

Golden, Alissa

From: Adam Sicilia [redacted]
Sent: September 9, 2020 9:29 PM
To: Golden, Alissa
Cc: Partridge, Judi
Subject: Waterdown Village Built Heritage Inventory

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Alissa,

I am writing in response to the letter I received regarding the possible designation of my property as a heritage building. I object to any designation of my property as heritage. As the property owner, how does this happen without me requesting it? I am not opposed to cities maintaining and celebrating their cultural heritage. However, I am opposed to unnecessary bureaucracy imposing its will on honest, taxpaying business and property owners. If Waterdown were truly a valued historical area in the city of Hamilton, why the unending development? Tax rates for Waterdown are already much higher, without similar services as even the other suburbs (e.g., bussing). Would my property value increase or decrease unnecessarily under a heritage designation? What are the repercussions of that? Not to mention, the increased cost of repairs and building improvements. It is a modest building, serving the purpose of my business and livelihood. I am proud to be the owner and as that, do not see the benefit or necessity of a heritage designation.

Sincerely,

Frank Sicilia
313 Dundas St. East
Waterdown, ON
[redacted]

Golden, Alissa

From: Tim Haist [redacted]
Sent: September 11, 2020 5:11 PM
To: Golden, Alissa
Subject: Your letter of 08/24/20 re: Waterdown built heritage inventory

Follow Up Flag: Follow up
Flag Status: Flagged

We appreciate your concerns regarding building demolition upon resale; however, as owners of our home at 77 Main St. N. Waterdown On L0R 2H0 we would prefer NOT to be be part of the Municipal Heritage register program.

Without prejudice please remove our property from your list.

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Regards,
Tim and Linda Haist

Golden, Alissa

From: Cynthia McGuire [redacted]
Sent: September 21, 2020 2:35 PM
To: Golden, Alissa
Subject: Waterdown Village Heritage Inventory - 10 Nelson Street, Waterdown

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Alissa, I am emailing you on behalf of my mother, Rena Bryson. This is to confirm her voice message left for you today; she does not want her house at 10 Nelson Street to be part of the Heritage Inventory.

If you have any questions or concerns, you can call her at [redacted] or email/call me.

Thanks and good luck with your project.

Regards,
Cindy McGuire
[redacted]

Golden, Alissa

From: Hilda Holdright [redacted]
Sent: September 16, 2020 3:32 PM
To: Golden, Alissa
Subject: Municipal Heritage Register

Follow Up Flag: Follow up
Flag Status: Completed

Hi Alissa.

We received a notice dated August 24 that our home at 304 Parkside Drive in Waterdown was being considered to be placed on a list for the Municipal Heritage Register. I understand this does not mean it would be deemed a heritage home, but would only provide short term protection against demolition.

We are considering selling our home in the future and would prefer not have this in any details that may come up in a real estate deal.

So, as per our conversation on Sept. 2/20 we wish to be taken off of the list for consideration for the Municipal Heritage Register.

Thank you
Hilda Holdright
Home owner

Sent from my iPhone



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September 21, 2020

Ms. Alissa Golden RPP MCIP
Heritage Project Specialist
Tourism and Culture Division
City of Hamilton
71 Main Street West
Hamilton, Ontario
L8P 4Y5

Dear Ms. Golden:

RE: 198 VICTORIA ST - WATERDOWN VILLAGE BUILT HERITAGE INVENTORY

Please accept this letter as a formal submission and objection to the proposed inclusion of 198 Victoria St (“subject lands”) on the City’s Municipal Heritage Register (“Register”), as currently proposed through the Waterdown Village Built Heritage Inventory study. We are retained as planning consultants for our client, the property Owner. In this capacity, we submit this letter as the authorized agent to submit comments on behalf of our client.

The subject lands are located on the south-east corner of Parkside Drive and Victoria Street, with dual frontages. In comparison to the immediate context, the lands are larger than surrounding lots, in many cases with over twice the lot width and/or area. The lands are shown in the air photo below, obtained from the City’s online mapping viewer.

