

April 11, 2022

Alissa Golden

Alissa.Golden@hamilton.ca

Beasley Inventory Project

Regarding your letter, dated March 31, 2022, we the owners of 210 Catharine Street North do not want, and object strongly to having our property listed on the Municipal Heritage Register. Please remove 210 Catharine Street North from your Beasley Inventory List because we do not want our property designated or considered as a heritage property.

Owners,

Adille Carmelo

Schillaci Calogera (Lena)

[redacted]

Cuffaro Concetta (Connie)

From: Alexander Illes [redacted]
Sent: May 12, 2022 6:45 PM
To: Golden, Alissa
Cc: Setenio; Farr, Jason
Subject: Re: Municipal Heritage Register - 286 Hughson Street North

Hey Alissa,

Thank you for speaking with me today; I appreciate the information you volunteered regarding the proposed distinction of our home, located at 286 Hughson St N, for the Municipal Heritage Register - in association with the Beasley Inventory project.

After conferring with Setenio, we'd still like to respectfully oppose this distinction. Below, I've outlined some of the reasons why, and we'd appreciate if you'd communicate our opposition to Ward 2 Councillor Jason Farr (who I've CC'd) and the Municipal Heritage Committee:

1. We live on a corner lot and we have plans to convert our external garage into a laneway house - in an effort to better utilize the space and to positively contribute to Hamilton's growth strategy.

- We fear this distinction will cause further delays to, or retroactively put a stop to, our mutually beneficial plans to increase housing in Hamilton - namely within the downtown core.

- While we understand the possible financial impact to resale value isn't a recognized reason for opposition (due to lack of data on this matter), the inability to, or delay in, building a laneway house on our property may invariably impact the resale value of our home.

2. This heritage distinction isn't punitive, which we appreciate, but it also isn't in any way lucrative or beneficial to us as homeowners.

- There's no financial assistance in preserving the interior or exterior of our home, which is 102 years old.

3. Our home doesn't possess the exterior ornamentation you'll find with a traditional heritage home. It is, respectfully, a very standard (and some would argue, generic-looking) house.

Setenio has owned this home for the past 20 years and I became a co-owner in 2020. We love our home and we plan to spend many years to come here. We want to help revitalize our neighbourhood while respecting and maintaining its historical significance. We humbly ask that you respect our request not to list our home on the Municipal Heritage Register.

Please let me know if you have any questions.

Kind regards,
Alexander Illes [redacted] and Setenio Borges [redacted]

From: FEBBO LIBURDI [redacted]
Sent: May 10, 2022 11:41 AM
To: Golden, Alissa
Subject: RE: Beasley Inventory Project for 217 John St. N

To Alissa Golden,

Thank you for your reply.

I do not have any questions and I definitely still am not interested in 217 John St. N being considered for listing on the Hamilton Municipal Heritage Register.

Regards,
Febbo Liburdi

On 04/26/22, "**Golden, Alissa**" <Alissa.Golden@hamilton.ca> wrote:

Good morning Febbo,

Thank you for your quick response to the letter notifying you of the draft recommendation to list your property at 217 John Street North on the Municipal Heritage Register.

If you are interested, I would be happy to connect with you by phone or virtually to address any questions or concerns you might have about the recommendation and to clarify the implications of listing on the Register.

I am tied up most of today, but please let me know when a good time might be to connect in the coming weeks.

Kind regards,

Alissa Golden *MCIP RPP*

Heritage Project Specialist

Planning and Economic Development

City of Hamilton

(905) 546-2424 Ext.4654

From: FEBBO LIBURDI [redacted]
Sent: April 25, 2022 1:44 PM
To: Golden, Alissa <Alissa.Golden@hamilton.ca>
Subject: Re: Beasley Inventory Project for 217 John St. N

To Alissa Golden,

I Do Not want 217 John St. N to be considered for listing on the Hamilton Municipal Heritage Register.

Regards,

Febbo Liburdi

From: Karrie Eelhart-Dilag [redacted]
Sent: April 12, 2022 11:40 AM
To: Golden, Alissa
Cc: Kiev Dilag
Subject: Re: 198 Mary Street - Heritage Project Communiation

Hi Alissa,

Thank you for your response. The attached PDF is somewhat helpful.

Please note that the picture is from 1973/many years old and the Home does not look like that currently with the veranda etc.

We will reach out to discuss further.

Kind regards,

Karrie and Kiev Dilag

Karrie Eelhart-Dilag
Salesperson
Royal LePage Signature Realty Inc., Brokerage
[redacted]

On Apr 12, 2022, at 10:09 AM, Golden, Alissa <Alissa.Golden@hamilton.ca> wrote:

Thank you Karrie and Kiev for your timely and thoughtful response to the Beasley Inventory notice letter.

I have provided an initial response below, but would also **be happy to connect with you by phone or virtually to discuss further** at your earliest convenience.

Opposition to Register Listing

Thank you for your summary of reasons below objecting to the recommendation to list your property on the Register. I will include this information in the staff report I am preparing addressing the Beasley Inventory findings, including the recommendation to list your property on the Register. I will also update you when the staff report is coming forward for consideration by the Hamilton Municipal Heritage Committee so that you

can also delegate, if desired. Right now I am targeting the June 10th Heritage Committee meeting.

