



City of Hamilton
HAMILTON MUNICIPAL HERITAGE COMMITTEE
AGENDA

Meeting #: 26-004
Date: April 17, 2026
Time: 12:00 p.m.
Location: Room 264, 2nd Floor, City Hall (hybrid) (RM)
71 Main Street West

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

1. **CALL TO ORDER**
2. **CEREMONIAL ACTIVITIES**
3. **APPROVAL OF AGENDA**
(Added Items, if applicable, will be noted with *)
4. **DECLARATIONS OF INTEREST**
5. **ADOPTION OF MINUTES OF PREVIOUS MEETING**
 - 5.1 March 27, 2026
6. **DELEGATIONS**
7. **ITEMS FOR INFORMATION**
 - 7.1 PED26099

Notice of Intention to Designate 200 Main Street East, Hamilton (First-Pilgrim United Church) (Ward 2)

7.2 PED26102

Notice of Objection to the Notice of Intention to Designate 460 Concession Street, Hamilton, (George L. Armstrong School) under Part IV of the *Ontario Heritage Act* (Ward 7)

7.3 Heritage Permit Review Sub-Committee Minutes HPRC 26-002 (February 17, 2026)

8. ITEMS FOR CONSIDERATION

8.1 PED26075

Recommendation to Designate 33 Bowen Street, Hamilton (Former Courthouse Hotel Stable), under Part IV of the *Ontario Heritage Act* (Ward 2)

This item will be preceded by a staff presentation.

9. MOTIONS

10. NOTICE OF MOTIONS

11. GENERAL INFORMATION / OTHER BUSINESS

11.1 Heritage Buildings and Landscapes Watch List

12. ADJOURNMENT



HAMILTON MUNICIPAL HERITAGE COMMITTEE MINUTES HMHC 26-003

12:00 p.m.

March 27, 2026

Room 264, 2nd Floor (Hybrid)

Hamilton City Hall

71 Main Street West

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

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

There being no objections, a discussion respecting a Request for Presentation by Indigenous Relations Team was added as Item 11.5.

(Carroll/Lunsted)

That the agenda for the March 27, 2026, meeting of the Hamilton Municipal Heritage Committee be approved, as amended.

CARRIED

4. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

5.1 February 20, 2026

(Spolnik/Burke)

That the Minutes of the February 20, 2026, meeting of the Hamilton Municipal Heritage Committee, be adopted, as presented.

CARRIED

6. DELEGATIONS

There were no Delegations.

7. ITEMS FOR INFORMATION

(MacLaren/Lunsted)

That the following Items for Information, be received:

7.1 PED26094

**Delegated Approvals Respecting Heritage Permit Applications
HP2026-002 and HP2026-003 (Wards 2 and 15)**

7.2 Heritage Permit Review Sub-Committee

- (a) October 21, 2025**
- (b) December 16, 2025**
- (c) January 20, 2026**

**7.3 Education and Communication Working Group Meeting Notes –
December 10, 2025**

7.4 Policy and Design Working Group Meeting Notes – February 9, 2026

CARRIED

8. ITEMS FOR CONSIDERATION

8.1 PED24140(b)

**Melville-Park West Heritage Conservation District Plan in Dundas
(Ward 13)**

Alissa Golden, Cultural Heritage Program Lead, addressed Committee respecting Report PED24140(b), Melville-Park West Heritage Conservation District Plan in Dundas (Ward 13), with the aid of a PowerPoint presentation.

(Carroll/MacLaren)

That Report PED24140(b), dated March 27, 2026, respecting Melville-Park West Heritage Conservation District Plan in Dundas (Ward 13) and the accompanying presentation, be received, and the following recommendations be approved:

- (a) That the final Melville-Park West Heritage Conservation District Plan, attached as Appendix "A" to Report PED24140(b), BE RECEIVED;
- (b) That the Hamilton Municipal Heritage Committee ADVISE Council that the proposed Melville-Park West Heritage Conservation District is worthy of designation under Part V of the Ontario Heritage Act, in accordance with the District Plan

CARRIED

**8.2 PED26054
Monthly Report on Proactive Listings for the Municipal Heritage Register, March 2026 (Ward 3)**

(Douglas/Spolnik)

That Report PED26054, dated March 27, 2026, respecting Monthly Report on Proactive Listings for the Municipal Heritage Register, March 2026 (Ward 3), be received, and the following recommendation be approved:

- (a) That staff BE DIRECTED to list the following properties on the Municipal Heritage Register as non-designated properties, as outlined in Report PED26054, in accordance with Section 27 of the *Ontario Heritage Act*:
 - (i) 15 Victoria Street North, Hamilton;
 - (ii) 269 King William Street, Hamilton;
 - (iii) 271 King William Street, Hamilton;
 - (iv) 273 King William Street, Hamilton; and,
 - (v) 275 King William Street, Hamilton.

CARRIED

Chair A. Dunham-Robinson relinquished the Chair to Vice-Chair G. Carroll in order to introduce the following Motions:

9. MOTIONS

9.1 Hamilton Municipal Heritage Committee's Heritage Recognition Awards (2025-2026)

(Denham-Robinson/Burke)

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 September 24, 2026, at 7:00 p.m. at Bridgeworks, 200 Caroline Street, Hamilton, Ontario.

CARRIED

9.2 Designation Plaquing Program

(Denham-Robinson/Burke)

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;

WHEREAS, the plaquing of properties designated under the *Ontario Heritage Act* increases the public awareness of Hamilton's significant built heritage resources; and

WHEREAS, the previous plaquing program for the City of Hamilton has been dissolved and there is currently no active municipal program (fully funded or otherwise) in place to plaque designated heritage properties.

THEREFORE, BE IT RESOLVED:

That staff be directed to report back to the Hamilton Municipal Heritage Committee in Q4 2026 with a report outlining recommendations to address the current backlog and future state of plaquing properties designated under Part IV of the *Ontario Heritage Act*, including the feasibility of implementing a municipality funded program.

CARRIED

A. Dunham-Robinson assumed the Chair.

10. NOTICE OF MOTIONS

There were no Notice of Motions.

11. GENERAL INFORMATION / OTHER BUSINESS

11.1 Winter 2026 McMaster Student Practicum Project Presentation

Scott Dickinson, Cultural Heritage Planner, introduced Cody Storms, History & Classics Student, McMaster University, and Zifeng Xia, History Student, McMaster University, who addressed Committee respecting the Winter 2026 McMaster Student Practicum Project Presentation, with the aid of a PowerPoint presentation.

(Burke/Lunsted)

That the presentation from Cody Storms, History & Classics Student, McMaster University, and Zifeng Xia, History Student, McMaster University, respecting the Winter 2026 McMaster Student Practicum Project Presentation, be received.

CARRIED

11.2 Verbal Update respecting the Ontario Heritage Conference being held in Hamilton on June 18-20, 2026

Committee members discussed the upcoming Ontario Heritage Conference being held on June 18-20, 2026, in Hamilton.

(Burke/MacLaren)

That the Verbal Update respecting the Ontario Heritage Conference being held in Hamilton on June 18-20, 2026, be received.

