



City of Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE REVISED

Meeting #: 22-001

Date: January 21, 2022

Time: 9:30 a.m.

Location: Due to the COVID-19 and the Closure of City Hall (RM)

All electronic meetings can be viewed at:

City of Hamilton's Website:

<https://www.hamilton.ca/council-committee/council-committee-meetings/meetings-and-agendas>

City's Youtube Channel:

<https://www.youtube.com/user/InsideCityofHamilton>

Loren Kolar, Legislative Coordinator (905) 546-2424 ext. 2604

1. APPOINTMENT OF CHAIR AND VICE-CHAIR FOR 2022

2. APPROVAL OF AGENDA

(Added Items, if applicable, will be noted with *)

3. DECLARATIONS OF INTEREST

4. APPROVAL OF MINUTES OF PREVIOUS MEETING

4.1. December 14, 2021

5. COMMUNICATIONS

6. DELEGATION REQUESTS

7. CONSENT ITEMS

7.1. Heritage Permit Applications - Delegated Approvals

- 7.1.a. Heritage Permit Application HP2021-052: Proposed Alteration of Replacement of Cedar Shake Roof with Asphalt Shingles at 123 Mill Street North, Waterdown (Ward 15) (By-law No. 96-34-H)
- 7.1.b. Heritage Permit Application HP2021-059: Repairs to Solarium at 15 Inglewood Drive, Hamilton (Ward 2) (By-law No. 17-224)
- *7.1.c. Heritage Permit Application HP2021-057: Installation of Eavestrough, Masonry Repointing and Reinforcing Exterior Wall at 114-116 MacNab Street South (Ward 2) (By-law No. 90-144) (MacNab-Charles HCD)
- *7.1.d. Heritage Permit Application HP2021-056: Proposed Implementation of Repairs to Second Storey Enclosed Balcony and Exterior Cladding at 118 St. Clair Avenue, Hamilton (Ward 3) (By-law No. 86-125)
- 7.2. Inventory and Research Working Group Meeting Notes - July 20, 2020
- *7.3. Response from the Chair of the Hamilton Municipal Heritage Committee to the Rev. I. Sloan, New Vision Church, respecting St. Giles Church, Hamilton

Deferred from the December 14, 2021 meeting.

8. STAFF PRESENTATIONS

- *8.1. Heritage Permit Application HP2021-055, Under Part V of the Ontario Heritage Act, to Permit New Cladding (Indiana Split Veneer Limestone)

Installed Without a Heritage Permit Along the Front of the Garage Structure, 124 St. Clair Avenue, Hamilton (PED22044) (Ward 3)

9. PUBLIC HEARINGS / DELEGATIONS

- 9.1. Paula Kilburn, Advisory Committee for Persons with Disabilities respecting the Integration of Accessibility in Heritage Properties

(Approved at the September 24, 2021 meeting)

10. DISCUSSION ITEMS

11. MOTIONS

12. NOTICES OF MOTION

13. GENERAL INFORMATION / OTHER BUSINESS

13.1. Buildings and Landscapes

This list is determined by members of the Hamilton Municipal Heritage Committee. Members provide informal updates to the properties on this list, based on their visual assessments of the properties, or information they have gleaned from other sources, such as new articles and updates from other heritage groups.

13.1.a. Endangered Buildings and Landscapes (RED)

(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)