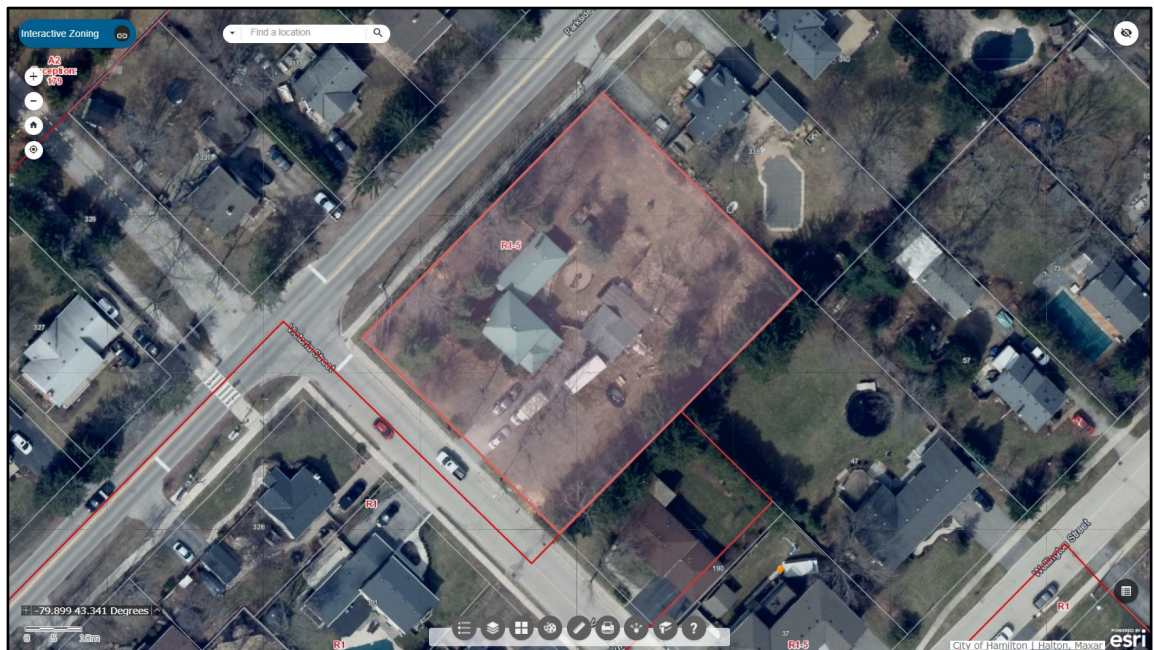


Figure 1 – Subject Lands (light red shaded area)

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We thank the City for continued efforts and commitments to public engagement, and specifically hosting the Virtual Open House during the COVID-19 period where physical meetings are restricted or prohibited.

We have reviewed the following materials, each currently posted on the project webpage at <https://www.hamilton.ca/city-planning/heritage-properties/waterdown-village-built-heritage-inventory> :

1. Virtual Open House Panels
2. Preliminary Evaluations for Victoria St
3. Draft Recommendations mapping
4. General intro and text on project website

Based on our review of the above, we note the following classifications, designations and information provided by the City for the subject lands:

1. Existing Heritage Status – Inventoried
2. Recommendations – Register Additions
3. Classification – Character Supporting Resource
4. Early Surveys and 19th Century Residential Areas – McMonnies and Stocks Survey
5. Era of Euro-Canadian Settlement – 1910s – 1940s; A Time of Unrest and Great Change

From this review, we do not agree that the subject lands should be added to the Register, and believe that the lands are most appropriately left as listed on the City’s inventory (i.e. as an “Inventoried Property”). Below, we offer some analysis using the existing information provided through this study.

Dwelling Attributes

According to the Preliminary Evaluation Form for the subject lands, attached as Appendix A to this letter, the construction date of the dwelling is listed as 1941. It is noted that this is an approximate date, and it would appear based on this information that the dwelling itself is not of a dwelling style or construction date which would qualify as a heritage resource as compared to other dwellings of the area which were constructed in the late 19th and early 20th centuries, during times of significant village history. There is no information indicating that the style of dwelling nor the exact dwelling itself has important heritage characteristics worthy of inclusion on the Register. Rather, it appears the dwelling may be constructed to mimic a style or styles from an earlier period.