CARRIED

11.3 Discussion respecting Reducing Demolition by Neglect Notice of Motion introduced at the Planning Committee on March 24, 2026

Committee members discussed the Notice of Motion introduced at the Planning Committee on March 24, 2026, respecting Reducing Demolition by Neglect.

(Carroll/Spolnik)

That the Discussion respecting Reducing Demolition by Neglect Notice of Motion introduced at the Planning Committee on March 24, 2026, be received.

CARRIED

11.4 Heritage Buildings and Landscapes Watch List

(Carroll/Lunsted)

That 56 York Boulevard / 63-76 MacNab Street North, Copley Building, be removed from the Heritage Buildings and Landscapes Watch List.

CARRIED

11.5 Request for Presentation by Indigenous Relations Team

Committee members discussed the Request for Presentation by Indigenous Relations Team.

(Carroll/Lunsted)

That the discussion respecting a Request for Presentation by Indigenous Relations Team, be received.

CARRIED

12. ADJOURNMENT

There being no further business, the Hamilton Municipal Heritage Committee meeting was adjourned, at 1:00 p.m.

Respectfully submitted,

Matt Gauthier
Legislative Coordinator
Office of the City Clerk

Alissa Denham-Robinson
Chair, Hamilton Municipal Heritage
Committee



City of Hamilton

Memorandum

To: Chair and Members of
Hamilton Municipal Heritage Committee

Date: April 17, 2026

Report No: PED26099

Subject/Title: Notice of Intention to Designate 200 Main Street East,
Hamilton (First-Pilgrim United Church)

Ward(s) Affected: Ward 2

Information

Please be advised that Hamilton City Council approved the recommendations laid out in Report PED25070 during a Hamilton City Council session on March 4, 2026. As such, please be advised that on March 25, 2026, 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 200 Main Street East, Hamilton (First-Pilgrim United Church) 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 25, 2026. A copy of the notice to the Ontario Heritage Trust is attached as Appendix "A" to this Memorandum.

Consultation

- *Hamilton Municipal Heritage Committee*
- *Planning Committee*
- *City Council*

Appendices and Schedules Attached

Appendix A: Notice of Intention to Designate 200 Main Street East, Hamilton (First-Pilgrim United Church)

Prepared by:

Scott Dickinson, Cultural Heritage Planning Technician, Planning and Economic Development, Planning Division

Submitted and Recommended by:

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



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

Planning and Economic Development Department
Planning Division
71 Main Street West, 4th Floor
Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 7167

March 25, 2026

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*
200 Main Street East, Hamilton (First-Pilgrim United Church)**

The City of Hamilton intends to designate 200 Main Street East, 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 25, 2026.

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

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

Sincerely,

A handwritten signature in cursive script that reads "Matthew Trennum".

Matthew Trennum
City Clerk

SD
Attach.

cc: Councillor C. Kroetsch, Ward 2
Patrick MacDonald, Solicitor
Rob Lalli, Director, Building Division
Matt Gauthier, Legislative Coordinator
Scott Dickinson, Cultural Heritage Planning Technician



CITY OF HAMILTON

Notice of Intention to Designate

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

**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.



City of Hamilton

Memorandum

To: Chair and Members
Hamilton Municipal Heritage Committee

Date: April 17, 2026

Report No: PED26102

Subject/Title: Notice of Objection to the Notice of Intention to Designate 460 Concession Street, Hamilton, (George L. Armstrong School) under Part IV of the *Ontario Heritage Act*

Ward(s) Affected: Ward 7

Information

Please be advised on March 25, 2026, the City Clerk received an objection to the Notice of Intention to Designate 460 Concession Street, Hamilton (George L. Armstrong School) from a member of the public. The objection is attached as Appendix "A" to this Memorandum.

Staff are preparing a report targeting the May 24, 2026, meeting of the Planning Committee addressing the objection so that Council can make a decision on whether or not to withdraw the Notice of Intention to Designate, and to consider passing a by-law to designate the property, as per subsections 29(6) and 29(8) of the *Ontario Heritage Act*.

Appendices and Schedules Attached

Appendix A: Objection to the Designation of 460 Concession Street, Hamilton

Prepared by:

Kira Cook, Cultural Heritage Planning Technician II
Planning and Economic Development, Planning Division

Submitted and Recommended by:

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

From: Carrie [redacted]

Sent: March 25, 2026 8:15 PM

To: clerk@hamilton.ca

Subject: Objection to Intention to Designate 460 Concession Street, Hamilton

I would like to document my objection to the intention to designate George L. Armstrong a heritage site.

The designation specifically speaks to “*Deep setback from Concession Street with landscaped lawn with its central walkway to the front entrance.*” The concern of the neighbourhood and parents who drop off children at the school is that when Eastmount school was closed the catchment grew and more students are driven to school. Parents have asked for a drop off loop at the front of the school to minimize the risks of cars parked both ways on the side streets and children and parents darting across the road. I live at 150 Mountville and can attest that it is dangerous crossing both East 18 and East 19 in the morning, even at designated crosswalks due to the volume of vehicle traffic, unpredictable children and a lack of crossing guards. It is not unreasonable to believe that this school will continue to see its catchment grow, and walkability is limited as to the north there is escarpment, meaning growth will continue asymmetrically. It would be a disservice to the community and all current and future students to designate a school for its value in the historical growth of community in the area thus leading to safety risks for the current and future community.

George Loftus Armstrong. The direct quote The historical value of the property lies in its association with the development of Hamilton’s Mountain community following the First and Second World Wars and with its association with George Loftus Armstrong, the school trustee for whom the school was named.” What exactly did Mr. Armstrong do? In a search of Hamilton’s history, all I can find is that he was a long serving trustee. Was he a good person? Who knows. What did he contribute to society beyond having a paid role within a school board? The school itself intended to celebrate its’ origins this past year, but had nothing to celebrate, underscoring that schools should not be named for people.

Multiple points are listed about the attributes of the “main entrance to the north.” A main entrance that is never used or even unlocked as the only people that use the alcove are unhoused persons to sleep or defecate. This designation would preclude a remodel and/or renovation that might see the doors ever be functional again and/or discourage the presence of unhoused persons in the alcove.

“*Grouped windows with stone surround*”

The building is in need of major updates in order to provide any kind of climate control on the second and third floors. Requiring the windows and their surrounds to be mentioned in the current style will mean that those upgrades will be more costly and less likely for the board to complete them. Students swelter in June and September, the windows don't open for safety and disrepair reasons. This designation would prevent OSHA approved windows from being installed.

Please do not make this designation. The community lost its local highschool (Hill Park) and would be devastated to lose its school should the repairs required become out of budget for the school board because of this designation.

Carrie Gerdes



HERITAGE PERMIT REVIEW SUB-COMMITTEE MINUTES HPRC 26-002

5:00 p.m.

Tuesday, February 17, 2026

Webex Virtual Streaming

Present:	Graham Carroll (Vice Chair), Sandra Iskandar, Matthew LaRose, Andy MacLaren, Carol Priamo, Steve Wiegand
Regrets:	Karen Burke (Chair), Andrew Douglas
Also Present:	Alissa Golden (Cultural Heritage Program Lead), Lisa Christie (Cultural Heritage Planner), Meg Oldfield (Cultural Heritage Planner), Scott Dickinson (Cultural Heritage Planner), Keara Reilly (Assistant Cultural Heritage Planner)

1. CALL TO ORDER

Committee Vice Chair Graham Carroll called the meeting to order at 5:00 p.m.

2. APPROVAL OF THE AGENDA

(MacLaren/Iskandar)

That the Agenda for February 17, 2026, meeting of the Heritage Permit Review Sub-Committee, be approved, as presented.

CARRIED

3. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

4. APPROVAL OF MINUTES OF PREVIOUS MEETING

4.1 HPRC Minutes 26-001 (January 20, 2026)

(LaRose/MacLaren)

That the Minutes of January 20, 2026, meeting of the Heritage Permit Review Sub-Committee, be adopted, as presented.

CARRIED

5. DELEGATIONS

There were no Delegations.

6. HERITAGE PERMIT APPLICATIONS

6.1 HP2026-02 – 211 Mill Street North, Flamborough (Mill Street Heritage Conservation District, Part V)

- Construction of a new accessible ramp and walkway from Mill Street North to existing doors located on the principal façade, including:
 - Poured architectural concrete construction to match the existing foundation colour; and,
 - Landscape grading to accommodate the new ramp.

R. Butterworth was present to give an overview of the application and respond to questions from the Sub-Committee.

(Priamo/MacLaren)

- (a) That Heritage Permit Application HP2026-002 respecting 211 Mill Street North, Flamborough (Mill Street Heritage Conservation District, Part V), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2026-002 be consented to, subject to the following conditions:
 - (i) That the design of the ramp be modified to include a metal railing, and that the final design details of the ramp be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any Building Permit and/or the commencement of any alterations;
 - (ii) That a Landscape Plan, and Tree Protection Plan, as may be required, be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any Building Permit and/or the commencement of any alterations;
 - (iii) 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
 - (iv) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than February 29, 2028. If the alteration(s) are not completed by

February 29, 2028, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

6.2 HP2026-003 – 40-42 James Street South, Hamilton (Sun Life Building, Part IV)

- Exterior masonry repairs to the north elevation, including:
 - Removal and replacement of delaminated and cracked brick masonry units with new matching units;
 - Localized mortar repointing to areas of deteriorated mortar; and,
 - Installation of new stainless steel helical tiles installed at approximately (10mm nominal diameter x 200mm long) 400mm by 400mm spacing in both vertical and horizontal directions to improve masonry stability.

A. Farah was present to give an overview of the application and respond to questions from the Sub-Committee.

(MacLaren/Priamo)

- (a) That Heritage Permit Application HP2026-003 respecting 40-42 James Street South, Hamilton (Sun Life Building, Part IV), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2026-003 be consented to, subject to the following conditions:
 - (i) That the proposed masonry restoration work conform to the City's Masonry Restoration Guidelines, and that the final details and specifications be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to commencement of 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 implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than February 29, 2028. If the alteration(s) are not completed by February 29, 2028, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

6.3 Further Consultation on Conditionally Approved HP2025-039 – 265 Mill Street South, Flamborough (Braebourne, Part IV)

- Submission of final specifications for the proposed replacement windows to support clearance of Heritage Permit HP2025-039 condition iii:
 - That the final specifications for the proposed replacement windows be submitted, following further consultation with the heritage Permit Review Sub-committee, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to commencement of the alterations.

C. Esposti was present to give an overview of the submission and to respond to questions from Sub-Committee.

(MacLaren/Iskandar)

- (a) That the final specifications for the proposed replacement windows to support clearance of Condition iii) of previously approved Heritage Permit Application HP2025-039 respecting the 265 Mill Street South, Flamborough (Braebourne, Part IV) be received.

CARRIED

7. MOTIONS

There were no Motions.

8. NOTICE OF MOTIONS

There were no Notice of Motions.

9. ADJOURNMENT

There being no further business, the Heritage Permit Review Sub-Committee was adjourned at 6:00 pm.

Respectfully submitted,

Lisa Christie
Cultural Heritage Planner

Graham Carroll, Vice Chair
Heritage Permit Review
Sub-Committee

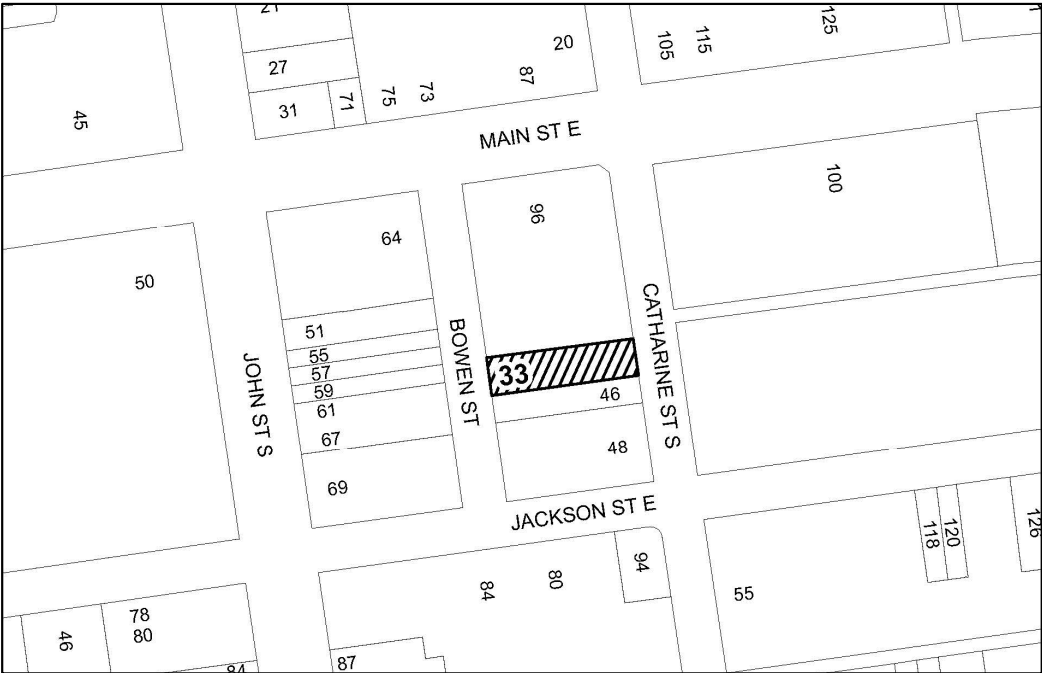


Recommendation To Designate 33 Bowen Street, Hamilton

April 17, 2026

Hamilton Municipal Heritage Committee

33 Bowen Street, Hamilton



Background

August 2014 - Property listed on Municipal Heritage Register.

2024 – Formal Consultation application for neighbouring property.

November 2025 – Property Listed for Sale.



Recommendation for Designation Under Part IV of the OHA

33 Bowen Street, Hamilton

Ontario Regulation 9/06 Criteria (5 of 9)

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



Design / Physical Value

1. The property is a **representative example** of a nineteenth-century **vernacular** commercial structure.
2. The property does not display a high degree of craftsmanship or artistic merit.
3. The property does not **demonstrate** a high degree of technical or scientific achievement.



