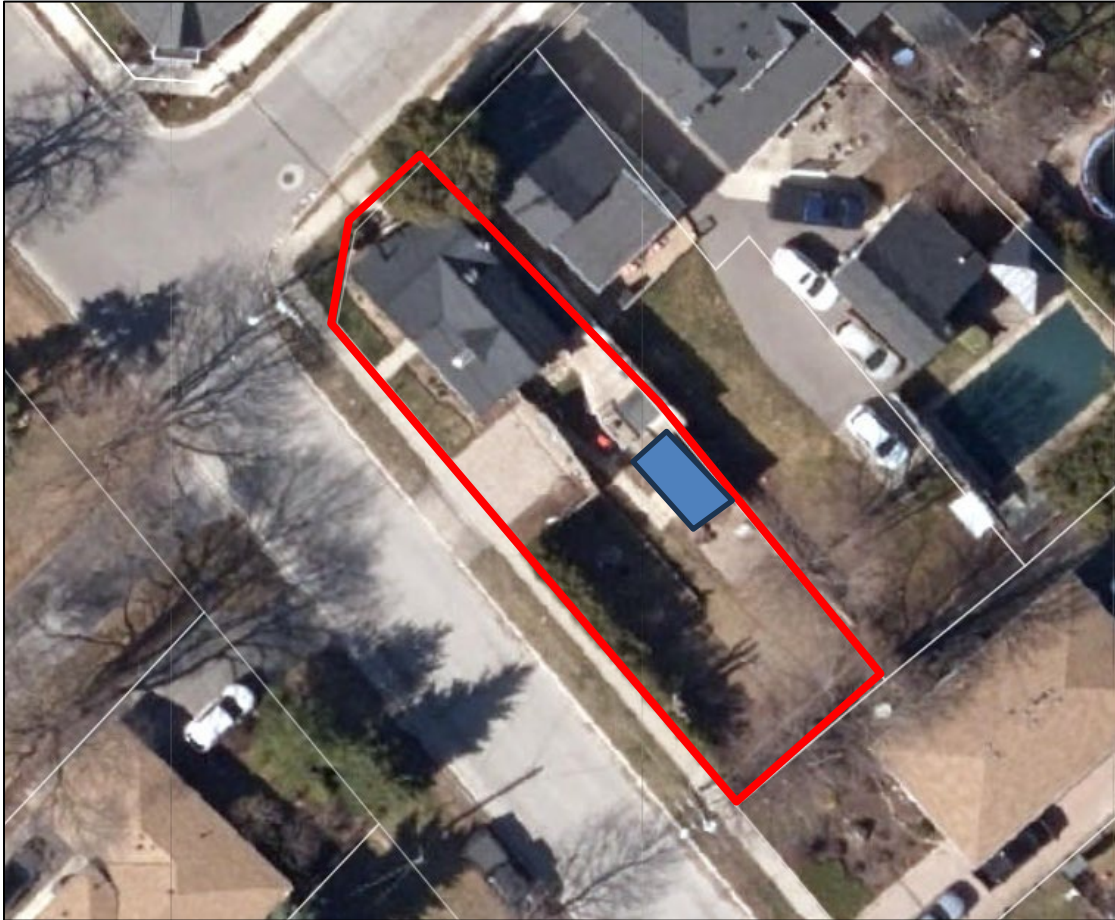


Figure 1: Aerial image of property, outlined in red, showing the location of the rear detached shed to be demolished, outlined in blue (City of Hamilton)



Figure 2: View of side elevation, backyard and rear shed (circled in red) from Main Street South (Google Maps, March 2022)



Figure 3: West elevation of the rear contemporary shed to be demolished (Submitted by the Applicant)



Figure 4: North elevation of the rear contemporary shed to be demolished (Submitted by Applicant)



Figure 5: Side (west) elevation of 2 Griffin Street, fronting onto Main Street South (Submitted by Applicant)



Figure 6: Front (north) elevation fronting onto Griffin Street (City of Hamilton, 2018)



Figure 7: Side (west) elevation fronting onto Main Street South (City of Hamilton, 2018)