



City of Hamilton
HAMILTON MUNICIPAL HERITAGE COMMITTEE
AGENDA

Meeting #: 25-004
Date: April 4, 2025
Time: 9:30 a.m.
Location: Room 264, 2nd Floor, City Hall (hybrid) (RM)
71 Main Street West

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

1. CALL TO ORDER

2. CEREMONIAL ACTIVITIES

3. APPROVAL OF AGENDA

(Added Items, if applicable, will be noted with *)

4. DECLARATIONS OF INTEREST

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

5.1 HMHC 25-002

Hamilton Municipal Heritage Committee Minutes from the meeting held on February 28, 2025

6. DELEGATIONS

6.1 Pete VandenArend, Park Eight Inc, respecting Item 8.3, Notice of Intention to Demolish the Buildings Located at 191 Melville Street, Dundas, being a Non-Designated Property Listed on the Municipal Heritage Register (Ward 13) (PED25112)

7. ITEMS FOR INFORMATION

- 7.1 PED25109
Delegated Approvals Respecting Heritage Permit Applications: HP2025-002, HP2025-004, HP2025-005, and HP2025-006 (Ward 2)
- 7.2 PED25120
Notice of Intention to Designate 105 Erie Avenue, Hamilton (Ward 3)
- 7.3 Policy and Design Working Group Meeting Notes - February 10, 2025
- 7.4 Education & Communication Working Group Meeting Notes
- a. December 4, 2024
 - b. February 5, 2025
- 7.5 HPRC 25-001
Heritage Permit Review Sub-Committee Minutes from the meeting held on January 21, 2025

8. ITEMS FOR CONSIDERATION

- 8.1 PED25070
Recommendation to Designate 200 Main Street East, Hamilton (First-Pilgrim United Church), under Part IV of the *Ontario Heritage Act* (Ward 2)
This item will be preceded by a staff presentation.
- 8.2 PED25092
Heritage Permit Application HP2025-003, Under Part V of the *Ontario Heritage Act*, for the Demolition of Two Rear Detached Accessory Structures and the Construction of a new Rear Detached Accessory Structure at 155 Main Street North, Flamborough (Ward 15)
- 8.3 PED25112
Notice of Intention to Demolish the Buildings Located at 191 Melville Street, Dundas, being a Non-Designated Property Listed on the Municipal Heritage Register (Ward 13)

9. MOTIONS

- 9.1 Hamilton Municipal Heritage Committee's Heritage Recognition Awards (2024-2025)

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

10. NOTICE OF MOTIONS

11. GENERAL INFORMATION / OTHER BUSINESS

11.1 Winter 2025 McMaster Student Practicum Presentation

11.2 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

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

- (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) 378 Main Street East, Cathedral Boys School (R) – S. Spolnik
- (19) 679 Main Street East / 85 Holton Street South, Former St. Giles Church (I) – G. Carroll
- (20) 120 Park Street North (R) – C. Kroetsch
- (21) 828 Sanatorium Road, Long and Bisby Building (D) – G. Carroll
- (22) 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 (D) – 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
 - (29) 33 Bowen Street (Bradley Stable, Court House Hotel Stable) (R) – C. Kroetsch
 - (30) 200 Main Street East, First Pilgrim United Church (R) - C. Kroetsch
- Stoney Creek
- (31) 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

12. PRIVATE AND CONFIDENTIAL

13. ADJOURNMENT



HAMILTON MUNICIPAL HERITAGE COMMITTEE MINUTES HMHC 25-002

12:00 p.m.

February 28, 2025

Council Chambers, 2nd Floor (Hybrid)
Hamilton City Hall
71 Main Street West

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

Also Present: Councillor T. Hwang

1. CALL TO ORDER

Committee Chair Denham-Robinson called the meeting to order at 12:00 p.m.

2. CEREMONIAL ACTIVITIES

There were no Ceremonial Activities.

3. APPROVAL OF THE AGENDA

(MacLaren/Carroll)

That the agenda for the February 28, 2025, meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

5.1 HMHC 25-001

Hamilton Municipal Heritage Committee Minutes from the meeting held on January 24, 2025

(Lunsted/Burke)

That the Minutes of the January 24, 2025, meeting of the Hamilton Municipal Heritage Committee, be adopted, as presented.

CARRIED

6. DELEGATIONS

There were no Delegations.

7. ITEMS FOR INFORMATION

(Kroetsch/Carroll)

That the following Items for Information, be received:

7.1 PED25072

**Delegated Approvals Respecting Heritage Permit Applications:
HP2024-034, HP2024-036, HP2024-038, HP2024-039, HP2024-040,
HP2024-041, HP2024-042, and HP2025-001 (Wards 1, 2, and 12)**

7.2 Policy and Design Working Group Meeting Notes – September 9, 2024

CARRIED

8. ITEMS FOR CONSIDERATION

8.1 PED25033

**Recommendation to Designate 1175 Main Street East, Hamilton
(Memorial Public School), under Part IV of the *Ontario Heritage
Act* (Ward 3)**

Scott Dickinson, Cultural Heritage Planner, addressed Committee respecting Report PED25033, Recommendation to Designate 1175 Main Street East, Hamilton (Memorial Public School), under Part IV of the *Ontario Heritage Act*, with the aid of a PowerPoint presentation.

(MacLaren/Douglas)

That report PED25033, dated February 28, 2025, respecting the Recommendation to Designate 1175 Main Street East, Hamilton (Memorial Public School), under Part IV of the *Ontario Heritage Act*, and accompanying presentation, be received, and the following recommendations be approved:

- (a) That the City Clerk **BE DIRECTED** to give notice of Council's intention to designate 1175 Main Street East, Hamilton (Memorial Public School), shown in Appendix A attached to Report PED25033, 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 PED25033, 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

**8.2 PED25034
Recommendation to Designate 801 Dunsmure Road, Hamilton (W. H. Ballard Public School), under Part IV of the *Ontario Heritage Act* (Ward 4)**

Scott Dickinson, Cultural Heritage Planner, addressed Committee respecting Report PED25034, Recommendation to Designate 801 Dunsmure Road, Hamilton (W. H. Ballard Public School), under Part IV of the *Ontario Heritage Act*, with the aid of a PowerPoint presentation.

(Carroll/Burke)

That report PED25034, dated February 28, 2025, respecting the Recommendation to Designate 801 Dunsmure Road, Hamilton (W. H. Ballard Public School), under Part IV of the *Ontario Heritage Act*, and accompanying presentation, be received, and the following recommendations be approved:

- (a) That the City Clerk **BE DIRECTED** to give notice of Council's intention to designate 801 Dunsmure Road, Hamilton (W. H. Ballard Public School), shown in Appendix A attached to Report PED25034, 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 PED25034, 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

**8.3 PED25087
Notice of Intention to Demolish the Building Located at 46 Ferguson Street South, Hamilton, being a Non-Designated Property Listed on the Municipal Heritage Register (Ward 2)**

(Douglas/Burke)

That Report PED25087, dated February 28, 2025, respecting a Notice of Intention to Demolish the Building Located at 46 Ferguson Street South, Hamilton, being a Non-Designated Property Listed on the Municipal Heritage Register, be received, and the following recommendations be approved:

- (a) That the non-designated property located at 46 Ferguson Avenue South, Hamilton, be **REMOVED** from the Municipal Heritage Register.

CARRIED

**8.4 PED25043
Monthly Report on Proactive Listings for the Municipal Heritage Register, February 2025 (Ward 2)**

(MacLaren/Kroetsch)

That Report PED25043, dated February 28, 2025, respecting a Monthly Report on Proactive Listings for the Municipal Heritage Register, February 2025, be received, and the following recommendations be approved:

- (a) That staff **BE DIRECTED** to list 231 Bay Street North, Hamilton, on the Municipal Heritage Register as a non-designated property, as outlined in Report PED25043, in accordance with Section 27 of the *Ontario Heritage Act*.

CARRIED

9. MOTIONS

There were no Motions.

10. NOTICE OF MOTIONS

There were no Notice of Motions.

11. GENERAL INFORMATION / OTHER BUSINESS

11.1 Selecting Members to Attend the 2025 Ontario Heritage Conference being held on June 19-21, 2025, in Prince Edward County

(Burke/Kroetsch)

- (a) That the following members of the Hamilton Municipal Heritage Committee be designated as the Committee's representative at the Ontario Heritage Conference on June 19-21, 2025:
 - (i) Graham Carroll
 - (ii) Lyn Lunsted
 - (iii) Alissa Denham-Robinson

- (b) That the cost incurred by the Committee's representatives attending the 2025 Ontario Heritage Conference for the conference, accommodations, and travel, be reimbursed from Account #56328-814000.

CARRIED

Chair A. Denham-Robinson relinquished the Chair to Vice-Chair G. Carroll in order to introduce the following Item.

11.2 Ontario Heritage Week

A. Denham-Robinson provided Committee with a verbal update respecting Ontario Heritage Week held on February 17-23, 2025.

(Spolnik/Lunsted)

That the verbal update from A. Denham-Robinson respecting Ontario Heritage Week, be received.

CARRIED

A. Denham-Robinson assumed the Chair.

11.3 Heritage Buildings and Landscapes Watch List

Committee members provided brief updates on properties of interest.

(Carroll/Burke)

- (a) That the following properties be removed from the Heritage Buildings and Landscapes Watch List:
 - (i) 18-22 King Street East, Gore Buildings (D) – C. Kroetsch
 - (i) 24-28 King Street East, Gore Buildings (D) – C. Kroetsch

- (b) That the following property be added to the Heritage Buildings and Landscapes Watch List under Buildings and Landscapes of Interest (YELLOW):
- (i) 200 Main Street E, Hamilton (First-Pilgrim United Church) – C. Kroetsch

CARRIED

(Graham/Lunsted)

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
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- (24) 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
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Hamilton

- (8) 1 Balfour Drive, Chedoke Estate / Balfour House, (R) – G. Carroll
- (9) 134 Cannon Street East, Cannon Knitting Mill (NOID) – 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
- (29) 33 Bowen Street (Bradley Stable, Court House Hotel Stable) (R) – C. Kroetsch

Stoney Creek

- (30) 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

Heritage Status: (I) Inventoried, (R) Registered, (D) Designated,
(NOID) Notice of Intention to Designate, (NHS) National Historic
Site

CARRIED

12. ADJOURNMENT

There being no further business, the Hamilton Municipal Heritage Committee meeting was adjourned, at 1:01 p.m.

Respectfully submitted,

Matt Gauthier
Legislative Coordinator
Office of the City Clerk

Alissa Denham-Robinson
Chair, Hamilton Municipal Heritage
Committee

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

Sent: March 27, 2025 9:28 AM

To: clerk@hamilton.ca

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

Submitted on Thu, 03/27/2025 - 09:27

Submitted by: Anonymous

Submitted values are:

Committee Requested

Committee

Hamilton Heritage Committee

Will you be delegating in-person or virtually?

Virtually

Will you be delegating via a pre-recorded video?

No

Requestor Information

Requestor Information

Pete VandenArend

Park Eight inc



Preferred Pronoun

he/him

Reason(s) for delegation request

Agree with staff position, available to answer any questions should they arise

Will you be requesting funds from the City?

No

Will you be submitting a formal presentation?

No



City of Hamilton Memorandum

To: Chair and Members of
Hamilton Municipal Heritage Committee

Date: March 28, 2025

Report No: PED25109

Subject/Title: Delegated Approvals Respecting Heritage Permit
Applications: HP2025-002, HP2025-004, HP2025-
005, and HP2025-006

Ward(s) Affected: Ward 2

Information

Please be advised that Heritage Permit Review Sub-Committee provided support for Heritage Permit Applications HP2025-002, HP2025-004, and HP2025-005 during a Heritage Permit Review meeting on February 18, 2025. Additionally, staff have processed Heritage Permit Application HP2025-006, which provides an extension for the previously approved Heritage Permit HP2022-009, considered and supported by the Heritage Permit Review Sub-Committee at their meeting on April 19, 2022.

As such 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, the Heritage Permit Applications listed below have been approved and are attached to this memorandum as Appendix A, B, C, and D.

- HP2025-002: Removal of a Tree at City Right-of-Way on James Street South, Hamilton.
- HP2025-004: Restoration of the Front Windows and Alterations to the Front Door at 50 Markland Street, Hamilton.
- HP2025-005: Replacement of the Two-Storey Rear Addition at 50 Markland Street, Hamilton.
- HP2025-006: Restoration of the Front Windows and Trim at 256-258 MacNab Street North.

Consultation

Heritage Permit Review Subcommittee

Appendices and Schedules Attached

Appendix A: Heritage Permit Application HP2025-002: Removal of a Tree at City Right-of-Way on James Street South, Hamilton (Ward 2) (Durand-Markland HCD, By-law No. 94-184)

Appendix B: Heritage Permit Application HP2025-004: Restoration of the Front Windows and Alterations to the Front Door at 50 Markland Street, Hamilton (Ward 2) (Durand-Markland HCD, By-law No. 94-81)

Appendix C: Heritage Permit Application HP2025-005: Replacement of the Two-Storey Rear Addition at 50 Markland Street, Hamilton (Ward 2) (Durand-Markland, By-law No. 94-81)

Appendix D: Heritage Permit Application HP2025-006: Restoration of the Front Windows and Trim at 256-258 MacNab Street North (Ward 2) (By-law No. 89-176)

Prepared by: Lisa Christie, Cultural Heritage Planner
Planning and Economic Development, Planning

Submitted and recommended by: Alissa Golden, Cultural Heritage Program Lead
Planning and Economic Development, Planning



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

Planning and Economic Development Department
Planning Division

FILE: HP2025-002

February 28, 2025

City of Hamilton
c/o Ian Hoaran, Forestry Investigator
71 Main Street West, Hamilton ON, L8P 4Y5

Re: Heritage Permit Application HP2025-002: Removal of a Tree at City Right-of-Way on James Street South, Hamilton (Ward 2) (Durand-Markland HCD, By-law No. 94-184)

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 HP2025-002 is approved for the designated right-of-way on James Street South, in accordance with the materials submitted with the application for the following alterations:

- Removal of a Sugar Maple tree in the City right-of-way due to unsafe conditions; and,
- Planting of a replacement Armstrong Maple tree in the same location as the Sugar Maple tree to be removed.

Subject to the following conditions:

- i) That any minor changes to the replanting of the replacement tree following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations.

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

Re: Heritage Permit Application HP2025-002: Removal of a Tree at City Right-of-Way on James Street South, Hamilton (Ward 2) (Durand-Markland HCD, By-law No. 94-184) - Page 2 of 2

If you have any further questions, feel free to contact Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291 or via email at Lisa.Christie@hamilton.ca.

Yours truly,



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

cc: Lisa Christie, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor Kroetsch, Ward 2



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

Planning and Economic Development Department
Planning Division

FILE: HP2025-004

February 28, 2025

Eric and Sara Desrosiers
50 Markland Street
Hamilton ON, L8P 2J7

Re: Heritage Permit Application HP2025-004: Restoration of the Front Windows and Alterations to the Front Door at 50 Markland Street, Hamilton (Ward 2) (Durand-Markland HCD, By-law No. 94-81)

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 HP2025-004 is approved for the designated property at 50 Markland Street, Hamilton, in accordance with the materials submitted with the application for the following alterations:

- Restoration of existing wood windows on the front façade; and,
- Replacement in kind of the front door, painted black to match shutters. The front entrance sidelights, transom and surrounds to remain and be painted cream.

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 the installation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2030. If the alterations are not completed by February 28, 2030, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part V of the *Ontario Heritage Act*, and that this permit is only for the above-noted 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

Re: Heritage Permit Application HP2025-004: Restoration of the Front Windows and Alterations to the Front Door at 50 Markland Street, Hamilton (Ward 2) (Durand-Markland HCD, By-law No. 94-81) - Page 2 of 2

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 Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291 or via email at lisa.christie@hamilton.ca.

Yours truly,



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

cc: Lisa Christie, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor Kroetsch, Ward 2



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

Planning and Economic Development Department
Planning Division

FILE: HP2025-005

February 28 2025

Eric and Sara Desrosiers
50 Markland Street
Hamilton ON, L8P 2J7

Re: Heritage Permit Application HP2025-005: Replacement of the Two-Storey Rear Addition at 50 Markland Street, Hamilton (Ward 2) (Durand-Markland, By-law No. 94-81)

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 HP2025-005 is approved for the designated property at 50 Markland Street, Hamilton, in accordance with the materials submitted with the application for the following alterations:

- Demolition of existing two-storey rear brick addition;
- Construction of new two-storey rear addition with a hip roof and clad with salvaged historic brick; and,
- Localized masonry repairs on the original structure.

Subject to the following conditions:

- i) That the proposed masonry repairs be conducted in accordance with the City's Masonry Restoration Guidelines and that the mortar repointing specifications be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to commencement of any alterations;
- ii) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- iii) That the installation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2027. If the alterations are not completed by

Re: Heritage Permit Application HP2025-005: Replacement of the Two-Storey Rear Addition at 50 Markland Street, Hamilton (Ward 2) (Durand-Markland, By-law No. 94-81) - Page 2 of 2

February 28, 2027, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part V of the *Ontario Heritage Act*, and that this permit is only for the above-noted 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 Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291 or via email at Lisa.Christie@hamilton.ca.

Yours truly,



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

cc: Lisa Christie, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor Kroetsch, Ward 2



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

Planning and Economic Development Department
Planning Division

FILE: HP2025-006

February 28 2025

Sonja De Pauw-Morgan
256-258 MacNab Street North
Hamilton, Ontario
L8L 1K3

Re: Heritage Permit Application HP2025-006: Restoration of the Front Windows and Trim at 256-258 MacNab Street North, Hamilton (Ward 2) (By-law No. 89-176) (Renewal of Heritage Permit HP2022-009)

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 HP2025-006 is approved for the designated property at 256-258 MacNab Street North, Hamilton, to renew previously-approved Heritage Permit HP2022-009, in accordance with the materials submitted with the application, for the following alterations:

- Restoration of wood elements of the front façade – dutchman patches and replication (exact replica) where required – utilizing same species of lumber as currently exists;
- Replacement of non-original storm windows with custom wood two-light arched windows, single pane – constructed using traditional mortise and tenon joinery and linseed oil glazing putty; and,
- Attachment of a scaffold system to the building, with a minimum of two anchors set into the mortar line between the bricks.

Subject to the following conditions:

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

Re: Heritage Permit Application HP2025-006: Restoration of the Front Windows and Trim at 256-258 MacNab Street North, Hamilton (Ward 2) (By-law No. 89-176) (Renewal of Heritage Permit HP2022-009) - Page 2 of 2

- iii) Implementation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2027. If the alterations are not completed by February 28, 2027, 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 Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291 or via email at Lisa.Christie@hamilton.ca.

Yours truly,



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

cc: Lisa Christie, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor Kroetsch, Ward 2



City of Hamilton Memorandum

To: Chair and Members of
Hamilton Municipal Heritage Committee

Date: March 28, 2025

Report No: PED25120

Subject/Title: Notice of Intention to Designate 105 Erie Avenue,
Hamilton

Ward(s) Affected: Ward 3

Information

Please be advised that Hamilton City Council approved the recommendations laid out in Report PED25025 during a Hamilton City Council session on February 12, 2025. As such, please be advised that on March 14, 2025, the City of Hamilton served notice to the property owner and to the Ontario Heritage Trust indicating that the City of Hamilton intends to designate 105 Erie Avenue, Hamilton under Section 29 of the *Ontario Heritage Act*, as being property of cultural heritage value. A Notice of Intention to Designate was also published in the Hamilton Spectator on March 14, 2025. A copy of the notice to the Ontario Heritage Trust is attached as Appendix A to this memorandum.

Consultation

Hamilton Municipal Heritage Committee

Appendices and Schedules Attached

Appendix A: Notice of Intention to Designate 105 Erie Avenue, Hamilton

Prepared by: Maryssa Barras, Cultural Heritage Planning Technician II,
Planning and Economic Development, Planning

Submitted and recommended by: Alissa Golden, Cultural Heritage Program Lead
Planning and Economic Development, Planning



Hamilton

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

Planning and Economic Development Department
Planning Division

March 14, 2025

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*
105 Erie Avenue, Hamilton**

The City of Hamilton intends to designate 105 Erie Avenue, 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 March 14, 2025.