Property Attributes

It is noted in the Preliminary Evaluation that the subject lands may be associated with a significant family in the area (i.e. Vance family), and that “(f)urther research on this property has the potential to yield information that contributes to an understanding of the Village’s history.”. In our view, the records of ownership and dwelling construction do not clearly indicate association with the history and development of the village. In comparison to other parts of the village, the lands are developed in a more-recent era associated with change, following the period of village

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establishment and incorporation. As such, there is no clear link between the lands and significant events of village history and development.

We note that the following distinctions between a "Character Supporting Resource" and an "Inventoried Property":

- **Character-Supporting Resource (CSR)** – 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 (IP)** – the property is not currently considered to contribute to its 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 (emphasis added)

In our opinion, the property is most appropriately identified as an "Inventoried Property" as there is no clearly established link between the dwelling, site development, and/or property attributes with specific heritage events, attributes, resources or families of the village. The records provide that there may be an association with the Vance family, but again this is not clearly established. Further research could clarify this relationship, consistent with one of the main elements for "Inventoried Property" status as noted above. For this reason alone the subject lands should remain as "Inventoried Property". Should more information be discovered at a later date, the status of the subject lands may be re-evaluated.

Thank you for accepting this letter. We trust it will be added to the record of consultation and provided for consideration before any decisions are made. In addition, please add the undersigned to the notification list.

Sincerely,



Mike Crough RPP MCIP
Associate, Senior Planner

Email: mike.crough@ibigroup.com

Cc: Property Owner

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Appendix A – Preliminary Property Evaluation

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WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

Vance House

198 VICTORIA ST

Heritage Status: Inventoried

Construction Date: 1941

Architect / Builder:

Original Owner: (Harold McMonies Vance)

Architectural Style / Influence: Vernacular

Number of Storeys: 2

Construction Material:



Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:

The property is reflective of a vernacular early-20th century dwelling including the two-storey massing, hip roof with projecting eaves, side brick chimney, flat-headed window openings with ornamental shutters and horizontal siding.

Preliminary Historical/Associative Value:

The property may be associated with a significant family (Vance) in the history of the village. The property is comprised of the "Lands of H.M. Vance", as described in the Waterdown Heights Subdivision registered in 1945. The estimated date of construction of the home is 1941 and it is believed to have been constructed for Harold McMonies Vance (1902-1984), great grandson of James McMonies, the area's first Member of Parliament. H.M. Vance's son, John Peter Fleming Vance (1933-2017) was a co-author of the township history book published in 1967 and was the founding president of the Waterdown-East Flamborough Heritage Society. Further research on this property has the potential to yield information that contributes to an understanding of the Village's history.

Preliminary Contextual Value:

The property is important in supporting the character of the area. The single-detached circa 1941 vernacular dwelling helps support the historic character of Victoria Street, an historic transportation corridor in the village, consisting of late-19th and early-20th century dwellings.

Golden, Alissa

From: Sandy [redacted]
Sent: September 1, 2020 5:24 PM
To: Golden, Alissa
Cc: judi.partridge@sympatico.ca
Subject: 100 Wellington St -Heritage list of properties of Interest

Follow Up Flag: Follow up
Flag Status: Flagged

Alissa,

I have considered your points but still feel this list is not in my best interest.

I bought my home 17 years ago as a single mother of three and I have spend a lot of time and effort and money on upkeep of the exterior and have updated all of the interior finishes with the final goal to eventually sell and downsize.

I am now reaching retirement and was planning on selling my property in the next 2 years.

Your plan I feel is putting my property and my hard work and investment in jeopardy.

As I bought the property without these conditions I believe I have the right to keep this arrangement until I relinquish ownership of the property.

I do understand your concerns and initiative in keeping a similar style of houses in the core village however, this should be handled in a different way through style approvals and building permits but not while the property remains as is with the current owners. You may see this list as a stop gap measure but it impacts the homeowners and their investments.

Instead proper bylaws and development rules should be put in place.

I am very concerned that your plan will discourage and impede new owners from buying my property or others you have identified in the village and that will unfairly impact my financial plans and investment for retirement.

I have also discussed with my realtor and he feels this will deter sales in our area and even with the best intent public option will not change restrictions including heritage lists and other conditions that deter Home sales.

Sandra Griffin
[redacted]