

Inventory & Research Working Group (IRWG)

Meeting Notes

Monday, March 22, 2021 (6:00 pm – 8:00 pm)

City of Hamilton WebEx Virtual Meeting

Present: Janice Brown (Chair); Rammy Saini (Secretary); Graham Carroll; Lyn Lunsted; Chuck Dimitry; Alissa Denham-Robinson; Ann Gillespie; Brian Kowalesicz

Regrets: Jim Charlton; Alissa Golden (Heritage Project Specialist)

Also Present: Hannah Kosziwka (Waterloo Student Intern)

NOTES

1. Chair's Remarks

Janice welcomed all present.

2. Declarations of Interest

None.

3. Review & Approval of Meeting Notes, February 22, 2021

Approved by general consensus.

4. Places of Worship Updates:

a) Former St. Thomas Anglican Church – Janice Brown

Janice notified the IRWG that the former St. Thomas Anglican Church that sits at the corner of Main and West Avenue in Ward 2 has been purchased. The new owner is looking to convert the former church into condos without demolishing the existing structure. Changes will need to be made to adapt the existing building for residential use, such as adding dormers for light to the planned upper floor.

Should the church be successfully repurposed, it could prove to be an example of adaptive reuse.

b) Wentworth Baptist Church – Janice Brown

Janice notified the IRWG that Wentworth Baptist has been sold. She is looking into who has purchased the property and whether or not the property plans are for demolition.

c) Adaptive Reuse Brainstorm Zoom with Graham Cubitt – Janice Brown

Janice reminded the IRWG that Graham Cubitt has scheduled a Zoom session to discuss adaptive reuse of churches. The session will take place on March 25th from 7-8pm.

5. 64 Hatt Street, Dundas – Ann Gillespie

Ann presented information on 64 Hatt Street. The current proposal for the property is to build 2 eight-storey buildings with 2-levels of parking. In this proposal, the existing heritage building will be maintained for commercial use and a new eight-storey residential building with parking will be constructed at the rear of the property. A second phase would involve building 8 storeys for residential use above the existing heritage building. Ann noted that adaptive reuse of the building was in the original plan in order to maintain the courtyard and chimney.

The property is already on the register and designation work plan. IRWG will consult with staff to confirm whether or not a Cultural Heritage Impact Assessment (CHIA) will be required as part of the redevelopment application.

6. 215 & 219 King Street West, Dundas – Ann Gillespie

Ann presented information on the above listings. 219 King Street is a typical Worker's Cottage in style and is not vacant. 215 King Street West is vacant and is an 1867 confederation building. It no longer has the original door surround and the original windows have been replaced. Ann is going to contact the Dundas Museum & Archives for more information on this building. Hannah is also going to check whether or not a CHIA has been done for this property. Both properties have been purchased and there are plans to build a 14-unit residential building on these two King Street West properties.

7. 54-56 Hess Street South – Janice Brown (Preliminary Research, see attached)

Janice presented information on the above listing. 54-56 Hess St. South is currently on the register, but it is not designated. Robert McElroy lived in the building for a while and had ties to the Great Western Railway and the Hess Family. The property was built in 1852 and is one of few remaining second empire style buildings in Hamilton. This property is character defining and representative of buildings from 150 years ago. The IRWG supports Janice in completing her research so the property can be recommended for designation upon review.

8. Other Business

Graham Carroll provided an update on 452 & 454 Upper Wellington (semi-detached property). He was not able to find any further research, but did find another property – 392 Upper Wentworth – that is also a semi-detached though of a slightly different style (it is more modern than Victorian), which helps confirm that the property on 452 & 454 Upper Wellington is character-defining. Graham added that while the style of 392 Upper Wentworth is more common on the mountain, it is not common to see this style as a semi-detached either. Graham will complete the paperwork for both properties for the IRWG to review and consider supporting a recommendation to add each property to the registry.

The IRWG also recognizes that we are down to only one heritage staff member for the time being, but we will continue our work as per usual.

9. Adjournment and Next Meeting Date

The meeting was adjourned at 7:45 PM

Next meeting: April 26, 2021, 6:00-8:00 PM (WebEx Online)