Historical / Associative Value

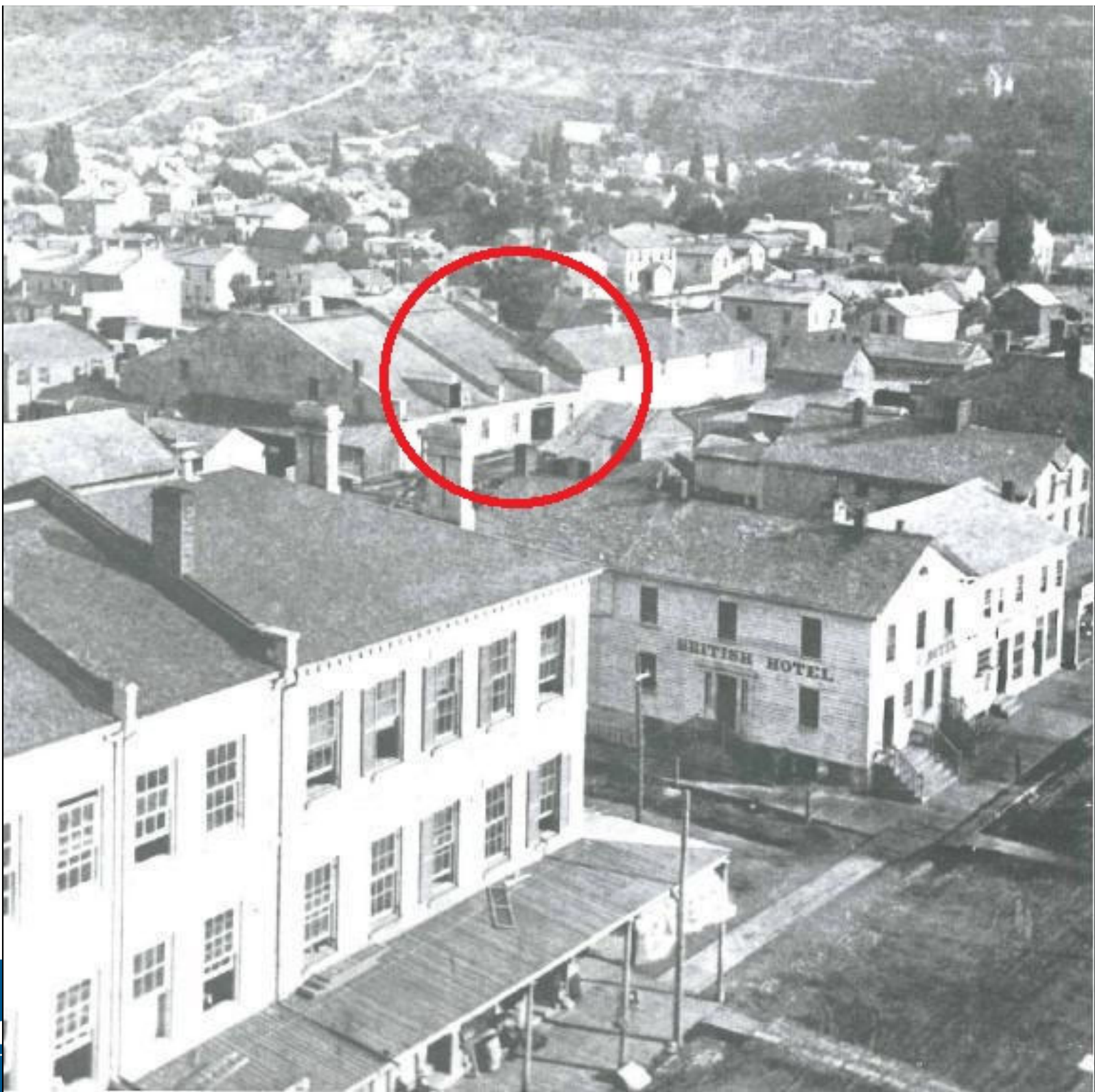
4. The property is associated with Hamilton's **early growth**, the former **Courthouse Hotel** and **John Bradley**.
5. The property has the **potential** to yield information that **contributes** to an understanding of the community of **Corktown**.
6. The property is considered to demonstrate the work or ideas of an architect, builder or designer.

Nimec Construction
welcomes a new
restaurant to an old
Hamilton building.

THE KEG
TEAM AND SERVICE

Nimec Construction, general contractors, are pleased to announce that they have completed re-construction of the new Keg Restaurant, in downtown Hamilton at 33 Bowen Street.
This project involved the complete re-construction of an over- 100-year-old building to modern specifications while still retaining the original charm and character of the original 19th century livery stable.
Nimec Construction is involved in all facets of the building industry including renovations, alterations and new construction.

NIMEC CONSTRUCTION LIMITED
985 KING ST. WEST
525-6590



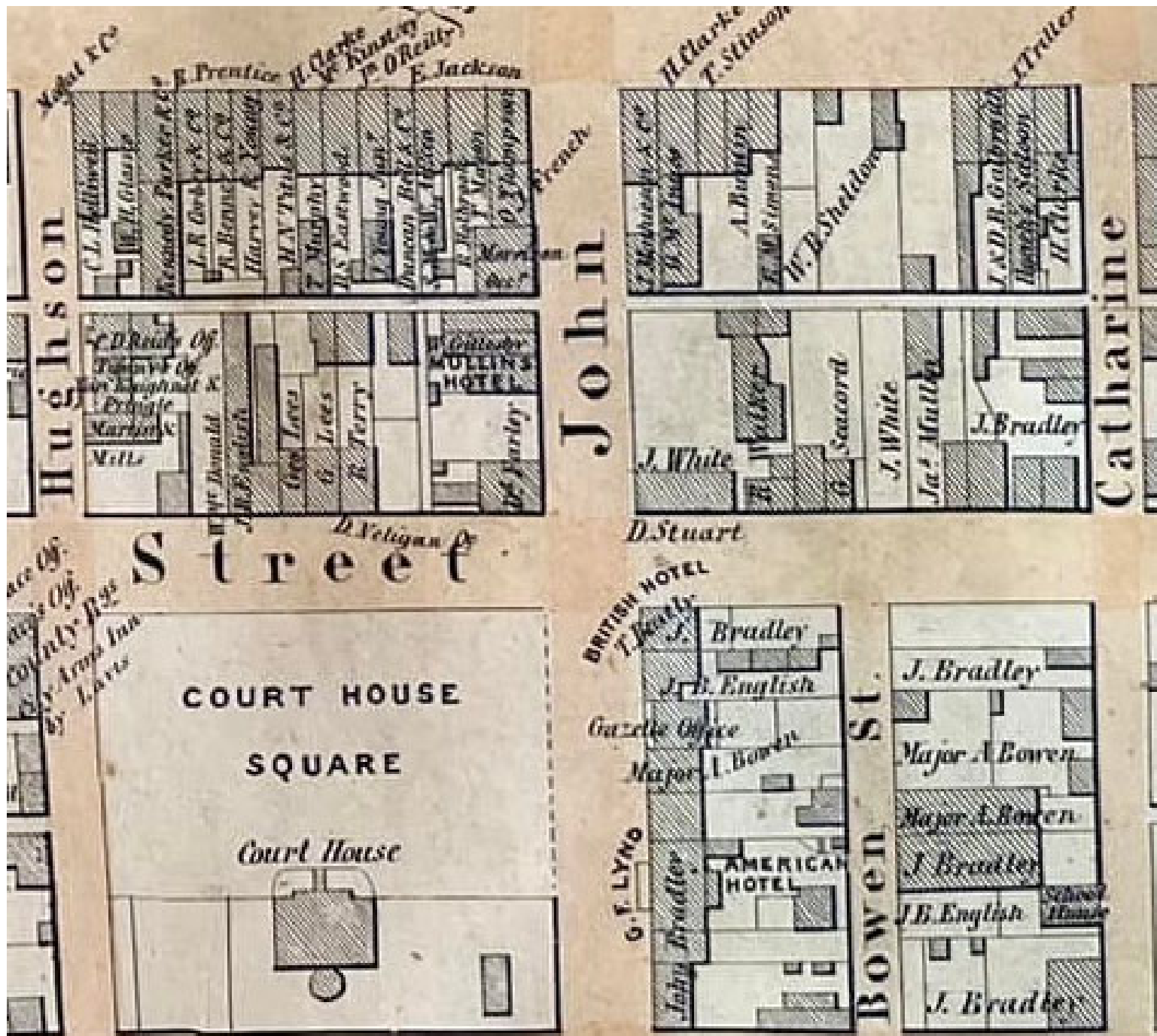
Meeting of Master Printers of Ontario. Oct 19+20 - 1906.
"Seeing Hamilton" as guests of Buntin Gillies and Co Ltd



