



Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

REPORT 20-005

9:30 a.m.

September 17, 2020

Hamilton City Hall

71 Main Street West

Present: A. Denham-Robinson (Chair), D. Beland, J. Brown, K. Burke, G. Carroll, C. Dimitry (Vice-Chair), B. Janssen, L. Lunsted, R. McKee, T. Ritchie and W. Rosart

**Absent with
Regrets:** Councillor M. Pearson – City Business

THE HAMILTON MUNICIPAL HERITAGE COMMITTEE PRESENTS REPORT 20-005 AND RESPECTFULLY RECOMMENDS:

- 1. Recommendation to Designate 110 - 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2) (Item 9.1)**
 - (a) That the designation of 110-122 King Street East, Hamilton (former Royal Connaught Hotel), shown in Appendix “A” to Report PED20159, as a property of cultural heritage value pursuant to the provisions of Part IV of the *Ontario Heritage Act*, be approved;
 - (b) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix “B” to Report PED20159, be approved; and,
 - (c) That the City Clerk be directed to take appropriate action to designate 110-122 King Street East, Hamilton (former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act*, in accordance with the Notice of Intention to Designate, attached as Appendix “C” to Report PED20159.

2. Designation of 1389 Progreston Road, Carlisle (Flamborough), (Evergreen Farm) under Part IV of the Ontario Heritage Act (PED20125) (Ward 15) (deferred at the August 20, 2020 meeting) (Item 10.1)

That the recommendations in Report PED20125 respecting the Designation of 1389 Progreston Road, Carlisle (Flamborough), (Evergreen Farm) under Part IV of the Ontario Heritage Act (PED20125) (Ward 15) be amended as follows:

- (a) That maintenance of the designation of 1389 Progreston Road, Carlisle (Flamborough), (Evergreen Farm) shown in Appendix “A” to Report PED20125, as a property of cultural heritage value pursuant to the provisions of Part IV of the *Ontario s Act*, be approved;
- (b) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix “B” to Report PED20125, be revised to exclude the house, include the stone ruins and revise any reference of the property from the Evergreen Farm to the ‘Progreston Woolen Mill’;
- (c) That staff report back to the next Hamilton Municipal Heritage meeting with the necessary materials for the committee to review regarding the Notice of Intention to Designate 1389 Progreston Road, Carlisle (Flamborough); and
- (d) That a commemorative plaque describing the history of the property will be erected by the with input and approval from the HMHC

3. Education and Communication Working Group Meeting Notes - August 19, 2020 (Item 10.2)

- (i) Hamilton Municipal Heritage Committee Heritage Recognition Award Nominations 2019-2020 (Item 1)

That the Hamilton Municipal Heritage Committee Heritage Recognition Award Nominations 2019-2020, attached hereto as Appendix “A” to Report 20-005, be approved, as presented.

4. Amendment to the Hamilton Municipal Heritage Committee Terms of Reference (Added Item 11.1)

WHEREAS the current Terms of Reference for the Hamilton Municipal Heritage Committee stipulates the following; and:

Meeting Schedule:

Monthly – 3rd Thursday, 12:00 Noon

Meetings are held at City Hall

WHEREAS, scheduling the monthly meetings of the Hamilton Municipal Heritage Committee without the stipulation of a date and time would allow more flexibility.

THEREFORE BE IT RESOLVED:

That the Hamilton Municipal Heritage Committee Terms of Reference be amended to read “a minimum of one meeting per month” under the heading of Meeting Schedule.

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

The Clerk advised the Committee of the following changes:

5. COMMUNICATIONS

- 5.1 Correspondence from Christopher Bell, Property Manager, Property Management Guild Inc., respecting Recommendation to Designate 110-122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2)

Recommendation: Be received and referred to Item 9.1, Recommendation to Designate 110-122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2), for consideration.

6. DELEGATION REQUESTS

- 6.1 Delegation from Lynda Zugec respecting Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2) (for today's meeting)
- 6.2 Delegation from Trevor Copp respecting Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2) (for today's meeting)
- 6.3 Delegation from Kristina Schmuttermeier respecting Recommendation to Designate 110 - 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2) (for today's meeting)

- 6.4 Delegation from Beena Narwani respecting Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2) (for today's meeting)
- 6.5 Delegation from Jack Dennison respecting Designation of 1389 Progreston Road, Carlisle (Flamborough), (Evergreen Farm) under Part IV of the Ontario Heritage Act (PED20125) (Ward 15) (for today's meeting)

7. CONSENT ITEMS

- 7.3 Heritage Permit Review Sub-Committee Minutes - August 18, 2020

12. NOTICES OF MOTION

- 12.1 Amendment to the Terms of Reference of the Hamilton Municipal Heritage

The Agenda for the September 17, 2020 Hamilton Municipal Heritage Committee was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 3)

A. Denham-Robinson declared an interest in Item 9.1, Recommendation to Designate 110 - 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2), as they work for the Project Architect of the property.

A. Denham-Robinson declared an interest in Item 10.2, Education and Communication Working Group Meeting Notes of August 19, 2020, as a family member works for the Project Architect of some of the properties that are being nominated for the Heritage Recognition Awards.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)

(i) August 20, 2020 (Item 4.1)

The Minutes of the August 20, 2020 meeting of the Hamilton Municipal Heritage Committee were approved, as presented.

(d) COMMUNICATIONS (Item 5)

- (i) Correspondence from Christopher Bell, Property Manager, Property Management Guild Inc., respecting Recommendation to Designate 110-122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2) (Added Item 5.1)**

Correspondence from Christopher Bell, Property Manager, Property Management Guild Inc., was received and referred to Item 9.1, Recommendation to Designate 110-122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2), for consideration.

(e) DELEGATION REQUESTS (Item 6)

The following Delegation Request were approved for today's meeting:

- (i) Delegation from Lynda Zugec respecting Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2) (for today's meeting) (Added Item 6.1)
- (ii) Delegation from Trevor Copp respecting Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2) (Added Item 6.2)
- (iii) Delegation from Kristina Schmuttermeier respecting Recommendation to Designate 110 - 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2) (Added Item 6.3)
- (iv) Delegation from Beena Narwani respecting Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the Ontario Heritage Act (PED20159) (Ward 2) (Added Item 6.4)
- (v) Delegation from Jack Dennison respecting Designation of 1389 Progreston Road, Carlisle (Flamborough), (Evergreen Farm) under Part IV of the Ontario Heritage Act (PED20125) (Ward 15) (Added Item 6.5)

(f) CONSENT ITEMS (Item 7)

The following items were received:

- (i) Heritage Permit Applications - Delegated Approvals (Item 7.1)
 - (a) Heritage Permit Application HP2020-017: Proposed removal of trees from 25 Cross Street Dundas (Ward 13) located within the Cross-Melville Heritage Conservation District (By-law No. 3899-90) (Item 7.1(a))
 - (b) Heritage Permit Application HP2020-019: Proposed construction of a two and a half storey addition at the rear of the existing dwelling at 243 MacNab Street South, Hamilton (Ward 2) (By-law No. 94-184) (Item 7.1(b))
 - (c) Heritage Permit Application HP2020-020: Replacement of the existing steel casement windows with new thermally broken replica windows on each facade of the 1929 building section at 127 Hughson Street North (22 Cannon Street East), Hamilton (Ward 2)(NOID) (Item 7.1(c))
 - (d) Heritage Permit Application HP2020-021: Proposed installation of a non-illuminated sign on the rear stone wall and an illuminated ground sign adjacent to the front yard driveway at 109-111 Charles Street, Hamilton (Ward 2) (By-law No. 90-144) (Item 7.1(d))
 - (e) Heritage Permit Application HP2020-022: Proposed alterations of the Griffin House located at 733 Mineral Springs Road, Ancaster (Ward 12) (By-law No. 90-92) (Item 7.1(e))
 - (f) Heritage Permit Application HP2020-23: Proposed restoration of the main entryway and windows on the primary facade at 50 Mill Street North, Waterdown (Ward 15), located within the Mill Street Heritage Conservation District (By-law No. 82-81-H) (Item 7.1(f))
 - (g) Heritage Permit Application HP2020-024: Replacement of the asphalt shingles on the church roof with composite slate tiles at 64 Forest Avenue, Hamilton (Church of the Ascension) (Ward 2) (By-law No. 88-66) (Item 7.1(g))
- (ii) Heritage Permit Review Sub-Committee Minutes - July 21, 2020 (Item 7.2)

- (iii) Heritage Permit Review Sub-Committee Minutes – August 18, 2020
(Added Item 7.3)

(g) DELEGATIONS (Item 8)

The following Delegations were received:

- (i) Lynda Zugec respecting Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2) (Added Item 8.1)**

Lynda Zugec addressed the Committee respecting their concerns with Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2).

For further disposition of this matter, refer to Item 1.

- (ii) Trevor Copp respecting Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2) (Added Item 8.2)**

Trevor Copp addressed the Committee respecting their concerns with Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2).

For further disposition of this matter, refer to Item 1.

- (iii) Kristina Schmuttermeier respecting Recommendation to Designate 110 - 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2) (Added Item 8.3)**

Kristina Schmuttermeier addressed the Committee respecting their concerns with Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2).

For further disposition of this matter, refer to Item 1.

- (iv) **Beena Narwani respecting Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2) (Added Item 8.4)**

Beena Narwani addressed the Committee respecting their concerns with Recommendation to Designate 110 – 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2).

For further disposition of this matter, refer to Item 1.

- (v) **Jack Dennison respecting Designation of 1389 Progreston Road, Carlisle (Flamborough), (Evergreen Farm) under Part IV of the *Ontario Heritage Act* (PED20125) (Ward 15) (Added Item 8.5)**

Jack Dennison addressed Committee with new information respecting the Designation of 1389 Progreston Road, Carlisle.

For further disposition of this matter, refer to Item 2.

(h) STAFF PRESENTATION (Item 9)

- (i) **Recommendation to Designate 110 - 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2) (Item 9.1)**

David Addington, Cultural Heritage Planner, addressed the Committee with an overview Recommendation to Designate 110 - 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2) with the aid of a PowerPoint Presentation.

The presentation respecting the Recommendation to Designate 110 - 122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2) be received.

Staff were requested to review the submissions by the delegates respecting Report PED20159, Recommendation to Designate 110-122 King Street East, Hamilton (Former Royal Connaught Hotel) under Part IV of the *Ontario Heritage Act* (PED20159) (Ward 2), and report back on the City's ability to provide assistance and support, to the Hamilton Municipal Heritage Committee.

(i) DISCUSSION ITEM (Item 10)

(i) **Designation of 1389 Progreston Road, Carlisle (Flamborough), (Evergreen Farm) under Part IV of the *Ontario Heritage Act* (PED20125) (Ward 15) (deferred from the August 20, 2020 meeting)**

Miranda Brunton, Cultural Heritage Planner addressed Committee with an overview of Report PED20125 respecting the Designation of 1389 Progreston Road, Carlisle (Flamborough), (Evergreen Farm) under Part IV of the *Ontario Heritage Act* (Ward 15)

The recommendations in Report PED20125 respecting the Designation of 1389 Progreston Road, Carlisle (Flamborough), (Evergreen Farm) under Part IV of the *Ontario Heritage Act* (PED20125) (Ward 15) were amended as follows:

- (a) That maintenance of the designation of 1389 Progreston Road, Carlisle (Flamborough), (Evergreen Farm) shown in Appendix "A" to Report PED20125, as a property of cultural heritage value pursuant to the provisions of Part IV of the *Ontario Heritage Act*, be approved;
- (b) That the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED20125, **be revised to exclude the house, include the stone ruins and revise any reference of the property from the Evergreen Farm to the 'Progreston Woolen Mill'**; be approved;
- ~~(c) That the City Clerk be directed to take appropriate action to continue with the designation of 1389 Progreston Road, Carlisle (Flamborough) (Evergreen Farm) under Part IV of the *Ontario Heritage Act*, in accordance with the Notice of Intention to Designate, attached as Appendix "D" to Report PED20125;~~
- (c) **That staff report back to the next Hamilton Municipal Heritage meeting with the necessary materials for the committee to review regarding the Notice of Intention to Designate 1389 Progreston Road, Carlisle (Flamborough); and**
- (d) **That a commemorative plaque describing the history of the property will be erected by the with input and approval from the HMHC.**

A. Denham-Robinson relinquished the Chair to speak to the following item.

(j) NOTICE OF MOTION

(i) Amendment to the Terms of Reference of the Hamilton Municipal Heritage Committee (Added Item 12.1)

The Rules of Order be waived to allow for the introduction of a Motion respecting an Amendment to the Terms of Reference of the Hamilton Municipal Heritage Committee.

For further disposition of this matter, refer to Item 4

(k) GENERAL INFORMATION / OTHER BUSINESS (Item 13)

(i) Buildings and Landscapes (Item 13.1)

Auchmar Gate House, Claremont Lodge 71 Claremont Drive be moved from the Heritage Properties Update (black) to the Endangered Buildings and Landscapes List (RED).

The following updates were 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)**

- (i) Tivoli, 108 James Street North, Hamilton (D) – T. Ritchie
- (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dimitry
- (iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll
- (iv) 18-22 King Street East, Hamilton (D) – W. Rosart
- (v) 24-28 King Street East, Hamilton (D) – W. Rosart
- (vi) 2 Hatt Street, Dundas (R) – K. Burke
- (vii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown
- (viii) Long and Bisby Building, 828 Sanatorium Road – G. Carroll
- (ix) 120 Park Street, Hamilton (R) – R. McKee
- (x) 398 Wilson Street East, Ancaster (D) – C. Dimitry

- (xi) Lampman House, 1021 Garner Road East, Ancaster (NOID)
– C. Dimitry
- (xii) Cathedral Boys School, 378 Main Street East, Hamilton (R)
– T. Ritchie
- (xiii) Firth Brothers Building, 127 Hughson Street North, Hamilton
(NOID) – T. Ritchie
- (xiv) Auchmar Gate House, Claremont Lodge 71 Claremont Drive
(R) – R. McKee

**(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)**

- (i) Delta High School, 1284 Main Street East, Hamilton (D) – D.
Beland
- (ii) 2251 Rymal Road East, Stoney Creek (R) – B. Janssen
- (iii) Former Valley City Manufacturing, 64 Hatt Street, Dundas (R)
– K. Burke
- (iv) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas
(ND) – W. Rosart
- (v) Copley Building, 104 King Street West; 56 York Blvd., and
63-76 MacNab Street North (NOI) – G. Carroll
- (vi) Dunington-Grubb Gardens, 1000 Main Street East (within
Gage Park) (R) – D. Beland
- (vii) St. Clair Blvd. Conservation District (D) – D. Beland
- (viii) 52 Charlton Avenue West, Hamilton (D) – J. Brown
- (ix) 292 Dundas Street East, Waterdown (R) – L. Lunsted
- (x) Chedoke Estate (Balfour House), 1 Balfour Drive, Hamilton
(R) – T. Ritchie
- (xi) Binkley property, 50-54 Sanders Blvd., Hamilton (R) - J.
Brown

- (xii) 62 6th Concession East, Flamborough (I) - L. Lunsted
- (xiii) Beach Canal Lighthouse and Cottage (D) – R. McKee
- (xiv) Cannon Knitting Mill, 134 Cannon Street East, Hamilton (R) – T. Ritchie

**(c) Heritage Properties Update (GREEN):
(Green = Properties whose status is stable)**

- (i) The Royal Connaught Hotel, 112 King Street East, Hamilton (R) – T. Ritchie
- (ii) Auchmar, 88 Fennell Avenue West, Hamilton (D) – R. McKee
- (iii) Treble Hall, 4-12 John Street North, Hamilton (R) – T. Ritchie
- (iv) 104 King Street West, Dundas (Former Post Office) (R) – K. Burke
- (v) 45 Forest Avenue, Hamilton – G. Carroll
- (vi) 125 King Street East, Hamilton – T. Ritchie

(d) Heritage Properties Update (black):

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

- (i) 80 and 92 Barton Street East (Hanrahan Hotel) – T. Ritchie

(ii) Staff Designation Work Plan (as of September 11, 2020) (Item 10.2)

Staff be directed to increase the priority of the Auchmar Gate House, Claremont Lodge, 71 Claremont Drive be included in the next round of consultation assignments for the Staff Designation Work Plan.

(I) ADJOURNMENT (Item 15)

There being no further business, the Hamilton Municipal Heritage Committee, adjourned at 1:13 p.m.

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk