



Hamilton

REVISED

**HAMILTON MUNICIPAL HERITAGE COMMITTEE
REPORT 14-009(a)**

12:00 p.m.

Thursday, August 21, 2014

Council Chambers

71 Main Street West

Present: A. Denham-Robinson (Chair),
Councillor M. Pearson,
M. Adkins, W. Arndt, P. Wilson, W. Furlan, S. Nowak

Absent: Councillor B. McHattie – City Business
Councillor L. Ferguson – City Business
K. Wakeman, W. Rosart, R. Sinclair

THE HAMILTON MUNICIPAL HERITAGE COMMITTEE PRESENTS REPORT 14-009(a) AND RESPECTFULLY RECOMMENDS:

- 1. Implementation of the Recommendations of the Downtown Built Heritage Inventory Project (PED14191)**
 - (a) That the properties listed in Schedule 1 of Appendix “A” attached hereto to the Hamilton Municipal Heritage Committee Report 14-009(a) be included in the Register of Property of Cultural Heritage Value or Interest as non-designated properties;
 - (b) That staff be directed to add the properties listed in Schedule 2 of Appendix “A” attached hereto to the Hamilton Municipal Heritage Committee Report 14-009(a) to the staff’s work program for designation;
 - (c) That Schedule 3 of Appendix “A” attached hereto to the Hamilton Municipal Heritage Committee Report 14-009(a) be approved as amended to include the Candidates for Designation;

- (d) That staff be directed to prepare a Capital Budget Submission to be brought forward in the 2015 Budget Deliberations to address the work program for designation, as per Schedule 3 of Appendix "A" attached hereto to the Municipal Heritage Committee Report 14-009(a).

Respectfully submitted,

Jasmine Branton
Legislative Coordinator
Office of the City Clerk



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	August 21, 2014
SUBJECT/REPORT NO:	Implementation of the Recommendations of the Downtown Built Heritage Inventory Project (PED14191)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	Alissa Golden, (905) 546-2424, Ext. 1214
SUBMITTED BY:	Jason Thorne General Manager Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That Council direct staff to include the properties listed in Schedule 1 of Report PED14191 in the Register of Property of Cultural Heritage Value or Interest as non-designated properties.
- (b) That Council direct staff to add the properties listed in Schedule 2 of Report PED14191 to staff's work program for designation.
- (c) That Council direct staff to prepare a Capital Budget Submission to address the work program for designation, as per the attached Schedule 3 of Report PED14191, to be brought forward in the 2015 Budget deliberations.

EXECUTIVE SUMMARY

On March 26, 2014, Council approved the recommendations of staff Report PED14039 related to the Downtown Built Heritage Inventory Project. As a result, staff were directed consult with the Hamilton Municipal Heritage Committee and the owners of properties identified for inclusion in the Register of Property of Cultural Heritage Value or Interest (the "Register") and as candidates for designation under Part IV of the Ontario Heritage

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Act (the list of properties and their preliminary evaluations are contained in Schedule 3 of Report PED14039), and to report back to Planning Committee and Council for further direction.

The list of properties recommended for inclusion in the Register and as candidates for designation under the Ontario Heritage Act, contained in Schedule 1 and Schedule 2 of this Report, respectively, have been prepared by staff following a review for consistency of the data, which included cross-referencing the recommendations to determine which properties may already be protected under the Ontario Heritage Act, and a correction of a small number of anomalies in the data.

On May 26, 2014, staff consulted with the Inventory and Research Sub-committee of the Hamilton Municipal Heritage Committee on these recommendations. The Sub-committee indicated their support for the recommendations, as outlined in this Report.

Tourism and Culture and Planning staff held an open house on June 3, 2014, to provide citizens with the opportunity to ask questions and provide comments on the final recommendations of the Downtown Built Heritage Inventory Project. Staff sent additional letters to the owners of the properties identified as candidates for designation under Part IV of the Ontario Heritage Act to notify them of the recommendation to add their properties to staff's work program for designation, and to provide information on the Council-approved Designation Process.

The majority of residents and owners of properties in Downtown Hamilton who attended the open house, and who provided feedback via e-mail, phone and in person, did not oppose the recommended additions to the Register or to staff's work program for designation. Staff further engaged residents and owners who did express concern by providing additional information on the methodology for evaluating the properties, the municipal and provincial policies related to properties included on the Register, the Council-approved Designation Process and the Heritage Permit process. Staff are not recommending that any properties identified for inclusion in the Register or as candidates for designation be withdrawn as a result of owner opposition or concern.

Staff recommend that the list of properties contained in Schedule 1 of this Report be included in the Register of Property of Cultural Heritage Value or Interest as non-designated properties.

Further, staff conclude that the list of properties contained in Schedule 2 of this Report are of sufficient cultural heritage value or interest to warrant further cultural heritage assessment work and recommends that they be added staff's work program for designation, as amended by Schedule 3 of this Report.

Alternatives for Consideration - See Pages 12

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

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Financial: Staff recommend that Council direct staff to prepare a Capital Budget Submission, to be brought forward in the 2015 Budget deliberations, to address the work program for designation and the backlog of cultural heritage assessment work in a reasonable and efficient manner.

Staffing: Staff recommend that Council direct staff to prepare a Capital Budget Submission to address the work program for designation accommodated within the Development Planning, Heritage and Design Section of the Planning and Economic Development Department.

Legal: Staff recommend that the list of properties contained in Schedule 1 of this Report be included in the Register of Property of Cultural Heritage Value or Interest as non-designated properties. Inclusion in the City of Hamilton Register of Property of Cultural Heritage Value or Interest under Sub-Section 27 (1.2) of the Ontario Heritage Act requires that Council be given 60 days notice in writing of the intention to demolish or remove any building or structure on the property, as per Sub-Section 27 (3) of the Act. Council may require that the notice of intention be accompanied by such plans and information as they deem necessary, as provided by Sub-Section 27 (5) of the Act.

Staff recommend that the list of properties contained in Schedule 2 of this Report be added staff's work program for designation, as amended by Schedule 3 of this Report. The City's Legal Counsel was consulted in the preparation of the original staff Report regarding the formal Designation Process (Report PED08211), the recommendations of which are summarized as follows:

As per the Council-approved Designation Process, this Report provides staff with direction to complete further research and evaluation of the subject properties for a later decision by Council. If staff is directed to proceed, Council will make a decision on designation at a subsequent stage in the designation process when it has before it a staff Report, the Cultural Heritage Assessment, a draft designation By-law, advice from the Hamilton Municipal Heritage Committee, and the positions of the property owner and other interested parties.

HISTORICAL BACKGROUND

The Downtown Built Heritage Inventory (DBHI) Project was a pilot project to update the City of Hamilton *Inventory of Buildings of Architectural and/or Historical Interest* (the "Inventory") within Downtown Hamilton. The current Inventory (published as Hamilton's Heritage: Volume 2) contains approximately 7,000 properties City-wide. The DBHI study area, bounded by Queen, Hunter, Wellington and Cannon Streets, contains

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approximately 1060 properties, of which 800 (or 74%) are included in the existing Inventory.

The objective of the DBHI project was to proactively evaluate the heritage value of buildings in the Downtown and identify candidate properties for inclusion in the Register and for designation under the Ontario Heritage Act, and to develop and test a methodology for updating the Inventory City-wide. Detailed information on the Inventory and background on the DBHI project is contained in Report PED08053.

The DBHI project was conducted in two phases:

Phase 1:

- Staff conducted updated field surveys and historical research on all of the properties in the Downtown area. There were a total of approximately 1060 properties (or 1790 addresses).
- A comprehensive and consistent database of built heritage resources was created.

Phase 2:

(A detailed overview of Phase 2 of the DBHI is contained in Report PED14039.)

- Consultants developed a framework to efficiently and effectively evaluate the heritage value of the properties. A contextual approach was taken that involved dividing the Downtown into seven precincts and the development of Historic Context Statements for each precinct. The seven precincts that were identified included the: Beasley; Central; Durand; Corktown; Crossroads; Gore; and, Civic precincts.
- Consultants evaluated the heritage value of all individual properties based on their contribution to the character of the precincts and each property was classified as one of the following:
 - *Significant Built Resource* – a property with considerable historic, aesthetic and/or contextual value that is likely well known to citizens at a local, municipal or regional level
 - *Character-Defining Resource* – a property that strongly reinforces the historic context(s) and clearly reflects a characteristic pattern of development or activity, property type or attribute of the area
 - *Character-Supporting Resource* – a property that maintains or supports the historic context(s) and can be related to a characteristic pattern of development or activity, property type or attribute of the area
 - *Inventoried Property* – a property that is not currently considered to contribute to the historic context, but could acquire value in the future, or has been heavily modified to the point that its heritage value may have been lost (could be confirmed through further research and detailed field investigation)

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- *No Longer on Inventory* – a property that is not considered to contribute to its historic context and is unlikely to be valued in the future, or that has been heavily modified to the point where its heritage value has been lost
- Consultants developed recommendations based on the above-mentioned classifications, as follows:
 - All properties identified as *Significant Built Resources*, *Character-Defining Resources* and *Character-Supporting Resources* are recommended for inclusion in the Register (approximately 920 addresses, see Schedule 1 of this Report).
 - All properties identified as *Significant Built Resources* are candidates for potential designation under the Ontario Heritage Act (31 properties, see Schedule 2 of this Report).
 - All properties identified as *Inventoried Properties* (approximately 260 addresses) are recommended to either remain on, or be included in, the Inventory. Half of these properties (approximately 140) are listed on the existing Inventory (see Schedule 3 of Report PED14039).
 - All properties identified as *No Longer on Inventory* (approximately 475 addresses) are recommended to either be removed from the existing Inventory or to not be included in the Inventory. The majority of these properties (360 addresses) have been demolished or heavily modified since they were originally surveyed and included in the Inventory (see Schedule 3 of Report PED14039).
- Staff reviewed the consultant's findings and prepared a final list of properties recommended for inclusion in the Register and as candidates for designation under the Ontario Heritage Act, and consulted with residents and property owners on those recommendations (see the Relevant Consultation section of this Report on pages 6 and 7 and the Analysis and Rationale for Recommendations section on page 9).

Staff Report PED14039, which summarized the consultant's findings and recommendations, was received and approved by Planning Committee on March 18, 2014 and ratified by Council on March 26, 2014. The list of properties that were identified for inclusion in the Register and as candidates for designation (Schedule 3 of Report PED14039) were approved by Council, in principle, and staff was directed to consult with the owners of the identified properties and the Hamilton Municipal Heritage Committee and report back to Planning Committee and Council with final recommendations.

Staff are recommending that the Downtown properties that have been classified as *Significant Built Resources*, *Character-Defining Resources* and *Character-Supporting Resources*, and that are not already protected under the Ontario Heritage Act, be included in the Register as non-designated properties (see Recommendation (a) of this Report).

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Staff are also recommending that the properties classified as *Significant Built Resources*, which are not already protected under the Ontario Heritage Act, be added to staff's work program for designation under Part IV of the Act (see Recommendation (b) of this Report). As per the Council-approved Designation Process, Council may assign a high, medium, or low priority within staff's work program for the preparation of detailed research, a comprehensive Cultural Heritage Assessment and a draft By-law for designation. Work program priorities are assigned based on number of factors, including:

- Risk to the property with respect to demolition or removal;
- Funding eligibility;
- Heritage value associated with the property;
- Current level of property maintenance;
- The property is City-owned; and,
- Work program/staff resources.

The analysis and recommendations for the work program priority for each of the candidate properties for designation (contained in Schedule 2 of this Report), can be found on pages 10, 11 and 12 of this Report.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement:

Section 2.6 of the Provincial Policy Statement pertains to Cultural Heritage and Archaeology. Sub-section 2.6.1 states that "significant built heritage resources and significant cultural heritage landscapes shall be conserved".

The recommendations of this Report conform to this policy.

Urban Hamilton Official Plan:

Volume 1, Section B.3.4 - Cultural Heritage Resources Policies of the Urban Hamilton Official Plan (UHOP) states that the City shall "protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes" (B.3.4.2.1(a)), and "identify cultural heritage resources through a continuing process of inventory, survey, and evaluation, as a basis for the wise management of these resources" (B.3.4.2.1(b)).

The policies also provide that the "City may, by By-law, designate individual and groups of properties of cultural heritage value under Parts IV and V, respectively, of the Ontario Heritage Act" (B.3.4.2.3). Further, the City shall maintain a Register of Property of Cultural Heritage Value or Interest and seek and consider advice from its Municipal Heritage Committee when considering additions of non-designated cultural heritage property to the Register (B.3.4.2.4).

The recommendations of this Report conform to these policies.

RELEVANT CONSULTATION

Hamilton Municipal Heritage Committee:

Pursuant to Sub-section 27 (1.3) of the Ontario Heritage Act, Council is required to consult with its Municipal Heritage Committee respecting the inclusion of a non-designated property in the register under Sub-section (1.2) of the Act. Staff consulted with the Hamilton Municipal Heritage Committee (HMHC) at various stages throughout the DBHI Project, including: presentation of Report PED14039 on February 20, 2014; and, presentation of the properties recommended for inclusion in the Register, and to staff's work program for designation, to the Inventory and Research Sub-committee of the HMHC on May 26, 2014. The Sub-committee supported including properties listed in Schedule 1 of this Report to the Register and the addition of the properties listed in Schedule 2 of this Report to staff's work program for designation, as per Recommendations (a) and (b) of this Report.

Public Consultation:

In May 2014, letters were sent to the owners and occupants of properties identified for inclusion in the Register as non-designated property and as candidates for designation under Part IV of the Ontario Heritage Act (as identified in Schedule 3 of Report PED14039). The letters summarized the objective of the DBHI project, notified the property owners of the recommendations for their property and invited them to a public open house to further explain the role of the Register and designation under the Ontario Heritage Act in the conservation of heritage resources.

In addition, notification of the public open house was sent to the mailing list of interested parties who signed up for further information on the DBHI project at the two previous public consultation sessions held on July 10, 2013 and December 2, 2013 (see Appendix "D" of this Report for a summary of all consultation conducted as part of the DBHI project).

The public open house held by Tourism and Culture and Planning staff on June 3, 2014, provided residents with the opportunity to ask questions and provide comments on the final recommendations of the DBHI project. The open house was well attended, with 49 people formally signing in at the event. Staff provided feedback and information request forms (see Appendix "E" of this Report) to the attendees and 11 people submitted forms requesting further information. Of the 16 people who filled out feedback forms:

- 12 attendees found the open house very informative, that information was presented clearly and effectively, and that staff answered most or all of their questions;

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- 2 attendees found the open house to be somewhat informative, that the information was helpful and that staff addressed most of their questions; and,
- 2 attendees were unsure how informative the open house was.

Staff sent additional letters to the owners of the properties identified as candidates for designation under Part IV of the Ontario Heritage Act to notify them of the recommendation to add their properties to staff's work program for designation and to provide information on the Council-approved Designation Process.

The majority of residents and owners of properties in Downtown Hamilton who attended the open house, and who provided feedback via e-mail, phone and in person, did not oppose the recommended additions to the Register or to staff's work program for designation. Staff further engaged residents and owners who did express concern by providing additional information on the methodology for evaluating the properties, the municipal and provincial policies related to properties included in the Register, the Council-approved Designation Process and the Heritage Permit process.

Staff provided further one-on-one consultation with the following groups:

- Representatives from the International Village Business Improvement Area (various properties in the BIA are identified for inclusion in the Register and as candidates for designation)
- Representatives from St. John's Evangelical Church at 37 Wilson Street (candidate for designation)
- Representatives from Centenary United Church at 24 Main Street West (candidate for designation)
- Representatives from All Saints Anglican Church at 15 Queen Street South (candidate for designation)

Staff received formal correspondence from two property owners at the time of preparing this Report expressing their opposition as follows (see Appendix "F" of this Report for copies of the letters):

- *The Anglican Diocese of Niagara* requested that 15 Queen Street South (All Saints Anglican Church) be removed from the list of properties recommended for addition to the Register and to staff's work program for designation.
- The Chair of the *St. Giles The Centenary United Church Council* requested that 24 Main Street West (Centenary United Church) be removed from the list of properties recommended for addition to staff's work program for designation.

Further discussion on 15 Queen Street South (All Saints Church) can be found in the Analysis and Rationale for Recommendation Section on Page 10 of this Report.

This Report is the initial stage in the consideration of the potential designation of the list of properties contained in Schedule 2 of this Report. The owners of the subject properties will be notified of Council's decision and will be consulted when further cultural heritage assessment work is initiated as part of staff's work program for designation (see Schedule 3 and Recommendation (b) of this Report), as per the Council-approved Designation Process. Staff are not recommending that any properties identified for inclusion in the Register or as candidates for designation be withdrawn at this time as a result of owner opposition.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The evaluation framework developed by the consultants as part of Phase 2 of the DBHI project employs two sets of criteria to determine the cultural heritage value of the Downtown properties:

- *Ontario Regulation 9/06 - Criteria for Determining Cultural Heritage Value or Interest* – This Provincial criteria, issued under the Ontario Heritage Act, identifies three broad categories of criteria including design/physical value, historical/associative value, and contextual value.
- *The City of Hamilton Cultural Heritage Evaluation Criteria: A Framework for Evaluating the Cultural Heritage Value or Interest of Property for Designation under Part IV of the Ontario Heritage Act* – This Council-adopted evaluation criteria provides a consistent means of examining the cultural heritage value, interest or merit of built heritage resources, features and structures in Hamilton. It is used, in conjunction with the *Ontario Regulation 9/06* criteria, to determine whether a property meets the requirements for Part IV designation under the Ontario Heritage Act. In addition to the Built Heritage criteria, the City employs criteria for the evaluation of Archaeology and Cultural Heritage Landscapes, where applicable.

The preliminary evaluations conducted by the consultant as part of Phase 2 of the DBHI project (see Report PED14039) conform to the preliminary screening process of the Council-approved Designation Process, wherein a property is screened against *Ontario Regulation 9/06* to determine if it is of sufficient value to warrant inclusion in the Register and further cultural heritage assessment for designation.

Given the significant number of properties evaluated as part of the DBHI project (approximately 1,790 addresses), staff have reviewed the consultant's findings to ensure consistency of the data and to cross-reference the recommendations to determine which properties may already be protected under the Ontario Heritage Act (e.g. registered, designated or subject to heritage conservation easement agreement). Staff has corrected a small number of anomalies in the data and prepared a final list of

properties recommended for inclusion in the Register and as candidates for designation under the Ontario Heritage Act (see Schedule 1 and Schedule 2 of this Report).

15 Queen Street South (All Saints Church):

The consultants classified 15 Queen Street South (All Saints Anglican Church) as a *Significant Built Resource* and a candidate for designation as part of the preliminary evaluation of the property. The Inventory and Research Sub-committee of the HMHC supported the consultant's recommendation to include the property in the Register and to add it to staff's work program for designation.

However, Council resolved on August 13, 2009 to reconsider and rescind its previous decision on July 9, 2009, to add the property to the Register and staff's work program for designation. As a result, the property was removed from the Register and from staff's work program for designation on August 13, 2009.

Staff have not included 15 Queen Street South in the list of properties recommended for inclusion in the Register or as a candidate for designation to be added to staff's work program at this time.

Recommendations for Inclusion in the Register:

The properties that were identified as *Significant Built Resources*, *Character-Defining Resources* and *Character-Supporting Resources* were found to be of sufficient cultural heritage value or interest to warrant inclusion in the Register as non-designated property. Staff concur with the consultant's findings and recommend that the properties contained in Schedule 1 of this Report be included in the Register as non-designated properties, as per Recommendation (a) of this Report. The preliminary evaluations of the properties contained in Schedule 1 of this Report were attached as Schedule 3 to Report PED14039.

Candidates for Designation:

The properties that were identified as *Significant Built Resources* were found to have considerable design/physical, historical/associative and/or contextual value and are considered to be candidates for designation under Part IV of the Ontario Heritage Act. An overview of each property and its preliminary evaluation conducted by the consultants during Phase 2 of the DBHI project are contained in Schedule 2 of this Report. Staff concur that the properties contained in Schedule 2 of this Report are of cultural heritage value or interest sufficient to warrant further cultural heritage assessment work for designation.

Work Program Priority:

All of the properties identified as candidates for designation are either already included in the Register, or are being recommended for inclusion in the Register through

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Recommendation (a) of this Report. Inclusion in the Register provides interim protection to the properties by allowing staff the opportunity to review any proposed demolition, new development, or redevelopment on or adjacent to the subject properties to ensure consistency with the City's approved planning policies. Further, staff have the opportunity to inform Planning Committee and Council of any concern of impending surplus of publically-owned buildings and recommend reassignment of the work program priority, as deemed necessary.

At the time of writing this Report, staff has 27 properties on the work program for designation, with approximately four properties to be addressed each year up to the end of 2019. The dates that properties were added to the work program vary, with some added as early as 2007. Staff do not recommend displacing any of the existing work program priorities. Instead, staff recommend adding the candidates for designation identified in Schedule 2 of this Report to the end of staff's existing work program (i.e. starting in 2020).

On May 26, 2014, staff consulted with the Inventory and Research Sub-committee of the Hamilton Municipal Heritage Committee to discuss the prioritization of additions to staff's work program for designation. The following is a summary of the recommended prioritization:

High Priorities:

(Properties deemed to be under threat for redevelopment or demolition, or to be of high heritage value.)

- 134 Cannon Street East (Cannon Knitting Mill)
- 17 Jackson Street West (Baker Exchange/Bell Building)
- 10 James Street North (Oak Hall)
- 54 King Street East (Bank of Nova Scotia/Royal Trust)
- 50 Main Street East (Former Court House/McMaster Downtown Centre)
- 24 Main Street West (Centenary United Church)

Medium Priorities:

(Properties that may be redeveloped or under threat in the medium-term or may benefit from funding programs for designated properties.)

- 16 Jarvis Street (Hamilton Distillery Company Building)
- 165, 173, 177, 179, 181, 183, 185, 189, 191, 195, 197, 199, 201, 203 and 205 King Street East (The Copp Block, excluding 193 King Street East)
- 206-210 King Street East (C. Bremner's Grocery and Liquor Store)
- 200 Main Street East (First Pilgrim United Church)
- 37 Wilson Street (St. John's Evangelical Lutheran Church)

Low Priorities:

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(Properties that are considered stable and are not under any immediate threat of redevelopment or demolition.)

- 103 Catharine Street North (Hughson House)
- 55 John Street North (Hamilton Hydro/Horizon Utilities Building)
- 6 Main Street East (Hamilton Club)
- 189 Rebecca Street
- 100 King Street West (Stelco Tower)
- 100 Main Street East (Landmark Tower)

Staff recommend that the candidates for designation contained in Schedule 2 of this report be added to staff's work program as per the attached Schedule 3 of this Report. Staff note that the 15 properties identified as part of the Copp Block (165 to 205 King Street East, excluding no. 193) should be assessed simultaneously for efficiency purposes and recommends that they all be addressed in 2022.

The addition of these properties to staff's work program would more than double its length, with the low priorities addressed in 2024. Staff recommends that Council direct staff to prepare a Capital Budget Submission, to be brought forward in the 2015 Budget deliberations, to address the work program for designation, as per the attached Schedule 3 of this Report, and the backlog of cultural heritage assessment work in a reasonable and efficient manner.

ALTERNATIVES FOR CONSIDERATION

- Council may decide not to include the properties listed in Schedule 1 of this Report in the Register. If the properties are not included in the Register, then staff would be unable to protect the heritage resources from demolition and/or review any potential redevelopment. This alternative is not considered to be an appropriate conservation alternative.
- Council may direct staff to not complete cultural heritage assessments for one or more of the properties listed in Schedule 2 of this Report and no further work will be completed by staff. This alternative is contrary to the Council-approved designation process and to existing planning policies for the identification, evaluation and protection of significant cultural heritage resources.
- Council may assign a different work program priority for further Cultural Heritage Assessment than recommended by staff in Schedule 3. Given the consideration of all the factors noted in the Analysis and Rationale for Recommendation section of this Report, staff is of the opinion that the recommended work program priority is warranted.

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN

Strategic Priority #1

A Prosperous & Healthy Community

WE enhance our image, economy and well-being by demonstrating that Hamilton is a great place to live, work, play and learn

Strategic Objective

1.6 Enhance Overall Sustainability (financial, economic, social and environmental).

Staff Comments:

The inclusion of non-designated property in the Register allows staff the opportunity to review any proposed demolition, new development, or redevelopment on or adjacent to the subject property to ensure consistency with the City's approved planning policies.

Designation of property under Part IV of the Ontario Heritage Act provides for the long-term, legal protection of significant heritage resources. The approval of the recommendations of this Report demonstrates:

- Council's commitment to the Council-approved designation process and to existing planning policies; and,
- Council's commitment to conserving cultural heritage resources, as directed by Provincial and Federal level policies.

APPENDICES AND SCHEDULES ATTACHED

- Schedule 1: Recommendations for Inclusion in the Register as Non-designated Property
- Schedule 2: Candidates for Designation under Part IV of the Ontario Heritage Act
- Schedule 3: Work Program for Designation under Part IV of the Ontario Heritage Act (as Amended by this Report)
- Appendix "D": Summary of Relevant Consultation Conducted as Part of Phases 1 and 2 of the Downtown Built Heritage Inventory Project
- Appendix "E": Open House Feedback and Information Request Forms
- Appendix "F": Owner Correspondence: 15 Queen Street South and 24 Main Street West

Recommendations for Inclusion in the Register as Non-Designated Property

11	Bay Street North
13	Bay Street North
79	Bay Street North
80	Bay Street North
90	Bay Street North
116	Bay Street North
118	Bay Street North
120	Bay Street North
66	Bay Street South
68	Bay Street South
72	Bay Street South
80	Bay Street South
100	Bay Street South
33	Bowen Street
6	Cannon Street East
16	Cannon Street East
20	Cannon Street East
84	Cannon Street East
120	Cannon Street East
134	Cannon Street East
136	Cannon Street East
138	Cannon Street East
140	Cannon Street East
142	Cannon Street East
144	Cannon Street East
146	Cannon Street East
202	Cannon Street East
11	Cannon Street West
15	Cannon Street West
53	Cannon Street West
55	Cannon Street West
59	Cannon Street West
11	Caroline Street North
13	Caroline Street North
15	Caroline Street North
17	Caroline Street North
31	Caroline Street North
33	Caroline Street North
35	Caroline Street North

37	Caroline Street North
62	Caroline Street South
67	Caroline Street South
52	Catharine Street North
85	Catharine Street North
87	Catharine Street North
89	Catharine Street North
91	Catharine Street North
110	Catharine Street North
113	Catharine Street North
114	Catharine Street North
115	Catharine Street North
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137	Catharine Street North
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142	Catharine Street North
143	Catharine Street North
144	Catharine Street North
148	Catharine Street North
11	Cathcart Street
23	Cathcart Street
37	Cathcart Street
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77	Cathcart Street
79	Cathcart Street
81	Cathcart Street
83	Cathcart Street
85	Cathcart Street
55	Elgin Street
57	Elgin Street
4	Ferguson Avenue North
6	Ferguson Avenue North
12	Ferguson Avenue North
88	Ferguson Avenue North
100	Ferguson Avenue North
104	Ferguson Avenue North
106	Ferguson Avenue North
110	Ferguson Avenue North
112	Ferguson Avenue North
114	Ferguson Avenue North
132	Ferguson Avenue North
134	Ferguson Avenue North
136	Ferguson Avenue North
46	Ferguson Avenue South
48	Ferguson Avenue South
68	Ferguson Avenue South
8	George Street
10	George Street
14	George Street
76	George Street
78	George Street
82	George Street
84	George Street
96	George Street

100	George Street
102	George Street
104	George Street
105	George Street
108	George Street
110	George Street
112	George Street
115	George Street
116	George Street
117	George Street
118	George Street
7	Hess Street North
9	Hess Street North
13	Hess Street North
17	Hess Street North
23	Hess Street North
25	Hess Street North
37	Hess Street North
40	Hess Street North
41	Hess Street North
42	Hess Street North
43	Hess Street North
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NOTE:

As per Council direction on September 24, 2014, reference to 206-210 King Street East has been removed from Schedules 1, 2 and 3, attached as part of Appendix "A" of HMHC Report 14-009(a).

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101	York Boulevard
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191	York Boulevard

Candidates for Designation under Part IV of the Ontario Heritage Act

134 Cannon Street East (Cannon Knitting Mills)

(including 3 and 11 Kelly Street, 122, 134, 136, 140 and 146 Mary Street and 134 Cannon Street East)

134 Cannon Street East is an industrial complex first constructed in 1856, with major additions in the early-20th century. The original two buildings, 122 and 130 Mary Street, are located on the northeast corner of Mary and Kelly Streets. 11 Kelly Street, 140 and 146 Mary Street were constructed circa 1910 and extended north shortly afterwards. 134 Cannon Street East, constructed between 1911 and 1922, was the final addition to the complex that created an exterior footprint filling the entire half-block bounded by Mary, Cannon and Kelly Streets and the rear alley that runs north-south bisecting the full block formerly bounded by Elgin Street.

The industrial complex was first constructed by brothers William and James Turnbull when they established their first foundry, J. Turnbull & Co. The operation, known as the Mary Street foundry, was known for its stoves, parlour grates, wagon boxes, kettles and farm implements. The business was renamed the A. Laidlaw & Co. Stove Manufacturing (later the Laidlaw Manufacturing Company) in 1874 shortly after Mr. Laidlaw assumed control of the company in 1869. In 1902, the Chipman-Holton Knitting Company, one of Hamilton's first knitting mills, was established and converted the building for textile production. A number of the architectural features of the industrial complex are directly related to the process of textile production, including the use of louvres for air flow in the dye house and massive skylights for natural lighting in the knitting rooms. The Chipman-Holton Knitting Company operated out of the complex through to the mid-20th century.

Preliminary Evaluation by ERA Architects Inc.

Design/Physical Value

- The property is a representative example of an evolved industrial complex (mid-19th century to mid-20th century).
- The property's style, type or expression is notable.
- The property demonstrates a high degree of craftsmanship.

Historical/Associative Value

- The property is associated with the late-19th to early-20th century period of development.

Contextual Value

- The property defines the character of its setting.
- The property is a component of a complex (industrial).
- The property has social, symbolic or cultural landmark value to a community consistent with *Regulation 9/06*. This property is part of a complex that fills the entire half block bounded by Mary, Cannon and Kelly Streets.

103 Catharine Street North (Hughson House)

103 Catharine Street North is a single-detached, one-storey brick dwelling constructed circa 1820s, which was updated in the 1830s in the Regency style. The building has a rectangular plan with a short façade, a hip roof with projecting eaves, a full basement with a course rubble foundation, and a stone-faced rear wood addition constructed in the mid-20th century. The stucco-clad facades are composed of flat windows with plain lug sills. A garage door was added to the centre of the front façade and a secondary entrance was added to the east side wall.

The dwelling was built for Nathaniel Hughson, one of Hamilton's founding fathers, and updated in the 1830s. The home was sold to the Wiley family in 1835 and was later converted to commercial use, including a printing establishment in the 19th century and a bottle exchange in the mid-20th century.

Preliminary Evaluation by ERA Architects Inc.

Design/Physical Value

- The property's style, type or expression is early and notable.
- The property demonstrates a high degree of craftsmanship.

Historical/Associative Value

- The property is associated with Nathaniel Hughson, one of Hamilton's founding fathers.

Contextual Value

- The property maintains/supports the character of its setting.
- The property is a component of a grouping (streetscape).

17 Jackson Street West (Bell Building)

(including 20 Hunter Street East)

17 Jackson Street West was originally constructed in 1929 as a two-storey, fireproof building, known as the Baker Exchange. The Art Deco-inspired building was clad with smoothed cut stone in an even course, and had a three-storey tower in the northeast corner and a basement. 17 Jackson Street West was expanded into a five-storey building circa 1943 and a seven-storey rear wing was added to the south, known as 20 Hunter Street West.

The building was constructed for the Bell Telephone Company as the site of its new telephone exchange, which was previously located at 8 Main Street East, 44 Hughson Street South, the Hamilton Provident and Loan Building, and the Kronsbein building on Main Street. 17 Jackson Street West was named the Baker Exchange building after Hugh Cossart Baker Jr., who established the Hamilton District Telegraphy Company in 1878, which was the first telephone exchange in the British Empire. The building was expanded in 1943 and Bell Canada continues to operate out of the building as of 2014.

Preliminary Evaluation by ERA Architects Inc.

Design/Physical Value

- The property's style, type or expression is rare.
- The property demonstrates a high degree of craftsmanship.
- The property's key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value.

Historical/Associative Value

- The property is associated with the Bell Telephone Company and Hugh Cossart Baker Jr., who established the Hamilton District Telephone Company in 1878.
- The property is associated with the Modern Industrial City period of development from 1900 to 1950.

Contextual Value

- The property defines the character of its setting.
- The property is a component of a grouping (streetscape).

10 James Street North (Oak Hall Clothes, Moose Hall)
(including 10 and 12 James Street North)

10 James Street North is a three-storey brick building constructed in the mid-to-late-19th century as two units in a related row, 10 and 12 James Street North, which were refaced with a unified front facade circa 1900. The details in the top cornice - including the brackets and dentilated frieze - were removed circa 1980 and it was clad with metal siding. The front façade, inspired by the Romanesque Revival style, has a dark red-coloured finish with a modified bond and banding in the second storey created by ten horizontal rope-like courses. The faded outline of "OAK HALL" is visible between the second and third-storey windows. There is a passageway in the northern end of the first storey that leads to the rear of the building.

10 and 12 James Street North housed a number of dry goods merchants and milliners in the late-19th century. 10 James Street North was occupied by Oak Hall Clothes from the 1880s to the late 1920s. Oak Hall was a retail store run by the W.E. Sanford Manufacturing Company, the first and largest manufacturer of ready-made clothes in Canada. In 1900, Oak Hall Clothes expanded into 12 James Street North, the warehouse was located in the third storey, and the two buildings were refaced with a unified front facade in the Romanesque Revival style.

10 James Street North is part of the remaining James Street North commercial streetscape.

Preliminary Evaluation by ERA Architects Inc.

Design/Physical Value

- The property demonstrates a high degree of craftsmanship.

Historical/Associative Value

- The property is associated with Oak hall Clothes and the W.E. Sanford Manufacturing Company, the first and largest manufacturer of ready-made clothes in Canada.

Contextual Value

- The property defines the character of its setting.
- The property is a component of a grouping (row, streetscape).

