



Hamilton

**REPORT 15-005
HAMILTON MUNICIPAL HERITAGE COMMITTEE**

Thursday July 23, 2015

12:00 p.m.

Room 264

Hamilton City Hall

Present: Councillor M. Pearson
W. Arndt, D. Beland, A. Denham-Robinson (Chair),
C. Dimitry, K. Garay, M. McGaw, T. Ritchie, R. Sinclair, K. Stacey, T.
Wallis (Vice Chair)

Absent with Regrets: Councillor A. Johnson – City Business, Councillor J. Partridge -
Personal, W. Furlan

**THE HAMILTON MUNICIPAL HERITAGE COMMITTEE PRESENTS REPORT 15-005
AND RESPECTFULLY RECOMMENDS:**

1. **Inventory & Research Working Group Update (Added Item 5.4)**
 - (a) **Request to designate 183, 187, 189 and 195 Hughson Street South and 39 Charlton Street East, Hamilton**
 - (a) That staff be requested to assess all previously inventoried properties located within the block bounded by Charlton Avenue East, John Street South, Forest Avenue and Hughson Street South, as part of the Preliminary Screening report required to address the request to designate 183, 187, 189 and 195 Hughson Street South/39 Charlton Street East, Hamilton.
 - (b) That the following properties listed on the City's Inventory be included in the City of Hamilton Register of Properties of Cultural and Heritage Value or Interest as non-designated properties:
 - (i) 43 Charlton Avenue East, Hamilton;
 - (ii) 49 Charlton Avenue East, Hamilton;
 - (iii) 40 Forest Avenue, Hamilton;

- (iv) 50 Forest Avenue, Hamilton;
- (v) 183 Hughson Street South, Hamilton;
- (vi) 187 Hughson Street South, Hamilton;
- (vii) 189 Hughson Street South, Hamilton; and,
- (viii) 195 Hughson Street South/39 Charlton Avenue East, Hamilton

2. Heritage Permit Application HP2015-028, Under Part V of the Ontario Heritage Act, for the Erection of a Structure at 966 Beach Boulevard, Hamilton (PED15111) (Added Item 8.1)

That Heritage Permit Application HP2015-028 be approved for the erection of a new single detached dwelling, with an attached garage, on the designated property at 966 Beach Boulevard, Hamilton (Hamilton Beach Heritage Conservation District), as shown in Appendix “A” to Report PED15111, subject to the submission and finalization of a Site Plan Control application and the following Heritage Permit conditions:

- (a) That the width of the garage opening and door shall be reduced from the width shown in the drawings attached as Appendix “C” to Report PED15111, to the satisfaction and approval of the Director of Planning and Chief Planner, in accordance with the Site Plan approval process;
- (b) That the specifications for the proposed windows, porch, railings, garage doors, soffits, eaves and downspouts 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;
- (c) That the dimensions and surfacing materials for the new driveway and any walkways, patios or other hard-surface areas, shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, in accordance with the Site Plan approval process and prior to installation;
- (d) That the dimensions, design and materials for any new fencing and gates shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- (e) That a plan depicting the planting of any new trees shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to planting;
- (f) 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,

- (g) That construction and site alterations, in accordance with this approval, shall be completed no later than August 31, 2017. If the construction and site alterations are not completed by August 31, 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.

FOR THE INFORMATION OF THE COMMITTEE:

(a) CHANGES TO THE AGENDA (ITEM 1)

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

- (i) Added as Item 5.4 – Inventory & Research Working Group Update
- (ii) Added as Item 5.5 – Item 5.1.2, Heritage Permit Applications, to be moved to Item 5.5, as it is not a delegated approval item, but a notice of Council approval.

The Agenda for the July 23, 2015 Hamilton Municipal Heritage Committee 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) June 25, 2015 (Item 3.1)

The Minutes of the June 25, 2015 meeting of the Hamilton Municipal Heritage Committee were approved, as presented.

(d) CONSENT ITEMS (ITEM 5)

(i) Heritage Permit Applications - Delegated Approvals (Item 5.1)

Item 5.1.2, Heritage Permit Application, 1020 Beach Boulevard, Hamilton (Hamilton Beach Heritage Conservation District) (Ward 5) was renumbered as Item 5.5, a Notice of Council Approval.

Items 5.1.1; 5.1.3. to 5.1.6 (below), Delegated Approvals for Heritage Permit Applications, were received.

CARRIED

- (a) Heritage Permit Application (HP2015-018), 108 St. Clair Avenue, Hamilton, St. Clair Avenue Heritage Conservation District, By-Law 86-125 (Ward 3) (Item 5.1.1)
- (b) Heritage Permit Application (HP2015-026), 120 St. Clair Avenue, Hamilton, St. Clair Avenue Conservation District (Ward 3)(Item 5.1.3)
- (c) Heritage Permit Application (HP2015-027), 712 Main Street East, Hamilton, St. Clair Boulevard Heritage Conservation District (Ward 3) (Item 5.1.4)
- (d) Heritage Permit Application (HP2015-029), 71 Main Street West, Hamilton, Hamilton City Hall, By-law No.06-011 (Ward 2) (Item 5.1.5)
- (e) Heritage Permit Application (HP2015-031), 230 St. Clair Boulevard, Hamilton, St. Clair Boulevard Heritage Conservation District (Ward 3) (Item 5.1.6)

(ii) Heritage Property Designations (Item 5.2)

- (a) Notice of Designation – By-law Number 15-152, 52 and 56 Charlton Avenue West, Hamilton (Charlton Hall) (Item 5.2.1).**

Notice of Designation – By-law Number 15-152, respecting 52 and 56 Charlton Avenue West, Hamilton (Charlton Hall), was received.

(iii) Policy & Design Working Group Update (Item 5.3)

- (a) Revised Cultural Heritage Impact Assessment for 493 Dundas St. E., Waterdown (Pearson House)**

That the applicant implement more hedging and landscaping buffers to the rear of the Pearson House, 493 Dundas St. East, Waterdown, to mitigate the visual impact that the proposed townhouses may have on the house and its landscape's historical context.

(b) Documentation and Salvage Report: Alfred U. Oakie Building, 393 Main Street East, Hamilton

That the Documentation and Salvage Report: Alfred A. Oakie Building, 393 Main Street East, Hamilton, be accepted as submitted.

(iv) Notice of Council Approval (Item 5.5)

(a) Heritage Permit Application, 1020 Beach Boulevard, Hamilton (Hamilton Beach Heritage Conservation District) (Ward 5) (Added Item 5.5)

Heritage Permit Application, 1020 Beach Boulevard, Hamilton (Hamilton Beach Heritage Conservation District) (Ward 5), was received.

(h) DISCUSSION ITEMS (ADDED ITEM 8)

(i) Heritage Permit Application HP2015-028, Under Part V of the Ontario Heritage Act, for the Erection of a Structure at 966 Beach Boulevard, Hamilton (PED15111) (Added Item 8.1)

For disposition on this matter, refer to Item 2.

(i) GENERAL INFORMATION/OTHER BUSINESS (ITEM 11)

(i) Buildings and Landscapes (Item 11.1)

St. Giles United Church, located at 85 Holton Avenue South, was included in the Buildings and Landscapes of Interest (yellow) list.

The updates for items listed in 11.1, were received

(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. Johnson

(ii) Book House, 167 Book Road East, Ancaster (R) – M. McGaw

- (iii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – M. McGaw
- (iv) Century Manor, 100 West 5th Street, Hamilton (D) – C. Dimitry

C. Dimitry reported that the property appears to be completely closed.
- (v) Beach Canal Lighthouse (D) – J. Partridge
- (vi) 1 Jones Street, Stoney Creek (R) – M. Pearson
- (vii) 18-22 King Street East, Hamilton (R)(NOI) – K. Stacey
- (viii) 24-28 King Street East, Hamilton (R)(NOI) – K. Stacey
- (ix) 1 St. James Place, Hamilton (R)(NOI) – K. Stacey
- (x) All Saints Church, 15 Queen Street South (L) – D. Beland
- (xii) Hermitage Ruins, 739 Sulphur Springs Rd, Ancaster (D – R. Sinclair
- (xiii) 354 King Street West, Hamilton (Mount St. Joseph Building/McMaster Children's Hospital) – A. Johnson
- (xv) 43-51 King Street East, Hamilton (Kresge Property) (R) – K. Stacey

(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) – D. Beland
- (ii) James Street Baptist Church, 96 James Street South, Hamilton (D) – A. Denham-Robinson
- (iii) Centenary Church, 24 Main Street West (R) – D. Beland

D. Beland reported that he met with a representative from the church that indicated the congregation may seek to divest themselves of the property.

- (iv) Pearson Home, 493 Dundas Street East, Waterdown (D) – J. Partridge / W. Arndt
- (v) Charlton Hall, 52-56 Charlton Avenue West (D)
- (vi) St. Giles United Church, 85 Holton Avenue South (L) – D. Beland

**(cc) Heritage Properties Update (green):
(Green = Properties whose status is stable)**

- (i) The Royal Connaught Hotel, 112 King Street East, Hamilton (R) – T. Ritchie
- (ii) Treble Hall, 6-12 John Street North, Hamilton (R) – T. Ritchie
- (iii) (Thomas Building) 46 - 52 James Street North, Hamilton (D) – R. Sinclair
- (iv) Desjardins Canal, Dundas, Hamilton (R) – K. Stacey
- (v) St. Marks, 120 Bay Street South, Hamilton (D) – A. Denham-Robinson
- (vi) Auchmar, 88 Fennell Avenue West, Hamilton (D) – C. Dimitry

C. Dimitry reported that it appears that work continues at this property.
- (vii) Westdale Theatre, 1014 King Street West, Hamilton (R) – A. Johnson / K. Stacey
- (viii) Federal Building, 150 Main Street West (L) – R. Sinclair
- (ix) Jimmy Thompson Pool, 1099 King Street E., Hamilton (R) – T. Ritchie
- (x) Abrey-Zimmerman House, Courtcliffe Park, Flamborough (D) – J. Partridge

**(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) – C. Dimitry

C. Dimitry reported that the property appears to require
maintenance.

(j) ADJOURNMENT

That, there being no further business, the Hamilton Municipal Heritage
Committee, was adjourned at 12:30 p.m.

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk