



Hamilton

Hamilton's Built Heritage Inventory Strategy (PED20133)

Hamilton Municipal Heritage Committee (WebEx)

October 30, 2020

Presentation Overview

- Refresher on “Heritage Conservation”
- Hamilton’s Inventory Process
- Prioritizing Future Inventory Work
- BHI Strategy and Work Plan

Heritage Conservation in Ontario

- Municipalities are tasked with ensuring that significant **cultural heritage resources** are conserved (*Planning Act, Provincial Policy Statement*).
- The *Ontario Heritage Act* (the Act) is the main tool available to municipalities to accomplish this goal.
- The Act allows for the protection of heritage properties through **designation** and the negotiation of heritage conservation easement agreements.
- The Act also enables municipalities to manage physical changes to protected heritage properties through the **Heritage Permit** process.
- The Act also provides for interim protection from demolition of non-designated properties of cultural heritage value or interest included in the **Register** (“listing”).

What is a “Heritage” Building?

A building may have **heritage value or interest** if it:

- Is a community landmark
- Was designed by, or related to, a significant person in the community, province or country
- Demonstrates a high degree of craftsmanship or artistry
- **Is representative of, or contributes to, the character of a community**
- Is related to an important event in the history of the city or the development of a neighbourhood

Why Conserve Heritage Buildings?

- Connects us to our past
- Sense of place and identity
- Traditional materials: repairable and reusable
- Historic neighbourhoods: resilient, walkable
- *The greenest building is the one already built*
- Heritage is a public good

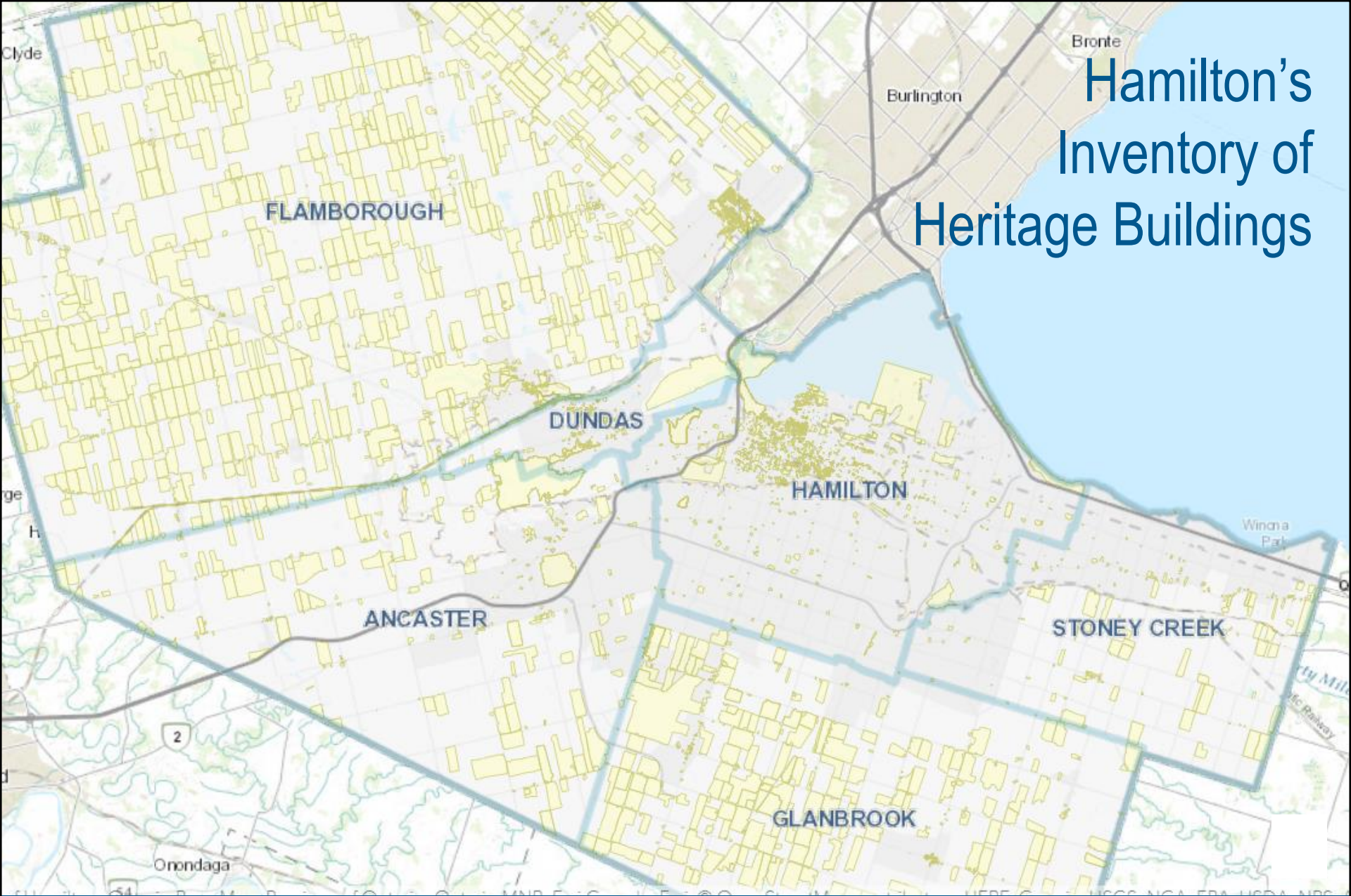
“Don't it always seem to go, that you don't know what you've got till it's gone.” – Joni Mitchell