- (i) Tivoli, 108 James Street North, Hamilton (D) – T. Ritchie
- (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dimitry
- (iii) Century Manor, 100 West 5th Street, Hamilton (D) – G. Carroll
- (iv) 18-22 King Street East, Hamilton (D) – W. Rosart
- (v) 24-28 King Street East, Hamilton (D) – W. Rosart
- (vi) 2 Hatt Street, Dundas (R) – K. Burke
- (vii) James Street Baptist Church, 98 James Street South, Hamilton (D) – J. Brown
- (viii) Long and Bisby Building, 828 Sanatorium Road (D) – G. Carroll
- (ix) 120 Park Street, North, Hamilton (R) – R. McKee
- (x) 398 Wilson Street East, Ancaster (D) – C. Dimitry
- (xi) Lampman House, 1021 Garner Road East, Ancaster (D) – C. Dimitry
- (xii) Cathedral Boys School, 378 Main Street East, Hamilton (R) – T. Ritchie
- (xiii) Firth Brothers Building, 127 Hughson Street North, Hamilton (NOID) – T. Ritchie
- (xiv) Auchmar Gate House, Claremont Lodge 71 Claremont Drive (R) – R. McKee
- (xv) Former Hanrahan Hotel (former) 80 to 92 Barton Street East (I)– T. Ritchie
- (xvi) Television City, 163 Jackson Street West (D) – J. Brown
- (xvii) 1932 Wing of the Former Mount Hamilton Hospital, 711 Concession Street (R) – G. Carroll
- (xviii) 215 King Street West, Dundas (I) – K. Burke
- (xix) 679 Main Street East, and 85 Holton Street South, Hamilton (Former St. Giles Church) – D. Beland
- (xx) 219 King Street West, Dundas – K. Burke
- (xxi) 216 Hatt Street, Dundas – K. Burke
- (xxii) 537 King Street East, Hamilton – G. Carroll
- (xxiii) Beach Canal Lighthouse and Cottage (D) – R. McKee

13.1.b. Buildings and Landscapes of Interest (YELLOW)

(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)

- (i) Delta High School, 1284 Main Street East, Hamilton (D) – D. Beland
- (ii) 2251 Rymal Road East, Stoney Creek (R) – C. Dimitry
- (iii) Former Valley City Manufacturing, 64 Hatt Street, Dundas (R) – K. Burke
- (iv) St. Joseph's Motherhouse, 574 Northcliffe Avenue, Dundas (ND) – W. Rosart
- (v) Copley Building, 104 King Street West; 56 York Blvd., and 63-76 MacNab Street North (NOI) – G. Carroll
- (vi) Dunington-Grubb Gardens, 1000 Main Street East (within Gage Park) (R) – D. Beland
- (vii) St. Clair Blvd. Conservation District (D) – D. Beland
- (viii) 52 Charlton Avenue West, Hamilton (D) – J. Brown
- (ix) 292 Dundas Street East, Waterdown (R) – L. Lunsted
- (x) Chedoke Estate (Balfour House), 1 Balfour Drive, Hamilton (R) – T. Ritchie
- (xi) Binkley property, 50-54 Sanders Blvd., Hamilton (R) - J. Brown
- (xii) 62 6th Concession East, Flamborough (I) - L. Lunsted
- (xiii) Cannon Knitting Mill, 134 Cannon Street East, Hamilton (R) – T. Ritchie
- (xiv) 1 Main Street West, Hamilton (D) – W. Rosart
- (xv) 54 - 56 Hess Street South, Hamilton (R) – J. Brown
- (xvi) 384 Barton Street East, Hamilton – T. Ritchie
- (xvii) 311 Rymal Road East, Hamilton – C. Dimitry
- (xviii) 42 Dartnell Road, Hamilton (Rymal Road Stations Silos) – G. Carroll

13.1.c. Heritage Properties Update (GREEN)

(Green = Properties whose status is stable)

- (i) Auchmar, 88 Fennell Avenue West, Hamilton (D) – R. McKee
- (ii) Former Post Office, 104 King Street West, Dundas (R) – K. Burke
- (iii) Rastrick House, 46 Forest Avenue, Hamilton – G. Carroll
- (iv) 125 King Street East, Hamilton (R) – T. Ritchie

13.1.d. Heritage Properties Update (BLACK)

(Black = Properties that HMHC have no control over and may be demolished)

(i) 442, 450 and 452 Wilson Street East, Ancaster – C. Dimitry

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT



Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

Minutes 21-009

9:30 a.m.

Tuesday, December 14, 2021

Due to COVID-19 and the closure of City Hall, this meeting was held virtually

Present: Councillor M. Pearson
A. Denham-Robinson (Chair), J. Brown, K. Burke, G. Carroll, C. Dimitry (Vice-Chair), L. Lusted, R. McKee, T. Ritchie and W. Rosart

Absent with D. Beland
Regrets:

THE FOLLOWING ITEMS WERE REFERRED TO THE PLANNING COMMITTEE FOR CONSIDERATION:

1. Inventory and Research Working Group Meeting Notes – September 27, 2021 (Item 10.1)

(Brown/Carroll)

That the property located at 250 Charlton Avenue West, the Hamilton Amateur Athletic Association (HAAA) Grounds, be added to the Municipal Heritage Register.