16 Jarvis Street (Hamilton Distillery Company Limited)

16 Jarvis Street is a single-detached, two-storey brick building constructed circa 1884 as the office for a distillery complex. There is a rear two-storey brick-faced concrete addition, which was constructed in the mid-20th century. The stepped front parapet has a moulded wood cornice with decorative brackets and a plain frieze.

The building, previously listed as 22 Jarvis Street, was constructed as the office for the Hamilton Distillery Company Limited, which had an industrial complex in the block bounded by Jarvis, King William and Wellington Streets and an additional unit at the northwest corner of Jarvis and King William Streets. The buildings were all constructed with similar architectural details, including the paired segmental windows and corbelled brick courses below the eave. 16 Jarvis Street and 254 King William Street are the only remaining structures from the original distillery complex.

The former Grand Trunk Railway line that ran along Ferguson Avenue had a track that split off from the main line and travelled east towards Wellington Street North into the distillery complex, which has since been removed.

Preliminary Evaluation by ERA Architects Inc.

Design/Physical Value

- The property's style, type or expression is representative/typical.
- The property's key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value.

Historical/Associative Value

- The property is associated with the former industrial complex of the Hamilton Distillery Company Limited.

Contextual Value

- The property defines the character of its setting.
- The property is a component of a complex (industrial).

55 John Street North (Hamilton Hydro Building/Horizon Utilities)

(including 48 to 62 Hughson Street North)

55 John Street North is a complex of buildings which includes the Hamilton Hydro Electric Station on the southeast corner of Rebecca and Hughson Streets and the Hydro Electric System Building (now the Horizon Utilities Building) on the southwest corner of Rebecca and John Streets. The Hydro Electric Station, located at 48-50 Hughson Street North, was constructed in the early-20th century. The three-storey, fireproof building was constructed circa 1900 with brick, steel and concrete. Two additional units were added to 48-50 Hughson Street North in the subsequent decades, including a two-storey unit to the northwest (54-62 Hughson Street North and 36 Rebecca Street), and a one-storey unit to the northeast (38 Rebecca Street), which totals two-storeys in height. The Hughson Street façade is composed of eight bays of windows with a stone carving centered above each set of windows inscribed “H”, “H”, “E”, “S”, from north to south, an acronym for the Hamilton Hydro Electric Station.

55 John Street North was designed by architect George T. Evans to house the Hydro Electric System offices and garage, and was built by Cooper Construction in 1950. The Modernist building was constructed with steel frames, beams and columns, concrete slab floors, a steel deck roof, and stone on tile walls. Modernist influences can be seen in the smooth exterior stone finish, the rounded corner, the large corner windows and the vertical strip of windows on the north façade.

55 John Street North is part of a streetscape of public buildings that includes Horizon Utilities and the Central Fire Station.

Preliminary Evaluation by ERA Architects Inc.

Design/Physical Value

- The property’s style, type or expression is notable and unique.
- The property demonstrates a high degree of artistic merit.
- The property’s key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value.

Historical/Associative Value

- The property is associated with two periods of development: the Modern Industrial City from 1900 to 1950 (48-62 Hughson St N) and the period of Urban Renewal from 1950 to present (55 John St N).
- The property is associated with the Hamilton Hydro/Horizon Utilities and architect George T. Evans.

Contextual Value

- The property defines the character of its setting.
- The property is a component of a complex.

54 King Street East (Bank of Nova Scotia)

54 King Street East was designed in the Beaux-Arts Classicism style by architects Bond & Smith and constructed as a bank in 1914. The building, which totals three storeys in height, was constructed with brick, steel and concrete. The front façade is faced with Ohio Canyon cut stone with an even-course finish. The front entablature has a dentilated course, a plain frieze, a moulded cornice and a balustrade topped with metal flashing.

54 King Street East is one of only two known examples in Hamilton of the work of Toronto architects Bond & Smith, who also designed the MacKay Building at 66 King Street East. The Bank of Nova Scotia was incorporated in 1832 and the first branch opened in Hamilton in 1902 on the corner of King and John Streets. In 1914, the bank moved to 54 King Street East, which it occupied until 1954 when the main branch moved to 12 King Street East. 54 King Street East subsequently housed the Royal Trust Company (1956-1964)

54 King Street East is part of the remaining commercial streetscape on the south side of King Street East with a consistent streetwall spanning from James Street to Wellington Street.

Preliminary Evaluation by ERA Architects Inc.

Design/Physical Value

- The property's style, type or expression is notable.
- The property demonstrates a high degree of craftsmanship.
- The property demonstrates a high degree of artistic merit.
- The property's key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value.

Historical/Associative Value

- The property is associated with architects Bond & Smith (Toronto) and is one of only two known examples of their work in Hamilton.
- The property is associated with the Modern Industrial City period of development from 1900 to 1950.

Contextual Value

- The property defines the character of its setting.
- The property is a component of a grouping (row, streetscape).

165, 173, 177, 179, 181, 183, 185, 189, 191, 195, 197, 199, 201, 203 and 205 King Street East (The Copp Block)
(excluding 193 King Street East)

The Copp Block is a three-storey related brick row constructed with Renaissance Revival influences between 1880-1881 spanning from 165 to 205 King Street East (excluding 193 King Street East). Each unit has a short front façade composed of semi-circular windows in the third storey with moulded labels, keystones, decorative stops and smoothed stone lug sills with dentils, and segmental windows in the second storey with brick voussoirs and stone lug sills (where extant).

The Copp Block was constructed for Anthony Copp (Jr.), iron founder. Anthony Copp and his brother, William Copp, ran a successful iron foundry known as Copp Bros. at the corner of York and Bay Streets from 1867 to 1899. Anthony Copp was one of the first directors of the Bank of Hamilton in 1872 and was an active member of the James Street Baptist Church, where he was a deacon. Copp donated \$5,000 towards the construction of the church in the late 1870s.

The Copp Block has been identified as a Downtown Hamilton landmark due to its considerable impact on Hamilton's downtown core and its substantial contribution to the city's architectural identity (Hamilton Heritage Handbook, 1998). 165 King Street East is part of the King Street East commercial streetscape spanning from James Street to Wellington Street, which has a consistent streetwall and setback.

Preliminary Evaluation by ERA Architects Inc.

Design/Physical Value

- The property's style, type or expression is notable.
- The property is a representative example of 19th-century commercial row architecture.
- The property demonstrates a high degree of artistic merit.

Historical/Associative Value

- The property is associated with the Copp Family, who ran a successful iron foundry from 1867 to 1899.
- The property is associated with the Victorian Industrial City period of development from 1850 to 1900.

Contextual Value

- The property defines the character of its setting.
- The property is a component of a grouping (row, streetscape).
- The property has social, symbolic or cultural landmark value to a community consistent with *Regulation 9/06*.

~~206-210 King Street East (C. Bremner's Grocery and Liquor Store)~~

~~206 King Street East is a three-storey, brick commercial building constructed in 1893. The building has a rectangular plan with a short façade, a chamfered corner and single stack brick chimneys. The plain parapet has a metal finish and a moulded metal cornice below with a ribbed frieze and subsequent rounded brick dentils. There are metal numbers below the cornice in the chamfered corner that read "1893". The window bays in the front facades are separated by raised brick pilasters with stone accents and decorative brick courses run in line with the lintels in the second and third storeys. The two upper storey window bays in the King Street East facade originally had two-storey high oriel windows with decorative wood trim in segmental openings with alternating brick voussoirs. The oriel windows were removed in the late 20th century and the openings are now clad in vinyl siding.~~

~~206 King Street East was built for real estate agent Adam Rutherford. The original tenants were grocer Charles Bremner in 206 King Street East and butcher John W. Scolland in 210 King Street East. Bremner operated his grocery store out of the building in the late 19th century and began specializing in groceries, wines and liquors by the early 20th century before closing in 1917.~~

~~206 King Street East is located on the southeast corner of the intersection of King and Walnut Streets with a chamfered corner, fronting directly onto the public rights-of-way. 206 King Street East is part of the remaining commercial streetscape on the south side of King Street East, which had a consistent streetwall spanning from James Street to Wellington Street.~~

~~Preliminary Evaluation by ERA Architects Inc.~~

~~Design/Physical Value~~

- ~~• The property's style, type or expression is notable, unique and representative.~~
- ~~• The property demonstrates a high degree of craftsmanship.~~

~~Historical/Associative Value~~

~~None identified.~~

~~Contextual Value~~

- ~~• The property defines the character of its setting.~~
- ~~• The property is a component of a grouping (row, streetscape).~~

NOTE:

As per Council direction on September 24, 2014, reference to 206-210 King Street East has been removed from Schedules 1, 2 and 3, attached as part of Appendix "A" of HMHC Report 14-009(a).

100 King Street West (Stelco Tower)

100 King Street West, known as Stelco Tower, was the tallest building in Hamilton when it opened in 1973 and is currently the second-tallest building in Hamilton. The twenty-six-storey tower has a flat roof, banded windows and specialized steel alloy cladding called “Stelcoloy”, which was designed to slowly rust over time protecting the steel from further damage.

