

## City of Hamilton - Heritage Permit Application Note Sheet

**Address:** 55 Main Street West, Hamilton (Former Hamilton Carnegie Building, Part IV)  
**Permit Number:** HP2025-022

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**Owner:** Infrastructure Ontario

**Applicant/Agent:** Ruchir Mehrotra, Project Manager, Colliers Project Leaders

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### Description of proposed alterations:

- Installation of two single-swing gates at the west marble stairs in the main lobby for security purposes, including:
    - Drilling three 1/2" holes for anchoring the vertical support and one 2" hole for power input for each gate; and,
    - The top gate is to be located at the first tread at the top of the stairs and the bottom gate is to be located at the edge of the stair landing.
  - Salvage, collection and storage of materials for repairs to the marble stairs if the gates are removed in the future, including:
    - Collection of marble dust and fragments produced when drilling the 1/2" holes; and,
    - Collection of marble plugs when drilling the 2" holes.
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### Reasons for proposed alterations:

- The single-swing gates are required to restrict public access up these stairs from the Lobby while allowing exiting down through the stairs in the case of an emergency.
  - These penetrations are required in order to provide the necessary security required by the Ministry of the Attorney General (MAG) for the courthouse.
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### Documentation submitted with application:

- Heritage Permit application form
- Heritage Impact Assessment, prepared by a+LINK architecture inc., dated April 16, 2025 (See **Appendix "A"**)

**Draft Conditions for Consideration:**

- ☐ That confirmation of the salvaged marble materials and their storage location be provided to the City, to the satisfaction and approval of the Director of Planning and Chief Planner;
- ☐ That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and
- ☐ That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than July 31, 2027. If the alteration(s) are not completed by July 31, 2027, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

## **Excerpt from Reasons for Designation (By-law No. 87-250)**

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Limestone ashlar was used in the construction, following local building tradition, and the structure was given a prominent site, set back from the street and raised on a grassy bank, with a formal central stairway providing the approach.

Designed in the neo-classical style of architecture, 55 Main Street West displays a forceful composition of classical features, an imposing monumentality and a formal symmetry that are hallmarks of major public buildings of the period. The design displays a stripped or stylized version of classical detailing.

Important to the preservation of the three stone facades are the building's original features, including but not limited to the two-story pilasters, massive corner piers, the entablature with dentilated cornices the projecting front entranceway, the large recessed multiple windows, the decorative stone mouldings and panels, the exterior stairways and doors, the two flanking free-standing stone walls and the parapet wall.

The Carnegie Corporation's stipulation that the space inside the building be kept unobstructed was successfully followed in the Hamilton library. The open, well-lit interior is articulated by rows of free-standing columns 09/01187 that support a gridwork of dentilated ceiling beams. A central two-story atrium with marble balustrade, double staircase and skylight unifies the interior and provides a spacious and elegant entrance lobby that is a valuable architectural resource of the city.

Important to the preservation of the interior are the original architectural features, including but not limited to the open atrium, the marble double staircase, dado and balustrade, the skylight, the composite columns, wall pilasters and piers, the multiple windows with transoms of lavender-coloured glass, and the dentilated ceiling beams.

## Photographs

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Figure 1: Front view of the Hamilton Carnegie Building at 55 Main Street West from Google Street View (June 2024).

