

Authority: Item 1 , Committee of the Whole
Report 05-005 (PD05036)
CM: May 9, 2005

Bill No. 011

City of Hamilton

BY-LAW NO. 06-011

To Designate:

LAND LOCATED AT 71 MAIN STREET WEST, CITY OF HAMILTON

As Property of:

CULTURAL HERITAGE VALUE

WHEREAS the Council of the City of Hamilton did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18;

AND WHEREAS one notice of objection was served on the City Clerk on June 7, 2005, within the time frame specified by subsection 29(5) of the said Act; and thereafter, the Conservation Review Board confirmed on October 7, 2005, that the objection had been withdrawn on October 7, 2005;

AND WHEREAS it is desired to designate the property mentioned in section 1 of this by-law in accordance with clause 29(6) (a) of the said Act.

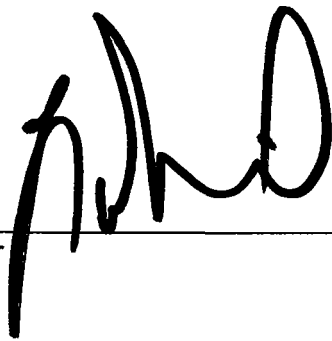
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. The property located at 71 Main Street West, Hamilton, Ontario and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value.
2. The Corporate Counsel is hereby authorized and directed to cause a copy of this by-law, together with reasons for the designation set out in Schedule "B" hereto annexed and forming part of this by-law, to be registered against the property affected in the proper registry office.
3. The City Clerk is hereby authorized and directed,
 - (i) to cause a copy of this by-law, together with reasons for the designation, to be served on The Ontario Heritage Foundation by personal service or by registered mail;

To Designate Land Located at 71 Main Street West, City of Hamilton
As Property of Cultural Heritage Value
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- (ii) to publish a notice of this by-law once in a newspaper having general circulation in the City of Hamilton.

PASSED and enacted this 25th day of January, 2006.



Mayor



Clerk

Schedule "A"
To
By-Law No. 06-011

71 Main Street West
Hamilton, Ontario

PIN: 17171-0001 (R) (Property Identification Number)

Part Lots 53, 54, 55, 56, 57, 58 & 59, P. Hamilton Survey (unregistered); Lots 60, 61, 62, 63, 64, 65, & 66, P. Hamilton Survey (unregistered); part Lot 83, P. Hamilton Survey (unregistered); Lots 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, & 97, P. Hamilton Survey (unregistered)); part Lots 98, 99, & 100, P. Hamilton Survey (unregistered); part Lot C, P. Hamilton Survey (unregistered); Lot D, P. Hamilton Survey (unregistered); part Jackson St., P. Hamilton Survey (unregistered), as closed by By-law HL42536; part Park St., P. Hamilton Survey (unregistered), as closed by By-law HL42535; part Charles St., P. Hamilton Survey (unregistered), as closed by By-law HL152827; Whitehern Place, P. Hamilton Survey (unregistered); all lying on the n/s of Hunter St. and all being Part 1, 62R-6730; part Lots 67 & 68, P. Hamilton Survey (unregistered), as in NS299513, HL5940 & HL33869, except 62R-9048; part Lot 83, P. Hamilton Survey (unregistered), lying on the n/s of Hunter St., as in HL1837, except 62R-6730; part Lot 100, P. Hamilton Survey (unregistered), lying on the n/s of Hunter St., as in HL1837, except 62R-6730; Lots 81 & 82, P. Hamilton Survey (unregistered), lying on the n/s of Hunter St.; Lots 101 & 102, P. Hamilton Survey (unregistered), lying on the n/s of Hunter St.; City of Hamilton

Schedule "B"
To By-law No. 06-011

71 Main Street West (Hamilton City Hall Complex)

City of Hamilton

REASONS FOR DESIGNATION

Cultural Heritage Value

The civic complex located at 71 Main Street West, comprising Hamilton City Hall and surrounding landscaped grounds, possesses cultural heritage value, expressed in historical associations with the development of municipal administration, the 1950s urban renewal movement, evolution of city hall architecture in the City of Hamilton, as well as its association with notable individuals including elected representatives of all levels of municipal, provincial and federal government, visiting dignitaries and celebrities. Hamilton City Hall was built in 1960 by Pigott Construction Co. to a design by Stanley Roscoe, Canada's first municipally-employed architect and was Roscoe's most significant work during his tenure as a city architect. City Hall is one of the few intact examples of modern civic architecture in Canada. The entire civic complex has value as a cultural heritage landscape.

The Reasons for Designation apply to the City Hall complex together with all elevations and the roof of the main administration building including all facades, entranceways and windows, together with construction materials of steel, aluminium, marble, Italian glass tile, wood, building techniques, specific interior features and features of the landscaped grounds as follows:

City Hall

North (Front Facade):

- Irregular, v-shaped rectilinear plan.
- Flat roof and roofline.
- Ramps and stairs approaching the front entrance.
- Glass curtain walls.
- All marble cladding.
- Council Chamber together with twelve marble-clad stilts, glass curtain wall, metal balustrade, geodesic dome skylight and Italian glass mosaic tiles on the underside of the Chamber.
- Spandrels with Italian glass mosaic tiles between the first and second stories.
- Front entrance with glass doors transoms and surrounds, and "IN" and "OUT" inlaid on the terrazzo floor in front of the doors.

West (Side) Elevation

- All marble cladding.
- Windows and metal mullions on the first and second stories.
- Spandrels with Italian glass mosaic tiles between the first and second stories.
- Connection between the main building and the Council Chamber together with glass and metal mullions.
- Clock and lettering spelling “City Hall” located at the upper right corner of the main office tower.

South (Rear) Elevation

- Irregular rectilinear plan.
- Service tower with marble cladding and glass curtain wall.
- Canopy over the rear entrance together with flat roof, three metal roof supports and Italian glass mosaic tile ceiling.
- Italian glass mosaic tiles above the ground floor entrance.
- All marble cladding.
- Glass curtain walls.
- Built-in canopies on the five-storey office tower.
- Elevated driveway and pedestrian bridge connecting Hunter Street and parking lot with the second level rear entrance of the building.
- First and second storey entrances with glass doors, transoms, surrounds and letters spelling “IN” and “OUT” inlaid on the floor in front of the doors.

East (Side) Elevation

- All marble cladding.
- Windows and metal mullions on the first and second stories.
- Spandrels with Italian glass mosaic tiles between the first and second stories.
- Clock and lettering spelling “City Hall” located at the upper right corner of the main office tower.

Interior

- Cantilevered staircase connecting the first and second floors together with aluminium treads and open risers, handrail, balustrade and teak wood finish underneath.

- Double-storey mezzanine with clerestory.
- Double-storey glass partitions and doors with hardware.
- Exposed stilts supporting the upper six stories.
- Domed skylight in the Council Chamber.
- Original continuous ceiling lighting on the second floor.
- Original metal lettering and clocks throughout the first and second floors.
- Italian glass mosaic tile walls throughout all eight floors of the building.
- Four murals in various locations throughout the second floor.
- Walnut and/or teak wood panelling and doors with hardware in various locations throughout the first and second floors.
- All Italian glass mosaic tile walls in the elevator area on all floors between the ground and eighth stories.
- Enclosed fire stairs with aluminium treads, risers and handrails.
- Continuous vertical balustrading from the ground floor to the eighth floor as well as each floor indicated with aluminium lettering.
- Terrazzo floors on the first and second stories and “IN” and “OUT” inlaid on the floor at each entrance.
- All metal lettering on washroom and janitor room doors on all floors between the ground and eighth floors.

Landscaped Grounds

Front (North)

- Forecourt together with former reflecting pool, walkways, existing multiple levels and topography, retaining walls, coniferous and deciduous trees.
- Grassed lawn and sycamore trees at the northwest corner of the property
- Public art installation at the northwest corner of the property.

Side (West)

- Existing multiple levels and topography together with all retaining walls, walkways, paved open spaces, grassed lawns, sycamore, willow and coniferous trees.
- All public art installations in situ.

Rear (South)

- Elevated vehicular and pedestrian bridge with metal railings supported by concrete piers, connecting Hunter Street and parking lot with the rear second level entrance of the city hall building.
- Staircases connecting the ground floor with the driveway and pedestrian bridge.

- Garage structure together with overhang, rubble granite and glazed yellow brick walls.
- Existing multiple levels and topography together with retaining walls of rubble granite.
- Grassed lawn with willow and coniferous trees at the southwest corner of the property.
- Landscaped area on the east side together with all walkways, paved and grassy open spaces, terraces and deciduous trees.
- Metal railings surrounding the second-level parking lot and from the parking lot down the hill to MacNab Street.

Side (East)

- Existing multiple levels and topography together with retaining walls and stairs.
- Paved open spaces together with walkways.
- Grassed lawns.
- All deciduous trees.