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JUN 02 2014

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Hamilton

Mailing Address:
71 Main Street West
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www.hamilton.ca

Planning and Economic Development Department

Planning Division

71 Main Street West, 6th Floor, Hamilton, Ontario, L8P 4Y5

Phone: 905-546-2424, Ext. 4281 Fax: 905-540-5611

May 29, 2014

Ontario Heritage Trust
Attn: Jim Leonard, Registrar
10 Adelaide Street East
Toronto ON M5C 1J3

Dear Mr. Leonard:

Re: Notice of Intention to Designate 1 St. James Place, Hamilton Under Part IV of the Ontario Heritage Act

Attached please find the Notice of Intention to Designate with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes for 1 St. James Place, Hamilton.

The Hamilton Municipal Heritage Committee endorsed the designation of the property and the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes at a Special Meeting held May 29, 2014. The minutes of this meeting will be forwarded once they are available.

Yours truly,

Steve Robichaud, *MCIP OPPI RPP*
Director of Planning

MH

Attach (1)

cc: Councillor Jason Farr, Ward 2
Janice Atwood-Petkovski, City Solicitor
Ed VanderWindt, Director, Building Services
Rose Caterini, City Clerk
Jasmine Branton, Legislative Assistant
Meghan House, Cultural Heritage Planner



Hamilton

City of Hamilton
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7.5 1 Saint James Place, Hamilton

(Farr/McHattie)

Whereas City Council has included 1 St. James Place, Hamilton in the Register of Property of Cultural Heritage Value or Interest as a non-designated property;

And Whereas a Building Permit for the demolition of the attached garage and porch has been issued and remains in effect;

And Whereas Subsection 29 (1) of the Ontario Heritage Act enables the Council of a municipality to designate by by-law property that is of cultural heritage value or interest if such property satisfies the prescribed criteria in Ontario Regulation 9/06;

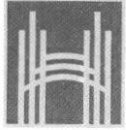
And Whereas Subsection 33 (1) and Subsection 34 (1) of the Ontario Heritage Act provide for a process to manage alterations to property and demolition or removal of buildings or structures designated under the Ontario Heritage Act;

And Whereas the property located at 1 St. James Place, Hamilton, meets the criteria specified in Ontario Regulation 9/06 including, but not limited to:

- The property's design value as a representative example of the Art Moderne style within the City of Hamilton and as an example of the use of a steel structure in residential construction.
- The property's historical associations with Hutton and Souter, architects, and the Pigott Construction Company, as well as associations with the theme of the development of modern construction materials, practices and conveniences.

Therefore be it resolved:

- (a) That the Notice of Intention to Designate 1 St. James Place, Hamilton attached as Appendix "A", be approved by Council;
- (b) That the Notice of Intention to Designate 1 St. James Place, Hamilton be forwarded to the Hamilton Municipal Heritage Committee for its consideration;
- (c) That, provided the Hamilton Municipal Heritage Committee approves the Notice of Intention to Designate 1 St. James Place, the City Solicitor be directed to take appropriate action to serve Notice of Intention to Designate 1 St. James Place, Hamilton, under



Hamilton

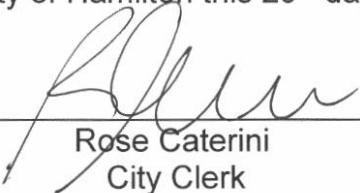
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- Part IV of the Ontario Heritage Act on the owner of the property and on the Ontario Heritage Trust, and to publish the Notice of Intention to Designate in a newspaper having general circulation in the municipality; and,
- (d) That the resolution approved by Council on May 14, 2014 which directed staff to prepare a staff report including a Preliminary Evaluation of 1 St. James Place, Hamilton and report back to Planning Committee and Council for direction and prioritization of any further research and evaluation, be rescinded.

CARRIED

I hereby certify the foregoing to be a true copy of item 7.5, a Motion, approved by the City of Hamilton Council Meeting May 28, 2014

Dated at the City of Hamilton this 29th day of May 2014



Rose Caterini
City Clerk

CITY OF HAMILTON

NOTICE OF INTENTION TO DESIGNATE

1 St. James Place, Hamilton

IN THE MATTER OF THE ONTARIO HERITAGE ACT and the property in the City of Hamilton known municipally as 1 St. James Place, Hamilton.

NOTICE IS HEREBY GIVEN that the City of Hamilton intends to designate this property as being a property of cultural heritage value.

Statement of Cultural Heritage Value or Interest

The two-storey house located at 1 St. James Place was constructed in the mid- 1930s. The house was designed by Hutton and Souter architects and built by the Pigott Construction Company in the Art Moderne style.

The property is located at the corner of St. James Place and James Street South and sited so that it is slightly angled towards James Street South and has generous front and side yards.

As reported in Canadian Homes and Gardens in 1936, the house was built of a structural steel skeleton with stucco cladding and cork insulation. The front façade is symmetrically arranged with three bays on the main façade and a projecting volume on each end – a single bay garage at the east end and a porch at the west end. The façade is adorned by reliefs in the stucco above and around the windows and entrances, over the garage door, and along the top of the porch openings, as well as by metal railings around the porch and in front of the ground floor windows. The shallow hip roof disappears behind a parapet and there is a chimney at each end of the roof.

The original steel casement windows have mostly been replaced with vinyl casement windows, although at least two sets of steel windows remain on the east side façade of the garage. The roof was originally clad with zinc and now has asphalt roofing.

The property has design value as a representative example of the Art Moderne style within the City of Hamilton and the use of a steel structure in residential construction.

The property has historical associations with Hutton and Souter, architects, and the Pigott Construction Company, as well as associations with the theme of the development of modern construction materials, practices and conveniences.

Description of Heritage Attributes

The heritage attributes of the two storey building are derived from the property's built heritage value as an example of the Art Moderne style of architecture, as designed by Hutton and Souter and built by the Pigott Construction Company. The heritage attributes include, but are not limited to:

- All exterior façades of the existing house, including the projecting end volumes, and all associated construction materials and techniques; and,
- The landscaped open space of the front and side yards and view of the house from James Street South.

Any person may, within 30 days after the date of publication of the Notice, serve written notice of his or her objection to the proposed designation, together with a statement for the objection and all relevant facts.

Dated at Hamilton, this 30 day of May, 2014

R. Caterini
City Clerk
Hamilton, Ontario