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 of Planning and Chief Planner

MB
Attach.

cc: Councillor Nann, Ward 3
Patrick MacDonald, Solicitor
Rob Lalli, Director, Building Division
Matt Gauthier, Legislative Coordinator
Maryssa Barras, Cultural Heritage Planning Technician II

CITY OF HAMILTON

Notice of Intention to Designate

105 Erie Avenue, Hamilton

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

The 0.024-hectare property at 105 Erie Avenue is comprised of a two-and-a-half storey brick residence constructed circa 1893. The property is located near the northeast corner of Erie Avenue and Stinson Street, in the historic Stinson neighbourhood in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property located at 105 Erie Avenue is comprised of a brick residence constructed circa 1893. The property has design value as a representative example of the vernacular Queen Anne Revival architectural style in Hamilton, and displays a high degree of craftsmanship in the form of its first-storey tiled fireplace, decorative wooden brackets with sunbeam design, stained-glass transoms, dentilated cornice, and Ionic columns.

The historical value of the property lies in its direct association with Hamilton builders Brown & McBeath, who originally constructed the residence in 1893, and with prominent Hamilton architect Alfred Wavell Peene (1869-1940), who is attributed to the circa 1908 rear addition and alterations. Peene's most well-known works include the Royal Connaught Hotel and the former Hamilton Public Library, now the Ontario Court of Justice. The building at 105 Erie Avenue also illustrates the theme of economic and industrial prosperity in late-nineteenth and early-twentieth century Hamilton. The building was constructed at the turn of the twentieth century for working Hamiltonians who were establishing the Stinson Neighbourhood as a place for middle- and upper-middle-class dwellings. The 105 Erie Avenue property was home to several owners and tenants including the Bartmann family, who owned the property for over 80 years until 1988. This continuous ownership is significant and has played a part in maintaining the historic integrity of the building over time.

The contextual value of the property lies in its role in supporting the historic character of Erie Avenue and the Stinson Neighbourhood. The building is visually and historically linked to its surroundings as part of the surviving late-nineteenth to early-twentieth century residential streetscape that makes up one of Hamilton's historic neighbourhoods.

Description of Heritage Attributes:

The key attributes that embody the cultural heritage value of the property as a representative example of the vernacular Queen Anne Revival architectural style, and a high degree of craftsmanship, and its historical association with the theme of economic and industrial prosperity, and its association with builders Brown & McBeath and architect A.W. Peene include:

- All four elevations and roofline of the two-and-a-half storey brick residence including its:
 - Hip roof with projecting eaves and brick chimney to the south;
 - Two-and-one-half storey, three-sided projecting front bay with its gable roof including its :
 - Decorative bargeboard;
 - Returning eaves; and
 - Decorative wooden brackets with sunbeam design.
 - Front (west) and side (north and south) elevations with their:
 - Dichromatic brick work;
 - Segmental windows with buff-brick voussoirs and stone lug sills;
 - Hung wood windows with historic glass and hardware;
 - Wooden window storms and shutters;
 - Double front doors with stained-glass transoms; and
 - Windup turn bell.
 - Two-storey rear brick wing with its:
 - Hip roof with projecting eaves;
 - Flat-headed window openings with paired and tripartite windows;
 - Hung wood windows; and,
 - Segmentally-arched window and door openings with brick voussoirs.
 - Front porch with its:
 - Broken-course cut-stone columns;
 - Ionic wooden columns;
 - Plain entablature with dentilated cornice;
 - Pedimented gable with carved-wood design;
 - Wooden bow railing with spindles; and
 - Wooden lattice along porch foundation.
 - Rear (north) one-storey 1908 frame addition with its:
 - Hip roof;
 - Wood siding; and
 - Hung wood windows.

- Interior features, including the:
 - Painted wood interior doors with original hardware in the first and second storeys;
 - Painted wood trim, including window and door trim with decorative moulding, in the first and second storeys;
 - Leaded stained-glass transoms above doorways in the first and second storeys; and,
 - Decorative interior fireplace in the front room of the first storey, including its:
 - Colourful tiled hearth and cheeks featuring natural and religious motifs;
 - Original cast iron grate and hood; and,
 - Carved black stone surround with natural motifs embedded using rust coloured inserts outlined in gold.

The key attribute that embodies the contextual value of the property as a supporting feature of the historical character of Erie Avenue and the Stinson Neighbourhood and it being historically and visually linked to its surroundings include its:

- Location fronting onto Erie Avenue.

MEETING NOTES

POLICY AND DESIGN WORKING GROUP

Monday, February 10, 2025

2:30 pm

City of Hamilton Webex Virtual Meeting

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

Regrets:

Also Present: S. Dickinson, L. Christie, M. Oldfield

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

a) CHANGES TO THE AGENDA

None

b) DECLARATIONS OF INTEREST

None.

c) REVIEW OF PAST MEETING NOTES

Meeting notes of September 9, 2024 were reviewed and approved. There were no meetings in October, November, December 2024 or January 2025.

d) C.H.I.A – 306 King Street West, Hamilton by MHBC, January 2025. In support of a Site Plan Approval application for lands located at 306 King Street West, Hamilton.

The subject property is located adjacent to three properties which are listed on the City of Hamilton's Register of Heritage Resources. The subject property also falls within an area which has been "inventoried" by the City as a potential cultural heritage landscape.

The proposed redevelopment at 306 King Street West includes the construction of a 14-storey mixed use building with a two-storey podium. The ground floor includes 3 retail commercial spaces. Levels 2-14 are proposed to include 151 residential units.

Working Group comments:

- The Working Group is supportive of this application and has no issues with the design. We recommend that the brickwork be similar or complimentary to the

brickwork of the adjacent historic structure located at 4 Queen Street South, Hamilton, known as the Scottish Rite.

- There is a potential for damage to adjoining Registered properties from construction vibration but this has been addressed by the consultants in their report.

The Policy & Design Working Group does not need to review this again.

e) Scoped C.H.I.A. – 37 and 39 Wilson Street, Hamilton by Hobson Built Heritage, January 10, 2025

In support of a Site Plan Approval application for lands located at 37 and 39 Wilson Street and 104 Hughson Street North, Hamilton. The applicant proposes to demolish the existing manse at 39 Wilson Street and construct a new 3 storey addition to the church at 37 Wilson Street.

.Working Group Comments:

- We have no issues with this proposal.
- We would have liked to see more information regarding the 'salvage' of some of the items in the manse – what are they planning to keep and do with any salvaged items ?
- What colours and materials are going to be used on the new building?

The Policy & Design Working Group does not need to review this again.

f) Interpretation Plan and Conservation Plan: 188 Cannon Street East and 134-136 Ferguson Street North, Hamilton, by ERA, January 2025

In support of a Site Plan Control Application for lands located at 188 Cannon Street East and 134-136 Ferguson Street North, Hamilton. The applicant is proposing to retain 134-136 Ferguson Avenue North and incorporate it into a 33-storey residential building with a 5-storey podium.

theWorking Group Comments:

- Many heritage attributes are proposed to be retained and conserved for the buildings at 134-136 Ferguson Ave. N. These buildings are candidates for designation and we hope that this goes forward at some point.
- We would like more information regarding the interpretive panels or plaques.
 - How do they plan on installing them?
 - Will they be fixed to the walls or stand alone items closer to the street so that they can be read by pedestrians on the sidewalk?
 - Who will create the text, will they be staff approved?

The Policy & Design Working Group does not need to review this again.

**POLICY AND DESIGN WORKING GROUP
MEETING NOTES**

**February 10, 2025
Page 3 of 3**

The meeting adjourned at 3:00 pm.

Next meeting date: Monday March 10, 2025 (may be moved due to March break)

Education & Communication Working Group

Meeting Notes

Wednesday, December 4th, 2024 (6:00 pm – 7:00pm)
Virtual Meeting (Microsoft Teams)

Present: Alissa Denham-Robinson (Chair), Julia Renaud, Robin McKee,
Karen Burke (Awards Review only), Kristen McClaughlin

Regrets: Graham Carroll, Sara Sandham, Stefan Spolnik, Lyn Lunsted (Policy Review only)

Staff Present: Meg Oldfield, Cultural Heritage Planner
Scott Dickenson, Cultural Heritage Planner

1. Changes to the Agenda

N/a

2. Declarations of Interest

N/a

3. Review of Previous Meeting Notes:

- a. October 2, 2024 - Approved by general consensus.

1. Policy & Administration

- a. Designated Property Plaquing Policy Review
 - i. Review chart updated by Lyn Lunsted
 - ii. Review plaquing material options and pricing updated by Scott.
 - iii. The WG discussed design options related to material choice, for example: composite plaques could allow more information to be displayed.
 - iv. Reviewed Next Steps.
 - v. WG suggested the following points should be discussed in the draft policy:
 1. That all unsigned properties receive a plaque.
 2. That the design be uniform with a clean and classic look
 3. That the design address AODA – for example contrasting colours for long-distance viewing.

4. Publications & Print Projects:

- a. N/a

5. Public Outreach and Events:

- a. HMHC Heritage Recognition Awards 2024-25
 - i. The Working Group generally discussed planning items for the next Award Celebration.

December 4, 2024

- ii. HMHC and Working Group Members reviewed the current nomination list to be finalized at a future meeting.

6. Other Business

N/a

7. Next Meeting(s):

- a. HMHC Heritage Awards Review - Wednesday February 5, 2025 at 6pm

Education & Communication Working Group

Meeting Notes

Wednesday, February 2, 2025 (6:00 pm – 7:00pm)

Virtual Meeting (Microsoft Teams)

Present: Alissa Denham-Robinson (Chair), Graham Carroll, Julia Renaud, Sara Sandham, Robin McKee,

Regrets: Karen Burke (Awards Review only), Lyn Lunsted (Policy Review only), Stefan Spolnik, Kristen McClaughlin

Staff Present: Lisa Christie, Cultural Heritage Planner
Scott Dickenson, Cultural Heritage Planner

RECOMMENDATIONS:

1. HMHC Heritage Recognition Awards (2024 - 2025)
 - a. That the list of award nominations for the HMHC Heritage Recognition Awards (2024-2025) be approved as recommended.
 - b. That these awards be presented to the recipients at the HMHC Heritage Recognition Awards Celebration, taking place on Thursday June 26th, 2025 at Bridgeworks, 200 Caroline Street, Hamilton, Ontario.

1. Changes to the Agenda

N/a

2. Declarations of Interest

N/a

3. Review of Previous Meeting Notes:

- a. No Copy available for review and approval

4. Public Outreach and Events:

a. HMHC Heritage Recognition Awards 2024-25

- i. The Working Group generally discussed planning items for the next Award Celebration.

Date: June 26, 2025

Location: Bridgeworks, 200 Caroline St., Hamilton

- ii. HMHC and Working Group Members reviewed the current nomination list to be finalized.

5. Other Business

N/a

6. Next Meeting(s):

- a. HMHC Heritage Awards Review – Thursday March 6, 2025 at 7pm



HERITAGE PERMIT REVIEW SUB-COMMITTEE MINUTES HPRC 25-001

5:00 p.m.

Tuesday, January 21, 2025

Webex Virtual Streaming

Present: Karen Burke (Chair), Graham Carroll (Vice Chair), Sandra Iskandar, Katie McGirr, Matthew LaRose, Carol Priamo, Steve Wiegand

Regrets: Andrew Douglas, Andy MacLaren

Also

Present: Alissa Golden, (Cultural Heritage Program Lead), Lisa Christie (Cultural Heritage Planner), Dawn Cordeiro (Cultural Heritage Planner), Scott Dickenson (Cultural Heritage Planner), Gabriel Lam (Assistant Cultural Heritage Planner)

1. CALL TO ORDER

Committee Chair K. Burke called the meeting to order at 5:00 p.m.

2. CEREMONIAL ACTIVITIES

There were no Ceremonial Activities.

3. APPROVAL OF THE AGENDA

(Priamo/McGirr)

That the Agenda for January 21, 2025, meeting of the Heritage Permit Review Sub-Committee, be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

5.1 HPRS Minutes 24-010 (December 10, 2024)

(Carroll/Priamo)

That the Minutes of December 10, 2024, meeting of the Heritage Permit Review Sub-Committee, be adopted, as presented.

CARRIED

6. DELEGATIONS

There were no Delegations.

7. ITEMS FOR INFORMATION

There were no Items for Information.

8. ITEMS FOR CONSIDERATION

There were no Items for Consideration.

9. HERITAGE PERMIT APPLICATIONS

9.1 HP2024-042 – Public Right-of-Way Behind 9 Victoria Street, Dundas (Cross-Melville HCD, Part V)

- Removal of one dead maple tree in the rear alley (City-owned).

(LaRose/McGirr)

- (a) That Heritage Permit Application HP24024-042 respecting Public Right-of-Way Behind 9 Victoria Street, Dundas (Cross-Melville HCD, Part V), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2024-042 be consented to, subject to the following condition:
 - (i) That any minor changes to the proposed tree removal following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations.

CARRIED

9.2 HP2025-001 - 200 Hatt Street, Dundas (Former Thomas Van Noble Home, Part IV)

- Replacement of the contemporary cedar roof with asphalt shingles (Timberline HDZ 50-year shingles in matching colour to current cedar roof).

The Applicants, Fran and Paul Spekkens, were present to give an overview of the application and respond to questions from the Sub-Committee.

(Carroll/McGirr)

- (a) That Heritage Permit Application HP2025-001 respecting 200 Hatt Street, Dundas (Former Thomas Van Noble Home, Part IV), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-001 be consented to, subject to the following condition:
 - (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.

CARRIED

9.3 Pre Consultation – 50 Markland Street, Hamilton (Durand-Markland HCD, Part V)

- Demolition of existing 1.5 storey rear addition and construction of a new 2 storey rear addition
- Replacement of existing windows and door on the front façade in kind
- Localized masonry repairs

The Applicant, Eric Desrosiers, was present to give an overview of the pre-consultation and to respond to questions from Sub-Committee.

(Carroll/McGirr)

- (a) That the Pre-Consultation respecting 50 Markland Street (Durand-Markland HCD, Part V) be received; and
- (b) That Correspondence respecting Item 9.3, **Pre Consultation - 50 Markland Street, Hamilton (Durand-Markland HCD, Part V), from the following individuals, be received:**
 - (i) **Janice Brown**
 - (ii) Roberta Harman, President, Durand Neighbourhood Association, and Geoffrey Roche, Chair, Durand Neighbourhood Association Heritage Subcommittee

CARRIED

10. MOTIONS

There were no Motions.

11. NOTICE OF MOTIONS

There were no Notice of Motions.

12. ADJOURNMENT

There being no further business, the Heritage Permit Review Sub-Committee was adjourned at 5:47 pm.

Respectfully submitted,

Alissa Golden
Cultural Heritage Program Lead

Karen Burke, Chair
Heritage Permit Review
Sub-Committee

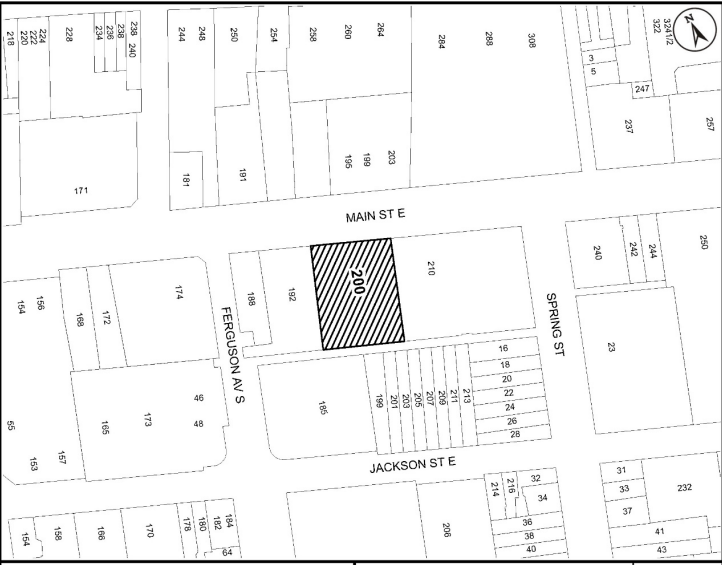


Recommendation To Designate 200 Main Street East, Hamilton (First-Pilgrim United Church)

March 28, 2025

Hamilton Municipal Heritage Committee

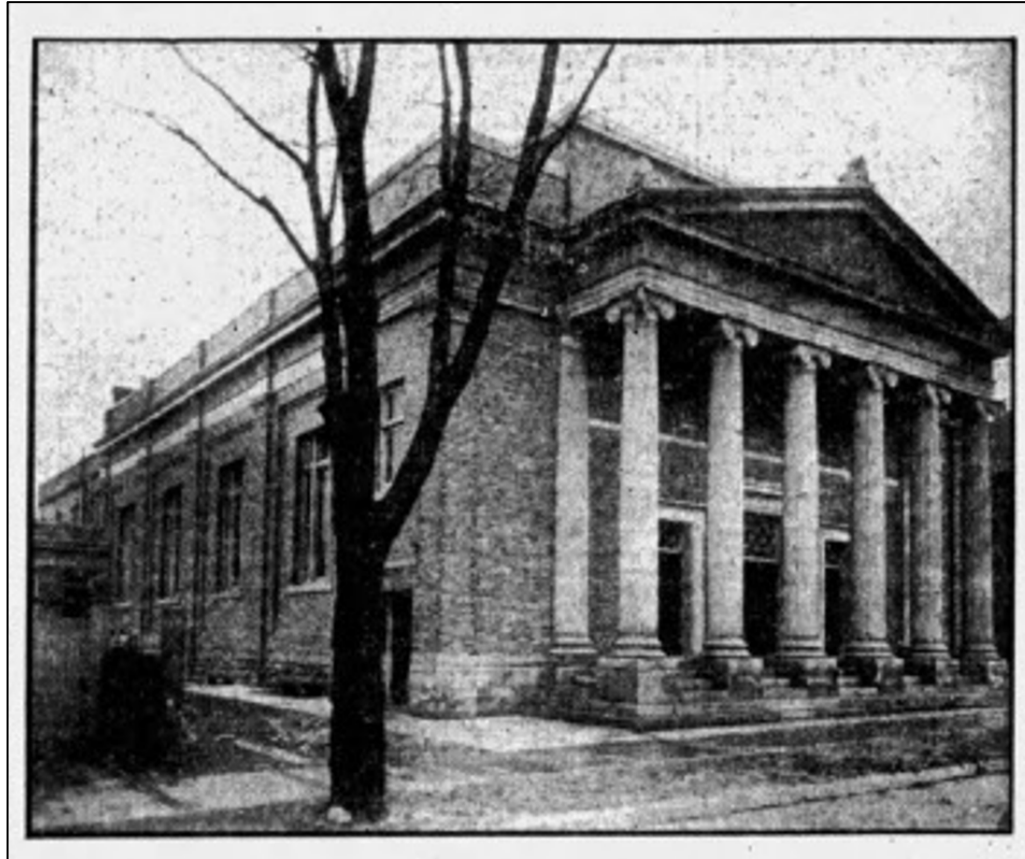
200 Main Street East, Hamilton



Background

August 2014 - Property listed on Municipal Heritage Register.

