

St James No. 1 Inc.
c/o Victor Veri

September 21, 2015

Mayor & Members of Council
City of Hamilton
Via Email

Mayor & Members of Council:

The purpose of this note is to advise you that the Draft Statement of Cultural Heritage Value or Interest and the Description of Heritage Attributes does not follow the recommendations of the Conservation Review Board (CRB) dated July 24, 2015, in the following respects:

- A. The reference to "Art Moderne" has not been deleted from the Statement of Cultural Heritage Value or Interest (see first and fifth paragraph) and the Description of Heritage Attributes (see first paragraph). At clause 146 the CRB board recommended as follows:
"[146] Based on the evidence heard, the following revisions to the description of heritage attributes are recommended:
1. The reference to "Art Moderne" as the style of architecture should be deleted."
- B. The Statement of Cultural Heritage Value or Interest and the Description of Heritage Attributes continues to use the phrase "smooth stucco" to describe the exterior. The CRB specifically recommended as follows at clause "[144] 4. The term "structural steel" should be substituted in all instances with wording to the effect that this was an innovative composite technology using wood, cork insulation, concrete floor slabs, and steel framing, with a stucco cladding." (emphasis added). The inclusion of the description, "smooth," is inappropriate to the actual texture of the exterior.
- C. The Statement of Cultural Heritage Value or Interest incorrectly attributes the work and ideas for the house to Joseph M. Pigott. The CRB adopted the evidence that he was involved but he was not the source of the ideas nor was his construction company the builder and thus he could only be referenced as "[144] 3. Unless subsequent research can confirm the attribution of the construction work to Pigott Construction Company Ltd., all references should be modified to a statement of the personal involvement of Joseph M. Pigott, President of Pigott Construction Company Ltd., in the experimental housing project."

(Note all references are taken from the online version of the CRB decision: 2015canlii47123)

We ask that Hamilton Council revise the Statement and Description to reflect the CRB's recommendations and the facts known today.

Secondly, we advise Council that this house has serious health, safety and environmental problems and likely structural problems.

St. James No 1 Inc. has retained the services Pinchin Ltd., professional engineers, to do environmental sampling in the building. Their report documents substantial mold in the house.

St. James No 1 Inc. has also retained Peto MacCallum Ltd. to provide building science services for the property. That report has put us on notice that the building is in unsafe condition, has health issues and it is not practicable to repair or restore.

St James No 1 will apply for a demolition permit for the whole building within two weeks. We will provide copies of the reports with the application.

We recommend that Council delay any action with regard to this property until the reports of Pinchin Ltd. and Peto MacCallum Ltd. have been reviewed by the city.

Sincerely,

Victor Veri

On behalf of St James No. 1 Inc.