

**Authority:** Item 9.3, Planning Committee Minutes 25-002 (PED25025)  
CM: February 12, 2025    Ward: 3

**Bill No. 094**

## **CITY OF HAMILTON**

### **BY-LAW NO. 25-**

#### **To Designate Property Located at 105 Erie Avenue, Hamilton as Property of Cultural Heritage Value**

**WHEREAS** section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 authorizes Council of the municipality to enact by-laws to designate property, including all buildings and structures thereon, to be of cultural heritage value or interest;

**AND WHEREAS** Council of the City of Hamilton has received and considered the recommendations of its Hamilton Municipal Heritage Committee pertaining to this by-law, arising from the meeting of the Hamilton Municipal Heritage Committee held on January 24, 2025;

**AND WHEREAS** the Council of the City of Hamilton, at its meeting held on February 12, 2025, resolved to direct the City Clerk to take appropriate action to designate the Property described as 105 Erie Avenue in the City of Hamilton, and more particularly described in Schedule "A" hereto (the "Property"), as property of cultural heritage value or interest, which resolution was confirmed by By-law No. 25-026;

**AND WHEREAS** in accordance with subsection 29(3) of the *Ontario Heritage Act*, Council of the City of Hamilton has caused to be served on the owner of the Property and upon the Ontario Heritage Trust, a Notice of Intention to Designate the Property as being of cultural heritage value or interest, and has caused a Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality, a copy of which is attached hereto as Schedule "B";

**AND WHEREAS** no Notice of Objection to the proposed designation under section 29(5) of the *Ontario Heritage Act* has been served upon the Clerk of the municipality;

**AND WHEREAS** Council has decided to designate the Property in accordance with section 29(8) of the *Ontario Heritage Act*;

**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. A statement explaining the cultural heritage value or interest of the Property, and a description of the heritage attributes of the Property are set out in Schedule “C” hereto.
2. The Property, together with its heritage attributes listed in Schedule “C” hereto, is hereby designated as property of cultural heritage value or interest.
3. The City Clerk is hereby authorized and directed,
  - a. to cause a copy of this By-law, together with the statement of cultural heritage value or interest and description of heritage attributes of the Property, to be served on the Ontario Heritage Trust, the owner of the Property, and any person who served an objection to the Notice of Intention to Designate, by a method permitted by the *Ontario Heritage Act*; and,
  - b. to publish a notice of passing of this By-law in a newspaper having general circulation in the City of Hamilton. Once this By-law comes into force and effect in accordance with the applicable provisions of the *Ontario Heritage Act*, the City Solicitor is hereby authorized and directed to cause a copy of this By-law, together with its Schedules, to be registered against the whole of the Property described in Schedule “A” hereto in the proper registry office.

**PASSED** this 7<sup>th</sup> day of May, 2025.

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A. Horwath  
Mayor

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M. Trennum  
City Clerk

**Schedule “A”  
To  
By-law No. 25-094**

**105 Erie Avenue  
Hamilton, Ontario**

PIN: 17176-0137 (LT)

Legal Description:

PT LTS 26, 27 & 28, PL 173 , N/S OF STINSON ST AS IN VM121218, T/W  
VM121218 ; HAMILTON

**Schedule "B"**  
**To**  
**By-law No. 25-094**

**105 Erie Avenue**  
**Hamilton, Ontario**

**CITY OF HAMILTON**  
**Notice of Intention to Designate**  
**105 Erie Avenue, Hamilton**

The City of Hamilton intends to designate 105 Erie Avenue, Hamilton, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

**Statement of Cultural Heritage Value or Interest**

The property located at 105 Erie Avenue is comprised of a brick residence constructed circa 1893. It has design value as a representative example of the vernacular Queen Anne Revival architectural style in Hamilton, and also displays a high degree of craftsmanship. The property has historical value for its association with Hamilton builders Brown & McBeath and with prominent Hamilton architect Alfred Wavell Peene (1869-1940), who is attributed to the circa 1908 rear addition and alterations, and the Bartmann family, who owned the property for over 80 years. The property is also linked to, and supports, its surroundings as part of the surviving late-nineteenth to early-twentieth century residential streetscape in Stinson, one of Hamilton's historic neighbourhoods.

The Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment may be found online via [www.hamilton.ca](http://www.hamilton.ca) or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5, during regular business hours.

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this 14<sup>th</sup> day of March, 2025.



Matthew Trennum  
City Clerk  
Hamilton, Ontario

**CONTACT:** Maryssa Barras, Cultural Heritage Planning  
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[www.hamilton.ca/heritageplanning](http://www.hamilton.ca/heritageplanning)



**Schedule “C”  
To  
By-law No. 25-094**

**105 Erie Avenue  
Hamilton, Ontario**

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND  
DESCRIPTION OF HERITAGE ATTRIBUTES**

**Description of Property**

The 0.024-hectare property at 105 Erie Avenue is comprised of a two-and-a-half storey brick residence constructed circa 1893. The property is located near the northeast corner of Erie Avenue and Stinson Street, in the historic Stinson Neighbourhood in the City of Hamilton.

**Statement of Cultural Heritage Value or Interest**

The property located at 105 Erie Avenue is comprised of a brick residence constructed circa 1893. The property has design value as a representative example of the vernacular Queen Anne Revival architectural style in Hamilton and displays a high degree of craftsmanship in the form of its first-storey tiled fireplace, decorative wooden brackets with sunbeam design, stained-glass transoms, dentilated cornice, and Ionic columns.

The historical value of the property lies in its direct association with Hamilton builders Brown & McBeath, who originally constructed the residence in 1893, and with prominent Hamilton architect Alfred Wavell Peene (1869-1940), who is attributed to the circa 1908 rear addition and alterations. Peene’s most well-known works include the Royal Connaught Hotel and the former Hamilton Public Library, now the Ontario Court of Justice. The building at 105 Erie Avenue also illustrates the theme of economic and industrial prosperity in late-nineteenth and early-twentieth century Hamilton. The building was constructed at the turn of the twentieth century for working Hamiltonians who were establishing the Stinson Neighbourhood as a place for middle- and upper-middle-class dwellings. The 105 Erie Avenue property was home to several owners and tenants including the Bartmann family, who owned the property for over 80 years until 1988. This continuous ownership is significant and has played a part in maintaining the historic integrity of the building over time.

The contextual value of the property lies in its role in supporting the historic character of Erie Avenue and the Stinson Neighbourhood. The building is visually and historically linked to its surroundings as part of the surviving late-nineteenth to early-twentieth

century residential streetscape that makes up one of Hamilton's historic neighbourhoods.

### **Description of Heritage Attributes:**

The key attributes that embody the cultural heritage value of the property as a representative example of the vernacular Queen Anne Revival architectural style, and a high degree of craftsmanship, and its historical association with the theme of economic and industrial prosperity, and its association with builders Brown & McBeath and architect A.W. Peene include:

- All four elevations and roofline of the two-and-a-half storey brick residence including its:
  - Hip roof with projecting eaves and brick chimney to the south;
  - Two-and-one-half storey, three-sided projecting front bay with its gable roof including its:
    - Decorative bargeboard;
    - Returning eaves; and
    - Decorative wooden brackets with sunbeam design.
  - Front (west) and side (north and south) elevations with their:
    - Dichromatic brick work;
    - Segmental windows with buff-brick voussoirs and stone lug sills;
    - Hung wood windows with historic glass and hardware;
    - Wooden window storms and shutters;
    - Double front doors with stained-glass transoms; and
    - Windup turn bell.
  - Two-storey rear brick wing with its:
    - Hip roof with projecting eaves;
    - Flat-headed window openings with paired and tripartite windows;
    - Hung wood windows; and,
    - Segmentally arched window and door openings with brick voussoirs.
  - Front porch with its:
    - Broken-course cut-stone columns;
    - Ionic wooden columns;
    - Plain entablature with dentilated cornice;
    - Pedimented gable with carved-wood design;
    - Wooden bow railing with spindles; and
    - Wooden lattice along porch foundation.
  - Rear (north) one-storey 1908 frame addition with its:
    - Hip roof;

- Wood siding; and
  - Hung wood windows.
- Interior features, including the:
  - Painted wood interior doors with original hardware in the first and second storeys;
  - Painted wood trim, including window and door trim with decorative moulding, in the first and second storeys;
  - Leaded stained-glass transoms above doorways in the first and second storeys; and,
  - Decorative interior fireplace in the front room of the first storey, including its:
    - Colourful tiled hearth and cheeks featuring natural and religious motifs;
    - Original cast iron grate and hood; and,
    - Carved black stone surround with natural motifs embedded using rust coloured inserts outlined in gold.

The key attribute that embodies the contextual value of the property as a supporting feature of the historical character of Erie Avenue and the Stinson Neighbourhood and it being historically and visually linked to its surroundings include its:

- Location fronting onto Erie Avenue.