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



Recommendation for Designation Under Part IV of the OHA

200 Main Street East, Hamilton

Ontario Regulation 9/06 Criteria (8 of 9)

- Design / Physical (Criteria #1, 2)
- Historical / Associative (Criteria #4, 5, 6)
- Contextual (Criteria #7, 8, 9)

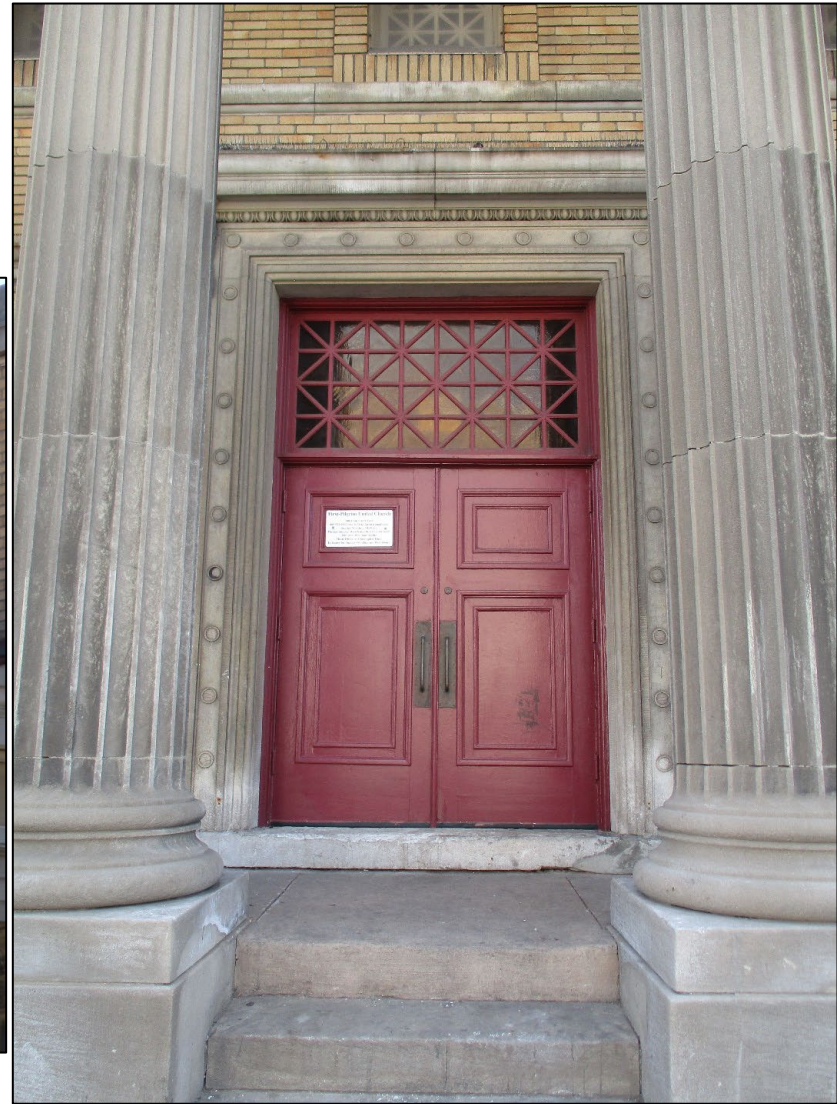


Design / Physical Value

1. The property is a **representative example** of a **Beaux Arts** church which is also a **rare example** of a church in this style in **Hamilton**.
2. The property displays a high degree of craftsmanship or artistic merit.
3. The property does not display a high degree of technical or scientific achievement.

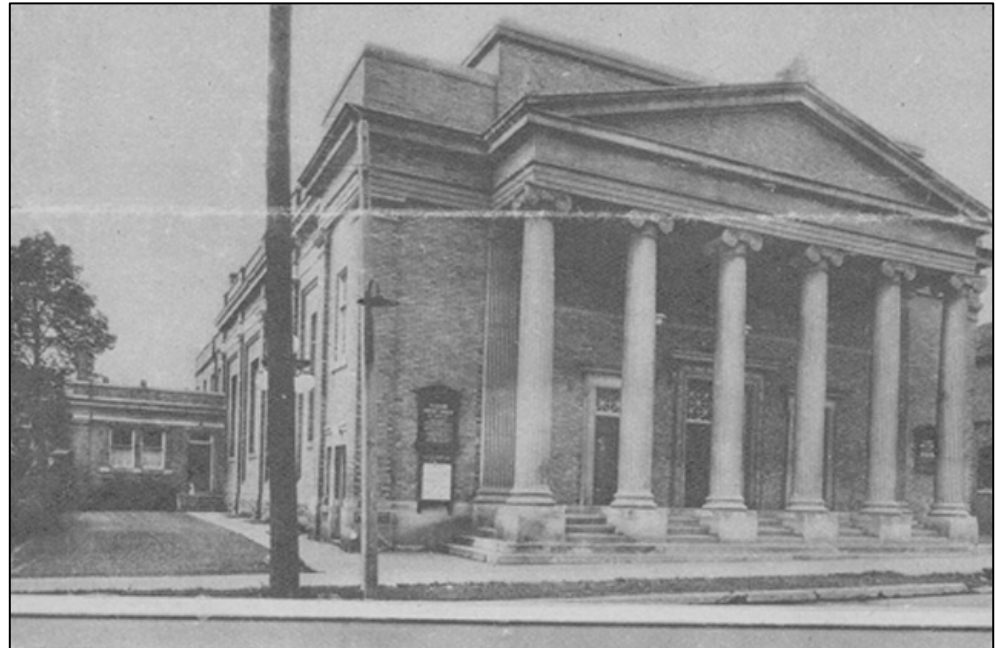






Historical / Associative Value

4. The property is associated with the long-standing **First-Pilgrim United Church**.
5. The property has the **potential** to yield information that **contributes** to an understanding of Hamilton's **United Church** community.
6. The property is considered to demonstrate the work or ideas of noted Hamilton architect **Stewart McPhie**.

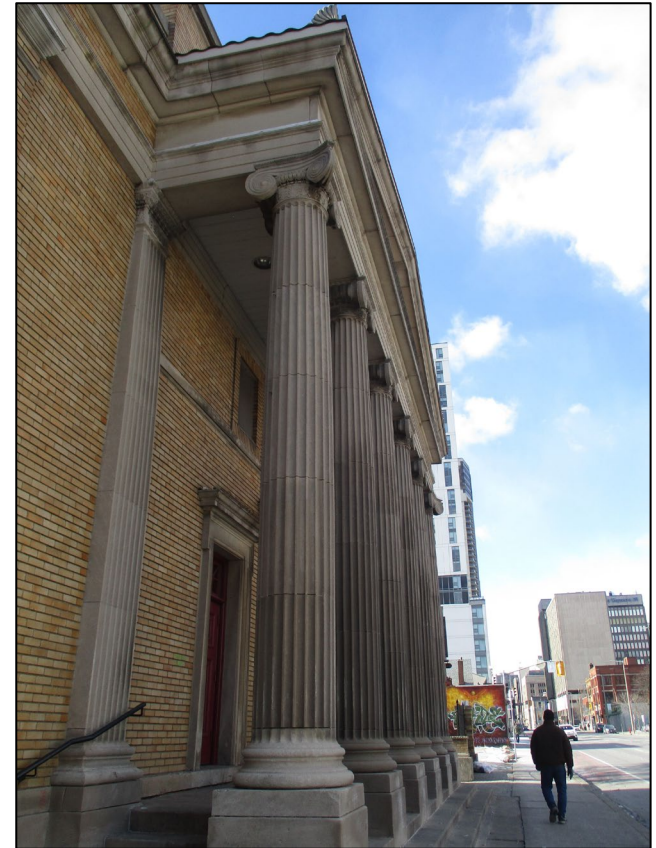






Contextual Value

7. The property **supports** the **character** of the **Corktown neighborhood**.
8. The property is **historically linked to its surroundings**.
9. The property is **considered** to be a local **landmark**.



Statement of Cultural Heritage Value or Interest (Summary)

The two-storey brick church at **200 Main Street East** was built in 1913. It has design value as a **representative example** of the **Beaux-Arts** style of architecture as applied to a place of worship and as a **rare example** of a **Hamilton** church built in the **Beaux-Arts** style. The property displays a **high degree of craftsmanship**.

The historical value of the property lies in its association with the historic **First-Pilgrim United Church**, which has had a presence in Hamilton since **1835**. It is also associated with leading Hamilton architect **Stewart McPhie**.

Contextually, this property helps **support** the **character** of the **Corktown Neighborhood**, and is **historically linked** to its surroundings. As a distinctive, massive and highly visible structure, it is considered a **landmark**.

Description of Heritage Attributes (Summary)

- The front (north) and side (east and west) elevations and roofline of the 1913 building, including its:
 - Buff brick laid in stretcher bond;
 - Brick parapet with a projecting moulded cornice with brick frieze and plain stone architrave below;
 - Symmetrical front façade with its:
 - Plain triangular pediment with stone moulding and cornice, topped by carved stone palmette acroterion at the peak and corners;
 - Plain frieze and cornice under pediment supported by six composite order stone columns and two Corinthian order fluted pilasters;
 - Central entrance flanked by smaller secondary entrances with carved stone surrounds;
 - Moulded stone surround on the central entrance with oval decorations flanked by ornate carved brackets supporting cornice;
 - Roman latticework windows in transoms and windows; and,
 - Original date stone reading “AD 1912” and rededication date stone reading “1984”.
 - Side elevations with:
 - Recessed window bays with dentils; and,
 - Square brick pilasters separating the window bays.

Key attributes that embody the contextual value of the property as a supporting feature of the historical character of Corktown and as a neighbourhood landmark, include its:

- Location fronting onto Main Street East with a minimal setback from the public right-of-way.

Staff Recommendation

That the City Clerk be directed to give **notice of Council's intention to designate 200 Main Street East, Hamilton (First-Pilgrim United Church)**, shown in Appendix A attached to Report PED25070, 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 PED25070, 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



City of Hamilton Report for Consideration

To: Chair and Members
Hamilton Municipal Heritage Committee

Date: March 28, 2025

Report No: PED25070

Subject/Title: Recommendation to Designate 200 Main Street East, Hamilton (First-Pilgrim United Church), under Part IV of the *Ontario Heritage Act*

Ward(s) Affected: Ward 2

Recommendations

- 1) That the City Clerk **BE DIRECTED** to give notice of Council's intention to designate 200 Main Street East, Hamilton (First-Pilgrim United Church), shown in Appendix A attached to Report PED25070, 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 PED25070, 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.

Key Facts

- This report recommends designation of the significant built heritage resource located at 200 Main Street East, Hamilton, known as First-Pilgrim United Church, under Part IV of the *Ontario Heritage Act*.
- The subject property is currently listed on the City's Municipal Heritage Register and is a high priority on the City's list of candidates for designation.
- 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 PED25070.
- Representatives of First-Pilgrim United Church congregation have been consulted in the preparation of this report and the recommendation to designate the subject property.

Financial Considerations

Not applicable.

Background

The subject property located at 200 Main Street East, Hamilton, shown in Appendix A attached to Report PED25070, is a two-storey buff brick church constructed in 1913. The property was first surveyed for potential heritage interest in the 1970s as part of the Hamilton Local Architectural Conservation Advisory Committee's inventory of the Corktown neighbourhood.

In 2014, the subject property was surveyed as part of the Downtown Built Heritage Inventory project. In August 2014, staff prepared Report PED14191, which identified the subject property as a "Significant Built Resource" of cultural heritage value or interest and recommended that 200 Main Street East be listed on the Municipal Heritage Register and added to staff's designation workplan as a medium priority. The recommendations were approved by City Council as part of Planning Committee Report 14-013 in September 2014.

As a result of the recent Bill 23 changes to the *Ontario Heritage Act*, the former staff workplan for designation was rescinded and replaced with a new public list of Candidates for Designation under Part IV of the *Ontario Heritage Act* (see Report PED22211(a)), at which time 200 Main Street East was reprioritized for review for designation by January 1, 2025. In a letter dated July 26, 2023, staff notified the congregation of First-Pilgrim United Church of the changes to the City's heritage designation process and the reprioritization of staff's review of the property for designation.

Analysis

The intent of municipal designation, under Part IV of the *Ontario Heritage Act*, is to enable a process for the management and conservation of significant cultural heritage resources. Once a property is designated, the municipality can manage change to a property through the Heritage Permit process to ensure that the significant features of the property are maintained. Designated properties are also considered to be “protected heritage property” under the Provincial Planning Statement (2024), which shall be conserved through the *Planning Act* development application process.

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 January 20, 2025 (see photographs attached as Appendix C to Report PED25070) and available primary and secondary research sources (attached as Appendix D to Report PED25070). As outlined below, based on staff’s cultural heritage evaluation, it was determined that the subject property meets eight of the nine criteria contained in Ontario Regulation 9/06 in all three categories.

Design / Physical Value

1. The two-storey buff brick church located at 200 Main Street East was constructed in 1913. It has design and physical value as a representative example of the Beaux Arts architectural style as applied to a place of worship, and as a rare example of a Beaux Arts style church in Hamilton. The features typical of this style include the: symmetrical front elevation; monumental size and scale; central entrance with elaborate decorations; and the eclectic use of classical architectural elements like the composite order columns, palmette acroterion and Roman latticework windows.
2. This property displays a high degree of craftsmanship through the: composite order columns and fluted Corinthian order pilasters supporting the plain cornice and frieze; carved stone palmette acroterion on the peak and corners of the plain pediment; central entrance flanked by secondary entrances with carved stone surrounds; moulded stone surround on the central entrance with oval decorations flanked by ornate carved brackets supporting the cornice; Roman latticework windows in transoms and windows on the front elevation; double moulded cornices; square pilasters supporting cornices; and, recessed window bays with dentils on the side elevations separated by square pilasters.

3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

Historical or Associative Value

4. This property has historical value as it is directly associated with the long-standing First-Pilgrim United Church, known originally as the First Congregational Church. Congregationalists are a Protestant Denomination who believe that each congregation is an autonomous, self-governing body, independent of any other religious authority. A small number of Congregationalists had gathered in Hamilton by 1834 and formed a church together the following year, though a permanent building, a frame structure at the corner of Hughson and Cannon Street, was not complete until 1839. This frame building was replaced by a brick structure erected on the same site in 1859, evidence of the growth of the congregation and its resources. By the early years of the twentieth century, the First Congregational Church again contemplated building a new church for itself, purchasing the subject property in 1912 and beginning construction on the current church building that year. This new place of worship was to be based on the Emmanuel Congregational Church in Montreal (2085 Drummond Street, Montreal).

In 1925, the members of First Congregational Church voted unanimously to join the United Church of Canada, a merger of the Canadian Methodist Church, many Congregationalist churches, and a majority of the Presbyterian Church in Canada. At this time the church members renamed themselves the Pilgrim United Church. By the 1970s, Pilgrim United, along with many other downtown churches, was experiencing declining attendance and revenue, leading to talk of amalgamation between local United churches. Discussions began with both Centenary United Church and First United Church regarding the possibility of joining together into a single church to serve downtown Hamilton.

In 1980, a decision was made to close and sell Pilgrim United Church, the congregation moving to worship jointly with the members of First United Church in their new chapel in First Place, which stood where the First United Church had until its destruction by fire in 1969. In 1982, these congregations amalgamated, becoming the First-Pilgrim United Church. Having been unable to find an interested buyer of the subject property and becoming aware of the shortcomings of their new location, the congregation returned to 200 Main Street East in 1984. A rededication ceremony was held that year, and First-Pilgrim United Church reopened.

5. The property has the potential to yield information that contributes to an understanding of a community or culture. As a church with a long-standing presence in the local community, and as the amalgamation of three once

separate congregations, this property may yield information that contributes to an understanding of the history of the United Church in Hamilton.

6. This property demonstrates the work of noted Hamilton architect Stewart McPhie (1874-1934). McPhie, a local Hamiltonian, was raised and educated in the city, gaining his architectural training through the office of William Stewart (1832-1907), whose son Walter (1871-1917) was one half of the prominent Hamilton architectural team Stewart and Witton. McPhie designed residential, institutional, commercial, and industrial structures; his residential designs drawing inspiration from American architects Frank Lloyd Wright and Louis Sullivan. This inspiration is evident in McPhie's use of long, thin buff bricks, which he purchased from his brother, Norman McPhie. McPhie designed a number of churches, including the Stanley Avenue Baptist Church (115 Stanley Avenue), major additions to the Trinity English Lutheran Church (18 Victoria Avenue South) and MacNab Street Presbyterian Church (116 MacNab Street South), the no longer extant St. James Presbyterian Church (270 Locke Street South) and the First Church of Christ Scientist (616 Main Street East).

Contextual Value

7. The property helps support the historic character of Corktown, being one of the oldest residential neighbourhoods in Hamilton.
8. The property is historically linked to the surrounding area, being sited on its original location along the historic transportation corridor of Main Street East.
9. This property, due to its size, use of materials and architectural style, is a visually distinctive structure which is differentiated from the surrounding area of parking lots and commercial buildings. Set close to the public right-of-way along a major thoroughfare, this highly visible building dominates its immediate surroundings and is considered to be a local landmark.

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

- Determining the cultural heritage value or interest of a property based on design/physical value, historical/associative value, and contextual value criteria (*Ontario Heritage Act*, Ontario Regulation 9/06);
- 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).

Staff have determined that 200 Main Street East, Hamilton 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 PED25070.

Alternatives

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 City of Hamilton 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.

Relationship to Council Strategic Priorities

- Priority 1: Sustainable Economic & Ecological Development
 - 1.2: Facilitate the growth of key sectors.
- Priority 3: Responsiveness & Transparency
 - 3.2: Get more people involved in decision making and problem solving.

Previous Reports Submitted

- [Implementation of the Recommendations of the Downtown Built Heritage Inventory Project \(PED14191\) \(as amended in Revised Hamilton Municipal Heritage Committee Report 14-009\(a\)\)](#)

Consultation

In a letter dated October 10, 2024, sent by registered mail, staff advised the owners of the subject property that staff were moving forward with the recommendation to designate the property. Staff were contacted by the owner of the subject property on

November 5, 2024, to arrange a meeting to discuss the upcoming designation of the subject property.

On January 20, 2025, staff met with representatives of the First-Pilgrim United Church congregation, the owners of 200 Main Street East, to discuss the proposed designation and the potential adaptive reuse of their property. Staff also advised the owner of the financial incentives that would be available to them once the property is designated, to help facilitate the retention, conservation, and adaptive reuse of the heritage features of the subject property.

In a subsequent email sent February 14, 2025, staff provided the representatives from the congregation with a copy of the proposed Statement of Cultural Heritage Value or Interest and advised them of the Hamilton Municipal Heritage Committee meeting date that the recommendation would be considered.

Planning staff have notified the Ward Councillor (Councillor C. Kroetsch) for Ward 2 by email and provided an overview of the reasons for designation and the process for designating a property.

Appendices and Schedules Attached

Appendix A: Location Map

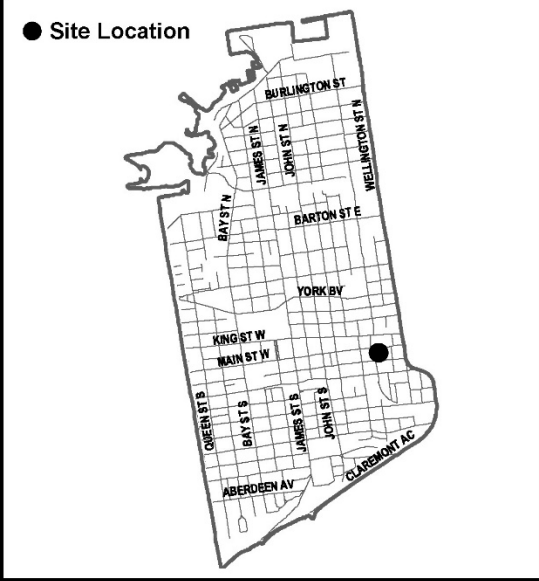
Appendix B: Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes.

Appendix C: Photographs

Appendix D: Research Sources

Prepared by: Scott Dickinson, Cultural Heritage Planner
Planning and Economic Development, Planning Division

Submitted and recommended by: Anita Fabac, Acting Director of Planning and Chief Planner
Planning and Economic Development, Planning Division



Key Map - Ward 2

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
200 Main St E


Date:
January 28, 2025

Appendix "A"

Scale:
N.T.S

Planner/Technician:
SD/NB

Subject Property

 200 Main Street East, Hamilton
(Ward 2)

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

Description of Property

The 0.14-hectare property municipally addressed as 200 Main Street East is comprised of a two-storey buff brick building constructed in 1913, known as the First-Pilgrim United Church. The property is located on the south side of Main Street East, between Ferguson Avenue South and Spring Street, in Corktown Neighbourhood, in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The 1913 two-storey brick structure located at 200 Main Street East has design value as a rare and representative example of the Beaux Arts architectural style as applied to a place of worship in Hamilton. The physical value of the property also lies in the high degree of craftsmanship demonstrated through its monumental scale, carved stone decorations and eclectic classical elements, including composite order columns, palmette acroterion and Roman latticework windows.

The historical value of the property lies in its association with the historic First-Pilgrim United Church which has had a presence in Hamilton since 1835. Started by a small group of Congregationalists, this church has grown and adapted to the changing needs of its members. It is also associated with prominent Hamilton architect Stewart McPhie (1874-1934), who designed several other Hamilton churches, including the Stanley Avenue Baptist Church, MacNab Street Presbyterian Church, and the First Church of Christ Scientist.

Contextually, this property helps support the historic character of the Corktown Neighborhood and is historically linked to its surroundings, being on its original location along the historic transportation corridor of Main Street East. As a large, distinctive, and highly visible structure set close to public right-of-way, this property is considered a local landmark.

