

From: clerk@hamilton.ca
To: [Kolar, Loren](#); [Carson, Katie](#)
Subject: FW: Philpott Memorial Church - 84 York Boulevard
Date: Tuesday, February 21, 2023 8:21:42 AM

From: Devyn Thomson [REDACTED]
Sent: February 20 2023 8 29 PM
To: clerk@hamilton.ca
Subject: Philpott Memorial Church - 84 York Boulevard

Good evening

Re: Hamilton Municipal Heritage Committee- February 23 2023

I am writing to advocate for 84 York Boulevard - known as the Philpott Memorial Church to be added to the heritage designation work plan. Philpott is currently on the heritage register. I would like to see adaptive reuse of this church either as an amenity space or for housing in new development. I recently found online renderings of two condo towers that could replace this church building.

Philpott was built in 1906 by architect Charles Mills in Greek/classic revival style architecture. Mills was a leading architect in Hamilton and was known for other significant buildings such as the Landed Banking & Loan Company building at 47 James Street South. Philpott is known as a significant building in the downtown/arena area that has deep roots to the community. There is not another building or place of worship with this style of architecture in Hamilton. Although the building appears altered, the newer cladding is only on two walls, that being the south and east facades. ERA Architects even identified Philpott as having heritage value when they did the downtown inventory. With plans for a new entertainment district in this area, serious consideration should be taken towards reusing this historic building to enhance the area.

Over the next 10 years, all the properties to the west of the church will most likely be developed and demolished. It also appears there is a new condo proposal at 58 York Boulevard to the east. It's disappointing that the only heritage asset, namely Philpott Church, that is between Bay and Park Street North could be demolished.

If the developer could be granted more height at the rear of the property and more density, the church could be kept in-situ on York Boulevard. Another option would be a style similar to 75 James condos, where the towers are stacked behind the heritage building. There's seems to be a lot of space at the north end of the site to accommodate this. The 1960's addition could also be removed. I would like to see a win-win where housing and heritage can be achieved in the plans for the entertainment district.

I would ask that serious consideration be taken towards protecting this heritage asset. In Toronto, this building would be incorporated into a condo - no question. Please consider adding 84 York Boulevard to the designation work plan.

Here is the link to the renderings I found:
<https://www.iconarchitects.ca/projects/89-park-street-hamilton/>

Attached are several photos







Thanks,
Devyn