Stelco Tower is part of Lloyd D. Jackson Square, a two-storey shopping mall designed by architect Arthur C. F. Lau that was constructed in phases between 1970 and 1983. Jackson Square marked a time in city development where large-scale redevelopment projects were seen as the way of the future to attract big business and people back to floundering downtowns. Many of these urban renewal schemes involved razing large swaths of land deemed dilapidated by urban planners, disrupting the existing built fabric and rejecting traditional city planning principles. Jackson Square was the centerpiece of one of the most ambitious urban renewal projects in Canada, which involved the redevelopment of ten city blocks with construction phased over two decades, and the demolition of over one hundred 19th-century and early-20th century buildings.

Lloyd D. Jackson Square is part of a complex bounded by and fronting onto York Boulevard and James, King and Bay Streets. The landscaped rooftop connects all of the buildings in the complex, including the Bank of Montreal Pavilion, the Stelco Tower, the Robert Thompson Building, Sheraton Hotel, the Standard Life Centre, First Ontario Centre (formerly Copps Coliseum), the Hamilton Public Library, the Hamilton Farmers Market, and the Hamilton City Centre (formerly the Eaton Centre).

Preliminary Evaluation by ERA Architects Inc.

Design/Physical Value

- The property’s style, type or expression is notable.
- The property’s key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value.

Historical/Associative Value

- The property is associated with architect Arthur C.F. Lau and the steel industry.
- The property is associated with the Urban Renewal period of development from 1950 to present.

Contextual Value

- The property defines the character of its setting.
- The property is a component of a complex.
- The property is considered a landmark.

6 Main Street East (Hamilton Club)

6 Main Street East is a multi-unit, brick building originally constructed in the mid-19th century and expanded in the late 19th century and early-to-mid 20th century. The original dwelling, located at 2 Main Street East, was a two-storey, brick dwelling with a two-storey rear wing. An additional two-storey wing was constructed to the west circa 1870. Subsequent two-storey additions were built in the late 19th century, including a wing extending west abutting James Street South, and a rear wing extending south from the original dwelling. A number of renovations took place in the early 20th century, including: a two-storey addition to the northwest circa 1900 creating a complete corner at Main and James Streets; the construction of a three-storey wing in 1907 in the place of the original two-storey dwelling, which extends south to Chancery Lane; and a one-storey addition to the southwest, which fronts onto James Street South. In the mid-20th century, an additional two-storey, brick wing with a flat roof was added in the southwest corner of the lot, listed as 63 James Street South, which also fronts onto Chancery Lane.

The Hamilton Club is an exclusive club for Hamilton's business professionals, which was established in 1869. The Hamilton Club originally met above a saloon at Rebecca and James Streets, until they purchased the building located on the southeast corner of Main and James Streets in 1873 from then Mayor of Hamilton Charles Magill. Magill had added a large addition to the west of the original structure prior to its purchase by the Hamilton Club, who made subsequent additions in the late-19th century, early-20th century and mid-20th century.

Preliminary Evaluation by ERA Architects Inc.

Design/Physical Value

- The property's style, type or expression is notable.
- The property demonstrates a high degree of craftsmanship.
- The property demonstrates a high degree of artistic merit.
- The property's key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value.

Historical/Associative Value

- The property is associated with the Hamilton Club.
- The property is associated with two periods of development: the Victorian Industrial City from 1850 to 1900 and the Modern Industrial City from 1900 to 1950.

Contextual Value

- The property defines the character of its setting.
- The property is a component of a complex.
- The property is a component of a grouping (row, streetscape).

50 Main Street East (Former Courthouse/McMaster Downtown Centre)

50 Main Street East is a multi-storey, institutional building constructed in 1957, which consists of brick, tile, steel, concrete block and reinforced concrete construction. The five-storey central portion is rectangular with a long façade, a flat roof and a garage in the basement. There are flanking wings on either side of the central portion which are two-storeys in height and project out to the north and south equally. There is an additional one-storey wing in the rear that projects out from the south wall of the side wings. The front facades of each wing has a different stone relief carved by J.A. Gause, as indicated to the west. The reliefs depict the settlement of the area from early immigration, farming, agricultural development, trade, development of the harbour and growth of the industrial sector.

50 Main Street East was constructed as the fourth Wentworth County Court House, on the site of the third court house (1879-1956). The first Wentworth County Court House was constructed in 1817 on land donated by George Hamilton for its development, located to the east on John Street South. The second court house was constructed ten years later on the subject property, which later housed the third and fourth iterations.

The property has a landscaped front lawn, named Prince's Square in honour of the visit of the Prince of Wales in 1864, which contains mature vegetation and a number of other cultural heritage resources, including: the United Empire Loyalists Statue donated by Mr. Stanley Mills in 1929; and, the George Hamilton (1787-1836) plaque, which was erected by the Ontario Heritage Foundation and the Ministry of Culture and Recreation.

Preliminary Evaluation by ERA Architects Inc.

Design/Physical Value

- The property is a notable example of a mid-century institutional building.
- The property's style, type or expression is unique.
- The property demonstrates a high degree of craftsmanship.
- The property demonstrates a high degree of artistic merit.
- The property's key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value.

Historical/Associative Value

- The property is associated with artist J.A. Gause.
- The property is associated with the Urban Renewal period of development from 1950 to present.

Contextual Value

- The property defines the character of its setting.
- The property is a component of a complex.

100 Main Street East (Landmark Place/Century 21 Building)

100 Main Street East, also known as Landmark Place, is a forty-three storey skyscraper constructed in 1974. The concrete building has a multi-level podium consisting of retail and office space at the foot of the residential apartment building. The skyscraper consists of 43 floors above ground that equals a roof height of 127 metres.

100 Main Street East, which opened in 1974 as Century 21, was built by developer Alfonso Frisina. In 1998, the owners changed the name to the street address, 100 Main Street East, and by 2002 the building was known as Landmark Place.

In 2007, Landmark Place was recognized as the tallest residential building in Canada, outside of Toronto.

Preliminary Evaluation by ERA Architects Inc.

Design/Physical Value

- The property's style, type or expression is notable.
- The property's key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value.

Historical/Associative Value

- The property is associated with the Urban Renewal period of development from 1950 to present.

Contextual Value

- The property defines the character of its setting.
- The property is a component of a complex.
- The property has social, symbolic or cultural landmark value to a community consistent with *Regulation 9/06*.

200 Main Street East (First-Pilgrim United Church)

200 Main Street East is a brick Beaux-Arts church constructed in 1912. The building has a buff-coloured brick exterior and a two-storey rear wing with subsequent one-storey wings flanking either side. The front façade has a temple front consisting of six Corinthian pillars supporting a moulded stone entablature and pediment that cover the raised main entrance and stone steps. There is a date stone inscribed “AD 1912” and an additional stone inscribed “1984” below it, which indicates the year the church was rededicated.

The building was originally known as the First Congregational Church of Hamilton when the cornerstone was laid in 1912 and worship services began in 1913. The First Congregational Church joined the United Church in 1925. In 1926, Pilgrim’s congregation grew by approximately 200 when people left the St. Andrew’s Presbyterian Church on Barton Street dissatisfied with the minister at Central United. A German Evangelical congregation approached Pilgrim in 1963 looking for a place to meet and worship. The German United Church was constituted at Pilgrim United in 1965. Declining membership and revenues and growing financial concerns led to a discussion of a Downtown Metropolitan Church in 1980 that would allow for closer liaison between Pilgrim, Centenary and First United. Pilgrim Church was put on the market and all three churches worshipped at a replacement building, First Place. In 1982, an official vote confirmed the amalgamation of all three churches, forming a new congregation officially known as the First-Pilgrim United Church.

Preliminary Evaluation by ERA Architects Inc.

Design/Physical Value

- The property’s style, type or expression is notable and unique.
- The property demonstrates a high degree of craftsmanship.
- The property demonstrates a high degree of artistic merit.
- The property’s key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value.

Historical/Associative Value

- The property is associated with the First-Pilgrim United Church.
- The property is associated with the Modern Industrial City period of development from 1900 to 1950.

Contextual Value

- The property defines the character of its setting.
- The property is a component of a complex (religious).
- The property has social, symbolic or cultural landmark value to a community consistent with *Regulation 9/06*.

24 Main Street West (Centenary United Church)

24 Main Street West is a brick church designed in the Romanesque Revival style by architect A.H. Hills and constructed by the Webber Brothers builders and Messrs Sharp Murison carpenters circa 1868. The one-storey building totals three-and-a-half storeys in height and has a front gable metal-clad roof with a brick parapet, moulded stone courses and arched brick dentils. The projecting eaves have wooden soffits with paired brackets. Four brick pinnacles with brick buttresses and decorative stone finishes extend up from the front façade to separate the three window bays. The gable roof front porch was added circa 1896, including the double-arch entrance, decorative transoms, segmental double doors, moulded stone trim, round columns, Corinthian capitals, quatrefoil windows, shaped parapet and decorative brick work. The rear Sunday school (constructed circa 1891) was removed in the late-20th century and a new addition was constructed in 1992, which included a rear wing and a one-storey addition to the west.