Description of Heritage Attributes

Key attributes that embody the physical value of the property as a representative example of the Beaux Arts style, as a rare example of a place of worship in this style in Hamilton, in displaying a high degree of craftsmanship and its association with the historic First-Pilgrim United Church and architect Stewart McPhie, include:

- The front (north) and side (east and west) elevations and roofline of the two-storey brick 1913 building, including its:
 - Buff brick laid in stretcher bond;

- Brick parapet with a projecting moulded cornice with brick frieze and plain stone architrave below;
- Symmetrical front façade with its:
 - Plain triangular pediment with stone moulding and cornice, topped by carved stone palmette acroterion at the peak and corners;
 - Plain frieze and cornice under pediment supported by six composite order stone columns and two Corinthian order fluted pilasters;
 - Central entrance flanked by smaller secondary entrances with carved stone surrounds;
 - Moulded stone surround on the central entrance with oval decorations flanked by ornate carved brackets supporting cornice;
 - Roman latticework windows in transoms and windows; and,
 - Original date stone reading “AD 1912” and rededication date stone reading “1984”.
- Side elevations with:
 - Recessed window bays with dentils; and,
 - Square brick pilasters separating the window bays.

Key attributes that embody the contextual value of the property as a local landmark include its:

- Location fronting onto Main Street East with a minimal setback from the public right-of-way.

Photographs

All photographs taken by City of Hamilton staff on January 20, 2025, unless otherwise noted.



Figure 1: Front (north) elevation of subject property. Google Earth, January 2025.



Figure 2: Detail view of front (north) elevation.



Figure 3: Detail view of main entrance on front (north) elevation.



Figure 4: Detail view of doorway.



Figure 5: Detail view of windows.



Figure 6: Detail view of secondary entrance on front (north) elevation.



Figure 7: Detail view of pilaster.



Figure 8: Detail view of Ionic capital.



Figure 9: Detail view of pediment and acroterion. City of Hamilton staff, September 2011.



Figure 10: Detail view of date stones.



Figure 11: Detail view of side (east) elevation. Google Earth, January 2025.

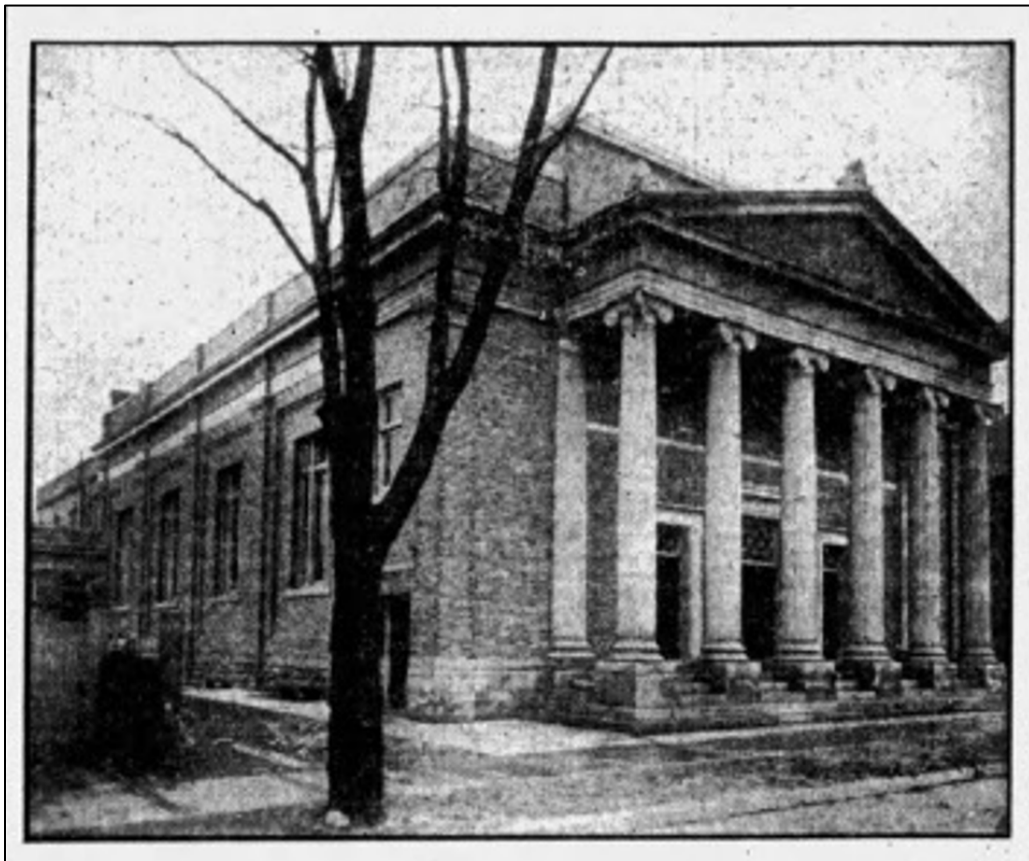


Figure 12: First-Pilgrim United Church, 1913. *The Hamilton Spectator*, April 12, 1913.

Research Sources

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“Church Anniversary” in *The Hamilton Spectator*, December 1st, 1925.

“Church to Cost \$30,000” in *The Contract Record and Engineering Review*, May 1st, 1912. Vol. 26, No. 18.

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“McPhie, Stewart Thomson”. *Biographical Dictionary of Architects in Canada, 1850-1950*. Accessed October 4, 2024.

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“Salvation Army Montreal”. *Images & Buildings of Montreal*. Accessed October 4, 2024.

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“Saturday Musings” in *The Hamilton Spectator*, April 12th, 1913.



City of Hamilton Report for Consideration

To: Chair and Members
Hamilton Municipal Heritage Committee

Date: March 28, 2025

Report No: PED25092

Subject/Title: Heritage Permit Application HP2025-003, Under Part V of the *Ontario Heritage Act*, for the Demolition of Two Rear Detached Accessory Structures and the Construction of a new Rear Detached Accessory Structure at 155 Main Street North, Flamborough

Ward(s) Affected: Ward 15

Recommendations

- 1) That Heritage Permit Application HP2025-003, for the demolition of two rear detached accessory structures and the construction of a rear detached accessory structure on the designated property at 155 Main Street North, Flamborough (Mill Street Heritage Conservation District), as shown in Appendix A to Report PED25092, **BE APPROVED**, subject to the approval of any required *Planning Act* applications and the following Heritage Permit conditions:
 - a) That the final details of the windows, garage doors, siding and roofing material of the new structure be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
 - b) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
 - c) That demolition, construction, and site alterations, in accordance with this approval, shall be completed no later than April 30, 2027. If the construction and site alterations are not completed by April 30, 2027, then this approval

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

Key Facts

- This report addresses a Heritage Permit application for the property located at 155 Main Street North, Flamborough, which is designated as part of the Mill Street Heritage Conservation District under Part V of the *Ontario Heritage Act*.
- A Heritage Permit is required for the demolition or construction of any buildings or structures on a property located within a Heritage Conservation District.
- The application includes the demolition of two existing rear structures not recognized as heritage assets within the Heritage Conservation District, and the construction of a new accessory structure at the rear of the property.
- Staff recommend approval of Heritage Permit application HP2025-003, subject to the final details for the design of the new structure being submitted to staff's satisfaction, and to the City's standard Heritage Permit conditions, as discussed with the applicant and advised by the Heritage Permit Review Sub-committee.

Financial Considerations

Not applicable.

Background

The subject property at 155 Main Street North, Flamborough (see Appendix A to Report PED25092) is in the Mill Street Heritage Conservation District, which is designated by the former Town of Flamborough By-law No. 96-34-H. The property is comprised of a two-and-a-half storey red brick residence influenced by the Edwardian Classicism style of architecture, known as Crimson Maples, fronting on to Main Street North. The rear yard, comprised of a detached contemporary two-car garage and detached woodshed, is accessible from John Street West. On January 27, 2025, a Heritage Permit application was received requesting approval for the demolition of two rear accessory structures (see Appendix B to Report PED25092) and the construction of a new rear detached accessory structure. The supporting materials provided with the Heritage Permit application are attached as Appendix C to Report PED25092.

Heritage Staff met with the applicant on January 14, 2025, on site to review the existing structures and discuss the proposed changes to the property.

The Heritage Permit Review Sub-committee of the Hamilton Municipal Heritage Committee reviewed this application at their meeting on February 18, 2025, along with the supporting materials submitted with the application (attached as Appendix C to Report PED25092) and recommended approval subject to the standard Heritage Permit

conditions regarding minor changes and expiry, and for the final design and material details of the new structure to be submitted to staff's satisfaction.

The Notice of Complete Application was issued on February 19, 2025.

Analysis

Section 42 of the *Ontario Heritage Act* requires that an owner of a property located in a heritage conservation district designated under Part V of the Act obtain a permit to demolish or remove a building or structure, or erect any building or structure, on the property. The power to consent to alterations to property designated under the *Ontario Heritage Act* was delegated by Council to the Director of Planning under By-law No. 05-364. However, the *Ontario Heritage Act* provisions exclude the delegation of Council's authority to consent to an application for the demolition of existing structures or erection of new structures. 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 Complete Application. If no decision is reached within the 90-day timeframe, Council shall be deemed to consent to the application. As the Notice of Complete Application was issued on February 19, 2025, a Council decision is required by May 20, 2025.

In response to a Heritage Permit application, Council may: consent to the permit applied for; provide notice that Council is refusing the application for the permit; or consent to the permit applied for, with terms and conditions attached. Section 42 (4.1) of the *Ontario Heritage Act* provides that Council must consult with its Municipal Heritage Committee before taking any action with respect to an application to demolish or remove any building or structure on property in a heritage conservation district.

This Heritage Permit application has been processed and considered within the context of the applicable legislation.

Heritage Permit HP2025-003

Heritage Permit application HP2025-003 has been submitted to request permission for the following scope of work at 155 Main Street North, Flamborough, located in the Mill Street Heritage Conservation District, in accordance with the supporting materials submitted with the application:

- Demolition of the existing contemporary one storey detached (24' x 24') garage;
- Demolition of the detached rear woodshed (approximately 140 sq ft); and,
- Construction of a new two-storey detached (24' x 29') structure, including:
 - A two-door garage in the first storey with carriage-style doors;
 - White vinyl windows with mullions;
 - Clapboard siding (materials to be confirmed); and,
 - Asphalt shingles.

The existing property is comprised of a two-and-a-half storey red brick residence influenced by the Edwardian Classicism style of architecture. Its features include a rectangular plan with a front gable oriented to Main Street North, a symmetrical façade, and central entrance with a raised porch with panelled posts and a flared gable roof with heavy eaves and cornice. The property features a moderate set back from Main Street North with the driveway and existing contemporary two-car garage accessed from John Street West.

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 analysis of the effects related to HP2025-003 are outlined below.

Displacement Effects

Displacement effects are those adverse actions that result in the damage, loss, or removal of valued heritage features.

The two existing detached accessory structures to be demolished are located at the rear southwest corner of the property, as shown in the site plan drawing attached in Appendix C to Report PED25092. The demolition of the detached rear accessory structures will not result in the displacement of any of the heritage features on the property as they were extant at the time of the designation of the District, however they were not mentioned in the plan's description of the property or identified as having cultural heritage value or interest (see photographs of the structures in Appendix B to Report PED25092).

The new detached accessory structure will be located in the rear, southwest portion of the property and will not result in the displacement of any of the heritage features on the property.

Disruption Effects

Disruption effects are those actions that result in detrimental changes to the setting or character of the heritage feature.

Staff are of the opinion that the proposed demolition of the accessory structures will not detrimentally change the setting of the Mill Street Heritage Conservation District. The structures were extant at the time of the designation of the District, however they were not mentioned in the plan's description of the property or identified as having cultural heritage value or interest. Therefore, no disruption effects are anticipated from their demolition.

The new detached accessory structure will be visible from John Street West and partially visible from Main Street North when looking at the subject property. Staff are of

the opinion that the proposed accessory structure will not detrimentally change the setting of the Mill Street Heritage Conservation District.

Furthermore, the accessory structure has been designed to be compatible with the existing dwelling on the property and the surrounding properties. This is evidenced by the location of the structure, the compatible design echoing the gable roof of the demolished garage and existing dwelling, the style of the proposed windows and the choice of distinct, but historically appropriate, building materials that clearly demonstrate that the accessory building is new.

The proposed design of the structure features a gable roof with dormers, horizontal clapboard siding, asphalt shingles and single hung windows on the second storey. The proposed height of the building will be 6.62 m (21.90 ft). Staff are of the opinion that the proposed height of the accessory structure is not out of character with the area and that any visual impacts from the height will be mitigated by its placement to the rear of the property and at the edge of the existing District boundary to the west. The proposed design and materials incorporate features that are sympathetic to the character of the area and respect the District guidelines that new buildings do not attempt to replicate historical facades. The applicant has provided a description and samples of the proposed style of the windows and garage door to be installed on the accessory structure. Staff are generally supportive of the proposed styles, however, final details for the windows and garage doors are still pending. Staff recommend these details be submitted to staff's approval prior to installation.

Conclusion

Staff recommend approval of Heritage Permit application HP2025-003 for the demolition of two existing rear detached structures and the construction of a new detached rear structure at 155 Main Street North, Flamborough, subject to approval of any required *Planning Act* applications and to the final details of the windows, garage doors, siding and roofing material of the new structure being submitted, prior to installation (see Recommendation (1)(a) of this Report). Staff also recommend that the standard heritage permit conditions be applied to this approval, including that any minor changes to the plans and elevations following approval be submitted to staff's satisfaction and approval (Recommendation (1)(b)) and a permit expiry date of March 21, 2027 (Recommendation (1)(c)).

The Recommendations of this Report are consistent with municipal and provincial legislation, including:

- Ensuring that protected heritage property is conserved (*Provincial Planning Statement*, 2024, Sub-section 4.6.1);
- Protecting and conserving the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes (*Urban Hamilton Official Plan*, Section B.3.4.2.1(a)); and,

- Ensuring that all new development, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all on-site or adjacent cultural heritage resources (*Urban Hamilton Official Plan*, Section B.3.4.1.3).

The Recommendations of this Report are also consistent with the Mill Street Heritage Conservation District Plan and its policies regarding new construction in the District, outlined in Section 4.5, including that:

- The structure should look new and not pretend to be historic by replicating or copying older facades;
- Building height of new structures should maintain the building height of adjacent properties and the immediate streetscape and should be neither noticeably higher nor lower;
- Garages are best located to the rear of the building or set back from the principal façade;
- The use of traditional roof styles on new construction is encouraged;
- Wood or asphalt shingles are appropriate for new construction;
- Window designs that generally reflect vertical and rectangular dimensions are encouraged; and,
- Wall materials of new construction should reflect the predominant traditional materials and their respective colours: brick, stucco, and wood.

Alternatives

1. **Deny the Heritage Permit Application.**
The Hamilton Municipal Heritage Committee may advise Council to deny this application in its entirety. This is not being recommended as the application is in character with the built heritage landscape of the Mill Street Heritage Conservation District and conforms to the District Plan guidelines that permit the erection of new dwellings and other site alterations which are sympathetic to the existing building fabric and maintain the character of the District.
2. **Approve the Heritage Permit Application with Additional or Amended Conditions.**
The 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 three Heritage Permit conditions are sufficient.
3. **Approve the Application with No Conditions.**
The Hamilton Municipal Heritage Committee may advise Council to approve this application with no conditions. This alternative is not recommended, as it would prevent staff from reviewing any additional details to ensure that the application

approval will result in high-quality construction and the implementation of the project design, as submitted.

Relationship to Council Strategic Priorities

- Priority 1: Sustainable Economic & Ecological Development
 - 1.2: Facilitate the growth of key sectors.
- Priority 3: Responsiveness & Transparency
 - 3.2: Get more people involved in decision making and problem solving.

Previous Reports Submitted

Not Applicable.

Consultation

The Heritage Permit Review Sub-committee of the Hamilton Municipal Heritage Committee reviewed this application at their meeting on February 18, 2025, along with the supporting materials submitted with the application (attached as Appendix C to Report PED25092) and recommended approval of the application subject to the standard Heritage Permit conditions regarding minor changes and expiry, and for the final design and material details to be submitted to staff's satisfaction.

The owner was advised of the staff recommendations and timing of the report in an email sent on February 19, 2025.

In addition, Planning Staff notified Councillor (McMeekin) for Ward 15 by e-mail on February 19, 2025, with information about the proposed changes and the process for new construction on a Part V designated property within a Heritage Conservation District. Staff also indicated that the applicant received support from the Heritage Permit Review Subcommittee on February 18, 2025, and that a subsequent staff report was forthcoming to the March 28, 2025, Hamilton Municipal Heritage Committee meeting.

Appendices and Schedules Attached

Appendix A: Location Map

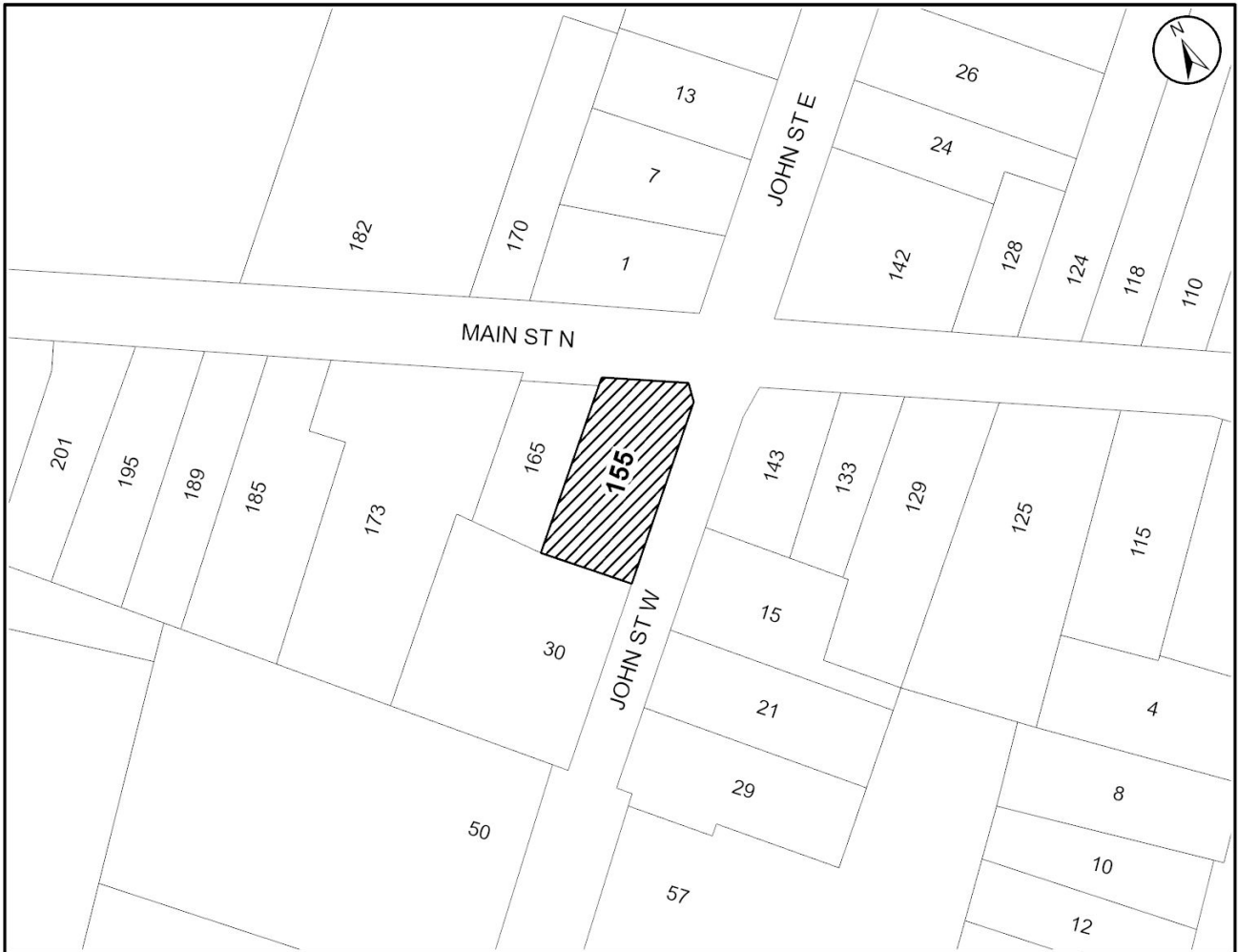
Appendix B: Photographs of Existing Structures

