Authority: Item 11, Planning Committee
Report 15-014 (PED15133)
CM: September 23, 2015

Bill No. 222

CITY OF HAMILTON

BY-LAW NO. 15-222

To Designate

LAND LOCATED AT 1 ST. JAMES PLACE, CITY OF HAMILTON

As Property of

CULTURAL HERITAGE VALUE

WHEREAS the Conservation Review Board held a hearing pursuant to subsection 29(8) of the *Ontario Heritage Act* from Tuesday, June 2, 2015 to Friday, June 5, 2015, to determine whether the property located at 1 St. James Place should be designated under section 29 of the *Ontario Heritage Act;*

AND WHEREAS the Conservation Review Board did issue a report dated July 24, 2015, known as CRB1404, recommending designation of the property;

AND WHEREAS Council wishes to designate 1 St. James Place in accordance with the recommendation of the Conservation Review Board and section 29 of the *Ontario Heritage Act*;

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

The property located at 1 St. James Place, Hamilton, Ontario, with the PIN of 171720054 and the Legal Description of LOT 1, PLAN 686; PART LOT 2, PLAN 686, as in HL183721; Hamilton, is designated as property of cultural heritage value.

1. The City Solicitor is authorized and directed to cause a copy of this By-law, together with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes set out in Schedule "A" attached to and forming part of this By-law, to be registered against the property affected in the proper registry office.

2. The City Clerk is authorized and directed:

a. to cause a copy of this By-law, together with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes of the property, to be served on the owner of the property and on the Ontario Heritage Trust by personal service or by registered mail;

b. to publish a notice of this By-law once in a newspaper having general circulation in the City of Hamilton.

PASSED this 23rd day of September, 2015.

Judi Partridge
Deputy Mayor

Rose Caterini
City Clerk

Schedule "A"

To
By-law No. 15-222

1 St. James Place
Hamilton, Ontario

PIN: 171720054

Legal Description:

LOT 1, PLAN 686; PART LOT 2, PLAN 686, AS IN HL183721;
CITY OF HAMILTON

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

Statement of Cultural Heritage Value or Interest

The two-storey house located at 1 St. James Place was constructed in 1935. The house is a rare example of an innovative building technology and comprises a classically-proportioned residence with a symmetrical arrangement of façade and wings influenced by the Art Moderne use of smooth stucco and the delicate use of Art Deco decorative motifs. The design of the house is likely the work of the Hamilton architectural firm of Hutton and Souter.

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. The property maintains and supports the varied residential character of the Durand Neighbourhood and is physically, functionally, visually and historically linked to its surroundings.

As reported in Canadian Homes and Gardens in 1936, the house was constructed with an innovative composite technology using wood, cork insulation, concrete floor slabs and steel framing, with a stucco cladding. Joseph M. Pigott, President of Pigott Construction Company Ltd., was personally involved in the construction of this experimental housing project. 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 original interior staircase, including its terrazzo steps and metal handrail, remain.

The property has design value as a rare example of a classically proportioned residence with a symmetrical arrangement of façade and wings influenced by the Art Moderne use of smooth stucco and the delicate use of Art Deco decorative motifs within the City of Hamilton. The property has physical value as an example of an innovative composite technology using wood, cork insulation, concrete floor slabs and steel framing, with a stucco cladding and demonstrates a high degree of technical achievement. Technical achievement is demonstrated in the comprehensive steel framing of the entire residential structure, the use of three inches of insulating cork, a zinc roof, and the use

of a pressurised air conditioning system and insulating, double glazing. The zinc roof, air conditioning system and double glazing no longer remain.

The development of the property and its cul-de-sac setting is directly associated with the theme of early- to mid-twentieth century suburban development located outside Hamilton Downtown and immediately below the Escarpment base. The residence demonstrates the work and ideas of Joseph M. Pigott, President of Pigott Construction Company Ltd., and likely the work of the well-known, Hamilton-based architectural firm of Hutton and Souter, in the use of modern construction materials and innovative building practices.

Description of Heritage Attributes

The heritage attributes of the two-storey building are derived from the property's built heritage value as a rare example of an innovative building technology contained within a classically-proportioned residence with a symmetrical arrangement of façade and wings influenced by the Art Moderne use of smooth stucco and the delicate use of Art Deco decorative motifs, likely designed by Hutton and Souter with personal involvement in the construction of this experimental housing project by Joseph M. Pigott, President of Pigott Construction Company Ltd.

The heritage attributes include, but are not limited to:

- All exterior features of 1 St. James Place, including:
    - All building facades of the existing house, including the side porch and side garage,
    - The cross-hip roof and existing chimneys, including the projecting end volumes; and,
    - All associated construction materials and techniques;
- All steel framing, concrete floor slabs and insulating cork;
- The interior staircase, including its terrazzo steps and metal handrail; and,
- The grassed front and side yards, including:
    - The central pathway; and,
    - The existing driveway.