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Hamilton

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FILE: HP2016-042

October 20, 2016

COPY

**Re: Heritage Permit Application HP2016-042
Plaque Mounting
91 John Street South, Hamilton
Edwin Pass Watch Repair, By-Law 15-217 (Ward 2)**

Please be advised that pursuant to By-law 05-364, as amended by By-law 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2016-042 is approved for the designated property at 91 John Street South, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Mounting designation plaque to façade of the property.

Subject to the following conditions:

- a) That the final details of the location and methods for attachment to the façade be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- c) That implementation / installation of the alterations, in accordance with this approval, shall be completed no later than October 31, 2018. If the alterations are not completed by October 31, 2018, then this approval expires as of that date and no

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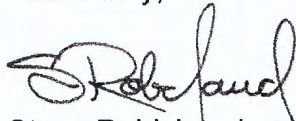
alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Chelsey Tyers, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at Chelsey.Tyers@hamilton.ca.

Yours truly,



Steve Robichaud, *MCIP RPP*
Director of Planning and Chief Planner

cc: Chelsey Tyers, Cultural Heritage Planner
Chanell Ross, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Erin Semande, Registrar, Ontario Heritage Trust
Councillor Jason Farr, Ward 2

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2016-042**ADDRESS:** 91 John Street South, Hamilton**Owner:** [REDACTED]**Applicant/Agent:** N/A**Description of proposed alterations:**

- Mounting designation plaque to façade of the property.

Documentation submitted with application:

- None.

Staff assessment:

Key factors in the evaluation of any change affecting a heritage building or its setting, are consideration of “displacement effects” (those adverse actions that result in the damage, loss or removal of valued heritage features) and “disruption effects” (those actions that result in detrimental changes to the setting or character of the heritage feature).

Displacement / Disruption: A small plaque identifying the subject property as a designated heritage property will be affixed to the front façade of the building in close proximity to the front door. Staff are of the opinion that the proposed plaque installation will result in minimal disruption or displacement effects.

Staff recommend a condition that the final location and method of attachment be provided to the satisfaction of the Director of Planning and Chief Planner to ensure the plaque will be attached to the mortar to ensure the maintenance of the brick.

Key dates:

Meeting with Applicant: N/A

Site Visit: N/A

Sub-committee meeting date: September 27, 2016

Notice of Receipt: September 29, 2016

Sub-committee comments and advice:

The Sub-committee considered the application and passed the following motion:

([REDACTED])

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2016-042 be approved as submitted, subject to the following conditions:

- a) That the final details of the location and methods for attachment to the façade be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- c) That implementation / installation of the alterations, in accordance with this approval, shall be completed no later than October 31, 2018. If the alterations are not completed by October 31, 2018, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

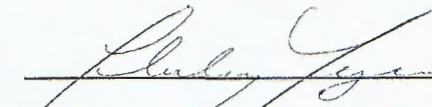
Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2016-042 is approved in accordance with the submitted application, subject to the following conditions:

- a) That the final details of the location and methods for attachment to the façade be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
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Approval:

Staff Approval:

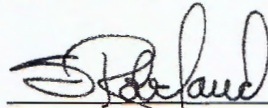


Chelsey Tyers
Cultural Heritage Planner



SPM/MGR Initials

Authorized:



Steve Robichaud
Director of Planning and Chief Planner

Reasons for Designation

Description of Historic Place

The property at 91 John Street South is a mid-19th century commercial structure that was once part of a three-unit commercial row. The property is located on the east side of John Street South, in a commercial urban area in Hamilton. A laneway is located directly south of the property. It is a two storey structure with side gable roof. The south side wall is constructed of limestone, and the building has a limestone foundation. The remainder of the building is constructed of brick. It has a two-bay facade with a large glass display window, historic wooden door, and two over two sash wood frame windows in the second storey.

The 19th century form and decorative details of the facade are generally intact or have been restored. In 1889, Edwin Pass, a watchmaker became the tenant of the property. He purchased it in 1899. Three generations of the Pass family owned and operated the watch repair and jewellery store in this location, closing in 2007. The building at 91 John Street South is a remarkable example of both a multi-generational local business and an intact example of a 19th century commercial establishment. The Statement of Cultural Heritage Value pertains to the exterior of the building as visible from the street, and several interior features of the first and second storey.

Heritage Value

The property at 91 John Street South demonstrates design value, historical value, contextual value, social value, and has a high degree of integrity.

The property at 91 John Street South demonstrates design or physical value as it is an intact example in the City of Hamilton of mid-19th century commercial design. The exact date of construction is unknown, but a matching building footprint appears on maps by at least 1850. The property is representative of vernacular design, but shows influence of the simplicity and formal arrangement common to many buildings influenced by classically-inspired Georgian design. The west, street-facing facade also features 19th century elements more reflective of the Italianate influence, including large storefront window with wooden trim and spindles, recessed entrance with a pair of narrow wooden doors with round arched windows, and a bracketed cornice.

The property at 91 John Street South demonstrates historical value due to its association with the theme of 19th and 20th century commerce in Hamilton, and particularly for its long-standing multi-generational ownership and operation by the Pass family, spanning over 100 years. The Pass family was valued by the local community that they served for more than 100 years. In 1864 the property was purchased by George Tuckett, tobacco manufacturer/retailer and later Mayor of Hamilton. From 1866 to 1889, the property housed a number of trades and businesses, including cabinet makers, trunk makers, and jewellers before becoming occupied by Edwin K. Pass, a watchmaker from Coventry, England. Pass purchased the property in 1899 (after being

a tenant since 1889), and his son, Edwin S. Pass, and then grandson, Edwin J. Pass, carried on the trade. Edwin J. Pass retired in 2007.

The property has contextual value as it retains its relationship to John Street South, an important commercial corridor in Hamilton, and to the laneway directly to the south. The property is located on the former lots 55 and 56 in the George Hamilton Survey, which laid out early streets, laneways and building lots in Hamilton (including the laneway directly south of the property). John Street was one of the main commercial thoroughfares in Hamilton in the 19th century.

Description of Heritage Attributes

Exterior attributes:

- Two storey massing, rectangular plan;
- Side facing gable;
- Brick construction on west side, including quoins and voussoirs;
- Stone construction on south wall, including quoins;
- Limestone foundation
- Two-over-two sash double hung wood frame windows in rectangular openings on the second storey
- Large display window with arched wooden trim and spindles;
- Pair of narrow double entrance doors with round arched windows and rectangular mouldings;
- Rectangular transom opening above front entrance;
- Rectangular wooden panels beside the entrance feature;
- Floral and geometric tile design at front entrance; and,
- Bracketed cornice with two large end brackets and 12 small brackets.

Interior attributes:

- Interior pressed tin wall covering and ceiling;
- Cherry wood and acid etched glass sliding display windows and mirror; Cherry wood and textured glass partition; and,
- Baseboard and wood window surrounds in second storey front room.