



Hamilton

**HAMILTON MUNICIPAL HERITAGE COMMITTEE
REPORT 15-003**

**12:00 p.m.
Thursday, March 19, 2015
Room 264
71 Main Street West**

Present: A. Denham-Robinson (Chair), Councillors J. Partridge, M. Adkins, W. Arndt, W. Furlan, S. Nowak, W. Rosart, R. Sinclair, K. Wakeman (Vice Chair)

Absent
with regrets: Councillors A. Johnson, M. Pearson, P. Wilson

**THE HAMILTON MUNICIPAL HERITAGE COMMITTEE PRESENTS REPORT 14-012
AND RESPECTFULLY RECOMMENDS:**

- 1. Heritage Permit Application HP2015-006, under Part IV of the *Ontario Heritage Act*, for the Disassembly, Storage and Reconstruction of the Hermitage Ruins at 739 Sulphur Springs Road, Ancaster (PED15041) (Ward 12) (Item 8.1)**

That Heritage Permit Application HP2015-006 be approved for the disassembly, storage and reconstruction of the Hermitage Ruins at 739 Sulphur Springs Road, Ancaster, in accordance with the submitted application, subject to the following conditions:

- (a) That the detailed methodology, plans and elevations for the proposed documentation and dismantling of the walls shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the removal of any portion of the existing walls, including:

- (i) Method for mapping and labelling the face stones for reconstruction, including measurements of the existing vertical and horizontal joint widths to be reconstructed;
 - (ii) Method for loosening the stones, raking of the joints and dislodging and removing the stones for storage;
 - (iii) Stabilization of the structures during removals; and,
 - (iv) Storage of the salvaged materials on site during construction, including site protection and monitoring;
- (b) That the mortar used to reconstruct the mansion walls shall be compatible with the type of stone and match the original colour and appearance of the historic mortar;
 - (c) That the detailed methodology and materials specifications for the masonry repairs and installation of wall capping for the outbuilding walls shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any repairs;
 - (d) That a detailed plan for the installation of the new paths, landscaping, hardscaping and interpretive signage, including surface treatments, grading and tree protection, shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to any soil disturbance activities;
 - (e) That the design of the decorative stone fence shall be submitted for review by the Heritage Permit Review Subcommittee prior to installation;
 - (f) That a licensed archaeologist shall be retained to undertake an archaeological assessment of the areas to be impacted by grading, excavation, staging of machinery and stockpiling of materials, and any further archaeological assessment, protection, mitigation and/or monitoring that is recommended by the archaeologist, shall be undertaken, to the satisfaction of the Director of Planning and Chief Planner, prior to any soil disturbance activities;
 - (g) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and/or the commencement of any alterations;

- (h) That implementation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2017. If the alterations are not completed by April 30, 2017, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
- (i) That a protocol for advising the public of the scope of the work and timing of the project shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, at least one month prior to the commencement of any construction activity on the site and that any actions in the plan shall be implemented as per the approved plan.
- (j) That a peer review of the proposed alterations and methodology submitted with the Heritage Permit application be completed by a qualified third-party, such as the Architectural Conservancy of Ontario, and at the cost of the applicant, prior to the disassembly, storage and reconstruction of the Hermitage Ruins at 739 Sulphur Springs Road, Ancaster.

FOR THE INFORMATION OF THE COMMITTEE:

(a) CHANGES TO THE AGENDA (Item 1)

The Committee Clerk advised of the following changes:

(i) ADDED GENERAL INFORMATION ITEM (ITEM 11)

11.3 Correspondence from Walter Furlan respecting the Hermitage Ruins at 739 Sulphur Spring Road, Ancaster

The agenda of the Hamilton Municipal Heritage Committee for March 19, 2015 was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 2)

There were no declarations of interest.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 3)

(i) January 22, 2015 (Item 3.1)

The Minutes of the January 22, 2015 meeting of the Hamilton Municipal Heritage Committee were approved, as presented.

(ii) February 12, 2015 (Item 3.2)

The Minutes of the February 12, 2015 meeting of the Hamilton Municipal Heritage Committee were approved, as presented.

(d) CONSENT ITEMS (Item 5)

(i) Policy and Design Sub-Committee Minutes, February 9, 2015 (Item 5.1)

The Minutes of the of February 9, 2015 of the Policy and Design Sub-Committee were TABLED.

The Committee required more information on 297 Dundas Street East, Waterdown.

(ii) Inventory and Research Sub-Committee Minutes, November 24, 2014 (Item 5.2)

The Minutes of the November 24, 2014 of the Inventory and Research Sub-Committee Minutes of were received as presented.

(e) DISCUSSION ITEMS (Item 8)

(i) Heritage Permit Application HP2015-006, Under Part IV of the *Ontario Heritage Act*, for the Disassembly, Storage and Reconstruction of the Hermitage Ruins at 739 Sulphur Springs Road, Ancaster (PED15041) (Ward 12) (Item 8.1)

Alissa Golden, Cultural Heritage Planner, provided an overview of the Heritage Permit Application HP2015-006, Under Part IV of the *Ontario Heritage Act*, for the Disassembly, Storage and Reconstruction of the Hermitage Ruins at 739 Sulphur Springs Road, Ancaster (PED15041)

(Ward 12), with the aid of a PowerPoint presentation. A copy of the presentation has been included in the public record. She then answered questions from Committee members.

That Philip Hoad, Professional Heritage Consultant, be permitted to speak to the Hamilton Municipal Heritage Committee, respecting the Heritage Permit Application HP2015-006, Under Part IV of the Ontario Heritage Act, for the Disassembly, Storage and Reconstruction of the Hermitage Ruins at 739 Sulphur Springs Road, Ancaster (PED15041) (Ward 12).

Philip Hoad gave a verbal presentation, in which he voiced his concerns regarding the methodology of the proposed plan.

That Heritage Permit Application HP2015-006 be approved for the disassembly, storage and reconstruction of the Hermitage Ruins at 739 Sulphur Springs Road, Ancaster, in accordance with the submitted application, subject to the following conditions, as amended to include Sub-section (j) to be read as follows:

(j) That a peer review of the proposed alterations and methodology submitted with the Heritage Permit application be completed by a qualified third-party, such as the Architectural Conservancy of Ontario, and at the cost of the applicant, prior to the disassembly, storage and reconstruction of the Hermitage Ruins at 739 Sulphur Springs Road, Ancaster.

(ii) Memorandum from Infrastructure Ontario respecting Notice of Property to be Declared Surplus and Sold – 100 West 5th Street (Century Manor / former Hamilton Psychiatric Hospital) (Ward 8) (Item 8.2)

Chelsey Tyers, Cultural Heritage Planner, provided an overview of the memorandum.

That Steve Kulakowsky of Core Urban be permitted to speak to the Hamilton Municipal Heritage Committee respecting the Memorandum from Infrastructure Ontario respecting Notice of Property to be Declared Surplus and Sold – 100 West 5th Street (Century Manor / former Hamilton Psychiatric Hospital) (Ward 8) (Item 8.2)

Mr. Kulakowsky expressed interest in 100 West 5th Street (Century Manor / former Hamilton Psychiatric Hospital).

Staff answered questions from Committee members.

That the Memorandum from Infrastructure Ontario respecting Notice of Property to be Declared Surplus and Sold – 100 West 5th Street (Century Manor / former Hamilton Psychiatric Hospital) (Ward 8), be received.

(iii) Memorandum respecting the Designation Status of 56 York Boulevard, also 63-76 MacNab Street North, Hamilton (Copley Building/Commercial Block) (to be distributed) (Item 8.3)

Alissa Golden, Cultural Heritage Planner, provided an overview of the Memorandum respecting the Designation Status of 56 York Boulevard, also 63-76 MacNab Street North, Hamilton (Copley Building/Commercial Block) (to be distributed) (Item 8.3), and answered questions from Committee members.

(Adkins/Sinclair)

That the Memorandum respecting the Designation Status of 56 York Boulevard, also 63-76 MacNab Street North, Hamilton (Copley Building/Commercial Block), be received.

(f) GENERAL INFORMATION/OTHER BUSINESS (Item 11)

(i) Buildings and Landscapes (Item 11.1)

(aa) 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)

(i) Tivoli, 108 James Street North, Hamilton (D) – A. Johson

No report

(ii) Book House, 167 Book Road East, Ancaster (R) – W. Rosart

No report

(iii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – W. Rosart

No report

- (iv) Century Manor, 100 West 5th Street, Hamilton (D) – P. Wilson

For disposition on this matter, see Item 8.2

- (v) Beach Canal Lighthouse (D) – K. Wakeman

There are plans for turning this property into a museum.

- (vi) Charlton Hall, 52-56 Charlton Avenue West (R) - W. Rosart

No report.

- (viii) 1 Jones Street, Stoney Creek (R) – K. Wakeman

No report.

- (ix) 18-22 King Street East, Hamilton – (R)(NOI) - P. Wilson

No report.

- (x) 24-28 King Street East, Hamilton – (R)(NOI) - P. Wilson

No report.

- (xi) 1 St. James Place, Hamilton – (R)(NOI) W. Rosart

R. Sinclair reported that there seemed to be a stucco façade.

- (xii) All Saints Church, 15 Queen Street South (L) – A. Denham-Robinson

No report.

- (xiii) Hermitage Ruins, 739 Sulphur Springs Rd, Ancaster (D)

No report.

- (xiv) 354 King Street West, Hamilton (Mount St. Joseph Building/McMaster Children's Hospital) – M. Adkins

No report.

- (xv) Kresge Property, 43-51 King Street E., Hamilton (R)

W. Rosart will report on the property, as appropriate.

(bb) 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)

- (i) Delta High School, 1284 Main Street East, Hamilton (D) – W. Furlan

No report.

- (ii) James Street Baptist Church, 96 James Street South, Hamilton (D) – M. Adkins

The property remains at 50% sold.

- (iii) Centenary Church, 24 Main Street West (R) – W. Rosart

No report.

- (iv) Pearson Home, 493 Dundas Street East, Waterdown (D) – W. Arndt

Matamy Homes has purchased the property. C. Tyers, Cultural Heritage Planner, reported that there are plans to turn the property into an Interpretation Centre.

(cc) Heritage Properties Update (green):

(Green = Properties whose status is stable)

- (i) The Royal Connaught Hotel, 112 King Street East, Hamilton (R) – M. Adkins

No report.

- (ii) Treble Hall, 6-12 John Street North, Hamilton (R) – M. Adkins

No report.

- (iii) (Thomas Building) 46 - 52 James Street North, Hamilton (D) – R. Sinclair

No report.

- (iv) Desjardins Canal, Dundas, Hamilton (R) – S. Nowak

No report.

- (v) St. Marks, 120 Bay Street South, Hamilton (D) – W. Furlan

A. Golden, Cultural Heritage Planner, advised that the property is managed by the Tourism and Culture Division, and that she will ask staff to provide an update.

- (vi) Auchmar, 88 Fennell Avenue West, Hamilton (D) – M. Adkins

A. Golden, Cultural Heritage Planner, advised that the property is managed by the Tourism and Culture Division, and that she will ask staff to provide an update.

- (vii) Westdale Theatre, 1014 King Street West, Hamilton (R) – A. Johnson

No report.

- (viii) Stinson School, Hamilton, 200 Stinson Street, Hamilton (D) – M. Adkins

M. Adkins reported that there are 12 units left for sale, at this property.

- (ix) Federal Building, 150 Main Street West (L) – M. Adkins

No report.

- (x) Jimmy Thompson Pool, 1099 King Street E., Hamilton (R)

No report.

- (xi) Abrey-Zimmerman House, Courtcliffe Park, Flamborough (D) – W. Arndt

W. Arndt reported that it appears that work continues on this property.

- (dd) Heritage Properties Update (black):

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

- (i) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – M. Adkins

No report.

- (ii) **Information regarding a Notice of Motion before the General Issues Committee respecting Jimmy Thompson Pool and Bernie Morelli Centre (for information only) (Item 11.2)**

(Adkins/Wakeman)

Information regarding a Notice of Motion before the General Issues Committee respecting Jimmy Thompson Pool and Bernie Morelli Centre (for information only), was received.

CARRIED

- (iii) **Correspondence from Walter Furlan respecting the Hermitage Ruins at 739 Sulphur Spring Road, Ancaster (Added Item 11.3)**

(Adkins/Rosart)

Correspondence from Walter Furlan respecting the Hermitage Ruins at 739 Sulphur Spring Road, Ancaster, was received.

CARRIED

- (i) **ADJOURNMENT (Item 12)**

(Nowak/Rosart)

That, there being no further business, the Hamilton Municipal Heritage Committee, was adjourned at 2:00 p.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson, Chair,
Hamilton Municipal Heritage Committee

Loren Kolar
Office of the City Clerk