Local History
& Archives

HAMILTON PUBLIC LIBRARY







Contextual Value

7. The property defines the **character of Bowen Street.**
8. The property is **historically, visually and functionally linked to its surroundings.**
9. The property is not considered to be a local landmark.



Statement of Cultural Heritage Value or Interest (Summary)

The one-and-a-half storey stone and brick building at **33 Bowen Street** was built circa 1834. It has design value as a **representative example** of a **vernacular** nineteenth-century **commercial** building.

The historical value of this former stable lies in its association with the theme of the City of Hamilton's **early growth as a commercial center** and with its associations to the historic **Court House Hotel**, for which it was built, and to the Hotel's first owner, influential businessman, politician, and innkeeper **John Bradley** (1805-1864).

Contextually, this property is important in **defining** the character of **Bowen Street** as a secondary street supporting the businesses facing the former courthouse square. It is **historically, visually, and functionally** linked to its surroundings, being on its original location behind the John Street commercial buildings it was built to serve.

Description of Heritage Attributes (Summary)

- All elevations and roofline of the one-and-a-half-storey circa 1834 stone and brick structure, including its:
 - Masonry construction;
 - Side gable roof with raised parapets;
 - Cut-stone front (west) façade with stone voussoirs and sills;
 - Rubble stone side (south) façade;
 - Gable roof dormer over the front entrance;
 - Rear (east) brick addition with brick pilasters and parapet; and,
 - Stone foundation.

Key attributes that embody the contextual value of the property as a defining feature of the historical character of Bowen Street and the Corktown Neighbourhood, include its:

- Location along Bowen Street facing the rear of the John Street buildings at the public right-of-way.

Staff Recommendation

That the City Clerk be directed to give **notice of Council's intention to designate 33 Bowen Street, Hamilton**, shown in Appendix A attached to Report PED26075, 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 PED26075, subject to the following:

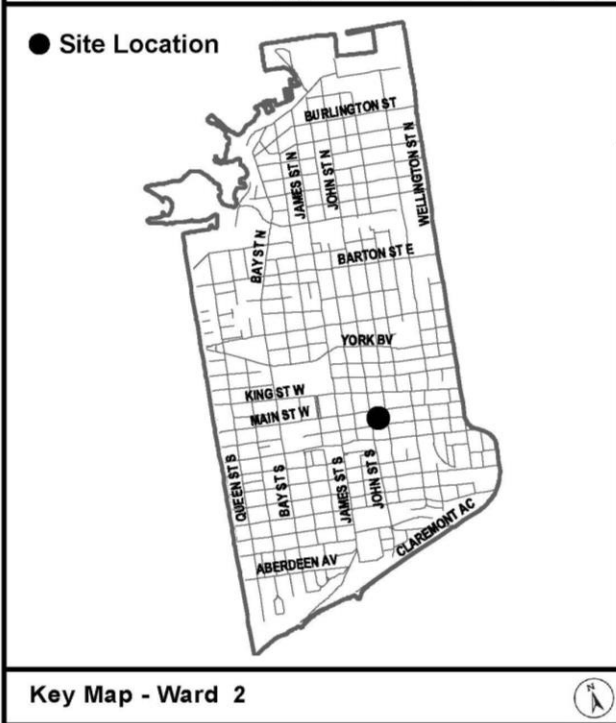
- (a) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
- (a) If an objection to the 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.




QUESTIONS?




THANK YOU



<h2>Location Map</h2>		 Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		
File Name/Number: 33 Bowen St	Date: February 25, 2026	
Appendix "A"	Scale: N.T.S	Planner/Technician: SD/AL

Subject Property

 33 Bowen Street, Hamilton

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

Description of Property

The 0.04 hectare property municipally addressed as 33 Bowen Street is comprised of a one-and-a-half-storey stone commercial structure originally constructed circa 1834 as a hotel stable, with a brick addition added to the rear between 1899 and 1910. The property is located on Bowen Street between Main Street East and Jackson Street East, in Downtown Hamilton in the historic Corktown Neighbourhood in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The circa 1834 one-and-a-half-storey stone and brick commercial structure located at 33 Bowen Street has design and physical value as it is a representative example of a vernacular nineteenth-century commercial building. The historical value of this former stable lies in its association with the theme of the City of Hamilton's early growth as a commercial center and with its associations to the historic Court House Hotel, for which it was built, and to the Hotel's first owner, influential businessman, politician, and innkeeper John Bradley (1805-1864).

Contextually, this property is important in defining the character of Bowen Street as a secondary street supporting the businesses facing the former courthouse square. It is historically, visually, and functionally linked to its surroundings, being on its original location behind the John Street commercial buildings it was built to serve.

Description of Heritage Attributes

Key attributes that embody the physical value of the property as a representative example of a vernacular nineteenth-century commercial structure, its associations with the historic Court House Hotel and innkeeper John Bradley, and its potential to yield insights to the historic Corktown Neighborhood, include:

- All elevations and the roofline of the one-and-a-half-storey circa 1834 stone and brick structure, including its:
 - Masonry construction;
 - Side gable roof with raised parapets;
 - Cut-stone front (west) façade with stone voussoirs and sills;
 - Rubble stone side (south) façade;
 - Gable roof dormer over the front entrance;
 - Rear (east) brick addition with brick pilasters and parapet; and,
 - Stone foundation.

Key attributes that embody the contextual value of the property as a defining feature of the historical character of Bowen Street and the Corktown Neighbourhood include its:

- Location along Bowen Street facing the rear of the John Street buildings at the public right-of-way.