Inventorying Our Built Heritage

What do we have?
Where is it located?



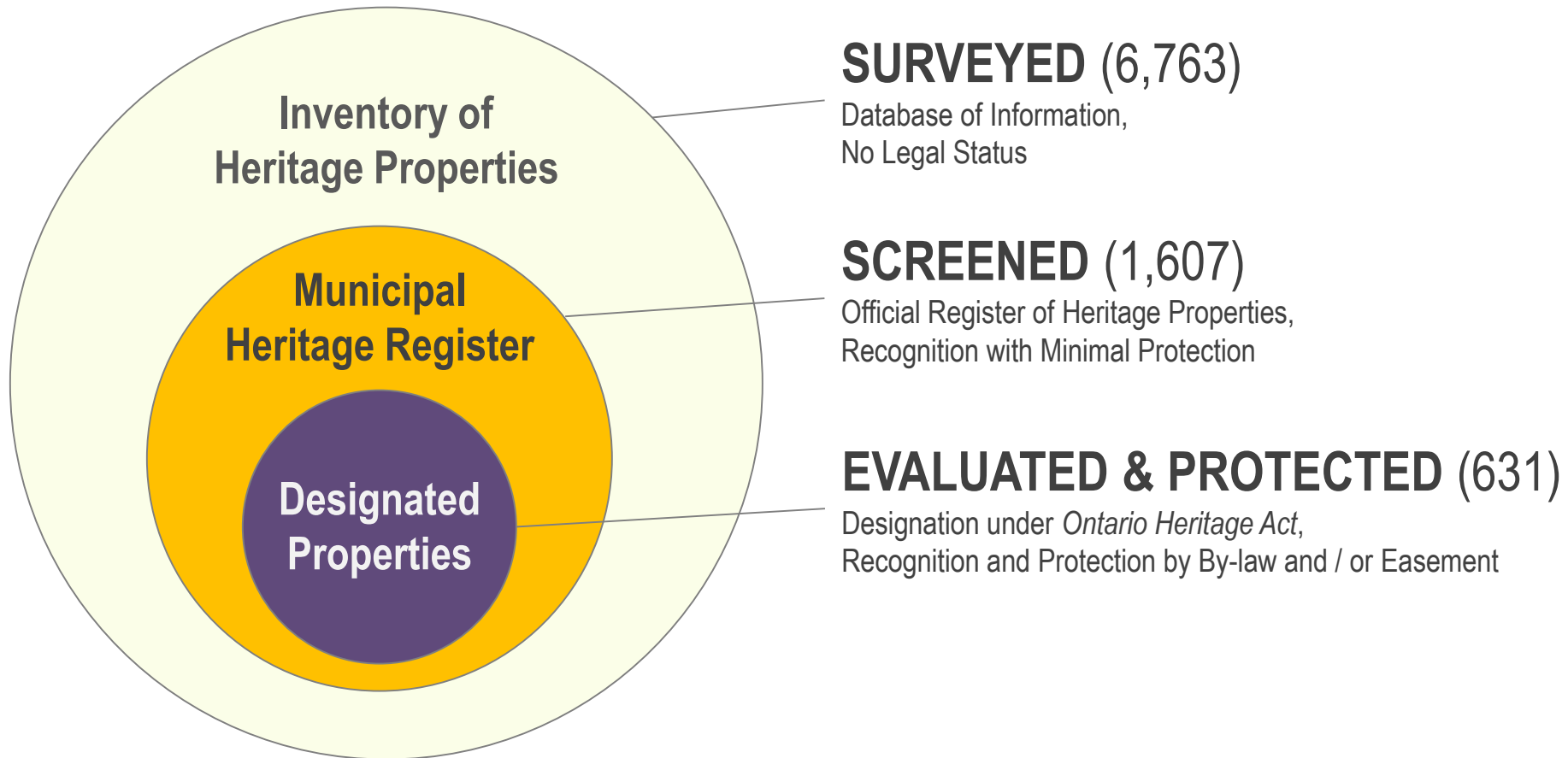
Hamilton's Inventory of Heritage Buildings



Hamilton's Inventory Process

- Updated surveys and **screening**
- **Proactive** identification of heritage properties
- **Consistent** database of information
 - Improve **transparency** and access to information
 - Facilitate **informed decision-making**
- Community **engagement** and education

Understanding Heritage Status



Why list properties on the Register?

- **Promote** knowledge of a community's cultural heritage
- Provide easily **accessible information** for planners, property owners, developers, the tourism industry and the general public
- Help prioritize future **designations**
- Provide **interim protection** from demolition
- Encourage **conservation** and retention of historic buildings as properties are developed

Demystifying the Register

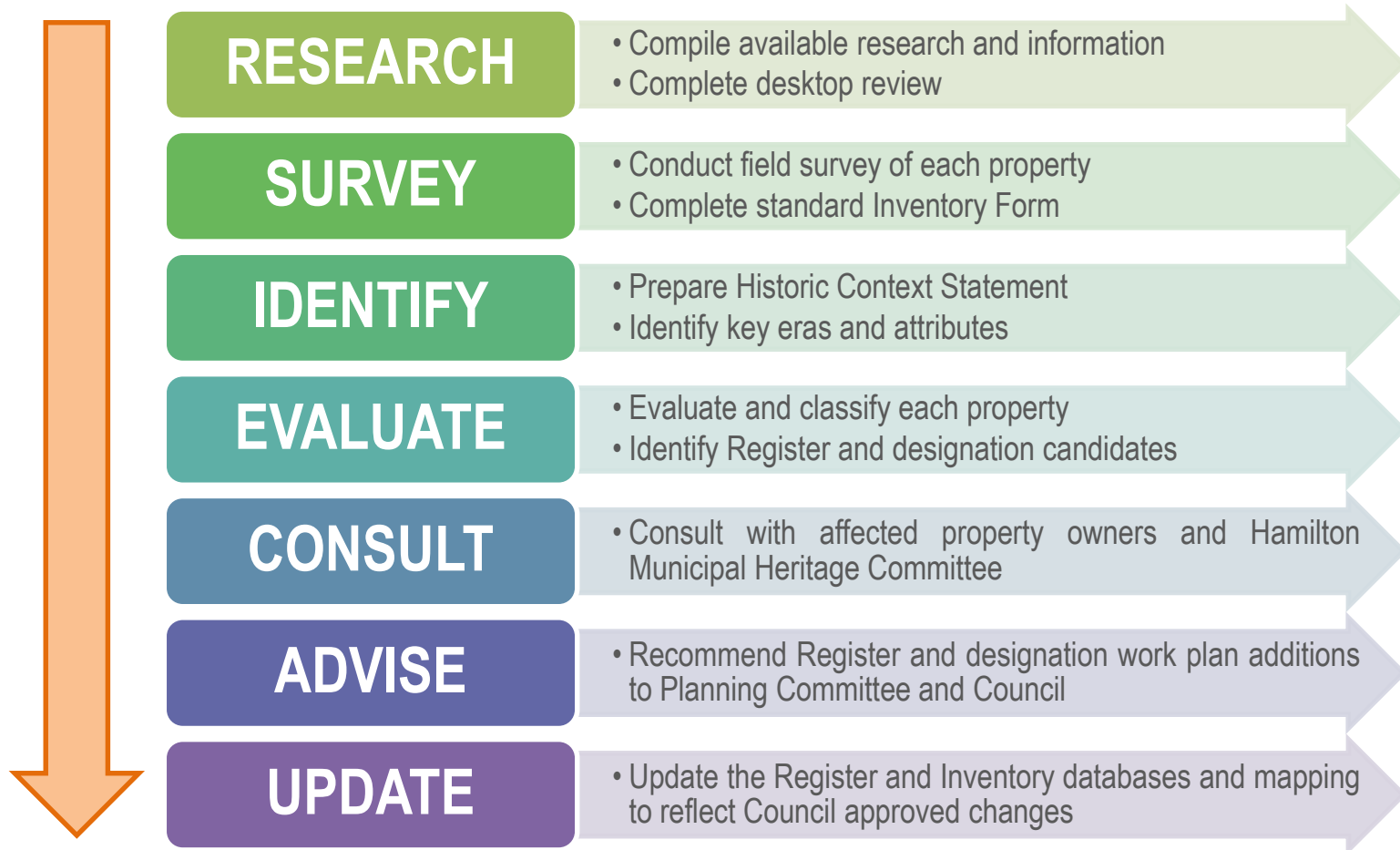
Listing on the Register:

- is not the same as designation; registered properties are not subject to Heritage Permits
- does not legally restrict the use of a property
- has not been proven to impact property or resale values
- does not prevent alterations or changes to a property
- does not prevent demolition, but does provide a short-term delay (60 days)

The standard turnaround for a demolition permit would be 10-20 days.

Listing on the Register does not prevent demolition, but does allow Council time to discuss alternatives to demolition, if proposed, such as designation.

Built Heritage Inventory Process



Contextual Evaluations





Significant Built Resource

The property is of considerable historic, aesthetic and / or contextual value; it is likely well known to local, regional or national communities.



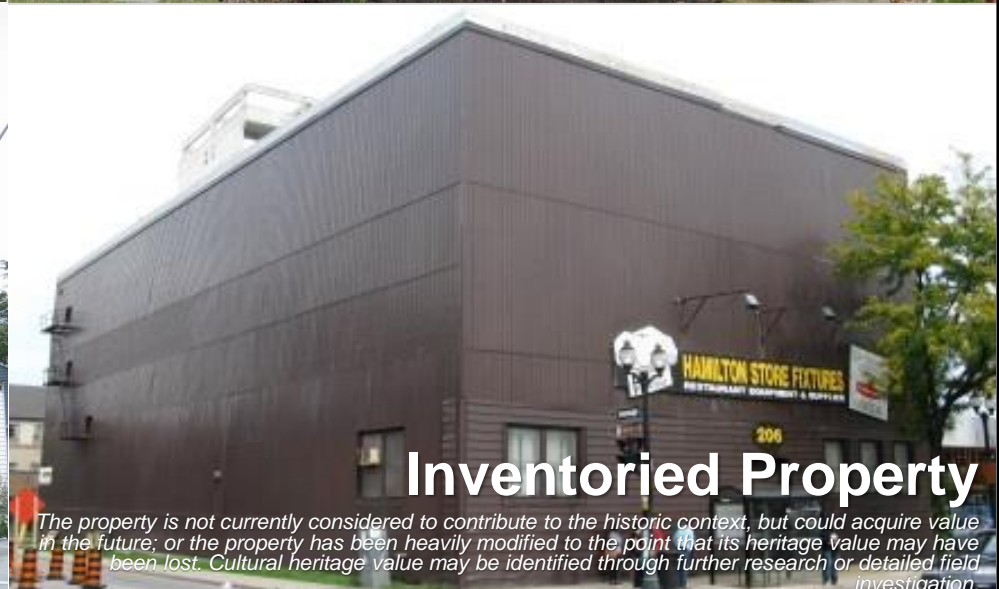
Character-Defining Resource

The property strongly reinforces its historic context, clearly reflecting a characteristic pattern of development or activity, property type or attribute of the area.



Character-Supporting Resource

The property maintains or supports its historic context and can be related to a characteristic pattern of development or activity, property type or attribute of the area.



Inventoried Property

The property is not currently considered to contribute to the historic context, but could acquire value in the future; or the property has been heavily modified to the point that its heritage value may have been lost. Cultural heritage value may be identified through further research or detailed field investigation.

Built Heritage Inventory Forms

PRELIMINARY EVALUATION

Physical / Design Value:

The property's style, type or expression is: rare unique representative early

The property displays a high degree of: craftsmanship artistic merit

The property demonstrates a high degree of

Historical / Associative Value:

The property has direct associations with:
 theme event belief person

The property yields, or has the potential understanding of a community or culture

The property demonstrates or reflects the:
 architect artist building design

Contextual Value:

The property is important in: defining the character of the area

The property is linked to its surroundings:

The property is a landmark

Classification:

Significant Built Resource (SBR)

Character-Defining Resource (CDR)

Character-Supporting Resource (CSR)

Inventory Property (IP)

Remove from Inventory (RFI)

None

Evaluated by: Ron Sinclair


HMHC Advice:

Planning Committee Advice:

Council Decision:

Database/GIS Update:

Planning and Economic Development Department



BUILT HERITAGE INVENTORY FORM

Address 224 Robina Road Community Ancaster

Also known as Stanley Roscoe House **Legal Description** PLAN 1035 LOT 33

P.I.N. 174360220 **Roll No.** 251814035007800 **Ward** 12 **Neighbourhood** Maple Lane

Heritage Status: Inventory Registered Designated (Part IV / Part V) Easement (City / OHT) NHS
 CHC (if applicable): _____ Cultural Heritage Landscape (if applicable): _____

Property Status (Observed): Occupied Building Vacant Building Vacant Lot Parking Lot

Integrity: Preserved / Intact Modified Compromised Demolished (date) _____

Construction Period: Pre 1867 1868-1900 1901-1939 1940-1955 1956-1970 Post 1970
 Year (if known) 1955 **Architect / Builder / Craftsman** (if known) Stanley Roscoe

Massing: Single-detached Semi-detached, related Semi-detached, unrelated Row, related Row, unrelated Other _____

Stores: 1 1 ½ 2 2 ½ 3 3 ½ 4 or more Irregular Other 3 level side split _____

Foundation Construction Material: Stone Brick Concrete Wood Other _____ Finish: _____

Building Construction Material: Brick Frame (wood) Stone Log Other glass Finish: _____

Building Cladding: Wood Stone Brick Stucco Synthetic Other _____ Finish: _____

Roof Type: Hip Flat Gambrel Mansard Gable Other _____ Type: Flat, sloping angular roof

Roof Materials: Asphalt Shingle Wood Shingle Slate Tile/Terra Cotta Tar/Gravel Metal Other _____

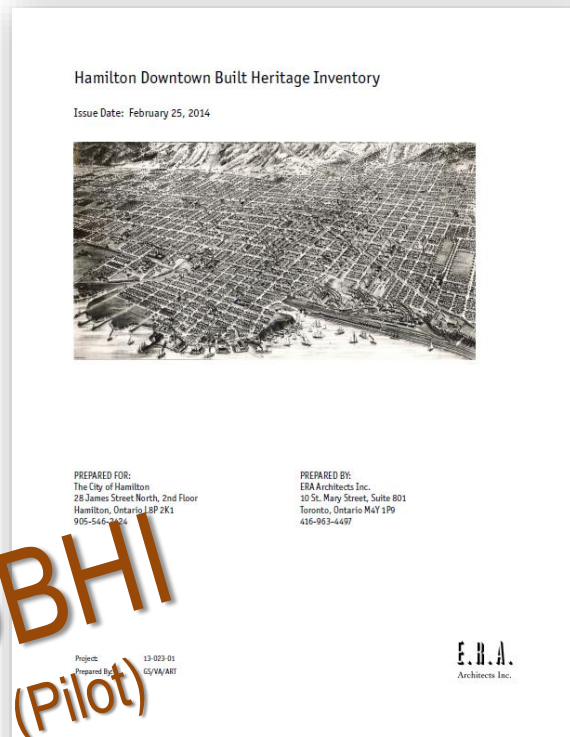
Architectural Style / Influence:

<input type="checkbox"/> Art Deco / Moderne (1920s-1950s)	<input type="checkbox"/> Chateau (1880-1940)	<input type="checkbox"/> Gothic Revival (1830-1900)	<input type="checkbox"/> Neo-Gothic (1890-1945)	<input type="checkbox"/> Romanesque Revival (1850-1910)
<input type="checkbox"/> Beau-Arts Classicism (1900-1945)	<input type="checkbox"/> Craftsman / Prairie (1900s-1930s)	<input type="checkbox"/> International (1930-1995)	<input type="checkbox"/> Period Revivals (1900-Present)	<input type="checkbox"/> Second Empire (1860-1900)
<input type="checkbox"/> Brutalism (1950-1970)	<input type="checkbox"/> Colonial Revival (1900-Present)	<input type="checkbox"/> Italian Villa (1830-1900)	<input type="checkbox"/> Post-Modern (1970-Present)	<input type="checkbox"/> Vernacular
<input type="checkbox"/> Bungalow (1900-1945)	<input type="checkbox"/> Edwardian (1900-1930)	<input type="checkbox"/> Italianate (1890-1900)	<input type="checkbox"/> Queen Anne (1880-1910)	<input type="checkbox"/> Victory Housing (1940-1950)
<input type="checkbox"/> Classic Revival (1830-1880)	<input type="checkbox"/> Georgian / Loyalist (1794-1860)	<input type="checkbox"/> Neo-Classical (1800-1860)	<input type="checkbox"/> Regency (1830-1860)	<input checked="" type="checkbox"/> 1950s Contemporary (1946-1960)
<input type="checkbox"/> Other Mid-century Modern (1933-1965)				

Planning and Economic Development Department (2017)
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- Consistency
- Transparency
- Defendable
- Data management

Built Heritage Inventory Work To Date

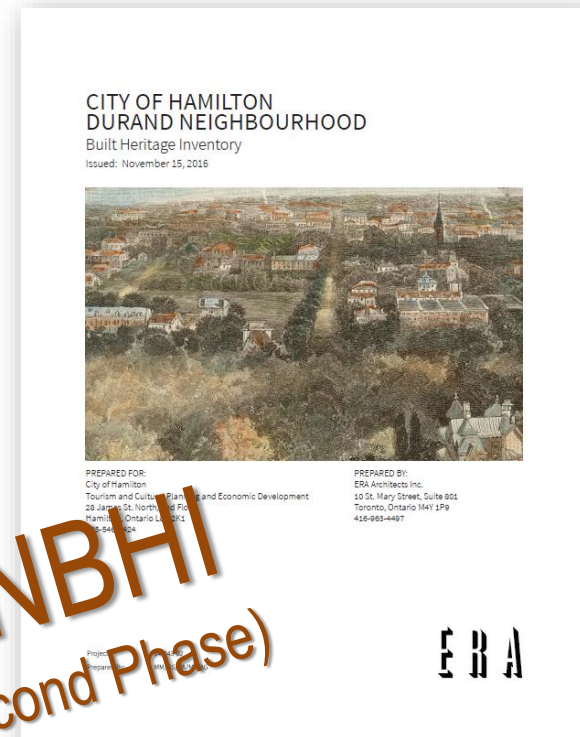


DBHI
(Pilot)

Downtown Built Heritage Inventory, 2014

723 additions to Municipal Heritage Register

30 candidates added to designation work plan



DNBHI
(Second Phase)

Durand Neighbourhood Built Heritage Inventory, 2017

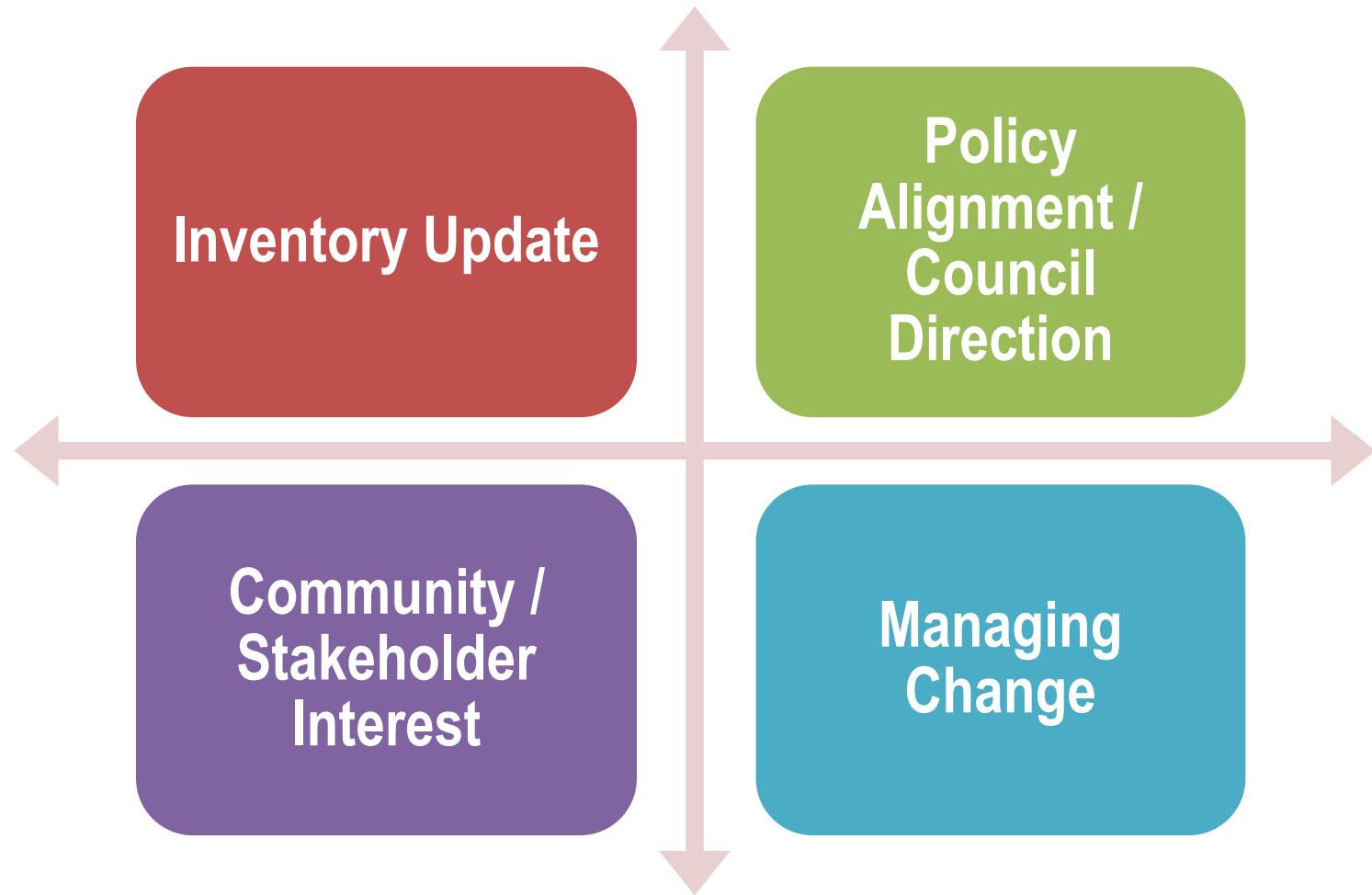
736 additions to Municipal Heritage Register