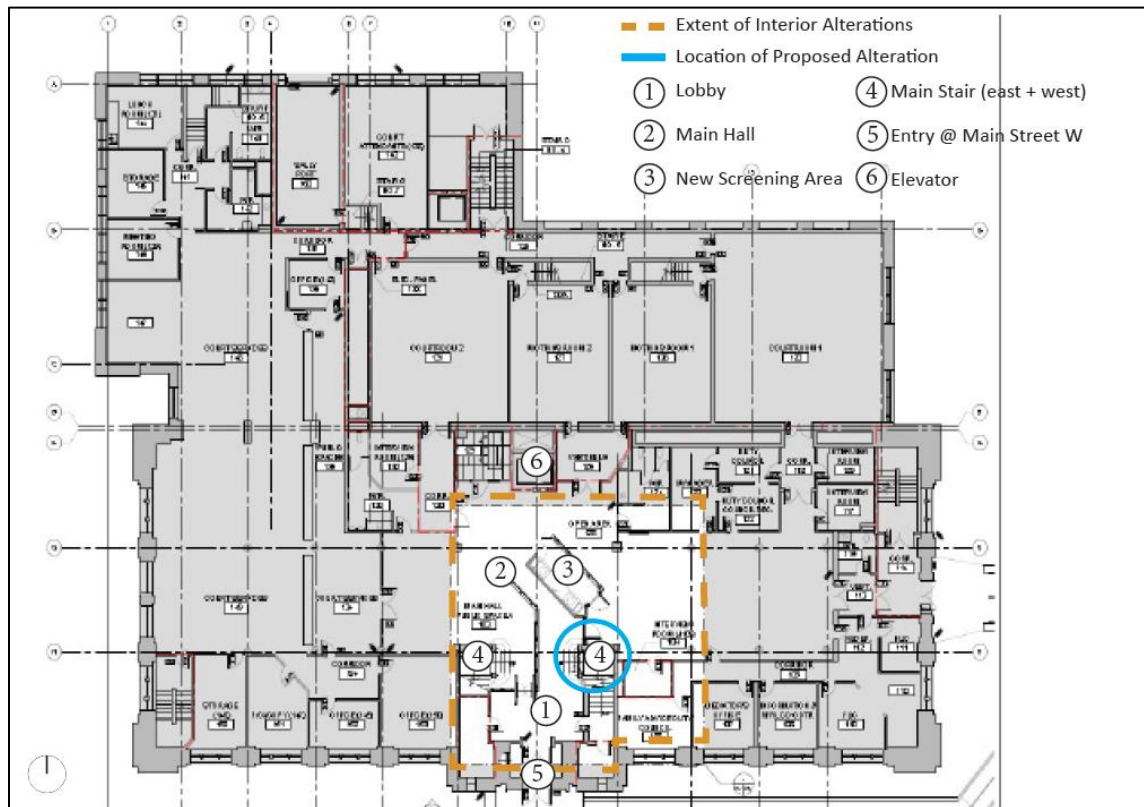


Figure 2: Main Floor Plan showing the location of the proposed alterations to the interior west marble stairs.

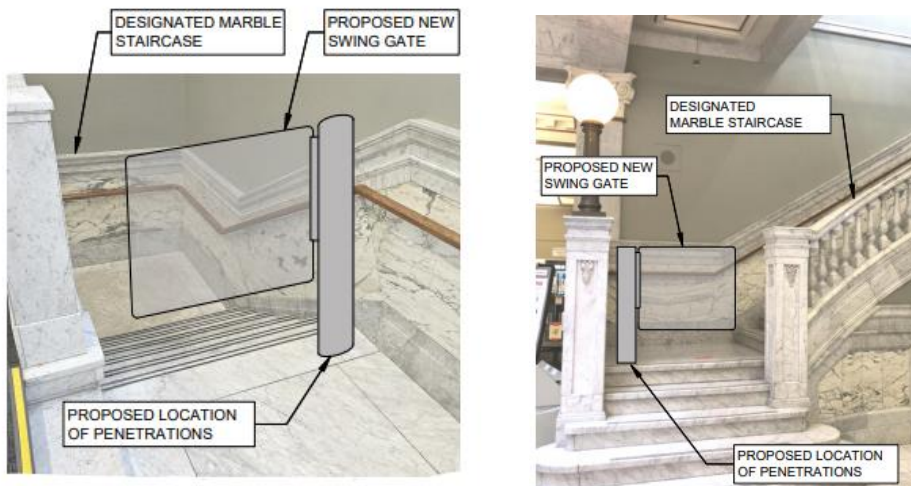


Figure 3: Mock-ups showing proposed locations of the top and bottom swing gates.

## Supporting Documents

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Please see the Heritage Impact Assessment attached as **Appendix “A”** to this Note Sheet