

CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

Report to: Chair and Members Economic Development and Planning Committee	Submitted by: Tim McCabe General Manager Planning and Economic Development Department
Date: September 24, 2008	Prepared by: Michelle Sergi Ext. 1281 Ken Coit, Ext. 1290

SUBJECT: Heritage Permit Application (HP2008-032) under Part IV of the Ontario Heritage Act to Make Alterations to City Hall, 71 Main Street West, Namely to Remove Marble Cladding and Install Concrete Cladding and Remove Curtain Wall Stainless Steel Caps and Install Aluminum Caps (PED08237) (Ward 2)

RECOMMENDATION:

- (a) That heritage permit application HP2008-032 for the removal of marble cladding and the installation of concrete cladding and the removal of the existing stainless steel curtain wall caps and the installation of a new anodized aluminum curtain wall caps, be refused.
- (b) That the following recommendations of the Hamilton Municipal Heritage Committee respecting heritage permit application HP2008-032 as advised at its meeting of September 11, 2008, be received:
 - (i) That the Heritage Permit Application submitted by the City of Hamilton with respect to renovations to the exterior of the Hamilton City Hall, namely the removal of marble cladding and the installation of concrete cladding and the removal of the existing stainless steel curtain wall caps and the installation of a new anodized aluminum curtain wall caps, be refused;
 - (ii) That since the original intent of the City Hall architect, Stanley Roscoe, was to produce an outstanding municipal landmark of quality materials, the Hamilton Municipal Heritage Committee would be pleased to approve marble cladding;
 - (iii) That the City be required to meet the same standards as are required of other owners of designated buildings in Hamilton; and,

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- (iv) That the Hamilton Municipal Heritage Committee is concerned that this Heritage Permit application is being forwarded to the M.H.C. in a piecemeal fashion which prevents consideration of the renovation/restoration of City Hall in its entirety.
- (c) That Report PED08237 be forward to the Hamilton Municipal Heritage Committee for information.

Tim McCabe
General Manager
Planning and Economic Development Department

EXECUTIVE SUMMARY:

The City of Hamilton Public Works Department has applied under Part IV of the Ontario Heritage Act for a heritage permit (Application HP2008-032) for consent to undertake alterations to City Hall located at 71 Main Street West (See location map contained in Appendix A.) and designated under Part IV of the Ontario Heritage Act by By-law 06-011. The proposed alterations are:

1. Removal of the marble cladding and replacement with precast concrete panels; and,
2. Removal of the exterior stainless steel curtain wall mullion caps and replacement with anodized aluminum caps.

The designated property to which other alterations are being made as part of a larger City Hall renovation project comprise all elevations and the roof of the main administration building including all facades, entranceways and windows, together with construction materials of steel, aluminum, marble, Italian glass tile, wood, building techniques, specific interior features and features of the landscaped grounds as set out in Appendix B.

Key factors in the evaluation of any change affecting a heritage building or its setting are “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 a heritage feature).

The proposed alterations are considered to have both displacement and disruption effects. “Displacement effects” comprise the loss of designated features, specifically the

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removal of the designated marble cladding and the loss of stainless steel caps contained in the curtain wall. "Disruption effects" are considered to result from the installation of inappropriate materials that will result in alterations that are out of keeping with the design intent as espoused by its architect Stanley Roscoe and will result in the degradation of the cultural significance of the building. The symbolic significance of the building rests in the marble cladding of the building. The removal of the marble will end this building's symbolic association with civic institutions, quality and timelessness and therefore, reduce its cultural heritage value. The replacement with much larger sized concrete panels will require major structural changes that make a potential reversion to marble or other quality material difficult and costly in the future.