The building was named Centenary Church in honour of the 100th Anniversary of the founding of the first Methodist Chapel in North America in New York City. Centenary Women's Missionary Society, the first in Canada, was founded at the Centenary Church in 1881.

The Centenary United Church has been identified as a Downtown Hamilton landmark due to its considerable impact on Hamilton's downtown core and its substantial contribution to the city's architectural identity (Hamilton Heritage Handbook, 1998).

Preliminary Evaluation by ERA Architects Inc.

Design/Physical Value

- The property's style, type or expression is notable.

Historical/Associative Value

- The property is associated with architect A.H. Mills.
- The property is associated with the Victorian Industrial City period of development from 1850 to 1900.

Contextual Value

- The property defines the character of its setting.
- The property is considered a landmark.

189 Rebecca Street

189 Rebecca Street is a two-storey, brick commercial building constructed on the site of a former one-storey, brick building (circa 1890s) and the German Wesleyan/Methodist church that preceded it (circa 1862).

The building has been occupied by a series of commercial businesses including: rag dealer Myers Cohen in the late 1890s; merchant Robert Fearman and packers F. Fearman Ltd. in the early 1900s; storage for the Dominion Brewing Co. in 1911; a garage and the Hamilton Taxi Cab Motor Co. in the 1910s; Alexanian's Oriental Rug Cleaning Company in the 1950s; and, refrigeration supplies and repairs in the 1960s.

189 Rebecca Street is located on the northeast corner of Ferguson and Rebecca Streets with frontage onto both. The intersection of Ferguson and Rebecca Streets was made famous by the train mishap that took place with the Canadian National Railway's First Lady of the Mogul Fleet No. 88 on May 27, 1953. Although the railway tracks that once ran along Ferguson Avenue, with spurs that turned down Rebecca Street, were removed in the early 1990s, their existence has been commemorated with public art and streetscaping. The building is shown in the mural depicting the events, now located at the northwest corner of Ferguson and King Streets.

Preliminary Evaluation by ERA Architects Inc.

Design/Physical Value

- The property's style, type or expression is notable.
- The property's key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value.

Historical/Associative Value

- The property is associated with the train mishap of the Canadian National Railway's First Lady of the Mogul Fleet No. 88 on May 27, 1953.
- The property is associated with the Modern Industrial City period of development from 1900 to 1950.

Contextual Value

- The property defines the character of its setting.
- The property is a component of a grouping (streetscape).
- The property has social, symbolic or cultural landmark value to a community consistent with *Regulation 9/06*.

37 Wilson Street (St. John's Evangelical Lutheran Church)
(including 104 Hughson Street North and 37 and 39 Wilson Street)

St. John's Evangelical Lutheran Church, originally a Methodist church, was constructed circa 1865 on the northeast corner of Hughson and Wilson streets. The Gothic revival inspired one-storey, brick church has a rectangular plan with a short façade fronting onto Wilson Street (formerly known as Gore Street).

A modern, three-storey, brick-clad addition was built in 1969 to the north of the original building and projecting east from the rear wall. The addition has a flat roof and three bays fronting onto Hughson Street North with an entrance in the central bay, listed as 104 Hughson Street North, which is now used as the primary entrance for the church. 39 Wilson Street is a two-and-a-half-storey, brick house constructed between 1899 and 1910 directly east of the church.

The brick church located at 37 Wilson Street was built in 1868, replacing an earlier wood-frame building on John Street North built as early as 1845 by a small group of Primitive Methodist adherents.

Preliminary Evaluation by ERA Architects Inc.

Design/Physical Value

- The property's style, type or expression is notable and early.
- The property demonstrates a high degree of craftsmanship.
- The property demonstrates a high degree of artistic merit.
- The property's key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value.

Historical/Associative Value

- The property is associated with the Victorian Industrial City period of development from 1850 to 1900.

Contextual Value

- The property defines the character of its setting.
- The property is a component of a grouping.

**Requests to Designate Properties under Part IV of the Ontario Heritage Act:
Priorities (as amended by this Report)**

<u>Year</u>	<u>Property</u>	<u>Date of Request</u>
2013	104 King Street West, Dundas (Dundas Post Office)	24-Sep-09
2013	71 Claremont Drive, Hamilton (Auchmar Gatehouse)	28-May-09
2013	82-112 King Street East , Hamilton (Former Royal Connaught)	09-Apr-08
2013	167 Book Road, Ancaster (Book House)	24-May-07
2014	52-56 Charlton Avenue West, Hamilton (Charlton Hall)	24-Apr-07
2014	91 John Street South, Hamilton (Former Edwin Pass Shop)	25-Oct-07
2014	140 Locke Street South, Hamilton (Former Church)	03-Jun-09
2014	3027 Homestead Drive, Glanbrook (Mount Hope Library)	24-Jan-08
2015	1395-1401 King Street East, Hamilton (Church)	04-Aug-09
2015	1062 Golf Club Road, Glanbrook (Former Woodburn Hall)	27-Mar-08
2015	1000 Main Street East, Hamilton (Gage Park)	23-Mar-06
2015	1 Hughson Street South, Hamilton (Gore Park)	24-Apr-08
2016	314 Wilson Street East, Ancaster (Tisdale House)	16-Aug-01
2016	111 Kenilworth Access, Hamilton (Barton Reservoir)	26-Feb-09
2016	262 MacNab Street North, Hamilton (MacNab Terrace)	18-Dec-08
2016	378 Main Street East, Hamilton (Former Cathedral School)	04-Aug-13
2017	Desjardins Canal, Dundas	26-Feb-09
2017	1065 Highway 8, Stoney Creek (Coachhouse)	27-Aug-09
2017	170 Longwood Road North, Hamilton (Hambly House)	15-Feb-11
2017	4-12 John Street North, Hamilton (Treble Hall)	08-Feb-11
2018	7 Ravenscliffe Avenue, Hamilton (Residence)	10-Jun-11
2018	39 Lakeview Drive, Stoney Creek (Residence)	17-Feb-11
2018	231 Ferguson Avenue South, Hamilton (Pumping Station)	18-Oct-11
2018	2251 Rymal Road East, Stoney Creek (Former Elfrida Church)	20-Dec-12
2019	105 Erie Avenue, Hamilton (Residence)	02-May-13
2019	634 Rymal Road West, Hamilton (Former Union School)	07-June-13
2019	103 Kenilworth Avenue North, Hamilton (Kenilworth Library)	12-Feb-14
2019	<i>1175 Main Street East, Hamilton (Memorial School)*</i>	<i>09-April-14</i>
2019	<i>801 Dunsmure Road, Hamilton (W.H. Ballard Public School)*</i>	<i>09-April-14</i>

* Additions of Memorial School and W.H. Ballard Public School to be considered by Planning Committee on September 16, 2014. If Council approves their addition, they may be addressed simultaneously in 2019.

<u>Year</u>	<u>Property</u>	<u>Date of Request</u>
2020	134 Cannon Street East, Hamilton (Cannon Knitting Mill)	21-Aug-14
2020	17 Jackson Street West, Hamilton (Bell Building)	21-Aug-14
2020	10 James Street North, Hamilton (Oak Hall)	21-Aug-14
2020	54 King Street East, Hamilton (Former Bank of Nova Scotia)	21-Aug-14
2021	50 Main Street East, Hamilton (McMaster Downtown Centre)	21-Aug-14
2021	24 Main Street West, Hamilton (Centenary United Church)	21-Aug-14
2021	16 Jarvis Street, Hamilton (Former Hamilton Distillery Co. Building)	21-Aug-14
2021	206-210 King Street East, Hamilton (Former Bremner's Grocery and Liquor Store)	21-Aug-14
2022	165, 173, 177, 179, 181, 183, 185, 189, 191, 195, 197, 199, 201, 203 and 205 King Street East, Hamilton (Copp Block)	21-Aug-14
2023	200 Main Street East, Hamilton (First Pilgrim United Church)	21-Aug-14
2023	37 Wilson Street, Hamilton (St. John's Evangelical Lutheran Church)	21-Aug-14
2023	103 Catharine Street North, Hamilton (Hughson House)	21-Aug-14
2023	55 John Street North, Hamilton (Hamilton Hydro/Horizon Utilities Building)	21-Aug-14
2024	6 Main Street East, Hamilton (Hamilton Club)	21-Aug-14
2024	189 Rebecca Street, Hamilton (Commercial building)	21-Aug-14
2024	100 King Street West, Hamilton (Stelco Tower)	21-Aug-14
2024	100 Main Street East, Hamilton (Landmark Place/Century 21)	21-Aug-14

NOTE:

As per Council direction on September 24, 2014, reference to 206-210 King Street East has been removed from Schedules 1, 2 and 3, attached as part of Appendix "A" of HMHC Report 14-009(a).

Summary of Relevant Consultation Conducted as Part of Phases 1 and 2 of the Downtown Built Heritage Inventory Project:

Hamilton Municipal Heritage Committee:

- **July 20, 2011** - Project introduction to HMHC by Planning staff
- **February 16, 2012** - Project update to HMHC during Phase 1 by Planning staff
- **June 20, 2013** - Project update to HMHC during Phase 2 by Tourism & Culture staff
- **February 20, 2014** – Presentation of staff Report PED14039 and recommendations of Phase 2 by Tourism & Culture staff
- **May 26, 2014** – Presentation of recommended additions to Register and designation work program to Inventory and Research Sub-committee by Planning staff

Public Consultation:

- **July 2011** – Launch of project website – www.hamilton.ca/downtownbuiltheritage
- **August 4, 2011** – Project introduction to the Downtown West Harbour Coordinating Committee by Planning staff
- **November 15, 2011** – Project description posted on Ward 2 Councillor’s website
- **May 5-6, 2012** – Project information panels displayed in Lister Block during Doors Open Hamilton 2012
- **May 22, 2012** – Cable 14 video information segment on project filmed and posted on the City YouTube channel
- **May 30, 2012** – Project introduction to the Downtown Secondary Plan Review Committee by Planning staff
- **June 21, 2012** – Information panels at Smart Commute Fair in Gore Park, in conjunction with Downtown Secondary Plan Review public consultation
- **July 10, 2013** – First public consultation session for Phase 2 held by consultants and coordinated by staff. This session provided the public with the opportunity to provide input on the development of the Historic Context Statements for each precinct within the study area, which was incorporated into the final Historic Context Statements developed by the consultants.

- **December 2, 2013** – Public consultation session providing an update on Phase 2 of the project, held by consultants supported by staff. This session provided the public with an overview of the development and application of the evaluation framework used in Phase 2 of the project.
- **June 3, 2014** – Public open house summarizing the list of recommendations from Phase 2 of the project, held by staff. This session provided citizens with the opportunity to ask questions and provide comments on the project recommendations.

Property Owners:

- **May 2014** – Letters sent to the owners of properties identified for inclusion in the Register as a non-designated property and as a priority for potential designation (as identified in Appendix "C" of Report PED14039) notifying them of the recommendations and the public open house on June 3, 2014.



Hamilton

Feedback Form

Downtown Built Heritage Inventory Project
Open House – June 3, 2014

1. Are you an owner or occupant of a property in Downtown Hamilton:

- a) recommended for *inclusion in the Register*? YES / NO
- b) identified as a *candidate for designation*? YES / NO

If you answered **YES** above, please indicate the applicable address(es):

2. How informative did you find today's open house? (please circle one)

<p>Very Informative</p> <p><i>Information was presented clearly and effectively. Staff answered most or all of my questions.</i></p>	<p>Somewhat Informative</p> <p><i>Information was helpful. Staff addressed most of my questions but I still have more.</i></p>	<p>Uninformative</p> <p><i>I still have questions that need to be addressed.</i></p>	<p>Unsure</p>
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If you answered **Somewhat Informative** or **Uninformative** above, please indicate any further questions you would like addressed and provide your contact information below to allow staff the opportunity to follow-up with you directly.



Information Request Form

Downtown Built Heritage Inventory Project
Open House – June 3, 2014

Please provide me with the following information (check all that apply):

- Property research and evaluation form(s) for the following address(es):

- Financial incentive programs for protected heritage properties
- Hamilton’s heritage designation process
- Heritage permit process (for designated properties)
- Information and resources on heritage conservation best practices (e.g. repointing, window restoration, etc.)

Contact Information:

Name(s): _____

Please contact me by (check all that apply):

Phone: (_____) _____ - _____

E-Mail: _____

Mail:

Street No: _____ Street Name: _____

Apartment/Unit: _____ City: _____ Postal Code: _____

Public Comment

Downtown Built Heritage Inventory Project

All Saints Anglican Church
15 Queen Street South, Hamilton

Background

The Anglican Diocese of Niagara owns the property and buildings located at 15 Queen St. South, Hamilton, Ontario. These buildings consist of a Church, Church Offices and Church Hall constructed between the years of 1872 and 1929. In 1998 an earthquake damaged the Church Tower to the extent that it had to be demolished. The buildings are currently uninhabitable and would be prohibitively costly to restore. The All Saints congregation continues to worship together at Erskine Presbyterian Church and is active in the neighbourhood.

A previous attempt to designate this site was turned down by Hamilton City Council. More recently this site had a conditionally approved site plan that was successfully defended at the OMB (PL 100430). Unfortunately the developer was not able to execute the project.

As part of this heritage inventory project, the external consultants hired by the City of Hamilton have recommended that this property be listed on the City's Register of Property of Cultural Heritage Value or Interest and as a priority for potential designation under the Ontario Heritage Act.

Vision for the Future

The All Saints congregation is deeply committed to continuing to offer ministry and outreach to those who live in the area of King and Queen Street. This area is local to a mixed population of young professionals, elderly fixed income apartment dwellers, vulnerable adults who live in local group homes, and some homeless people.

We are currently seeking a redevelopment partner who can supervise the demolition of the derelict buildings currently on the site and construct a new multi-use building that will include space for the All Saints congregation to meet. A request for proposals has been issued in order to redevelop this site in a way that will add value to the surrounding neighbourhood while seeking to maintain a historical component to the design. Our vision of using this site as an accessible hub for our vital and compassionate ministry is consistent with the City's vision and will only serve to enhance the well being of our neighbours and the vibrancy of our community.

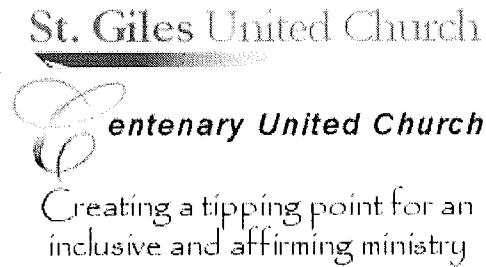
Desired Action

- **The Diocese of Niagara requests that the Municipal Heritage Committee or Hamilton City Council remove 15 Queen Street South from the list of properties being recommended for addition to the City's Register of Property of Cultural Heritage Value or Interest.**

The Anglican Diocese of Niagara

Cathedral Place, 252 James Street North, Hamilton ON L8R 2L3
Tel: 905-527-1316 • Fax: 905-527-1281 • www.niagaraanglican.ca





c/o 24 Main Street West
Hamilton ON

July 8, 2014

Ms Alissa Denham-Robinson
Chair, Hamilton Municipal Heritage Committee
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Ms Denham-Robinson.

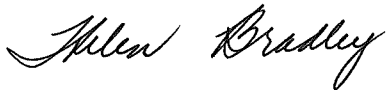
On the advice given to us at a meeting on June 27 by Ms Alissa Golden and Ms Meghan House, I am writing on behalf of the Council of St. Giles The Centenary United Church (also known as "One Main Street United Church") to express our concerns with the process of potential heritage designation of the Centenary site at 24 Main St. West. It is our belief that the process of evaluating Centenary for heritage designation creates a conflict with our ability to continue our outreach mission to marginalized groups in the downtown core, and our ability to contribute to the core of the City as a vital community of faith. Put simply, we cannot allocate funds towards our mission and make building decisions expeditiously if the process is in jeopardy of being delayed or sidelined by a potential Heritage designation. Further, we believe that the resolution of this conflict is best conducted outside of the Heritage designation framework in order to weigh in other factors which must inform this decision – specifically, our mission and purpose as a religious institution. Centenary has a track record of approaching changes to the property site in a respectful and consultative manner with the City of Hamilton, and it is certainly our intent to continue in this vein.

We are a new congregation formed out of the St. Giles and Centenary United Church memberships. We are currently in transition and in the process of determining what identity and mission fits for us as a religious people.

We thus ask you to lift the Centenary building from the "candidacy for designation" list going forward to the Planning Committee of Council at this time and to flag for City Council that we are at this very moment reviewing our options with respect to the building and site and plan to consult with the City and the wider community as we do this.

We respectfully thank you for reviewing our concerns, and would appreciate the opportunity for a delegation from "One Main Street United Church" to present our concerns to the Municipal Heritage Committee at a time convenient to you.

Respectfully yours,

A handwritten signature in cursive script that reads "Helen Bradley".

Helen Bradley

Chair,

St. Giles the Centenary United Church Council

cc. Counsellor Jason Farr

✓ Alissa Golden, Cultural Heritage Planner, The City of Hamilton