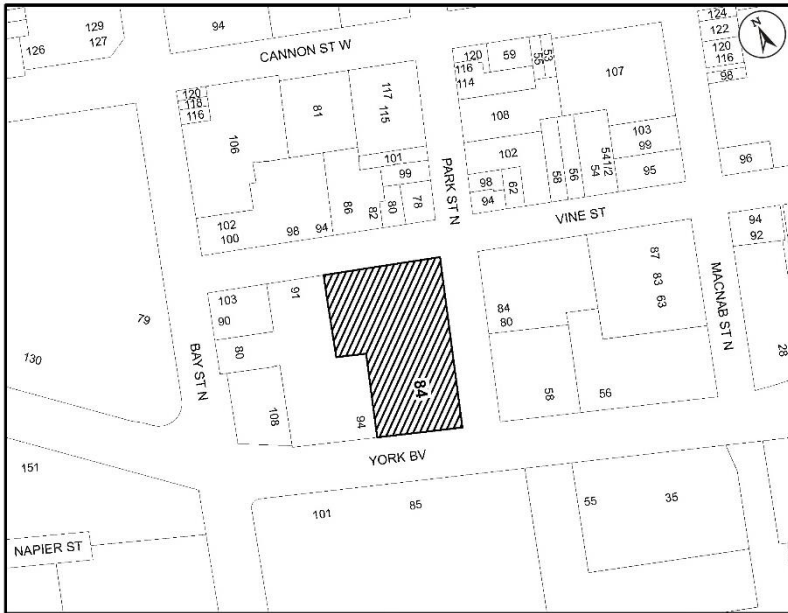




Recommendation To Designate 84 York Boulevard, Hamilton (Philpott Memorial Church)

February 23, 2024
Planning Committee

84 York Boulevard, Hamilton



84 York Boulevard, Hamilton



Background

2012	Inventory of Significant Places of Worship in the City of Hamilton
2014	Listed on the Municipal Heritage Register (Downtown Inventory Project)
July 2022	Formal Consultation application FC-22-110 for demolition and redevelopment
February 2023	HMHC request review for designation
March 2023	Staff site visit and initiating research and evaluation
April 2023	Notice to owner regarding staff's recommendation to designate
October 2023	Staff review and provide feedback on draft Cultural Heritage Impact Assessment and Condition Assessment from agent for the owner
November 2023	Staff discussions with agent for the owner of recommendation to designate Staff receive final submission from agent, including updated CHIA and letter proposing an easement agreement as an alternative to designation

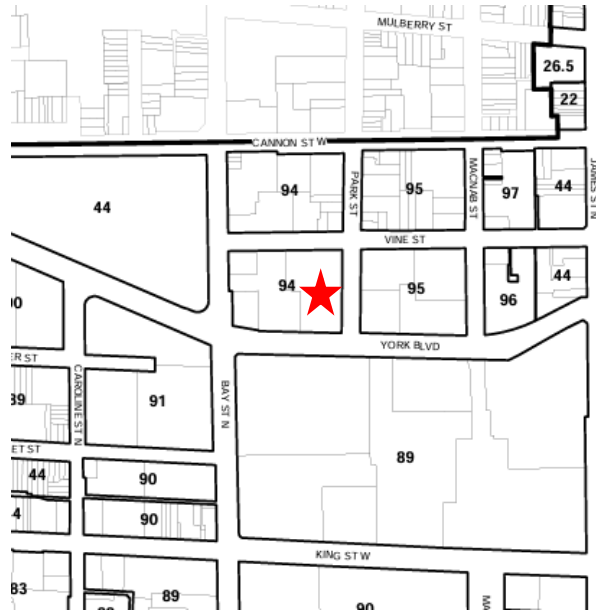
FC-22-110 – Planning Context

Urban Hamilton Official Plan: Downtown Urban Growth Centre/ Downtown Mixed Use Area

Downtown Hamilton Secondary Plan: Downtown Mixed Use, High Rise 2

Zoning: Downtown Central Business District (D1) Zone, Holding 17, 19, 20

Permitted Height: 94 metres



Legend

- # Maximum Building Heights in metres
- ★ Subject Property



FC-22-110 – Formal Consultation Document Summary

Required Planning Act Applications to facilitate the proposal:

- Holding Provision Removal (H17, H19, H20)
- Site Plan Control Application
- Minor Variance Application

Number of Residential Units Proposed: 693

FC-22-110 - Development Concept



Relevant Documents Considered

- Letter from **Armstrong Planning**, providing an overview of the submission and future redevelopment plans for the property (**Appendix E**)
- **Cultural Heritage Impact Assessment** prepared by MHBC, including a Condition Assessment from Jablonsky (**Appendix F**)
- **Condition Assessment** Addendum letter (**Appendix G**)
- **Letter** titled “Heritage Easement and Protection of Attributes”, which includes a heritage easement example (**Appendix H**)
- **Letter of Support** for the Redevelopment of 84 York Boulevard, Hamilton, from Philpott Church (**Appendix I**)
- Formal Consultation Document FC-22-110 (**Appendix J**) and Concept (**Appendix K**)

Recommendation for Designation

Under Part IV of the OHA

84 York Boulevard, Hamilton

Ontario Regulation 9/06 Criteria (8 of 9)

- Design / Physical (1, 2)
- Historical / Associative (4, 5, 6)
- Contextual (7, 8, 9)



Design / Physical Value

1. The 1901 northern portion of Philpott Memorial Church is a **representative example** of the Romanesque Revival style and the 1906 southern portion of Philpott Memorial church is a **representative example** of the Neo-Classical Revival style.
2. The property displays a **high degree of craftsmanship and artistic merit.**
3. The property is not considered to demonstrate a high degree of technical or scientific achievement.



Historical / Associative Value

4. The property is **associated** with **Peter Wiley (P.W.) Philpott** (1865-1957) and **the organization of the Christian Workers' movement**.
5. The property **has potential to yield information** that contributes to an understanding of the Christian Workers' movement.
6. The property **reflects the work and ideas of prominent architect Charles Mills** who is significant to the Hamilton community.



Christian Workers' Chapel interior. Formerly called The Lecture Hall, the space has now been repurposed.

Heritage Evaluation

Ontario Regulation 9/06 Criteria

Contextual Value

7. The property is considered important in **defining and maintaining the character** of the historic character of the area surrounding the original Market Square.
8. The property is **physically, historically and visually linked to its surroundings.**
9. The property is considered to be a local **landmark.**



Statement of Cultural Heritage Value or Interest (Summary)

The property located at 84 York Boulevard, known as Philpott Memorial Church, is comprised of an early-twentieth century church building constructed between 1901 and 1906. The property has design or physical value because it is comprised of **representative** examples of the **Neo-Classical** and **Romanesque Revival** styles of architecture and displays a **high degree of craftsmanship**.

The property has historical value for its **association** with **Peter Wiley (P.W.) Philpott** and the **Christian Workers'** movement, because it has the **potential to yield information** that contributes to an understanding of the Christian Workers' movement, and because it reflects the work of **Charles Mills**, a prominent Hamilton architect.

The property also has contextual value because it is important in **defining and maintaining** the character of the area, is **visually and historically linked** to its surroundings and is considered a local **landmark**.

Description of Heritage Attributes

(Summary)

- Front and side elevations and roofline of the **circa 1901 northern portion** including its:
 - Two-storey massing;
 - Roof with a brick parapet and dentilled cornice;
 - Brick construction with segmentally-arched window openings with brick voussoirs;
 - Central three-bay frontispiece with a gabled roof, half-round window below the gable and flanking pinnacles;
 - Arched entry with a half-round transom;
 - Two bays of windows flanking the central frontispiece; and,
 - Lug stone sills and continuous lug stone sills.



Description of Heritage Attributes

(Summary Con't)

- East and south elevations, and all roof elevations, of the **circa 1906 structure** including its:
 - Two-and-one-half storey massing;
 - Brick construction;
 - Flat roof topped by a cross-gable roof with returning eaves and large ellipse windows and brick parapet;
 - Two-storey high recessed central portico, including its Ionic fluted stone columns, steps and doors;
 - South elevation with its four bays and detailing;
 - Stone detailing throughout.
- Siting of the original 1901 portion and its orientation towards Park Street North;
- Siting of the 1906 southern portion at the corner of York Boulevard and Park Street North, oriented towards Park Street North.





Staff Assessment – Recommendation

Designation

Staff recommend designation according to the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, which have been informed by the Ontario Regulation 9/06 evaluation and attached as Appendix “B” to Report PED24007.

Although the Cultural Heritage Impact Assessment and supporting documents provided by the agent for the owner identify some **building envelope issues** related to the contemporary exterior cladding (stone veneer), staff are of the opinion that the property still **retains sufficient cultural heritage value or interest to warrant designation** and that retention and reuse of the heritage structure is feasible.

Designation allows the municipality to manage change to the heritage attributes of the property and integrate it into a new development on site working through the Heritage Permit process.

Recommendation

(HMHC Report 24-001, Recommendation 3)

That the City Clerk be directed to give notice of Council's intention to designate 84 York Boulevard, Hamilton (Philpott Memorial Church), shown in Appendix "A" attached to Report PED24007, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED24007, subject to the following:

- (a) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
- (b) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Council to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

Alternative - Heritage Agreement

- Significant heritage property would be **demolished**, some heritage features salvaged/reused
- Heritage easement or covenant negotiated with owner to:
 - Maintain heritage building in interim until development approvals for new residential buildings are in place
 - Salvage and store heritage features before demolition (as per recommendations in CHIA report)
 - Integrate salvaged features into new development
 - Commemorate and interpret history of site in new development

Thank you!