Appendix C: Application Submission Materials

Prepared by: Lisa Christie, Cultural Heritage Planner
Planning and Economic Development, Planning Division

**Submitted and
recommended by:**

Anita Fabac, Acting Director of Planning and Chief Planner
Planning and Economic Development, Planning Division



● Site Location



Key Map - Ward 15



Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
155 Main St N

Date:
February 11, 2025

Appendix "A"

Scale:
N.T.S

Planner/Technician:
LC/DR

Subject Property



155 Main Street North, Flamborough

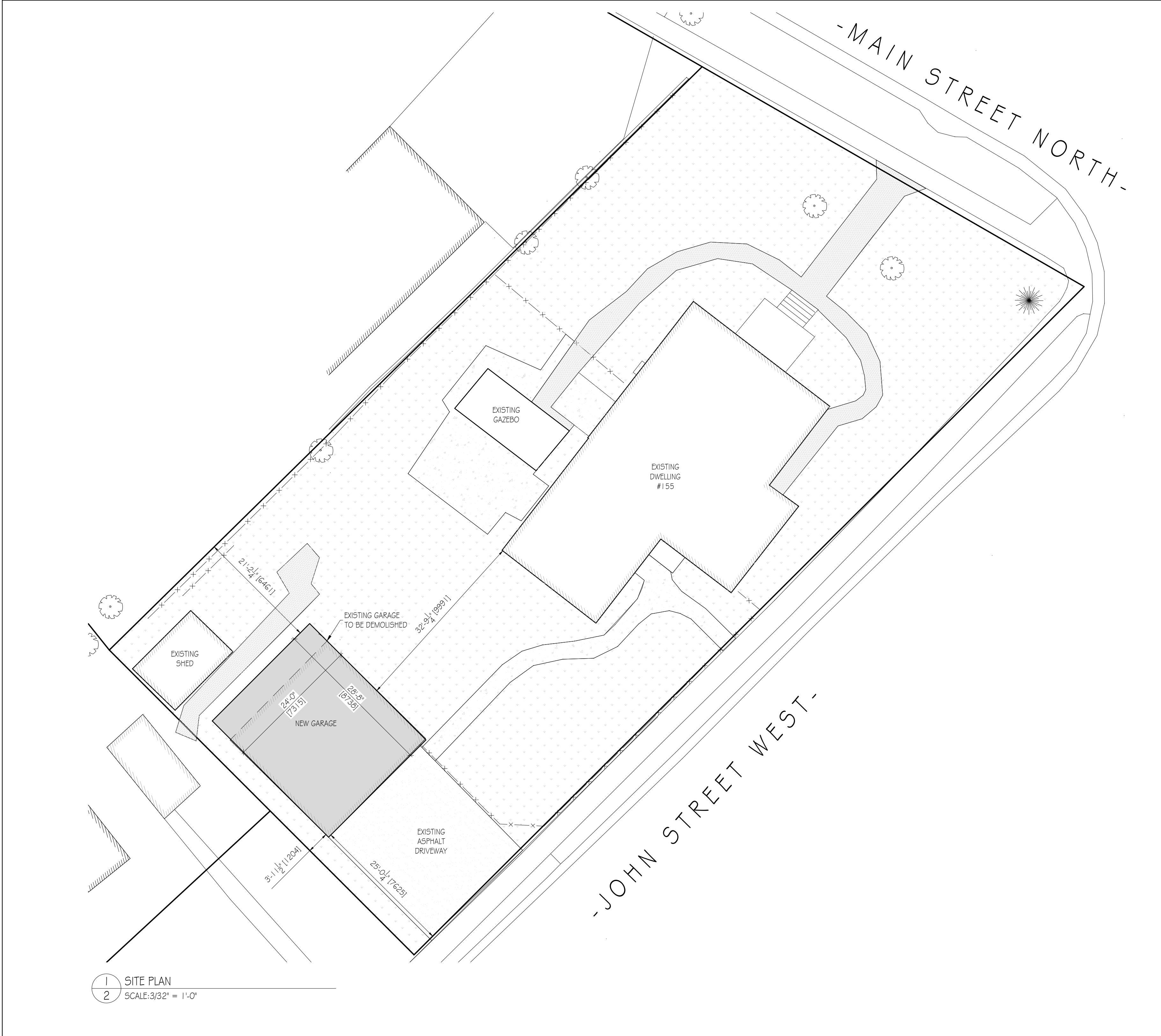
Photographs of Existing Accessory Structures



Figure 1: View of the Existing Garage and shed behind as seen from John Street (c.o. Site Visit, January 14, 2025)



Figures 2 and 3: Front (left) and side (right) elevations of the existing shed structure to be demolished (c.o. Site Visit, January 14, 2025)



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 37 Main Street South, Tel: (905) 548-7607
 PO Box 1479, Info@charleslinsey.com
 Waterdown, On L0R 2H0, www.charleslinsey.com

THIS DRAWING IS NOT TO BE USED AS PART OF A BUILDING PERMIT APPLICATION

THIS DRAWING IS FOR DISCUSSION PURPOSES ONLY

- DRAWING LIST**
- 1 GENERAL AND CONSTRUCTION NOTES
 - 2 SITE PLAN
 - 3 ELEVATIONS
 - 4 FOUNDATION & MAIN FLOOR PLAN
 - 5 SECOND FLOOR & ROOF PLAN
 - 6 SECTIONS AND DETAILS

REV.	DESCRIPTION	DATE
A	FOR DISCUSSION	JAN 27/25

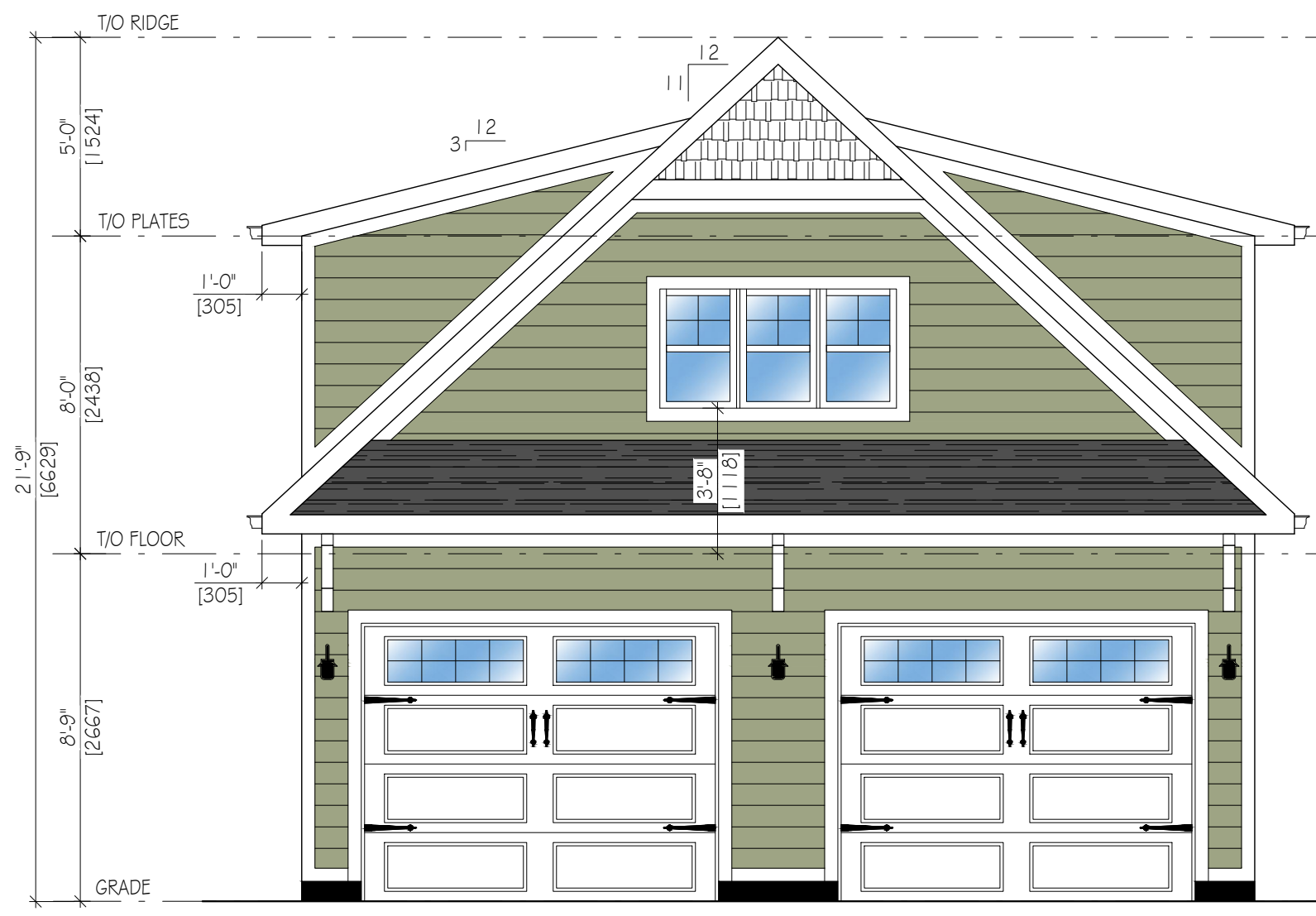
client
OWNER

project
**155 MAIN STREET
WATERDOWN, ONTARIO**
PROJECT No. 23-124

title
SITE PLAN

drawn	TC	checked	CM
date	OCTOBER 2023	scale	AS NOTED
revision number	A	drawing number	2

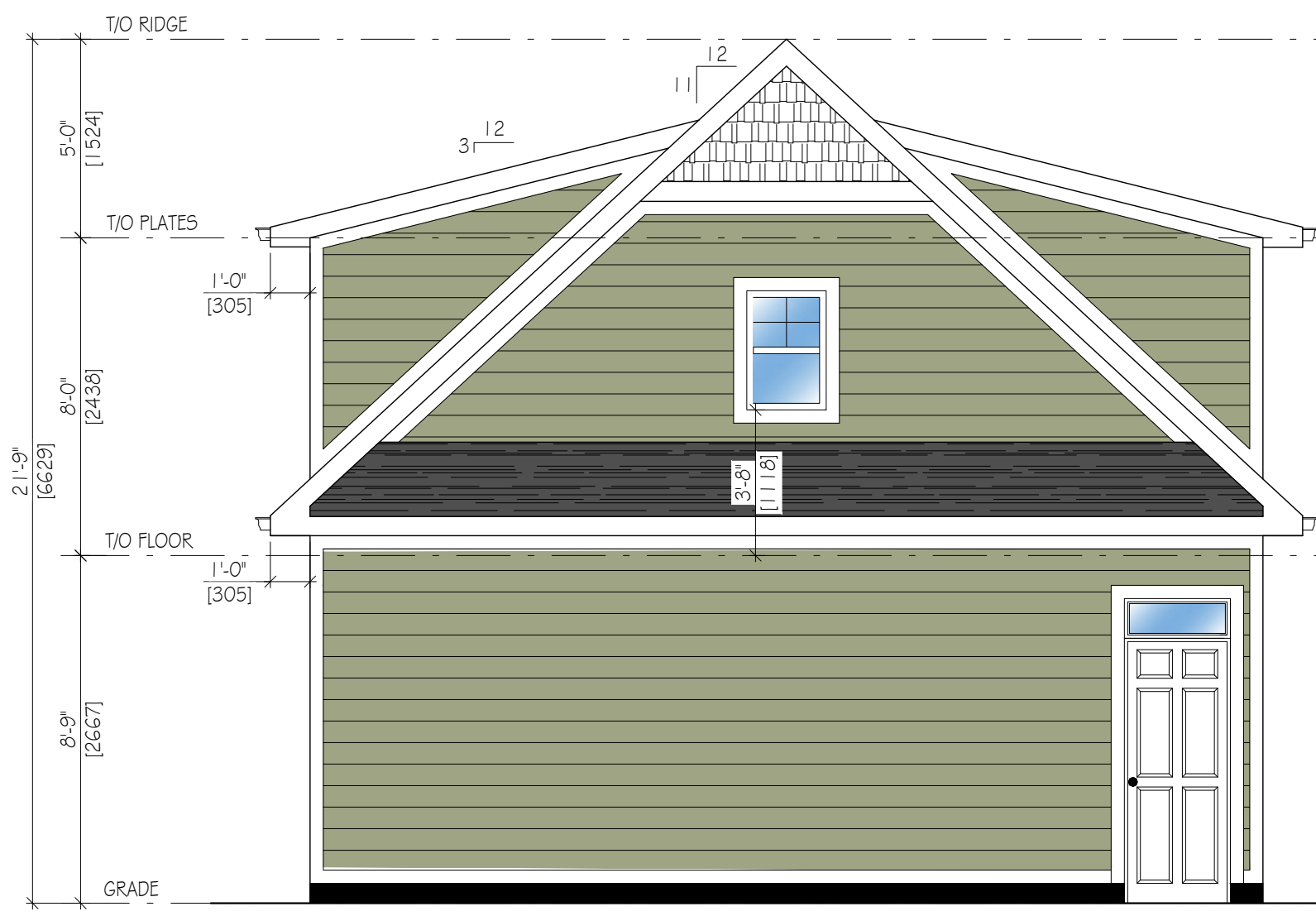
1 SITE PLAN
2 SCALE: 3/32" = 1'-0"



1 FRONT ELEVATION
3 SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
3 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
3 SCALE: 1/4" = 1'-0"



4 SIDE ELEVATION
3 SCALE: 1/4" = 1'-0"

CLADDING/FINISH SCHEDULE

CLADDING	MANUFACTURER: T.B.D. PRODUCT: HORIZONTAL CLAPBOARD CLADDING COLOUR: TO MATCH EXISTING DWELLING
CLADDING	MANUFACTURER: T.B.D. PRODUCT: FAUX CEDAR SHAKE COLOUR: WHITE
ROOFING	MANUFACTURER: T.B.D. PRODUCT: ASPHALT SHINGLES COLOUR: TO MATCH EXISTING DWELLING

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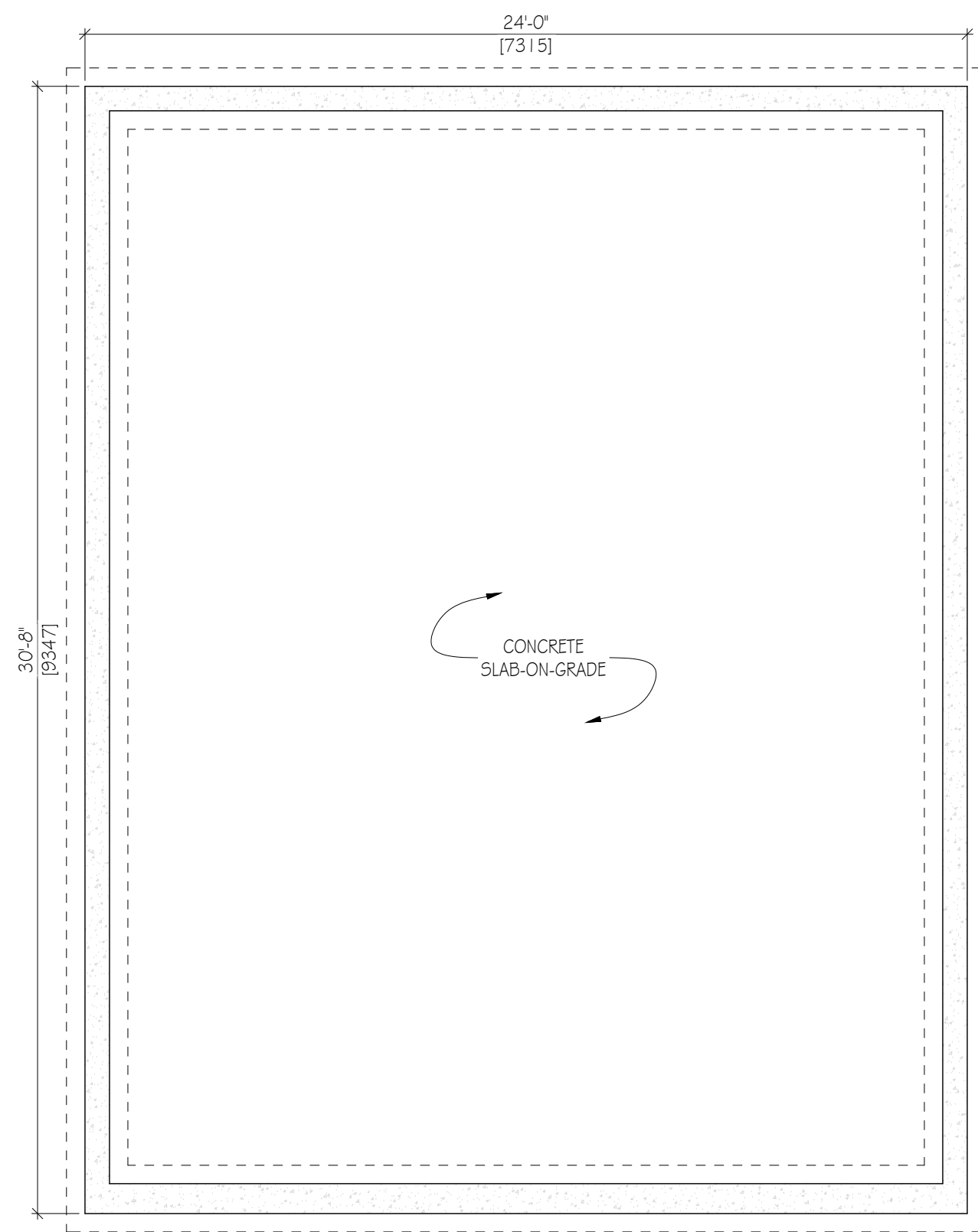
REV.	DESCRIPTION	DATE
A	FOR DISCUSSION	OCT 12/23
B	FOR DISCUSSION	NOV 08/23

client	OWNER	
project	155 MAIN STREET WATERDOWN, ONTARIO PROJECT No. 23-124	
title	ELEVATIONS	
drawn	TC	checked CM
date	OCTOBER 2023	scale AS NOTED
revision number	B	drawing number 3

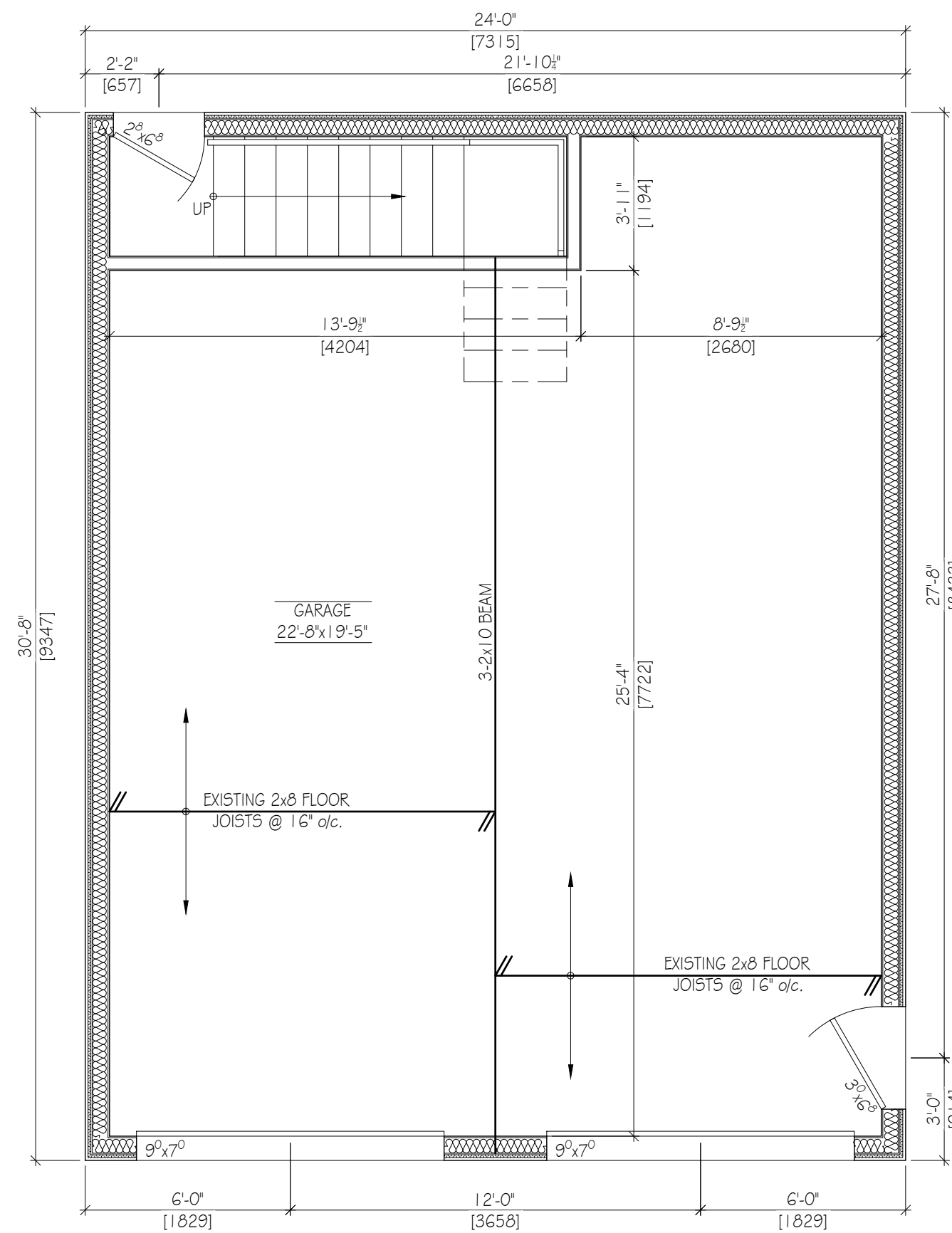
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 - 5 SECOND FLOOR & ROOF PLAN
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1 FIRST FLOOR LAYOUT
 4 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR LAYOUT
 4 SCALE: 1/4" = 1'-0"