Heritage permit application HP2008-032 was considered by the Heritage Permit Review Subcommittee of the Hamilton Municipal Heritage Committee at its meeting of September 11, 2008, and by the Hamilton Municipal Heritage Committee also on September 11, 2008. After consideration by the Subcommittee the Hamilton Municipal Heritage Committee approved the following motion for consideration by the Economic Development and Planning Committee:

"The Hamilton Municipal Heritage Committee advises the Economic Development and Planning Committee of the following:

- (a) That the Heritage Permit Application submitted by the City of Hamilton with respect to renovations to the exterior of the Hamilton City Hall, namely the removal of marble cladding and the installation of concrete cladding and the removal of the existing stainless steel curtain wall caps and the installation of a new anodized aluminum curtain wall caps, be refused;
- (b) That since the original intent of the City Hall architect, Stanley Roscoe, was to produce an outstanding municipal landmark of quality materials, the Hamilton Municipal Heritage Committee would be pleased to approve marble cladding;
- (c) That the City be required to meet the same standards as are required of other owners of designated buildings in Hamilton;
- (d) That the Hamilton Municipal Heritage Committee is concerned that this Heritage Permit application is being forwarded to the M.H.C. in a piecemeal fashion which prevents consideration of the renovation/restoration of City Hall in its entirety."

As the City's civic centre, by definition an architectural reflection of the values of the community, the removal of the marble and the stainless steel from the building may also be seen as a devaluation of civic identity and the image of the City.

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BACKGROUND:

The Hamilton City Hall Complex, 71 Main Street West, is located within the block bounded by Bay Street South, Main Street West, MacNab Street South and Hunter Street West, in the City of Hamilton. The civic complex comprises an eight-storey administration building together with a vehicular and pedestrian bridge, commonly referred to as the “wishbone”, municipal garage, parking areas and landscaped civic grounds.

This property possesses significant cultural heritage value, expressed in historical associations with the development of civic administration, the evolution of civic architecture in the City of Hamilton, and downtown urban renewal of the 1950’s and 1960’s. Of particular note, are the architectural attributes of the City Hall and its association with Stanley Roscoe. Roscoe was the first staff architect to be employed by a municipality in Canada. City Hall now comprises his most significant municipal work and is an excellent example of post-war “modern architecture”, known as the International Style. City Hall has also been cited in contemporary heritage literature as “an exceptional example of mid-20th century intact civic architecture”.

By-law 06-011, the by-law designating 71 Main Street West, City of Hamilton, as a Property of Cultural Heritage Value, was passed by Council on January 25, 2006.

Designation of property under the Ontario Heritage Act is intended to ensure the protection and careful management of defined heritage materials or features that are included in the Reasons for Designation. Where change is proposed that affects the Reasons for Designation, a heritage permit is required to be considered by Council pursuant to the Ontario Heritage Act. Under the Act, heritage permits may be approved, approved with conditions, or refused.

Reasons for Designation/Key Heritage Attributes

As set out in the Designation By-law (By-law 06-011), the Reasons for Designation apply to the City Hall complex together with all elevations and the roof of the main administration building including all facades, entranceways and windows, together with construction materials of steel, aluminum, marble, Italian glass tile, wood, building techniques, specific interior features, and features of the landscaped grounds as set out in Appendix B. The Reasons for Designation specifically identify the marble cladding and the glass curtain walls on the facades of City Hall.

In May 2005, Council approved a comprehensive plan to renovate City Hall. Minor repairs have been performed over the years, but the main building and internal systems have not been updated since the building was constructed in 1960. The building requires a comprehensive renovation to meet current building codes and modern energy efficiency requirements. The renovations include the replacement or refurbishment of all interior finishes and exterior cladding. The intent is for the newly

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renovated building to be designed to preserve the key, International Style, architectural features of the original Stanley Roscoe designed building. The renovation work will be carried out in phases and abatement work is nearing completion.

On February 27, 2008, the Integrated Team Approach (ITA) was approved by Council. Based on this approach, a consortium was retained in June 2008. As part of the ITA approach, a 120 day launch period is being used to determine if the overall project can meet the budget, schedule and specifications that have been established for the project. The 120 day launch period ends in October and direction, such as the choice of exterior materials, is required in order to assist in determining the budget and specifications.

City Hall Renovation Steering Committee

The City Hall Renovation Steering Committee is a Sub-Committee of Council. The terms of reference for this sub-committee as adopted by Council on November 23rd, 2005 are as follows:

- (i) To provide strategic direction to the City Hall Project Team;
- (ii) To receive information from the Project Team through CMT;
- (iii) To consider swing space, accommodation strategy, budget changes and make recommendations to the Public Works, Infrastructure and Environment Committee; and
- (iv) To receive quarterly project status reports.

At the Steering Committee's meeting dated August 11th, 2008, it passed the following motions with respect to Construction Standard and Building Materials to be used for City Hall Renovation recommending:

- (a) That construction of a green roof for Hamilton City Hall and LEED Silver Certification not proceed;
- (b) That construction proceed based on Best Engineering Practices;
- (c) That pre-cast concrete be used for the cladding; and
- (d) That aluminum be used for the curtain wall.

At the September 15th, 2008 Public Works Committee Meeting, items (c) and (d) were referred to the October 7th Economic Development and Planning Committee Meeting so that they could be dealt with as part of the heritage permit application for the cladding and the curtain wall and satisfy the provisions of the Ontario Heritage Act.

Consultation with Heritage Permit Review Sub-committee

The consortium has consulted with the Heritage Permit Review Sub-committee (HPRS) on three occasions, July 2nd, 2008; August 6th, 2008; and September 3rd, 2008 to provide the HPRS with updates and to receive input on potential alterations to the heritage features identified in the Reasons for Designation. The July meeting provided

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a general overview and introduced potential alterations to the exterior of the building including a brief discussion on the cladding. The August meeting focused on alterations to the exterior of City Hall and reviewed cladding options, and the September meeting focused on alterations to the interior of the building. A fourth meeting with the Heritage Permit Review Sub-committee dealing with the grounds surrounding City Hall is being planned. Given the extent of this project it is likely that several heritage permits may be required over the course of the project.

Heritage Permit 2008-032

On September 11, 2008, the Heritage Permit Review Sub-Committee received Heritage Permit application 008-032. Based on the advice of the City Hall Renovation Steering Committee, the permit proposed the following changes to the cladding and the curtain walls:

Exterior Cladding:

The existing marble cladding will be removed and replaced with pre-cast concrete panels. The pre-cast concrete panels will be white in colour with light sandblast finish and will be scored to replicate the joints in the existing marble cladding.

Curtain Wall:

The existing curtain wall and sun shades will be removed and a new system will be installed that will replicate the profile and pattern of the existing curtain wall and sun shades. The exterior stainless steel finish of the curtain wall mullion pressure caps will be replaced with anodized aluminum caps.

Upon review of the heritage permit application, HPRS recommended that Heritage Permit 2008-032 be refused. Also, on September 11th, 2008, Municipal Heritage Committee received the recommendations of HPRS, concurred with the findings of the HPRS and also recommended that the Heritage Permit be refused (See Relevant Consultation).

ANALYSIS/RATIONALE:

This permit application has been considered in the context of the designating by-law and best conservation practice.

Key factors in the evaluation of any change affecting a heritage building or its setting are “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 a heritage feature).

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The proposed alterations are considered to have both displacement and disruption effects. Displacement effects comprise the loss of designated features, specifically the removal of the designated marble cladding and the loss of stainless steel caps contained in the curtain wall. Disruption effects are considered to result from the installation of inappropriate materials that will result in alterations that are out of keeping with the design intent as espoused by its architect Stanley Roscoe.