Reason for Recommendation to List on Register

Your property at 198 Mary Street was reviewed as part of the Beasley Inventory and classified as a “**Character-Supporting Resource**”, which is a “property that 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”. The Inventory Form completed for the property is **attached**, which includes a preliminary evaluation using [Ontario Regulation 9/06](#) for determining cultural heritage value or interest that indicates:

- The property's style, type or expression is representative (vernacular Ontario Cottage).
- The property has direct associations with a potentially significant theme (early residential development).
- The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
- The property is important in supporting the character of the area (Beasley Neighbourhood, Mary Street).
- The property is physically, visually and historically linked to its surroundings.

The notable building features identified include: 1-storey wood-frame dwelling with low side gable roof and projecting centre gable; three-bay front facade with central entrance and flanking windows (modern replacements); covered full-length shed-roof porch

The MPAC year of construction is listed as 1920, however the wood-frame structure can be seen in historic mapping as early as 1898. Your property was first surveyed as part of an inventory of heritage properties in the 1970s. A photo from that initial survey is **attached** for your reference.

The *Ontario Heritage Act* enables a municipal Council to list properties to its Municipal Heritage Register that it “believes to be of cultural heritage value or interest”. Based on the preliminary evaluation summarized above, your property was identified as having sufficient heritage interest to warrant listing.

Please note that your property has not been identified as a candidate for individual designation under the *Ontario Heritage Act*.

Implications of Being Listed on the Register

Please note that listing on the Register does not prevent you from making substantial renovations or even demolishing and rebuilding your property in the future. Nor are there any heritage permit or approval requirements as part of the regular Building Permit process.

However, listing does require you to give the City 60-day advance notice of your intention to demolish. In the case of your property, since it is not a candidate for

designation, staff would strongly encourage retention and suggest the building be documented and any remaining heritage features salvaged prior to demolition. The compatibility of the design of any replacement dwelling should also be considered and if your future proposal required a *Planning Act* application (e.g. Minor Variance) to implement, staff may also comment on this as part of that process (regardless of if it ends up being listed on the Register or not).

The City of Hamilton recently engaged the **Realtors Association of Hamilton-Burlington** on the matter of heritage designation and property values, and also conducted a review of available academic studies, and found no empirical evidence to demonstrate any negative correlation (See [Staff Report PED20030](#)). Similarly, no studies exist demonstrating that listing properties of interest on the Register has an impact property or resale values. This is something the City is continuing to collaborate with the RAHB on and hope to conduct a Hamilton-specific study in the coming years.

Kind regards,

Alissa Golden *MCIP RPP*
Heritage Project Specialist
Planning and Economic Development
City of Hamilton
(905) 546-2424 Ext.4654



The City of Hamilton encourages physical distancing, wearing a mask in an enclosed public space, and increased handwashing. Learn more about the City's response to COVID-19 www.hamilton.ca/coronavirus.

From: Karrie Eelhart-Dilag [redacted]
Sent: April 8, 2022 4:49 PM
To: Golden, Alissa <Alissa.Golden@hamilton.ca>
Cc: Kiev Dilag [redacted]
Subject: 198 Mary Street - Heritage Project Communiation

Hello Alissa,

We have just received a notice in the mail regarding the Beasley Inventory Project and that our property, 198 Mary Street was identified as a historic property of interest.

Could you please make us aware of what specific characteristics (historical value? story? achitectoral character) make it a historic property of interest that would allow for it to be recommended for making the list?

We DO wish to make written/oral comments regarding our property to the Planning Committee and City Council for their consideration. Our comments are as follows:

We oppose our property being added to the listing.

Our reasons are as follows:

a. It may be an older property, but it does not maintain any of its heritage characteristics - it is a small semi-detached vinyl clad home. There are no visible historic details that denote it's age. The interior has not been maintained over the years in a manner that would.

b. We do have plans to demolish the home in the coming years - it is not in great repair and would be too costly to renovate, so long term plans include demolishing and creating a larger, detached structure, perhaps with a coach-house/garden suite, if allowed, and within the framework of the by-laws of course. The property is currently tenanted and we have no desire to have the tenants move, however when the property does become vacant, this is the plan.

c. Becoming a listing does, indeed have an impact on resale value, as it requires a more specific purchaser who is not fearful of the listed property becoming a subject to Heritage Designation over time.

If there is another format in which to voice our concerns and share our opinions regarding this matter, we welcome knowing what it is so we can best communicate our position.

Kind Regards,

Karrie Eelhart-Dilag and Kiev Dilag
[redacted]

From: Mark Avola [redacted]
Sent: April 26, 2022 12:01 PM
To: Golden, Alissa
Subject: Beasley Inventory Project- 197 Wellington St N

Hello Alissa,

It was a pleasure speaking to you.

I would prefer 197 Wellington St N not be listed or designated with Hamilton's Heritage Department.

Thank you

Regards,

Mark Avola