EVALUATION UNDER ONTARIO REGULATION 9/06

Design or Physical Value

1. The one-and-a-half storey stone structure at 33 Bowen Street, Hamilton, was constructed circa 1834 as a hotel stable. A brick addition to the rear was added between 1899 and 1910. It has design and physical value as a representative example of a nineteenth-century vernacular commercial structure. The building consists of a coursed stone front (west) facade, a rubble stone side (south) facade and a brick rear (east) addition. The building features a gable dormer, side gable roof with firewalls that extend to the rear addition, brick pilasters and a shaped parapet on the rear, window openings with stone voussoirs and sills, and a stone foundation.
2. This property does not display a high degree of craftsmanship or artistic merit.
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

Historical or Associative Value

4. This property has historical value as it is associated with the theme of Hamilton's early growth as a commercial centre in the first half of the nineteenth century, and with its connection to the former Courthouse Hotel and its first owner, local politician, and businessman John Bradley.

By the beginning of 1830, the prospects of the small village of Hamilton were looking up. Founded in 1816 when George Hamilton (1788-1836) donated a portion of his Barton Township lands to serve as a location for a gaol and courthouse for the newly established Gore District, the village's initial growth had been slow. The creation of the Burlington Canal, which cut through the sandbar separating Burlington Bay from the rest of Lake Ontario, as well as an upswing in immigration from the British Isles in the wake of the War of 1812, would bring increasing numbers of people to the village of Hamilton. Hamilton's rapid population growth, fueled by both incoming immigrants and by transient labourers seeking work on the Desjardins Canal and on local road construction projects would create a strong demand for both permanent and temporary housing.

In 1832, in response to this demand, Irish immigrant John Bradley (1805-1864), commenced construction on a three-storey stone hotel along John Street South, directly across from the Court House Square. Hamilton's original courthouse and gaol had been combined in a modest log structure, but that had been replaced by a more elaborate stone structure in 1827. The location of this stone courthouse is now occupied by the Ontario Court of Justice at 50 Main Street East. By 1834 Bradley was able to boast of the comforts of his hotel, including an early form of

hot air heating and a commodious stable (now 33 Bowen Street). John Bradley would experience a good deal of success in the hotel trade and was soon able to branch out into land speculation and local politics.

The position of Bradley's hotel at the edge of Corktown soon gave John Bradley a prominent position in the local community. As saloons and taverns functioned as spaces for working class men to congregate, socialize, search for work, and discuss the issues of the day, Bradley was soon well-known in Corktown. This was certainly a factor in his repeated election to represent Corktown to the Town of Hamilton's Board of Police.

Bradley's success in politics and in business were soon apparent. By the late 1830s he had already purchased several town lots and constructed housing for rent. Judging by advertisements carried in the *Hamilton Spectator*, in the late 1840s and 1850s, Bradley was able to greatly expand his real estate holdings, offering at different times a variety of both town lots and farmlands for sale, along with a substantial number of wood frame and brick homes and commercial structures for sale or lease. Little wonder that by 1847 John Bradley was looking to retire from the hotel business.

In 1849 Bradley would construct "Bellevue", a fine stone house which stood on extensive grounds at the edge of the Niagara Escarpment. Bearing a close resemblance to Whitehern, home of the influential McQuesten family, Bellevue spoke to Bradley's aspirations as a wealthy Hamiltonian. Bellevue was designated under the *Ontario Heritage Act* in 1983. Despite widespread public outcry, the property was demolished in September of 2000.

As for the Hotel, it would pass through many owners and many different names until 1922, when it was sold yet again, but this time the new owner was uninterested in operating a hotel. The former Court House Hotel sat vacant until 1930, when it was announced that the old building would be 'reconstructed' into offices and apartments. The reconstructed building stands today on John Street South, but it is unclear whether any portion of John Bradley's hotel remains.

In the later years of the Court House Hotel, the stable at 33 Bowen Street had transitioned to a new role as the Hotel's garage as the horse gave way to the automobile. When the Hotel was sold, the former stable was sold as a separate property, and while the Hotel was vacant, the old stable was soon converted into a car wash. In later years, the subject property was used by a variety of businesses, including Vernor's Ginger Ale in the 1940s and the City Chevrolet dealership between 1949 and 1968.

In the late 1970s, an up-and-coming Canadian restaurant chain purchased the subject property with an eye to renovating the former stables into a new location. The property opened as another branch of the Keg & Cleaver (known now as simply *The Keg*) in 1977. After the Keg moved out, the subject property was

home to Slainte Irish Pub between 1997 and 2015 and has continued to host various restaurants and bars to the present day.

5. The property has the potential to yield information that contributes to an understanding of the historic Corktown Neighbourhood. A long-standing commercial structure, this property has seen a great many different uses as the City around it changed, reflecting the changes that Corktown as a whole has experienced.
6. This property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.

Contextual Value

7. The property is important in defining the character of Bowen Street. This structure, a former stable, was one of several stables that once lined Bowen Street, reflecting the street's nature as a space which supported the larger businesses along John Street. This property, facing the rear of the former Court House Hotel, recalls Bowen's dependency on other nearby businesses.
8. The property is historically, visually, and functionally linked to the surrounding area. Sited on its original location, this property faces the rear of the larger, more public facing commercial structures which line the section of John Street between Main Street East and Jackson Street East, reflecting its original role as a support building for those businesses.
9. This property is not considered to be a landmark.

Photographs

All photographs taken by City of Hamilton staff on February 11, 2026, unless otherwise noted.



Figure 1: Front (west) elevation of subject property (Jim Charlton, 2018).



Figure 2: Detail view of window opening on front elevation.



Figure 3: Side (south) elevation of subject property.



Figure 4: Detail view of side (south) elevation showing masonry construction.



Figure 2: View of side (south) elevation from Jackson Street East. (City Staff, March 3, 2026).



Figure 3: View of subject property from the corner of Jackson Street East and Catharine Street South (City Staff, March 3, 2026).



Figure 7: View of rear (east) elevation facing Catharine Street South. (City Staff, March 3, 2026).