Displacement Effects

The use of marble on the exterior of Hamilton City Hall is central to the significance of the building as an important civic landmark reflective of a proud and enduring community. International Style architecture relies on materials to symbolize the cultural importance and character of a building. Marble was first used in ancient times on important civic and institutional buildings, buildings such as the Agora in Athens and the Pantheon in Rome that have become long lasting symbols of world culture. Since that time, marble has continued to be associated with important civic structures and the ideas of quality and timelessness. Many iconic buildings throughout history have been constructed with marble because of this association. The Capitol Building in Washington, DC was constructed in the 1800s with the same Cherokee Golden Vein Marble used on Hamilton City Hall. The United Nations Building in New York, an icon of the International Style, constructed in 1949-50 also uses marble in a similar way to Hamilton City Hall. Removing the marble from Hamilton City Hall will remove an important part of the symbolism of the building, and therefore degrade the building's cultural heritage value and significantly change the original design intent.

As the City's civic centre, by definition an architectural reflection of the values of the community, the removal of the marble from the building may also be seen as a devaluation of civic identity and the image of the city.

In a similar way the stainless steel mullion caps are integral to the original international style intent of the original design.

Disruption Effects

Pre-cast concrete is a very uniform material and will not have the natural veining pattern that is an important part of the distinctive character of the existing building. It has a very even colour and surface that will be more susceptible to dark staining over time than marble. In addition, it has a dull surface and will not have the reflective and crystalline qualities of marble in bright sunlight. Pre-cast concrete is a common material that is most often associated with industrial building and utilitarian structures.

From a structural standpoint, the proposed pre-cast concrete panels are much larger than the original marble panels and will require a new structural system for hanging. The required structural changes are extensive and will make potential reinstallation of marble panels in the future years very difficult and highly unlikely. In order to recall the

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original grid pattern of the marble panels, the much larger concrete panels will require a series of faux or false joints that will age differently from the actual joints between panels creating the possibility of unintended and unsympathetic joints around the larger panels becoming distinct elements of the façade over time.

The new structural system and larger panels require panels of different thicknesses ranging from 4" to 6" to be installed on the structure. These panels are more than double the thickness of original marble cladding and will result in a building that is approximately 8" wider than the current structure. This change will affect the width of the existing frame around the curtain wall on the tower, the size of the building's columns, and require the shifting of mullion locations and other distinctive alignments that are an important part of the design of the building exterior.

Accordingly, the submitted heritage permit application and requested alterations are considered to be contrary to the original design intent as contained in the designating by-law.

ALTERNATIVES FOR CONSIDERATION:

1. Approval of the heritage permit application as submitted

Council could approve the application as submitted, but this would not be in keeping with heritage conservation principles, triple bottom line, previous Council approaches (see below) and Council's approved Secondary Plan for the Downtown.

The Hamilton Municipal Heritage Committee does not support this alternative.

2. Alternative cladding materials

Report PD05088/PW03010c/FC03064c, City Hall Accommodations Project, City Hall Renovation Plan and Downtown Accommodation Strategy, the companion report to Report PD05036 concerning the designation of the City Hall property, was received by Committee of the Whole on May 9, 2005. With respect to preserving the Cultural Heritage Value of City Hall during the renovation work, this report indicated that:

"The renovation work ... would be designed to ensure the key elements of the original Stanley Roscoe International Style exterior architectural design (e.g. irregular, v-shaped rectilinear plan, flat roof and roofline, pilotis (stilts) supports of Council Chambers and main tower, glass curtain wall enclosed within a white frame, exterior clocks) would be maintained."

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The report also recognized that the marble cladding likely would need to be replaced and indicated that “the new material that would replace the marble cladding would be designed to respect and support the original architectural features of the marble cladding.”

At the consultation meetings with HPRS in July and September, and as part of the City Hall Renovation Steering Committee’s review, the consortium investigated several cladding options. These options were evaluated with respect to maintaining the original architectural intent for the structure, and are as follows:

- a) White Cherokee Marble
Heritage Value/Architectural Intent: HIGH
Description: Maintains the distinct natural veining and allows for the book match pattern of the existing, less warm in colour than the original Golden Vein Cherokee Marble, retains of symbolism of quality and timelessness associated with marble.

- b) Adair Blue-Grey Limestone
Heritage Value/Architectural Intent: MEDIUM
Description: Minimal veining, more grey in colour compared with the original white marble.

Based on a commitment to a high quality material being used as a replacement material for City Hall to maintain the architectural intent, the marble and limestone options could be further investigated with respect to the potential beneficial effects to the structure that could result from installing these materials. Pending the outcome of this research, Council could direct staff to submit a new heritage permit application for an appropriate high quality cladding material.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

- Financial The budget for this item will be assessed and determined through the City Hall Renovation project budgeting process.

- Staffing Not applicable.

- Legal The application has been considered within the context and provisions of the Ontario Heritage Act. With respect to Heritage Permit 2008-032 and any other upcoming heritage permit application for the City Hall renovation project, the City is both the applicant and the approval authority. As required under the Ontario Heritage Act the Hamilton Municipal Heritage Committee was consulted for its advice and this advice is recorded in the Relevant Consultation section of this report.

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POLICIES AFFECTING PROPOSAL:

City of Hamilton Official Plan

Subsection C.6-Heritage Resources of the former City of Hamilton's Official Plan provides for the management of the wealth of local heritage resources. It is intended that those resources of historic, architectural, and aesthetic merit will be preserved where feasible, to retain the City's distinctive character. It is further intended that the appropriate measures be established to meld preservation with rehabilitation to ensure that these resources will be recycled for active use. The City of Hamilton Official Plan states that it is the intent of Council to encourage the preservation, maintenance, reconstruction, restoration and management of property that is considered to have historic, architectural or aesthetic value (Section 6.1). The Official Plan also states that encouragement may be given to Commercial development schemes, in appropriate locations, proposed to incorporate a building, or group of buildings, with historic character or architectural value.

City of Hamilton Downtown Secondary Plan

One of the objectives of the City of Hamilton Downtown Secondary Plan is to retain and enhance the historic fabric of Downtown Hamilton, and the respect for heritage is one of the five themes of the Secondary Plan. As stated in the Secondary Plan, heritage buildings and streetscapes define Downtown Hamilton as a unique place and the existing built form is one of the key strengths and opportunities in downtown Hamilton. The heritage structures and spaces provide a physical history of the community. Conservation and reuse of these buildings not only enhances the Downtown but can serve as a catalyst for other public and private investments. As stated in the Downtown Secondary Plan, conservation and adaptive re-use of heritage buildings has many benefits for the entire community.

Section 2.4.4.2 f) of the Secondary Plan states that the City may require that as part of the development or redevelopment of land in the downtown that heritage properties are retained on-site and incorporated, used or adaptively re-used as appropriate to the proposed development. Retention of a heritage feature on lands subject to development may be a requirement as a condition of development approval.

Section 2.4.4.2h) commits the City to demonstrating "leadership by pursuing opportunities to conserve municipally owned heritage resources in the Downtown" and 2.4.4.2 j) states that:

"Where alterations are proposed to heritage buildings, the following principles will be followed:

- Maintain the basic relations of the horizontal divisions of the building;
- Maintain original façade components and materials wherever possible;

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- Replicate the original parts and materials where possible or substitute with similar materials and colours;
- Remove elements that are not part of the original design and/or hide the original design, for example signage, siding or roof treatments.”

The Downtown Secondary Plan seeks to provide new importance and opportunities for the heritage elements of downtown. Removal of the marble cladding and stainless steel mullions and replacement with concrete and aluminum and the necessary structural changes to the building to accommodate the change in materials do not meet the heritage objectives of the Downtown Secondary Plan.