REV.	DESCRIPTION	DATE
A	FOR DISCUSSION	OCT 12/23
B	FOR DISCUSSION	NOV 08/23

client
OWNER

project
**155 MAIN STREET
 WATERDOWN, ONTARIO**
 PROJECT No. 23-124

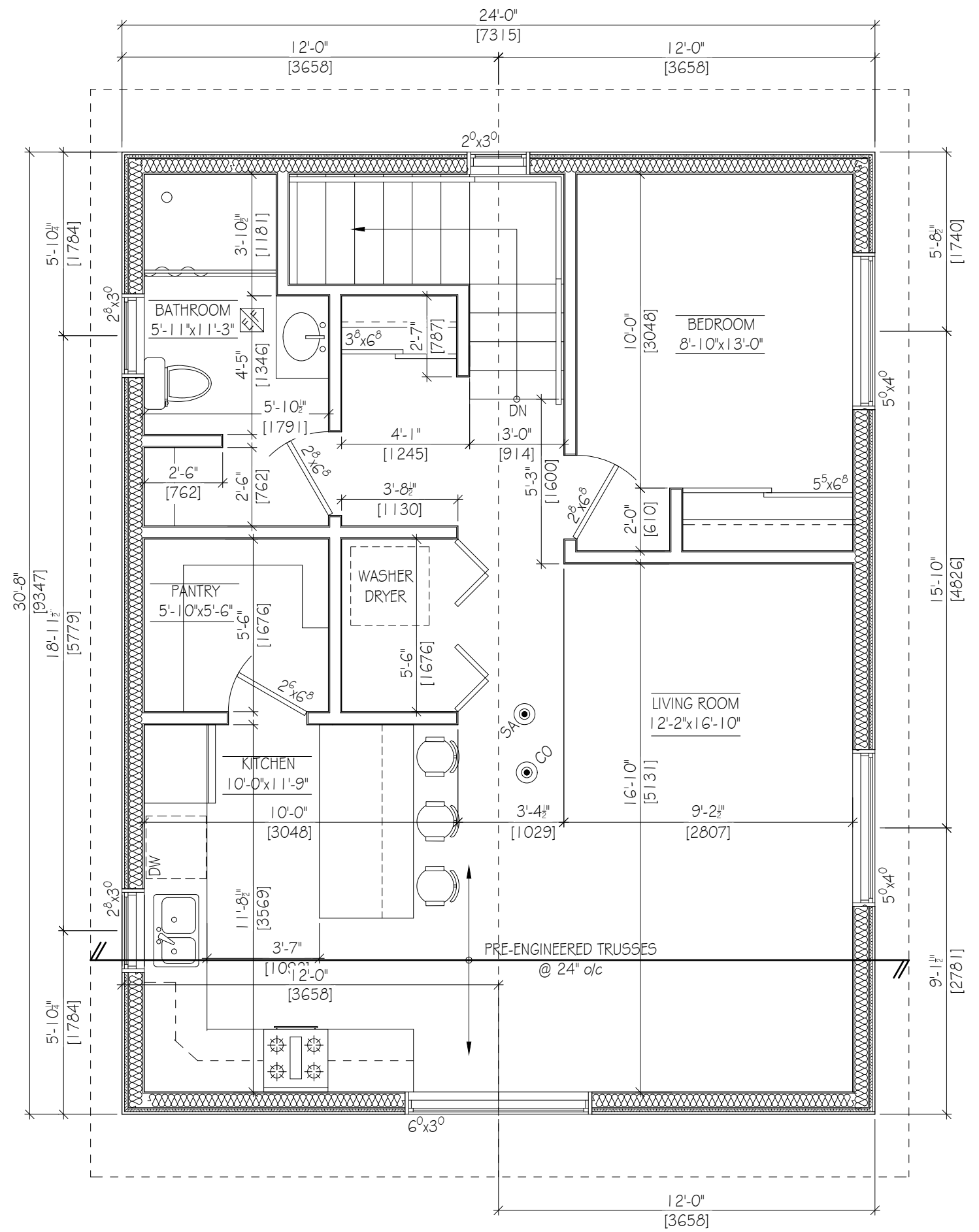
title
FOUNDATION & FIRST FLOOR PLAN

drawn	TC	checked	CM
date	OCTOBER 2023	scale	AS NOTED
revision number	B	drawing number	4

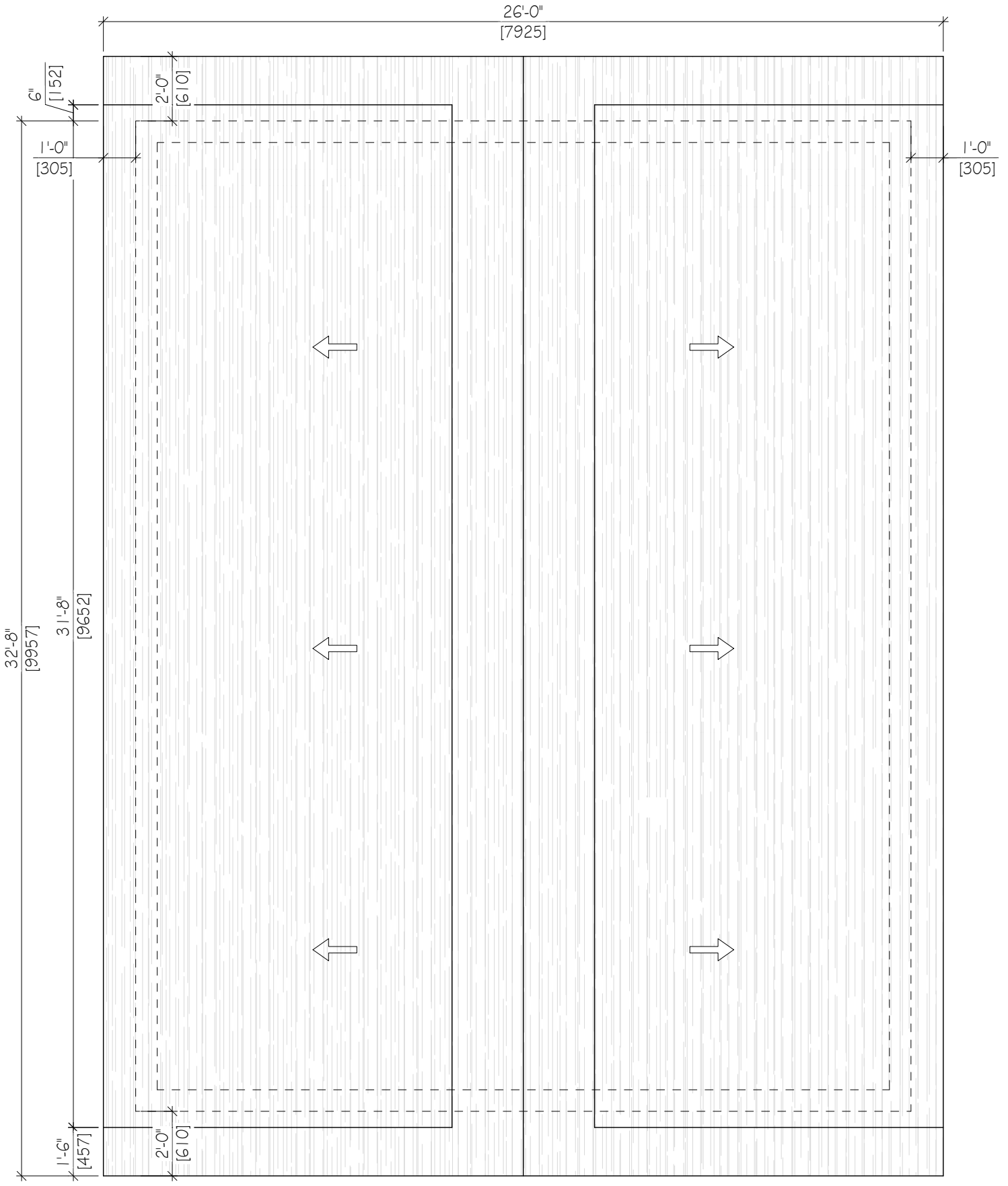
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1 FIRST FLOOR LAYOUT
5 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR LAYOUT
5 SCALE: 1/4" = 1'-0"

REV.	DESCRIPTION	DATE
A	FOR DISCUSSION	OCT 12/23
B	FOR DISCUSSION	NOV 08/23

client
OWNER

project
**155 MAIN STREET
 WATERDOWN, ONTARIO**
 PROJECT No. 23-124

title
SECOND FLOOR & ROOF PLAN

drawn	TC	checked	CM
date	OCTOBER 2023	scale	AS NOTED
revision number	B	drawing number	5



City of Hamilton Report for Consideration

To: Chair and Members
Hamilton Municipal Heritage Committee

Date: March 28, 2025

Report No: PED25112

Subject/Title: Notice of Intention to Demolish the Buildings Located at 191 Melville Street, Dundas, being a Non-Designated Property Listed on the Municipal Heritage Register

Ward(s) Affected: Ward 13

Recommendations

- 1) That the Notice of Intention to Demolish the dwelling and detached garage structures located at 191 Melville Street, Dundas, attached as Appendix A to Report PED25112, **BE RECEIVED**.
- 2) That the non-designated property located at 191 Melville Street, Dundas, **BE REMOVED** from the Municipal Heritage Register following its demolition.

Key Facts

- This Report recommends no action be taken in response to the Notice of Intention to Demolish for the listed property located at 191 Melville Street, Dundas, under Section 27(9) of the *Ontario Heritage Act*, received on February 6, 2025.
- The property was listed on the Municipal Heritage Register in September 2024, while a new Heritage Conservation District for the surrounding area, known as Melville Street, is prepared.
- Although the existing worker's cottage on the property is of heritage interest, it has been modified and retains few heritage features and materials. As such, staff

do not recommend designation under Part IV of the *Ontario Heritage Act* to prevent its demolition at this time.

- Staff have reviewed the proposed plans for the new house and find it to have features sympathetic to the character of the area, although there are no provisions under the *Ontario Heritage Act* that would allow the City to impose conditions on the proposed new construction to require a specific design or materials at this time.

Financial Considerations

Not applicable.

Background

The subject property, municipally addressed as 191 Melville Street, Dundas, is comprised of a one-storey late-nineteenth century worker's cottage. The property was listed on the Municipal Heritage Register in September 2024 as part of the Melville Street Heritage Conservation District Study. The preliminary evaluation of the property identified it as a "Contributing Property", having historical and contextual cultural heritage value or interest contributing to the character of the area and therefore being worthy of listing on the Municipal Heritage Register.

Staff anticipate bringing forward a proposed District Plan for the Melville Street area for consideration by the Hamilton Municipal Heritage Committee and Council by the end of 2025. In the meantime, there are no provisions under the *Ontario Heritage Act* that would allow the City to impose conditions on the proposed new construction to require a specific design or materials.

On December 19, 2024, staff met with representatives for the owner of the subject property to discuss their proposal to demolish the existing dwelling and detached garage on the subject property to facilitate the construction of a new home. Staff advised them of the ongoing Melville Street Heritage Conservation District Plan project, that the property was listed on the Municipal Heritage Register and the legislative process for the owners to give their required Notice of Intention to Demolish under the *Ontario Heritage Act*. Staff also strongly encouraged that the owners consider retention of the existing heritage structure instead of demolition and new construction.

On February 6, 2025, staff received a Notice of Intention to Demolish for the subject property by email (attached as Appendix A to Report PED25112). Submitted with the Notice was a Conditions and Alterations Report prepared by Park Eight Inc. dated February 5, 2025 (attached as Appendix B), which also includes the preliminary plans for the proposed replacement dwelling.

Analysis

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

The preliminary research and evaluation of 191 Melville Street conducted as part of the Melville Heritage Conservation District Study identified the property as a “Contributing Property”, having historical and contextual cultural heritage value or interest contributing to the character of the area and therefore being worthy of listing on the Municipal Heritage Register. The preliminary evaluation indicated that the property met the following criteria of Ontario Regulation 9/06:

- Criteria 5 (Historical / Associative Value) – The property contributes to the understanding of the early development of the area.
- Criteria 7 (Contextual Value) – The property helps support the character of the area and remaining nearby mid-nineteenth to early-twentieth century structures.

The subject property has not been identified as a candidate for individual designation under Part IV of the *Ontario Heritage Act*.

Further, since its construction circa 1873, the property has undergone a number of changes. Originally built as one-storey frame house with a stone foundation and partial basement, the building was reclad with roughcast stucco in 1879, and again with Insulbrick in the mid-twentieth century. Limited historical fabric remains, as the windows, shutters, interior and exterior doors, exterior cladding, rooflines, and shingles are not original to the house. Existing historical fabric, including the stone foundation and chimneys, are in poor condition. Due to the proximity of the existing structure to the eastern boundary of the property and the detached garage to the west, limited space exists to create another addition to the home. The applicants have provided photo documentation of the interior and exterior of the property, and staff do not recommend any elements be salvaged to be incorporated into the new structure.

Staff have reviewed the proposed plans for the new house (see preliminary plans provided as part of Appendix B of Report PED25112) and find it to have features sympathetic to the character of the area, although there are no provisions under the *Ontario Heritage Act* that would allow the City to impose conditions on the proposed new construction to require a specific design or materials at this time.

Staff do not recommend taking any action in response to the Notice of Intention to Demolish the structures at 191 Melville Street, Dundas. Although the property is of

heritage interest and contributes to the character of the area, staff do not recommend designation of the property under Part IV of the *Ontario Heritage Act* to prevent its demolition in response to this Notice. Staff recommend that the subject property be removed from the Municipal Heritage Register following its demolition.

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

- Identifying cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources (B.3.4.2.1 b));
- Maintaining the Municipal Heritage Register, pursuant to the *Ontario Heritage Act*, and seeking advice from the Municipal Heritage Committee when considering additions and removals of non-designated properties from the Register (B.3.4.2.4); and,
- Requiring a cultural heritage resource to be thoroughly documented for archival purposes in the event that rehabilitation and reuse of the resource is not viable as part of a *Planning Act* application process (B.3.4.2.13).

Alternatives

Hamilton Municipal Heritage Committee may recommend that Council direct staff to designate the subject property under Part IV of the *Ontario Heritage Act* in response to the Notice of Intention to Demolish. While the subject property satisfies criteria under Ontario Regulation 9/06, staff do not recommend this alternative. While conserving cultural heritage resources is a priority in municipal and provincial policies, staff note that the extant property has limited historical fabric remaining and the applicant has worked with staff to create a design that is sympathetic to the surrounding historical neighbourhood.

Relationship to Council Strategic Priorities

- Priority 1: Sustainable Economic & Ecological Development
 - 1.2: Facilitate the growth of key sectors.
- Priority 3: Responsiveness & Transparency
 - 3.2: Get more people involved in decision making and problem solving.

Previous Reports Submitted

- [Melville Street Heritage Conservation District Study \(PED24140\) \(Ward 13\)](#)

Consultation

Staff confirmed receipt of the Notice of Intention to Demolish in an email to the agent for the owner on February 20, 2025, and advised of the process for bringing forward the

Notice of Intention to Demolish the Buildings Located at 191 Melville Street, Dundas being a Non-Designated Property Listed on the Municipal Heritage Register Page 5 of 5

notice to the Hamilton Municipal Heritage Committee for their advice, before consideration by Planning Committee and final decision of Council.

Staff have emailed the Ward Councillor (Councillor A. Wilson) for Ward 13 and provided an overview of the recommendations of this Report.

Appendices and Schedules Attached

Appendix A: Notice of Intention to Demolish, sent via email on February 6, 2025

Appendix B: Conditions and Alterations Report, prepared by Park Eight Inc., dated February 5, 2025

Prepared by: Meg Oldfield, Cultural Heritage Planner
Planning and Economic Development, Planning Division

Alissa Golden, Cultural Heritage Program Lead
Planning and Economic Development, Planning Division

Submitted and recommended by: Anita Fabac, Acting Director of Planning and Chief Planner
Planning and Economic Development, Planning Division

From: Pete VandenArend [redacted]

Sent: Thursday, February 6, 2025 10:02 AM

To: Golden, Alissa <Alissa.Golden@hamilton.ca>; Oldfield, Meg <Meg.Oldfield@hamilton.ca>

Cc: Brent Wybenga [redacted]; Braden Lomanto [redacted]; Larry Tuff [redacted]; Pamela Tuff [redacted]; Precise Projects [redacted]; Rick Wiersma [redacted]

Subject: 191 Melville Street - Conditions Report & Notice of Intention to Demolish

Good morning Alissa & Meg, Thank you for meeting with us virtually on December 19th. We appreciate your time and insights.

Attached is our Conditions & Alterations Report, submitted alongside our Notice of Intention to Demolish. We understand that this submission initiates a 60-day review period for heritage staff to conduct their assessment and provide recommendations. We value the expertise of heritage conservation professionals and welcome any on-site observations. Additionally, we are happy to provide any higher resolution photos from the attached report for your review.

To help us plan accordingly, we would appreciate further clarification on the 60-day review period and what we should expect at each stage. We recognize that the heritage review may impact other processes, including minor variances, building permits, feasibility, and ultimately the construction schedule. Any insights regarding key milestones or potential review timelines would be greatly beneficial.

Since our last meeting, the property owners, along with our team (Precise Projects General Contractors & Park Eight Inc. Engineering), have conducted a thorough assessment of 191 Melville St. Based on our review, we have prepared the attached Conditions & Alterations Report, which includes:

- Photo documentation of interior and exterior conditions
- Identification & summary of heritage attributes
- Rationale – a statement of professional opinion and justification for the proposed demolition
- High-level design – a description of the proposed development
- Preliminary design plans & site context

We look forward to your guidance on the next steps and appreciate any information you can provide regarding the review timeline and expectations. Please confirm receipt of all documents and let us know if you require any additional information to facilitate the process

Regards,

Pete VandenArend B.I.D, NCIDQ, ARIDO

Senior Interior Designer
[redacted]

CONDITIONS & ALTERATIONS REPORT

191 Melville Street Dundas, Ontario

Issued: February 5, 2025

Contents

1. Introduction
2. Site Location & Description
3. Lot History, Ownership Transfers
4. Context of Melville Heritage District
5. Site Photos
6. Assessment of Existing Conditions
7. Summary of Condition by Heritage Attribute
8. Statement of Professional Opinion
9. Description of Proposed Development
10. Resources & Appendices

PREPARED FOR

City of Hamilton
Alissa Golden *MCIP RPP*
Program Lead, Cultural Heritage
Planning and Economic Development

PREPARED BY

Park Eight Inc.
211 King St W, Unit B
Dundas, ON L9H 1V6

OWNERS

Larry & Pamela Tuff
191 Melville st Dundas

1. Introduction

The Heritage Conservation District Community Open House, held on June 14, 2023, recognized the Melville Heritage District as an area of significant historical value, containing properties that reflect the early architectural character of Dundas. The presentation classified properties as either *contributing* or *non-contributing* based on key factors such as architectural style, scale, massing, and materials to determine their heritage value and suitability for conservation.

191 Melville exhibits characteristics of the workers' cottage style (Ref.1, Ref.7). According to the open house presentation, in order for a property to be deemed *contributing* to the historical fabric of the Melville Heritage District it must have retained its heritage integrity and not undergone significant alterations.

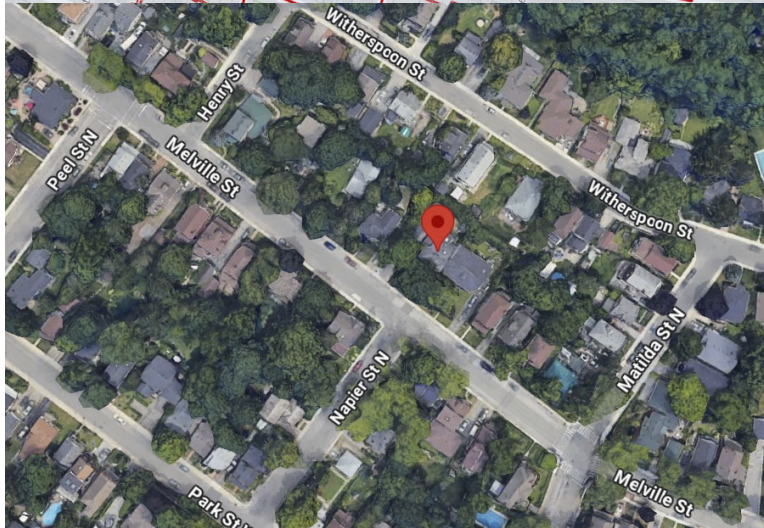
This report seeks to identify the property's heritage attributes and assess their condition. In collaboration with the contractor and property owners we offer this report.

We value the City of Hamilton's Heritage Department expertise and welcome their review and feedback.

2. Site Location & Description



Site is located within Melville Street Heritage Conservation District
source: CofH Zoning Mapper 2024



Site is located between Henry & Matilda St N (6th lot west from Matilda)
source: google maps 2024



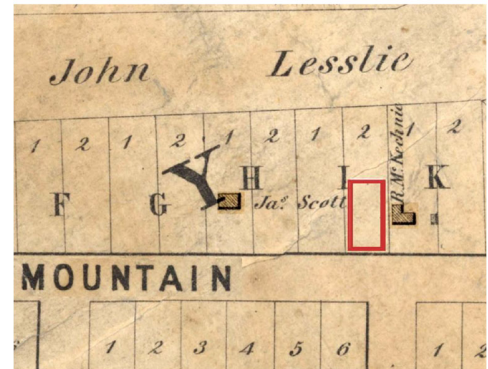
Site has undergone several extensive renovations & additions over the years which is apparent by its mix of non-traditional roof lines. Aerial view facing south east
source: google maps 2025

3. Lot History, Ownership transfers

Lot I 2 (191 Melville) formerly Mountain st. James Scott owned these vacant lots 1851. Lot was subject to severance in 1868 as "south part" ("s pt") as highlighted in red on map to the right.

The newly established 191 Melville was purchased to build its first dwelling in 1868

source: Marcus Smith map Town of Dundas
Historical research credit: Margaret Stowe
(197 Melville) January 2025



Dwelling Construction

1873 - 1-storey **frame house** on stacked field stone foundation and partial basement

1879 – became a **roughcast** house. Roughcast being the premixed slurry of mortar cement with crushed aggregate and washed stone typical of common for small shanty and outbuildings

1931 thru 1943 - the house was **clad with insul bric** RIGHT (Ref.2, Ref.3)

1946 – **insul bric with oil heat** newly decorated
Historical research credit: Margaret Stowe (197 Melville)
January 2025



Photo credit: Woolley Family, 1943

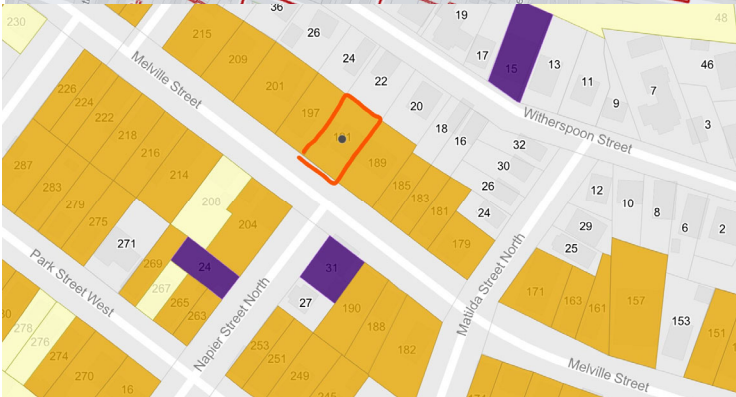


Historical research credit: Margaret Stowe
(197 Melville) January 2025

4. Context of Melville Heritage District



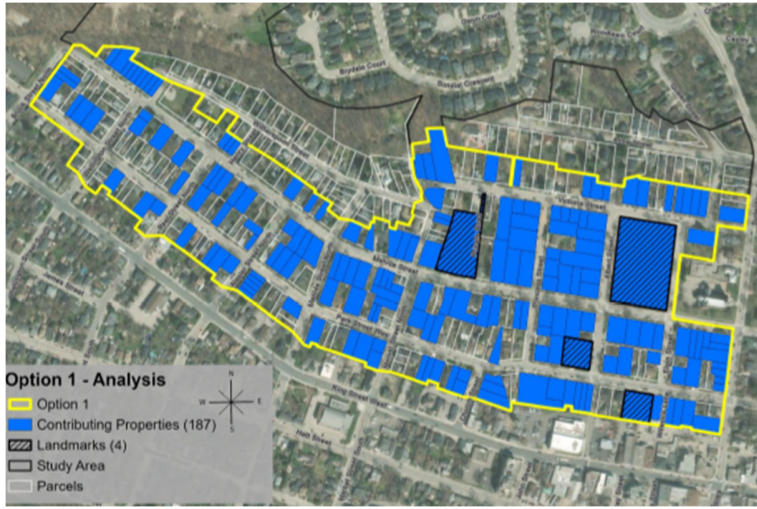
Site is located within Melville Street Heritage Conservation District recognized as the Colborne neighborhood
source: CofH Zoning Mapper 2024



City of Hamilton Heritage status is Registered Non-Designated (6th lot west from Matilda) highlighted in red outline LEFT
source: CofH Heritage Mapper 2024



Within this selected study area buildings have been inventoried based on their estimated construction date, style and notable character. During this assessment this site has been identified as circa 1860 to 1879 and workers cottage style as highlighted in orange LEFT (Ref.7)
source: CofH Heritage Community Open House 2023 by CofH in partnership with MHBC planning & urban design Burlington



Determining Contributing and Non-Contributing properties (Ref.7)
source: CofH Heritage Community Open House 2023 by CofH in partnership with MHBC planning & urban design Burlington

5. Site Photos

The following photographs were taken during 2013 which were provided for reference, as well as some more recent photographs taken by the Owner January, 2024



North exterior front elevation including detached accessory building (photo, 2013)



Front entry roof covering (Owner, 2024)



RIGHT North/East exterior front elevation circa 1943. Exterior was previously clad with *roughcast* a cementitious mortar mix with stone texture. At the date of this photo exterior was reclad with Insul-Bric siding on stacked fieldstone foundation. Note the extension of walls beyond existing stone foundation. Two distinctly spaced front facing windows with a central door complete with transom but no sidelights visible
RIGHT Photo credit: Woolley Family, 1943 (Ref.3)



North/East exterior front elevation including detached accessory building (photo, 2013)



Side elevation photos
LEFT photo facing north between bldgs.
RIGHT photo facing south between bldgs.
Note that ex 191 Melville eaves trough is touching neighboring dwelling (Owner, 2024)



South/West exterior elevation
(Owner, 2024)



South/East exterior elevation (2013)

6. Assessment of Existing Conditions

Both Precise Projects a local *general contractor* & Park Eight inc *Structural Engineering & Architecture* each conducted their visual review of 191 Melville during late 2024. Exterior, interior and basement were reviewed.

Historical photographs and local historian research were also referenced to compile this report (Ref.2).

Based on Park Eights review, the house appears to be in fair condition although subject to various extensive renovations. Park Eight condition notes are summarized below.

General context

- Site has undergone multiple significant additions & interior renovations as is apparent by the rooflines and framing visible in the crawl space. Our conservative estimate is that less than 1/3rd of the original building form remains
- The existing dwelling is exceedingly close to the east property line where rooflines are currently overlapping and, in some instances, touching each other. This proximity to adjacent building makes maintenance & repair exceedingly difficult especially considering the generous space on the easternly side

Doors

- No original doors remain in the house

Windows

- No original windows remain in the house. All wood windows were removed and replaced with non-original double hung vinyl windows embellished with added grilles

Exterior cladding & materials

- The existing, non-original painted wood particle board siding is in fair shape overall. Defective conditions observed along bottoms near grade of perimeter see BOTTOM photo
- The existing, non-original pre-finished aluminum capping and trim are in good condition
- The existing, non-original painted wood shutters are in fair condition but not historically significant
- The existing, non-original asphalt shingles are in fair condition showing some granule loss
- The existing, non-original rooflines created by numerous additions over the years have created complex roof geometry that is challenging to maintain and prone to leaf & snow build-up. Additions extend along entire rear and side of house along the west side see TOP photo



Exterior context areal view
source: google maps 2025



North/East exterior front elevation
(photo, 2013)



Front elevation covered roof at entry
(Park Eight, 2024)



Painted particle wood siding with matching painted corner caps being rotted at grade (Park Eight, 2024)

Chimneys

- Two brick chimneys very close to the property line along side elevation.

LEFT is a photo of the neighboring chimney located at 189 Melville touching the eaves trough of 191 Melville

RIGHT ivy-covered chimney at 191 Melville which has been repaired in the past. Note the different brick & mortar textures above roofline. Typically, chimneys would be centrally located to improve heat distribution. Note that this chimney is located on the north east corner



Exterior elevations & materials (Owner, 2024)

Foundation

- The stacked fieldstone foundation partially dug out with dirt floor. Foundation is in poor condition showing deep mortar loss, material delamination and loose stone. Delamination is evident as early as the 1943 historical photo (Ref.3).
- Entirety of home is crawlspace with a small utility basement dug out of the middle comprised of limewash parged stone foundation walls which are experiencing delamination

Columns & piers

- Several different styles of columns are present. This is a sign of unstable building especially how numerous
- The existing, non-original wood columns either show rot from contact with ground or comprised of more modern kiln-dried lumber stacked on the flat
- The stacked brick supports do not appear on footings of any sort
- The metal adjustable jack posts estimated 1950s are numerous and placed on concrete pavers which are not a suitable footing solution. See MIDDLE photo shows 6 columns in a line



Basement & crawl space (Owner, 2024)

Framing

- The existing, non-original floor framing comprise 2/3rd of the basement photos. Note the plywood subfloor pierced by conventional floor cleats which re-confirms additions were non-original and have undergone extensive replacement
- Only a portion of original rough-cut joists remain toward the front of building

Framing cont'd

- The existing, non-original access stair leading down to partial utility basement is comprised of milled wood and not characteristic of the sharp edges & square nails found of rough sawn lumber
- Note the only rough sawn joists are visible at the header leading down stair roughly 1/3rd of visible framing. All floor members beyond are milled modern style remaining 2/3^{ds}



LEFT Basement stair (Owner, 2024)
RIGHT Door Interior (Owner, 2024)

Front entry door & stained glass

- Modern replacement of front door is apparent by the door material & inconsistent moldings at door surround visible from the exterior
Redundancy of 3 exterior lights & awkward placement of the electrical meter directly on the front of the home with heavy conduit. All features illuding to multiple renovations over time aimed for convenience rather than charm.
- Previous historical photos show a transom but no sidelights visible. Note the matching stained glass insert in the modern door is a perfect match to the remaining glass. The stained glass itself with wavy texture, shallow bevels and modern round frame style appears to be non-original. TOP RIGHT



Door exterior (Park Eight, 2024)

Interior

- The existing non-original entry wainscoting & ½ round at floor are not period correct
- The existing non-original doors and trim have been replaced with 6 panel style painted doors and conventional trim
- The existing non-original floor finishes throughout are a mix of wood, carpet & tile
- There are no significant door or trim casings identified



7. Summary of Condition by Heritage Attribute

Heritage Attribute	Condition / Historical value
Front façade balance & symmetry aligns with common workers cottage circa 1873 (Ref.1)	Poor condition / no historical value Although the symmetry has been retained none of the materials such as roof, cladding, windows or trim are historically relevant
Rectangular form of the house	Compromised / no longer original form
Gabled roof	Compromised / no longer original form heavily altered toward north/west during subsequent additions
Exterior cladding	All original roughcast applied to the original frame house was presumably removed as early as 1946 when building was clad with insul bric. Various exterior claddings applied since
Wood windows & wood trim	All wood windows were removed
Front door, stained glass, transom & sidelights	Rough condition subject to significant modifications during renovations. Stained glass features appear replicated and non-original / no historical value
Interior doors & trim	All original doors, trim & casings appear to have been removed

8. Statement of Professional Opinion

The primary goal of any successful heritage project is to understand and appreciate the unique value a property holds for its inhabitants and the surrounding cultural district. While the cultural significance of individual properties can vary based on their history and care, they collectively contribute to the distinct character and charm of a historical district.

A heritage building thrives and reaches its potential when it inspires proud ownership, which in turn fosters diligent stewardship and consistent, appropriate maintenance. However, this particular building has undergone extensive additions and alterations, leaving little of its original workers cottage character. As detailed in Section 5 of this report, significant modifications to the roof, exterior cladding, windows, doors, and interior spaces have resulted in the substantial loss of its defining heritage attributes. Considering its failing stacked stone foundation, we believe the building is not a viable candidate for physical conservation.

Creating a healthy and comfortable building requires a good understanding of historical materials continuous envelope & building science. While achievable in many cases, upgrades to heritage buildings are more challenging due to irregular construction, aged materials, and hidden gaps. Retrofitting must balance modern energy efficiency with preserving historic features, maintaining the building's ability to dry, and preventing moisture issues and damage.

Both Precise Projects (the general contractors) and Park Eight Inc. (the design team) evaluated the feasibility of an in-kind reproduction of the house. While technically possible, this approach was deemed cost-prohibitive and inappropriate, as it would create a misleading representation of historical development. This aligns with the Standards and Guidelines for the Conservation of Historic Places in Canada, which state that 'Reconstruction, or reconstitution of a disappeared historic place, is not considered conservation' (Ref.6). Our professional assessment reflects the building's current condition and acknowledges the challenges of its preservation.

9. Description of proposed development

We are pleased to be working with homeowners Larry and Pam Tuff to realize their dream home. This project, a collaboration between Precise Projects and Park Eight Inc., prioritizes quality, craftsmanship, and design solutions that respect the unique character of the Melville Heritage District. This commitment was evident from the outset, with all team members participating in the initial virtual consultation with City of Hamilton Heritage staff in December 2024.

Rather than a full reconstruction of a non-existent heritage home, we propose drawing inspiration from original architectural elements found on the existing house and within the Melville St. heritage neighborhood. Please refer to attached (Appendix A) proposed preliminary plans. Features such as the welcoming entry with front porch seating area, ship lap siding, brown shake-style roof, windows with divided lites and shutters and gable roofs compliment the charm of the Melville district while accommodating their modern needs.

Attached is an early design concept developed collaboratively by our team, Larry and Pam Tuff, Precise Projects, and Harper Designs. Currently in the Schematic Design phase, this preliminary concept reflects the Tuffs' vision for a home that complements, rather than replicates, the architectural features of their Dundas District community. The goal is a modest home of approximately 2,000 square feet that aligns with the surrounding landscape, heritage context and Dundas community.

To ensure alignment with City expectations, we are sharing these preliminary concepts to determine whether demolition and a new build would be permitted. This would allow us to formalize the design while identifying distinct features to incorporate into the new home. We aim to balance the homeowners' needs with the city's heritage district guidelines and feedback.

We value the insights of heritage conservation professionals and encourage on-site observations. This collaboration would enable us to thoughtfully plan for the salvage of any elements that may carry historical value. Your feedback will be instrumental as we proceed with this project.

10. Resources & Appendices

Ref.1 *Workers Cottage precedent*; <http://www.ontarioarchitecture.com/cottage.htm#RegencyCottage>

Ref.2 *Local Historian research report*

Ref.3 *Historical photo* with 191 Melville in the background; Photo credit: Woolley Family, 1943

Ref.4 *Insul-Bric Siding* (sometimes spelled Insul-Brick) was manufactured in Winnipeg by Building Products Limited, from the mid-1930s to the early 1960s <https://www.mhs.mb.ca/docs/glossary/insulbric.shtml>

Ref.5 *Dating & Documenting Historic Stained Leaded Glass*; National Park Service US Department of the Interior. Heritage Preservation Services. Presentation Brief 33 by Neal A Vogel & Rolf Achilles

Ref.6 *The Standards and Guidelines for the Conservation of Historic Places in Canada*

Ref.7 The Heritage Conservation District Community Open House held June 14th, 2023
Determining *contributing & non contributing* properties Ref Fieldwork Data Maps bottom of page 10

Appendix A

Heritage Plans – 191 Melville st Dundas

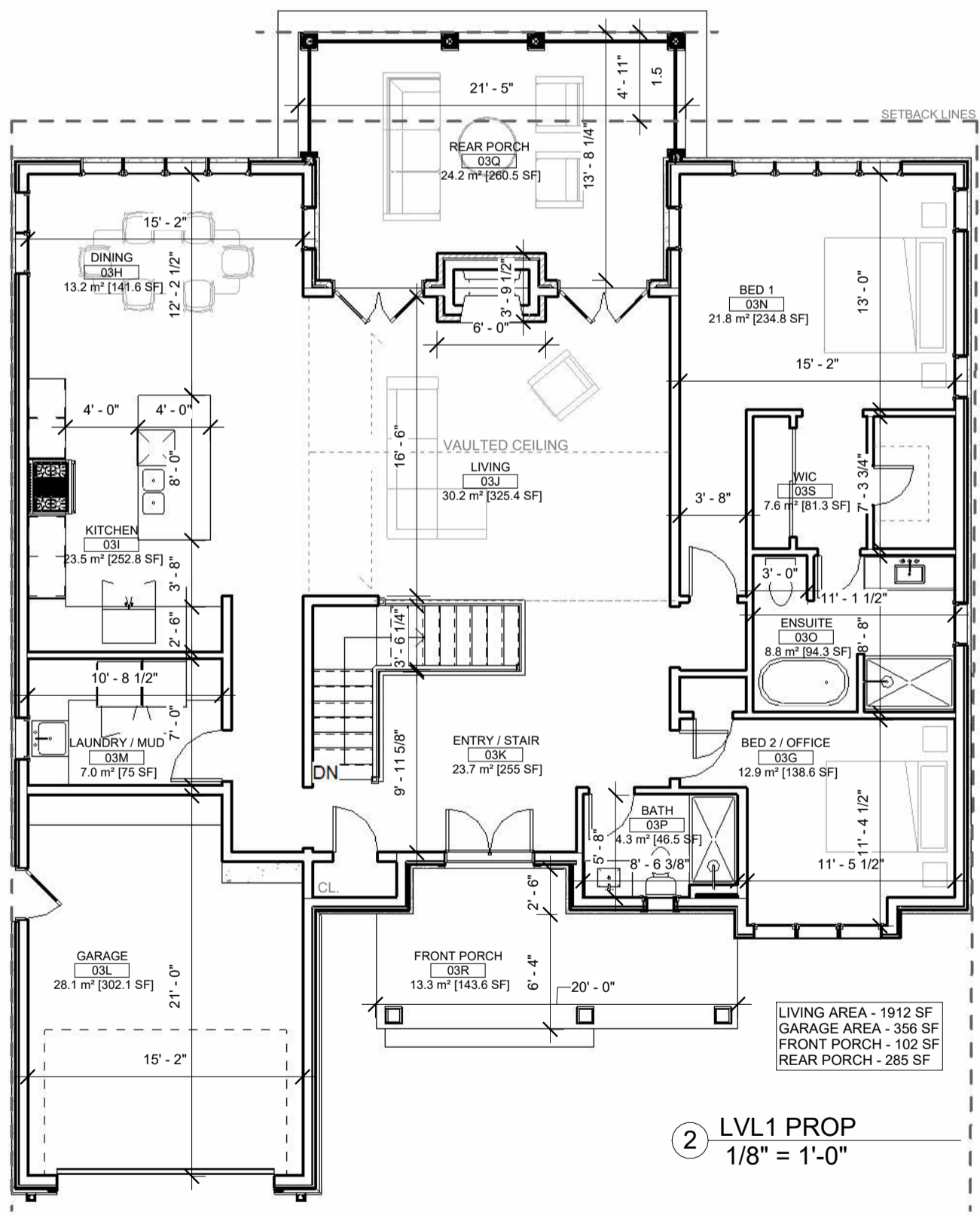
A0.01 Preliminary front elevation and floor plan

A0.01a Site Plan Existing *with ex building outlines dashed*

A0.01b Site Plan Proposed *with proposed building outline dark & existing buildings overlay*

Appendix B

City of Hamilton BY-LAW NO.22-258 *Designate a Portion of Melville Street in Dundas*

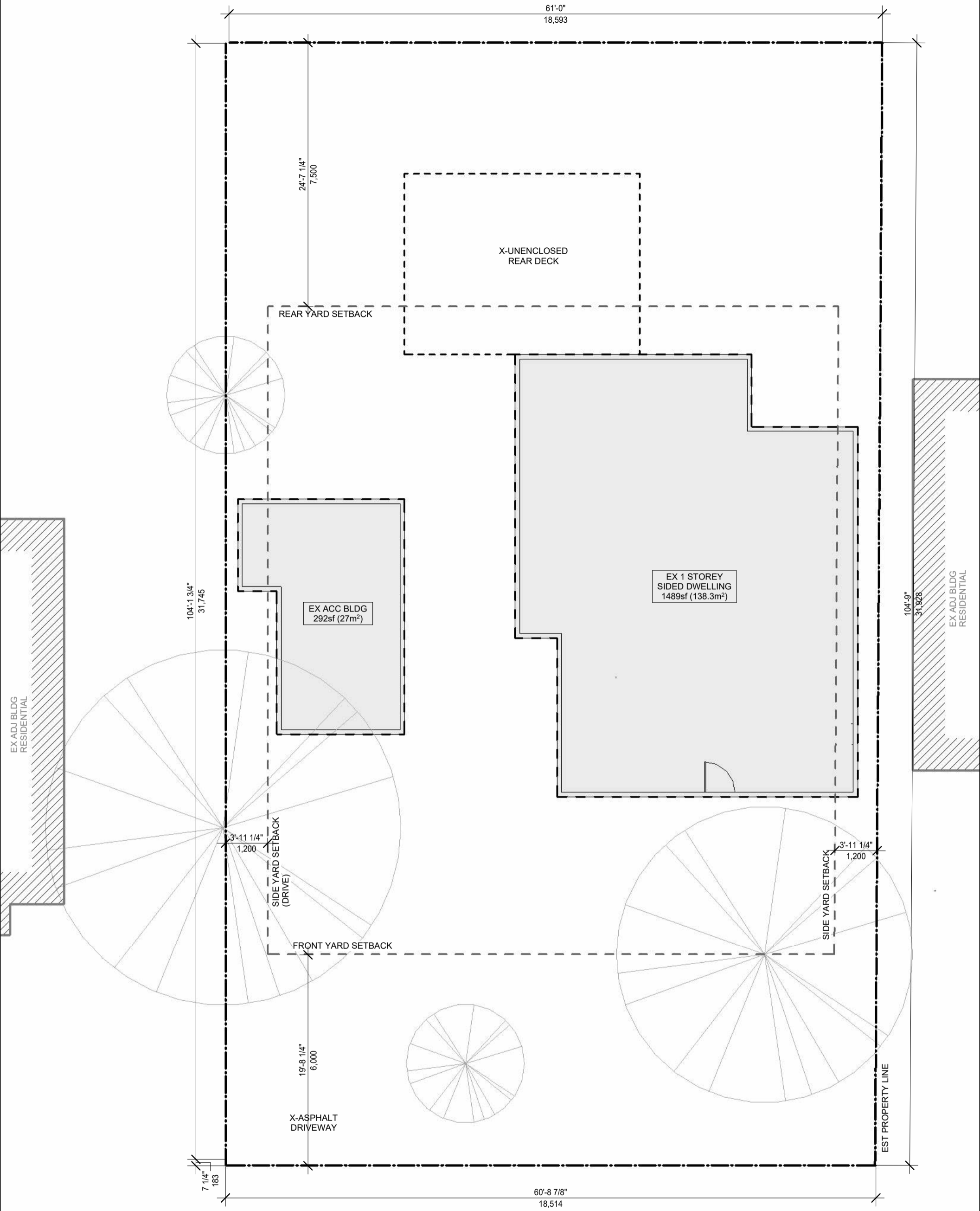


TUFF RESIDENCE

191 MELVILLE ST, DUNDAS



ENG // ARCH



MELVILLE ST

Sheet No. A0.01a

Scale 1:100

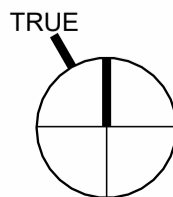
Revisions

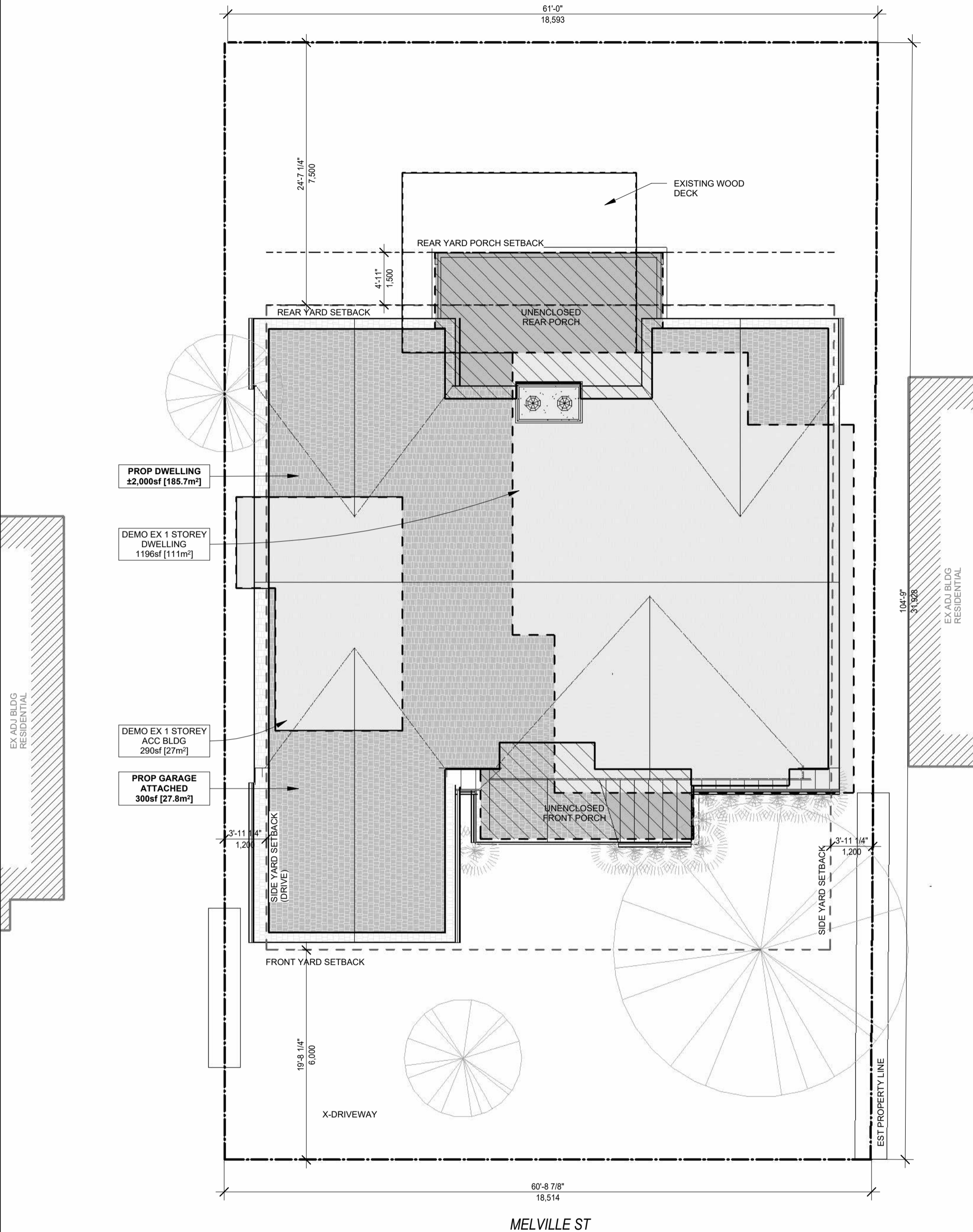
Project No. 24053

TUFF RESIDENCE

191 MELVILLE ST, DUNDAS

PARK EIGHT
ENG // ARCH





PROP DWELLING
±2,000sf [185.7m²]

DEMO EX 1 STOREY
DWELLING
1196sf [111m²]

DEMO EX 1 STOREY
ACC BLDG
290sf [27m²]

PROP GARAGE
ATTACHED
300sf [27.8m²]

Sheet No.

A0.01b

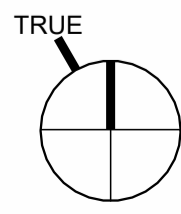
SITE PLAN PROP

Scale
1:100

Revisions
Project No.
24053

TUFF RESIDENCE

191 MELVILLE ST, DUNDAS



Authority: Item 7.5, Motion
CM: September 28, 2022
Ward: 13

Bill No. 258

CITY OF HAMILTON

BY-LAW NO. 22-258

To Designate a Portion of Melville Street in Dundas, from Sydenham Street to Wellington Street North, as a Heritage Conservation District Study Area

WHEREAS Melville Street is an historic streetscape in the community of Dundas, located in the City of Hamilton, consisting of a significant concentration of buildings of cultural heritage value or interest;

AND WHEREAS the eastern portion of Melville Street, from Sydenham Street to Cross Street, was designated as part of the Cross-Melville Heritage Conservation District in 1990 by former Town of Dundas By-law No. 3899-90;

AND WHEREAS the portion of Melville Street from Sydenham Street to Wellington Street North, identified in Schedule "A" attached to this By-law, consists of a collection of pre-1950 buildings of potential heritage value or interest, including three properties individually designated under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, that may collectively be considered a cultural heritage landscape;

AND WHEREAS the purpose of a heritage conservation district study, as provided for under section 40 of the *Ontario Heritage Act*, is to examine the character and appearance of an area to determine if the area should be preserved as a heritage conservation district and to consider and make recommendations with regard to the establishment of a district plan to guide changes to properties located within the district;

AND WHEREAS section 40.1(1) of the *Ontario Heritage Act* provides that, if the council of a municipality undertakes a study of a heritage conservation district, the council may, by by-law, designate the area specified in the by-law as a heritage conservation study area for a period of up to one year;

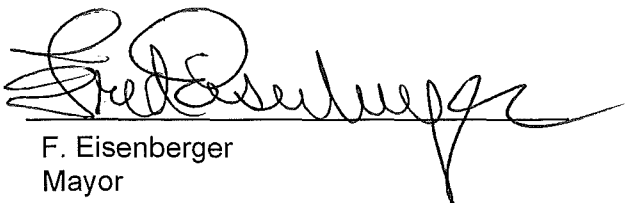
AND WHEREAS section 40.1(2) of the *Ontario Heritage Act* provides that a heritage conservation district study area by-law may prohibit or set limitations with respect to the alteration of property and the erection, demolition or removal of buildings or structures, or classes of buildings or structures within the heritage conservation district study area;


NOW THEREFORE THE COUNCIL OF THE CITY OF HAMILTON ENACTS AS FOLLOWS:

1. The area identified in Schedule "A" attached hereto (the Melville Street Heritage Conservation District Study Area) is designated as a heritage conservation district study area for a period of one year from the date of enactment of this By-law.
2. The City shall undertake a heritage conservation district study of the Melville Street Heritage Conservation District Study Area in accordance with the requirements of section 40(2) of the *Ontario Heritage Act*, for the purpose of examining the character and appearance of the area to determine if the area, or any part of the area should be preserved as a heritage conservation district and to make recommendations with respect to the content of a heritage conservation district plan.

3. The alteration of property and the erection, demolition or removal of buildings or structures within the heritage conservation study area is prohibited with the exception of the following permitted actions:
 - (a) an expansion of such legally existing buildings or structures, to a maximum of 25% of the existing gross floor area;
 - (b) a change to the interior of such legally existing buildings or structures;
 - (c) a change to the façade of such legally existing buildings or structures where that façade does not address a public street or highway;
 - (d) *the reconstruction or replacement of such legally existing buildings or structures which are totally or partially destroyed by fire, accident or natural disaster, provided the building or structure is reconstructed on its original site and the floor area and dimensions are not increased; and*
 - (e) the erection of a new accessory building or structure.
4. This By-law shall be in effect for a period of one year from the date of passage of this By-law.
5. The alteration of property and the erection, demolition or removal of buildings or structures as permitted under building permits issued before the passage of this By-law and located within the study area at 56 Melville Street, 136 Melville Street, 138 Melville Street, 172 Melville Street, 183 Melville Street and 188 Melville Street shall be exempt from this By-law.
6. The City Clerk is hereby authorized and directed:
 - (a) to cause a copy of this By-law to be served upon the owners of all of the properties within the Melville Street Heritage Conservation District Study Area and upon the Ontario Heritage Trust within 30 days of the passage of this By-law, 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.

PASSED this 28th day of September, 2022.


F. Eisenberger
Mayor


A. Holland
City Clerk



Schedule "A"

To

By-law No. 22-258

Melville Street Heritage Conservation District Study Area



This is Schedule "A" to By-law No. 22-258
Passed the 28 day of September, 2022

[Signature]
Mayor
[Signature]
Clerk

Schedule "A"

Map forming Part of
By-law No. 22-258

Subject Property
 Melville Street Heritage Conservation District Study Area (Dundas)

Scale: N.T.S	File Name/Number: Dundas HCD Study	
Date: September 23, 2022	Planner/Technician: AG/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		

CITY OF HAMILTON

MOTION

Hamilton Municipal Heritage Committee: March 28, 2025

MOVED BY A. DENHAM-ROBINSON.....

SECONDED BY.....

Hamilton Municipal Heritage Committee’s Heritage Recognition Awards (2024-2025)

WHEREAS the mandate of the Hamilton Municipal Heritage Committee includes advising City staff and Council on programs and activities to increase public awareness and knowledge of heritage conservation issues, and to participate in heritage events and activities, such as the Annual Hamilton Municipal Heritage Committee Heritage Recognition Awards; and

WHEREAS the Education and Communication Working Group of the Hamilton Municipal Heritage Committee has reviewed the nominations for this year’s Recognition Awards and have coordinated the proposed awards event date and location.

THEREFORE, BE IT RESOLVED:

That the Hamilton Municipal Heritage Committee’s Heritage Recognition Awards be held on Thursday June 26th, 2025, at 7:00 p.m. at Bridgeworks, 200 Caroline Street, Hamilton, Ontario.

Historical Conservation District Proposal: Hamilton's Ottawa Street North



Hamilton

By: Arslan Tariq and Olivia Walker



Introduction - HIST 4HP3 & Our Roles

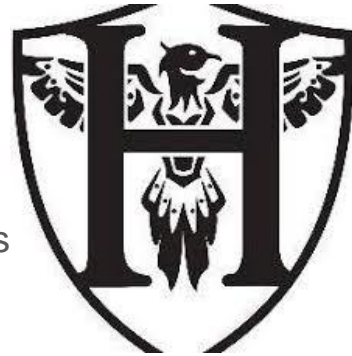


HISTORY 4HP3: Heritage Placement at McMaster University.

- Serves to provide **upper-year history students** the opportunity to gain **real-world experience** and understand the different **pathways** they can take with their degree in history.

Arslan Tariq: Fourth-year Honours History student interested in learning more about the municipal civic process through this experience.

Olivia Walker: Fourth-year Honours History student at McMaster University interested in pursuing a career in supply chain management.



Introduction - Historical Conservation District Proposal



- Historical Context Statement
- Study Area Fieldwork
- Contributing Properties
- HCD Boundary Area
- Statement of Cultural Heritage Value

Historical Context Statement

Purpose:

- Identifies the **historical significance** of Ottawa Street North.
- Notes **historical developments and trends** concerning Ottawa Street North.
- Is a **preliminary draft** which should seek further refinement in the future.



Ottawa and Campbell: Early 1930's

Historical Context Statement

- Originally an **undeveloped area** surrounding the city and was used as **landfill sites and farmland**.
- Following its **municipal incorporation** into Hamilton (1909), **manufacturing plants** were built around the Ottawa Street North area.
- Led to **European immigration** and **internal migration** from surrounding rural areas.
- Commercial buildings constructed to serve the growing population.
- Emergence of Ottawa Street into its **modern identity as a commercial hub**.
- **1-3 storey brick-laid commercial buildings and residential bungalows built in a vernacular style with with decorative parapets**.
- These properties have significant historical value as they demonstrate



239-41 Ottawa St. N (1941)

Fieldwork

- On **February 7th, 2025**, we surveyed Ottawa Street North by walking from **Main and Ottawa North** to **Ottawa North and Barton**.
- We took photos and noted each building's **architectural style**, **property integrity**, **era of construction**, **height in stories**, and **indicated the type of building it was**.
- Identified the **heritage status** of select buildings in the study area using the City of Hamilton heritage mapping resources.
- From our research, we noted that Ottawa Street North is comprised of **114 buildings**.
- A majority of buildings **are commercial buildings with a few residential bungalow dwellings**.



155 Ottawa St.N (Laidlaw United Church)



193 Ottawa St.N (Avon Theatre)

Fieldwork

- Determined if each building was **preserved**, **modified**, or **compromised**.
- **Preserved**: No signs of remodelling and must possess all original features of the building.
- **Modified**: May have modern windows and storefronts but must showcase the original features of the building.
- **Compromised**: Modern additions to a building completely overwhelm the original building.
- **Most buildings** on Ottawa Street North are **modified** with only a **select few** being **preserved**.
- There were **several compromised buildings** on Ottawa Street North.



4/6 Ottawa St. N (Preserved)



148 Ottawa St. N (Modified)



34 Ottawa St. N (Compromised)

Contributing Properties

Each of the **116 buildings** in our fieldwork study were given one of the following criteria based on their level of heritage contribution to a potential HCD:

- **Contributing A:** This property is representative of the area and is important in defining and contributing to the character of the area.
- **Contributing B:** This property is representative, and only supports the character of the area.
- **Non-Contributing:** This property does not contribute to the character of the area.



333 Ottawa St. N. (Contributing A)



326 Ottawa St. N. (Contributing B)



256 Ottawa St. N. (Non-contributing)

HCD Boundary Area

- Proposed boundary area:
 - Starting from Ottawa at Dunsmure on the east side and Ottawa at Roxborough on the west side,
 - Both sides ending on Ottawa at Barton
- The Memorial School and Caro Restaurant (1175 Main St. E. and 4 Ottawa St. N.) are in excluded area but could be included for its own individual designation
- 104 buildings recorded in this proposed HCD



HCD Boundary Area

Ontario Heritage designation regulation 9-06 outlines requirements for the buildings making up an HCD, the proposed boundary area fulfills the following:

Regulation	Properties & Rationale
<i>The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.</i>	36 properties are found to be representative of the character of area include Edwardian style commercial buildings and and Art Deco landmarks
<i>The properties have contextual value because they define, maintain or support the character of the district.</i>	79 properties were determined to have contextual value on the basis that they maintain and support the characteristic of Ottawa Street North as a commercial hub for the city's east end.
<i>The properties have contextual value because they are physically, functionally, visually or historically linked to each other.</i>	79 properties were determined to have contextual value on the basis that they are linked together ; with many being linked together physically, visually, and historically through their history in the commercial district.

HCD Boundary Area

“The outlined boundary area indicated above contains the highest concentration of the aforementioned 1-3-story commercial buildings that make Ottawa Street North a notable site for the city’s heritage, making it the ideal section of the street for a proposed heritage conservation district.”



Thank you!



Hamilton



McMaster
University



McMaster
University 