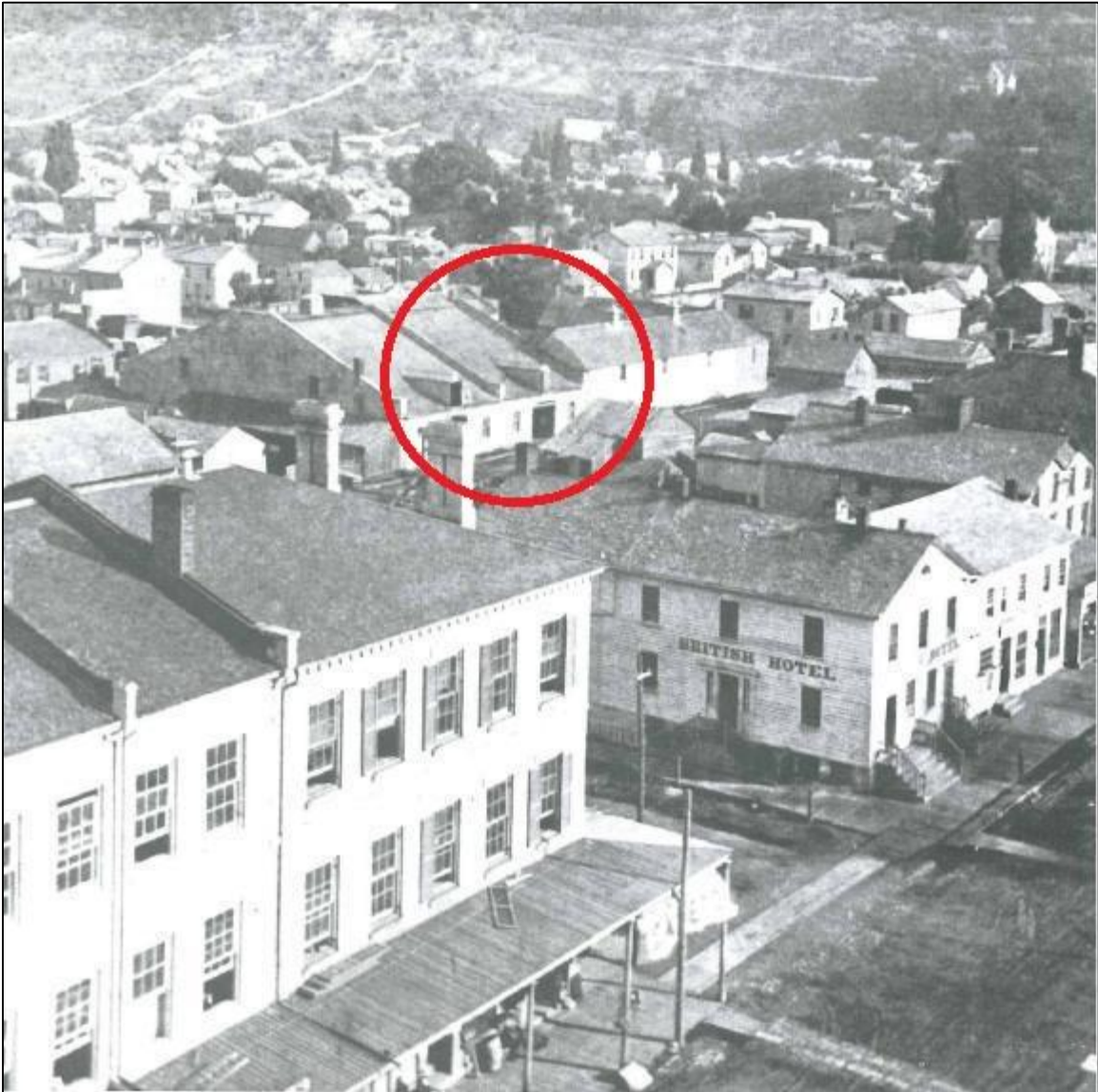
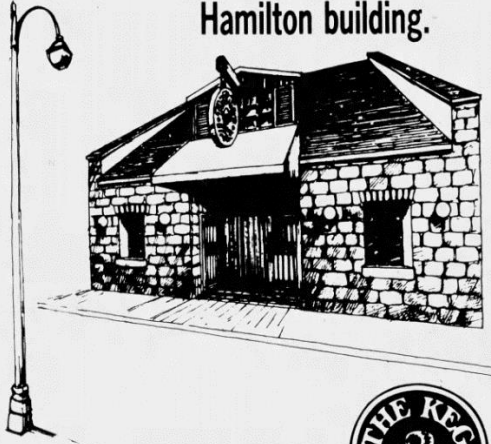



Figure 8: Historic photograph showing subject property circa 1860 (HPL Local History and Archives).

Nimec Construction
welcomes a new
restaurant to an old
Hamilton building.

Nimec Construction, general contractors, are pleased to announce that they have completed re-construction of the new Keg Restaurant, in downtown Hamilton at 33 Bowen Street.

This project involved the complete re-construction of an over- 100-year-old building to modern specifications while still retaining the original charm and character of the original 19th century livery stable.

Nimec Construction is involved in all facets of the building industry including renovations, alterations and new construction.

NIMEC CONSTRUCTION LIMITED
985 KING ST. WEST
525-6590

THE FOLLOWING FIRMS EXTEND CONGRATULATIONS . . .	CASSIDY'S LTD. 95 Eastside Dr. Toronto, Ont.
ROBERT SHEET METAL COMPANY LIMITED 192 Robert St. 529-4961	DETAIL SHEET METAL LTD. 15 Lyndhurst St. 547-3174
P. J. DALY CONTRACTING PLASTERERS R.R. #2, Hamilton. 679-4149	N.P.D. NATIONAL PAINTING & DECORATING 801 King St. W. 527-7533
CLARK AND MORRISON INTERIORS LTD. 211 King St. W. 628-2274	ROMAN TILE & MOSAICS 82 Radford St. 528-1968
McMILLAN ROOFING LTD. P.O. Box 131, Stoney Creek 560-4400	CLEGG GLASS LIMITED 4057 Fairview, Burlington 639-2662
CENTRAL STEEL FABRICATORS LTD. 386½ Avondale St. 547-1437	SYD'S PAINTING-DECORATING 28 Northcote St. Hamilton 547-3058
ABE DICK MASONRY LIMITED 31 Church St., St. Catharines 525-1160	ADAM CLARK COMPANY LTD. Box 5040, Hamilton. 525-2090
AITCHISON LUMBER LIMITED 99 Emerson St., Hamilton 528-5912	A. R. LESLIE CONTRACTING LTD. MECHANICAL & ELECTRICAL CONTRACTORS 10 Sanford N. 525-0611
DESIGN ONE 211 James St. South Hamilton	L. WHEELER DESIGN-DRAFTING SERVICE 188 Maplewood Ave., Hamilton 549-5782

Figure 9: Newspaper advertisement regarding 1977 redevelopment of subject property as restaurant in 1977 (Hamilton Spectator).