52 candidates added to designation work plan

Waterdown Village Built Heritage Inventory

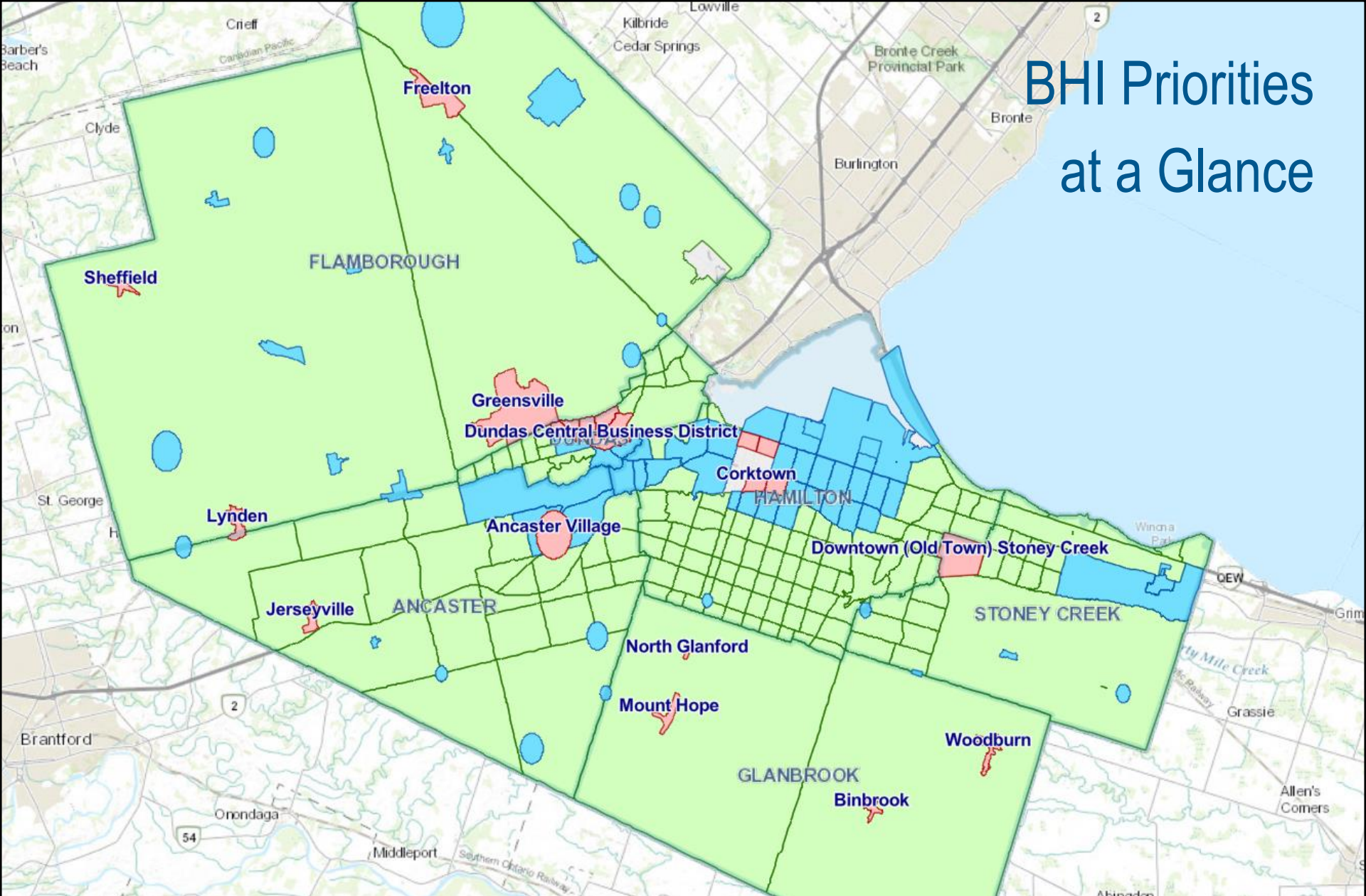


Prioritizing Future Built Heritage Inventory Work



- Short, medium and longer-term priorities identified
- Short-term:
 - 38% of remaining Inventory listings
 - High concentrations / integrity
 - Perceived development pressure
 - Strong community support
- Downtown Dundas - 2021

BHI Priorities at a Glance



Community-Led Inventories



ARCHITECTURAL
CONSERVANCY
ONTARIO

HAMILTON
REGION



Community-led Process (Draft)



Thank you!

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www.hamilton.ca/HeritageInventory

www.map.hamilton.ca/HeritageMap