RELEVANT CONSULTATION:

Heritage permit application HP2008-032 was considered by the Heritage Permit Review Subcommittee of the Hamilton Municipal Heritage Committee at its meeting of September 11th, 2008 and by the Hamilton Municipal Heritage Committee also on September 11th, 2008. After consideration by the Subcommittee the Hamilton Municipal Heritage Committee approved the following motion for consideration by the Economic Development and Planning Committee:

The Hamilton Municipal Heritage Committee advises the Economic Development and Planning Committee of the following:

- (a) That the Heritage Permit Application submitted by the City of Hamilton with respect to renovations to the exterior of the Hamilton City Hall, namely the removal of marble cladding and the installation of concrete cladding and the removal of the existing stainless steel curtain wall caps and the installation of a new anodized aluminum curtain wall caps, be refused;
- (b) That since the original intent of the City Hall architect, Stanley Roscoe, was to produce an outstanding municipal landmark of quality materials, the Hamilton Municipal Heritage Committee would be pleased to approve marble cladding;
- (c) That the City be required to meet the same standards as are required of other owners of designated buildings in Hamilton;
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CITY STRATEGIC COMMITMENT:

By evaluating the “**Triple Bottom Line**”, (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

The recommendation to deny this application would achieve the following triple bottom line objectives as follows:

Community Well-Being is enhanced. Yes No

Arts, culture, archaeological and cultural heritage are supported and enhanced.

Environmental Well-Being is enhanced. Yes No

Human health and safety are protected.

Economic Well-Being is enhanced. Yes No

Hamilton’s high-quality environmental amenities are maintained and enhanced.

Does the option you are recommending create value across all three bottom lines?

Yes No

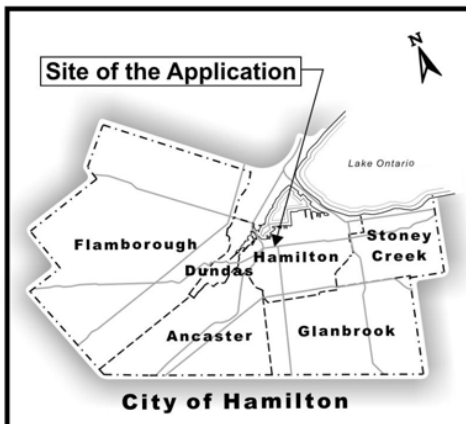
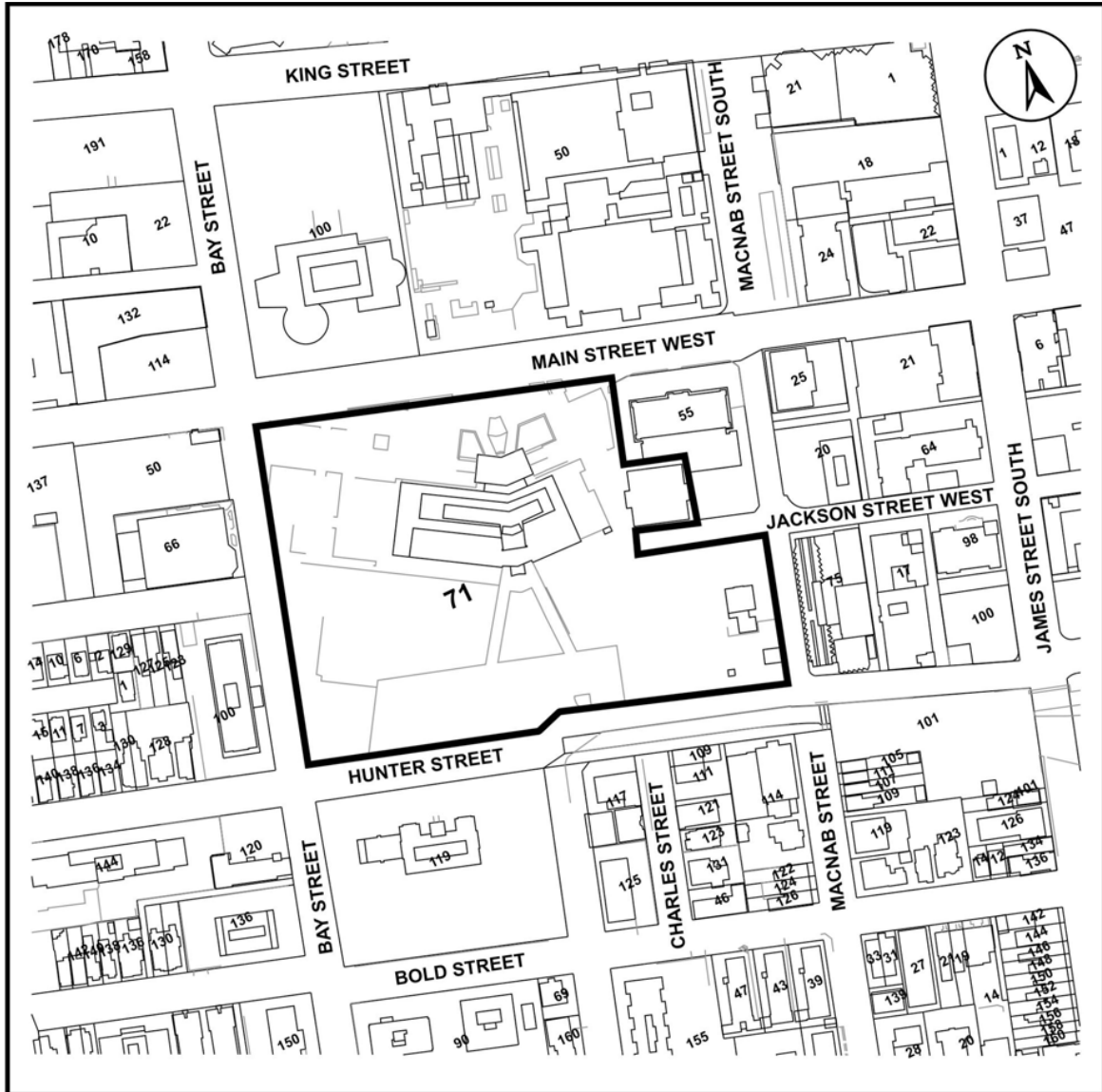
Do the options you are recommending make Hamilton a City of choice for high performance public servants?

Yes No

Denial of this application will conform to sound heritage practice and established Council policies and guidelines, hence illustrating Council’s commitment to heritage programmes and policies.

:MS/KC


Attach. (2)



Planning and Economic Development Department

Location Map

Subject Property
Hamilton City Hall
71 Main Street West


Hamilton
Filename/number city_hall
Date December 5, 2003
Technician: CL
Map Not to Scale
Appendix "A"

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

Bill No. 011

City of Hamilton

BY-LAW NO. 06-011

To Designate:

LAND LOCATED AT 71 MAIN STREET WEST, CITY OF HAMILTON

As Property of:

CULTURAL HERITAGE VALUE

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

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

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

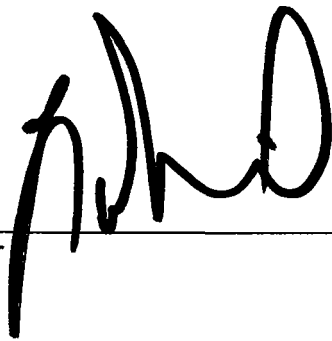
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

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

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

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



Mayor



Clerk

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

71 Main Street West
Hamilton, Ontario

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

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

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

71 Main Street West (Hamilton City Hall Complex)

City of Hamilton

REASONS FOR DESIGNATION

Cultural Heritage Value

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

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

City Hall

North (Front Facade):

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

West (Side) Elevation

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

South (Rear) Elevation

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

East (Side) Elevation

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

Interior

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

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

Landscaped Grounds

Front (North)

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

Side (West)

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

Rear (South)

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

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

Side (East)

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