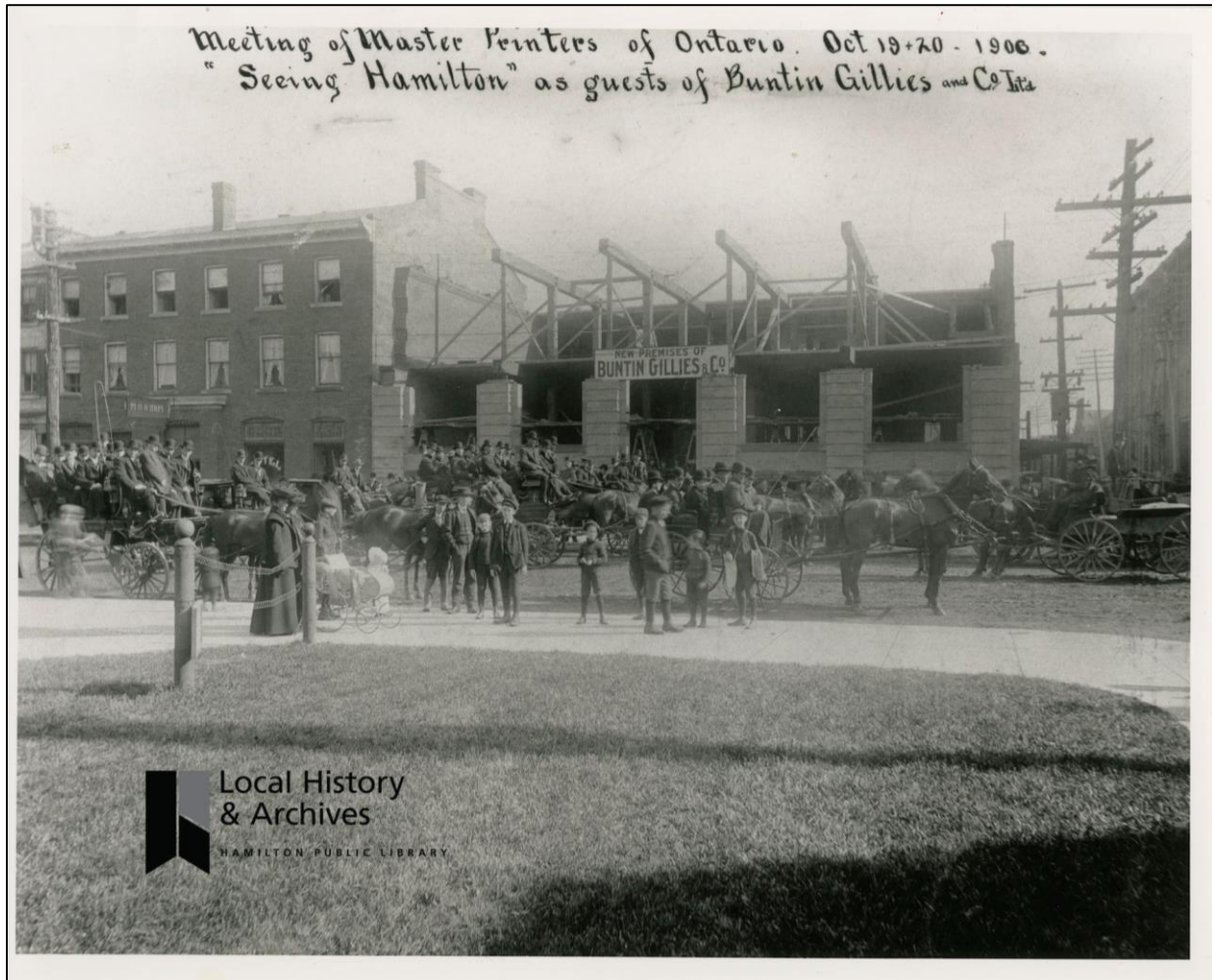


Figure 10: Historic Photograph of the southeastern corner of John Street South and Jackson Street East. The Court House Hotel is the building on the left (HPL Local History & Archives).



Figure 11: Bellevue circa 1970 (City of Hamilton).

Research Sources

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- Campbell, Marjorie Freeman. *A Mountain and a City: The Story of Hamilton*. McClelland and Stewart, Toronto, 1966.
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- "Death of John Bradley, Esq.". *The Hamilton Times*, August 22, 1864, page 3.
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- Holman, Andrew Carl. *Corktown, 1832-1847: The Founding of Hamilton's Pre-Famine Catholic Irish Settlement*. Thesis Submitted to the School of Graduate Studies, McMaster University, 1989.
- "Irish eyes are still smilin' in Hamilton". *The Hamilton Spectator*, January 17, 2002, page 39.
- "John Bradley" in *Dictionary of Hamilton Biography, Vol. 1*. T. M. Bailey, editor. W. L. Griffin Ltd., Hamilton, 1981, page 23.
- "May's Hotel, (Late Roach's) Court House Square, Hamilton". *The Semi-Weekly Spectator*, January 31, 1850, page 4.

“Nimec Construction welcomes a new restaurant to an old Hamilton building”. *The Hamilton Spectator*, November 12, 1977, page 87.

“Old Court House Hotel is Being Remodeled”. *The Hamilton Spectator*, September 8, 1930, page 7.

“Rare Opportunity!”. *The Hamilton Spectator*, April 20, 1858, page 3.

“Roach’s (Late Bradley’s Hotel,) Court House Square, John Street”. *The Semi-Weekly Spectator*, July 7, 1847, page 1.

“To Close An Estate”. *The Hamilton Spectator*, July 7, 1922, page 23.

“To Let”. *The Semi-Weekly Spectator*, August 12, 1848, page 3.

Weaver, John C. *Hamilton: An Illustrated History*. James Lorimer & Company, Toronto, 1982.

HAMILTON MUNICIPAL HERITAGE COMMITTEE

Heritage Buildings and Landscapes Watch List

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, (NOID) Notice of Intention to Designate, (NHS) National Historic Site

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

Glanbrook

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

Hamilton

- (9) 80-92 Barton Street East, Former Hanrahan Hotel (R) – S. Spolnik
- (10) 1155-1157 Beach Boulevard, Beach Canal Lighthouse and Cottage (D) – A. Denham-Robinson
- (11) 66-68 Charlton Avenue West (D) – C. Kroetsch
- (12) 71 Claremont Drive, Auchmar Gate House / Claremont Lodge (R) – G. Carroll
- (13) 711 Concession Street, Former Mount Hamilton Hospital, 1932 Wing (R) – G. Carroll
- (14) 127 Hughson Street North, Firth Brothers Building (D) – C. Kroetsch
- (15) 163 Jackson Street West, Pinehurst / Television City (D) – C. Kroetsch
- (16) 98 James Street South, Former James Street Baptist Church (D) – C. Kroetsch
- (17) 378 Main Street East, Cathedral Boys School (R) – S. Spolnik

- (18) 679 Main Street East / 85 Holton Street South, Former St. Giles Church (I) – G. Carroll
- (19) 120 Park Street North (R) – C. Kroetsch
- (20) 828 Sanatorium Road, Long and Bisby Building (D) – G. Carroll
- (21) 100 West 5th Street, Century Manor (D) – G. Carroll

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
- (8) 265 Mill Street East, Braebourne House (D) – A. MacLaren

Hamilton

- (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) 84 York Boulevard, Philpott Church (I) – G. Carroll
- (17) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G. Carroll
- (18) 65 Charlton Avenue East, Church of Ascension (D, NHS), Hamilton – G. Carroll
- (19) 4 Turner Avenue, Hamilton (R) – C. Kroetsch
- (20) 420 King St E, St. Patrick Roman Catholic Church (I) – S. Spolnik
- (21) 206-210 King Street East, Former Bremner Grocery (I) – G. Carroll
- (22) 1269 Mohawk Road, Ancaster (R) – G. Carroll
- (23) 657 King Street East, Hamilton (R) – G. Carroll
- (24) 665-667 King Street East, Hamilton (R) – G. Carroll
- (25) 90 Markland, Hamilton (D) – C. Kroetsch
- (26) 231 Bay St. N. (Gallery on the Bay/Hamilton Bridge Works Company Office) (R) – C. Kroetsch
- (27) 29 Harriet Street (Felton Brush Company) (I) – C. Kroetsch
- (28) 33 Bowen Street (Bradley Stable, Court House Hotel Stable) (R) – C. Kroetsch

- (29) 200 Main Street East, Hamilton (First-Prilgrim United Church) (NOID) – C. Kroetsch
- (30) 124 Walnut Street South (I) – C. Kroetsch
- (31) 80-86 James Street North (R) – C. Kroetsch
- (32) 15 Victoria Ave North, Hamilton (I) – S. Spolnik

Stoney Creek

- (33) 2251 Rymal Road East, Former Elfrida Church (D) – G. Carroll

Heritage Properties Update (GREEN):

(Green = Properties whose status is stable)

Dundas

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

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