CARRIED

2. Hamilton Municipal Heritage Committee's Heritage Nominations for 2021 (Item 10.2)

(Carroll/McKee)

That the following Nominations for the Hamilton Municipal Heritage Committee's Heritage Recognition Awards 2021, be approved:

(i) Heritage Property Conservation Award

Presented to property owners who have demonstrated an outstanding contribution to the conservation, restoration and preservation of Hamilton's built heritage:

- (a) 39 Homewood Avenue, Hamilton, ON - WARD 1
- (b) 174/178 Chedoke Avenue, Hamilton, ON – WARD 1
- (c) 254 MacNab Street North, Hamilton, ON (Painted Lady) – WARD 2
- (d) 3 Fallsview Road, Greensville, ON – WARD 13

- (e) 19 Viewpoint Avenue, Hamilton, ON (Sacred Heart Parish) – WARD 7
- (f) 131- 135 Aberdeen Avenue, Hamilton, ON (Gateside) – WARD 2
- (g) 23 Undercliff Avenue, Hamilton, ON - WARD 2

(ii) Heritage Property Developer Award

Presented to heritage property developers who have demonstrated an outstanding contribution to the conservation, restoration and preservation of Hamilton's built heritage:

- (a) Core Urban Inc. - 53 King Street East, Hamilton, ON - Arliss Building (The Olympia Club) - WARD 2

(iii) Adaptive Reuse of a Heritage Property Award

Presented to property owners who have demonstrated an outstanding contribution to the conservation, restoration and preservation of Hamilton's built heritage through adaptive reuse:

- (a) 147 Mary Street, Hamilton, ON (Good Shepherd 147 - Former nylon/clothing factory now converted to residential) – WARD 2
- (b) 141 Park Street North, Hamilton, ON (The Gasworks Cultural Centre - Former offices now converted to a cultural centre) - WARD 2
- (c) 375 Wilson Street East, Ancaster, ON (Brewers Blackbird Brewery and Kitchen - Micro-brewery addition to the former Rousseau House restaurant, also known as Panabaker House or Stone House) – WARD 12

(iv) Cultural Heritage Landscape Award

Recognizing the efforts of an individual or team who has demonstrated an outstanding contribution to the conservation of Hamilton's cultural heritage landscapes:

- (a) 1499 Upper Wellington St, Hamilton, ON (Young Family Cemetery) – WARD 7

(v) Sustainable Design in Heritage Award

Presented to property owners who have demonstrated an outstanding contribution to the conservation of Hamilton's built heritage and landscapes in a sustainable manner.

NO NOMINATIONS

(vi) Making Heritage Accessible Award

Presented to heritage property owners who have demonstrated an outstanding contribution to the conservation of Hamilton's heritage by making an inaccessible property accessible to all citizens of Hamilton:

- (a) 6180 White Church Road East, Mount Hope, ON (Case United Church) Project included construction of new accessible

washrooms, lift in the Sanctuary and barrier-free entrance – WARD
11 -

(vii) Education in Heritage Award

Recognizing the efforts of local historians and educators who have played a significant role in educating people on the conservation of Hamilton's tangible and intangible heritage:

- (a) Lance Darren Cole, Patrick Douthart, Nathan McCrory (Production of various videos describing heritage properties for Doors Open Hamilton)
- (b) Memory Lane - Downtown BIA QR Code Project (The Downtown Hamilton Business Improvement Area) – WARD 2
- (c) Leanne Pluthero (Local Historian with a focus on Auchmar and Century Manor)

(viii) The Art of Heritage Award [NEW CATEGORY]

Recognizing the efforts of local artists who have played a significant role in educating people on the conservation of Hamilton's tangible and intangible heritage:

- (a) Danuta Niton, Visual Artist, Graphic Designer, Muralist and Arts Educator (Daughter Kasia Niton helped with the Book) – My Walks of Art(book)
- (b) Elizabeth Sue Hanna, Visual Artist (3D heritage mixed media)
- (c) The Power of Design Exhibit (A collaboration of Photographer Francis Fougere, Architect Chris Harrison and Architectural Historian Megan Hobson)

(ix) Heritage Group, Society or Specialty Team Award

Recognizing the efforts of a heritage group, society or specialty team who has demonstrated an outstanding contribution to the conservation of Hamilton's heritage:

- (a) Hamilton Police Historical Society – WARD 12
- (b) Ancaster Village Heritage Community – WARD 12
- (c) Flamborough Archives and Heritage Society – WARD 13

(x) Heritage Streetscape Revitalization Award [NEW CATEGORY]

Recognizing the efforts of a property owner who has demonstrated an outstanding contribution to the enhancement of Hamilton's heritage streetscapes through conservation and revitalization:

- (a) 302 James Street North, Hamilton, ON – WARD 2
- (b) 431- 435 Barton Street East, Hamilton, ON – WARD 2

**3. Hamilton Municipal Heritage Committee Year in Review 2021 (PED21179)
(City Wide) (Item 10.3)**

(Ritchie/Lunsted)

That Report PED21179 respecting the Hamilton Municipal Heritage Committee Year in Review 2021, be received.

CARRIED

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

The Clerk advised the Committee of the following changes:

5. COMMUNICATIONS (Item 5)

- 5.1 Dr. S. Sheehan, Friends of St. Giles, respecting Heritage Properties in Ward Three, Hamilton.

Recommendation: Be received.

(Brown/Lunsted)

That the Agenda for the December 14, 2021 meeting of the Hamilton Municipal Heritage Committee be approved, as amended.

CARRIED

(b) DECLARATIONS OF INTEREST (Item 3)

No declarations of interest were made.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)

(i) October 29, 2021 (Item 4.1)

(Rosart/Dimitry)

That the Minutes of the October 29, 2021 meeting of the Hamilton Municipal Heritage Committee be approved, as presented.

CARRIED

(d) COMMUNICATIONS (Item 5)

- (i) Dr. S. Sheehan, Friends of St. Giles, respecting Heritage Properties in Ward Three, Hamilton (Added Item 5.1)**

(Brown/Carroll)

That the Correspondence from Dr. S. Sheehan, Friends of St. Giles, respecting Heritage Properties in Ward Three, Hamilton, be received *and referred to the Inventory & Research Working Group for further investigation.*

CARRIED

(e) CONSENT ITEMS (Item 7)

(i) Heritage Permit Applications - Delegated Approvals (Item 7.1)

(Carroll/Lunsted)

That the following items be received:

- (a) Heritage Permit Application HP2021-051: Proposed Installation of Hostile Vehicle Mitigation Barriers at 71 Main Street West (City Hall) (Ward 2) (By- law No. 06-011) (Item 7.1(a))
- (b) Heritage Permit Application HP2021-053: Proposed Installation of Heat Pump and Wiring at 15 Inglewood Drive, Hamilton (Ward 2) (By-law No. 17- 224) (Item 7.1(b))
- (c) Heritage Permit Application HP2021-054: Installation of Exterior Lighting and Security Camera at 51 Stuart Street (Workers Arts and Heritage Centre), Hamilton (Ward 2) (By-law No. 79-218) (Item 7.1(c))

CARRIED

A. Denham-Robinson relinquished the Chair to introduce the following:

(ii) Response from the Chair of the Hamilton Municipal Heritage Committee to the Rev. I. Sloan, New Vision Church, respecting St. Giles Church, Hamilton (Added Item 7.2)

(Ritchie/Lunsted)

That the Response from the Chair of the Hamilton Municipal Heritage Committee to the Rev. I. Sloan, New Vision Church, respecting St. Giles Church, Hamilton, be deferred to the January 2022 meeting of the Hamilton Municipal Heritage Committee.

CARRIED

A. Denham-Robinson assumed the Chair.

(f) GENERAL INFORMATION / OTHER BUSINESS (Item 13)

(i) Buildings and Landscapes (Item 13.1)

(Carroll/Ritchie)

That the property located at 42 Dartnell Road, Hamilton (Rymal Road Stations Silos), be added to the Buildings and Landscapes of Interest List (YELLOW).

CARRIED

(Carroll/Ritchie)

That the property located at 537 King Street East, Hamilton, be added to the Endangered Buildings and Landscapes List (RED).

CARRIED

(McKee/Carroll)

That the property known as the Beach Canada Lighthouse and Cottage, be moved to the Endangered Buildings and Landscapes List (RED), as there may be plans to move the Lighthouse to a new location.

CARRIED

(McKee/Carroll)

That the following be removed from the Buildings and Landscapes list:

- (a) Royal Connaught Hotel, 112 King Street East Hamilton; and
- (b) Treble hall, 4-12 John Street North, Hamilton

CARRIED

(McKee/Ritchie)

That the properties located at 442, 450 and 452 Wilson Street East, Ancaster, be added to the Heritage Properties Update List (BLACK).

CARRIED

(McKee/Lunsted)

That the following updates, be received:

(a) Endangered Buildings and Landscapes (RED):

(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)

- (i) Tivoli, 108 James Street North, Hamilton (D) – T. Ritchie
- (ii) Andrew Sloss House, 372 Butter Road West, Ancaster (D) – C. Dimitry
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- (xxiii) Beach Canal Lighthouse and Cottage (D) – R. McKee

**(b) Buildings and Landscapes of Interest (YELLOW):
(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)**

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(c) Heritage Properties Update (GREEN):

(Green = Properties whose status is stable)

- (i) Auchmar, 88 Fennell Avenue West, Hamilton (D) – R. McKee
- (ii) Former Post Office, 104 King Street West, Dundas (R) – K. Burke
- (iii) Rastrick House, 46 Forest Avenue, Hamilton – G. Carroll
- (iv) 125 King Street East, Hamilton (R) – T. Ritchie

(d) Heritage Properties Update (black):

(Black = Properties that HMHC have no control over and may be demolished)

- (i) 442, 450 and 452 Wilson Street East, Ancaster – C. Dimitry

CARRIED

(ii) Update respecting Hamilton 175 (Item 13.2)

Cynthia Roberts, Heritage Presentation Coordinator addressed the Committee with an Update respecting Hamilton 175.

(Pearson/Rosart)

That the Update respecting Hamilton 175, be received.

(g) ADJOURNMENT (Item 15)

(Pearson/Dimitry)

That there being no further business, the Hamilton Municipal Heritage Committee, adjourned at 11:19 a.m.

CARRIED

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk



Hamilton

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Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 7163
Fax: 905-540-5611

FILE: HP2021-052

7.1(a)

November 26, 2021

Ziska Truss and Steve Schwab
123 Mill Street North
Waterdown, ON
L0R2H0

**Re: Heritage Permit Application HP2021-052:
Proposed Alteration of Replacement of Cedar Shake Roof with Asphalt
Shingles at 123 Mill Street North, Waterdown (Ward 15) (By-law No. 96-34-
H)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 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 HP2021-052 is approved for the designated property at 123 Mill Street North, Waterdown in accordance with the submitted Heritage Permit Application for the following alterations:

- Replacement of the cedar shake roof with asphalt shingles.

Subject to the following conditions:

- a) 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,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than November 30, 2023. If the alterations are not completed by November 30, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part V 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

**Re: Heritage Permit Application HP2021-052:
Proposed Alteration of Replacement of Cedar Shake
Roof with Asphalt Shingles at 123 Mill Street North,
Waterdown (Ward 15) (By-law No. 96-34-H)**

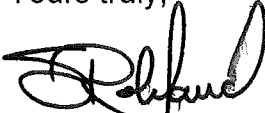
**November 26, 2021
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provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Local Planning Appeal Tribunal within 30 days of your receipt of this permit.

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 Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at Chloe.Richer@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chloe Richer, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Lisa Kelsey, Legislative Coordinator
Councillor Judi Partridge, Ward 15

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2021-052
ADDRESS: 123 Mill Street North, Waterdown

Owner: Ziska Truss and Steve Schwab
Applicant / Agent: N/A

Description of proposed alterations:

- Replacement of the cedar shake roof with asphalt shingles (TruDefinition Duration shingles in Teak).

Reasons for proposed alterations:

- A leak in the existing cedar shake roof is damaging the interior of the home.

Documentation submitted with application:

- Exterior photographs and aerial photograph of the existing roof;
- Photographs of interior damage;
- Streetscape photographs; and,
- TruDefinition Duration shingles brochure.

Staff assessment:

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

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the Designation By-law and/or Heritage Conservation District Plan, in this case the Mill-John-Union-Griffin Heritage Conservation District Plan (“the HCD Plan”).

The Applicant proposes to replace the cedar shake roof with asphalt shingles (TruDefinition Duration shingles in Teak). This work is being done as a leak in the existing cedar shake roof is damaging the interior of the home. Staff had encouraged the property owners to pursue the use of in-kind materials as a best conservation practice and provided information on the City’s financial incentive programs, however, this option was not chosen by the owners.

Minor “disruption effects” are expected to the heritage context of the property. The new roof will no longer utilize wood as a material, however, split cedar shakes (the existing roofing material) should be avoided as this type of roof is not representative of the historic roofing material used in the district, as per the HCD Plan. Rather, wooden shingles were the most common roofing material found in the district, though today asphalt shingle roofing is used almost universally. Staff have recommended the use of a brown colour option (Teak) instead of grey for the new shingles to minimize disruption effects.

There will be minimal “displacement effects” to the subject property as a result of this work as split cedar shakes are not representative of the historic roofing material used in the district. If the original roofing material was wooden shingles, this heritage feature was already removed from the built heritage resource.

Staff are supportive of the Application given the minimal displacement and disruption effects of the proposal as well as in recognition of the importance of replacing the roof prior to winter. Staff would note that this alteration is reversible in that a wood shingle roof could be restored in the future as a best conservation practice, should the current owners or future owners wish to restore a heritage feature of the home.

Key dates:

Sub-committee meeting date: November 16, 2021
Notice of Complete Application: November 9, 2021

Sub-committee comments and advice:

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

(Ritchie/Carroll)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2021-052 be approved as submitted, subject to the following conditions:

- a) 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,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than November 30, 2023. If the alterations are not completed by November 30, 2023, 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 HP2021-052 is approved in accordance with the submitted Application, subject to the following conditions:

- a) 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,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than November 30, 2023. If the alterations are not completed by November 30, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Approval:

Staff Approval: *Chloe Richer*

Chloe Richer
Cultural Heritage Planner

CT/AF
SPM/MGR Initials

Authorized:

Steve Robichaud

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

HCD Plan Excerpts

4.0 Guidelines for Alterations, Additions and New Construction

4.2.1 Guiding Principles

Design features of the building and site and historic building materials should be maintained and enhanced.

4.2.4 Roofs

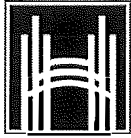
Decorative roof features and original roofing materials should be retained, conserved and if appropriate, restored.

Ensure that vents, skylights and new roofing materials are sympathetic in material and that they are discretely placed out of general view from the street and public right-of-way.

Appendix: Conservation Practice Advisory Notes

1.5 Roofing

There are four main types of roofing materials: wooden shingles, slate, metal and bitumen. Historically, wooden shingles were the most common roofing material... Today, asphalt shingle roofing is used almost universally throughout the district. Metal roofing, slate and split cedar shakes should be avoided since they are not representative of the historic roofing materials used in the district.



Hamilton

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Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 1291
Fax: 905-540-5611

FILE: HP2021-059

December 17, 2021

7.1(b)

David Mills
c/o Megan Hobson CAHP
15 Inglewood Drive
Hamilton, ON
L8P 2T2

Re: Heritage Permit Application HP2021-059: Repairs to Solarium at 15 Inglewood Drive, Hamilton (Ward 2) (By-law No. 17-224)

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 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 HP2021-059 is approved for the designated property at 15 Inglewood Drive, in accordance with the submitted Heritage Permit application for the following alterations:

- To repair the existing solarium including:
 - Window replacement;
 - Masonry repairs; and,
 - Installation of eavestrough.

Subject to the following conditions:

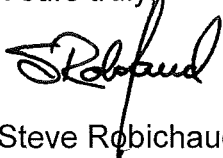
- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2023. If the alterations are not completed by December 31, 2023, then this approval expires as of that date and no 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 Ontario Land Tribunal 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 Amber Knowles, Cultural Heritage Planner, at 905-546-2424 ext. 1291, or via email at Amber.Knowles@hamilton.ca

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Amber Knowles, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Lisa Kelsey, Legislative Coordinator
Councillor Jason Farr, Ward 2

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2021-059

ADDRESS: 15 Inglewood Drive, Hamilton

Owner: David Mills

Applicant / Agent: Megan Hobson

Description of proposed alterations:

- To repair the existing solarium including:
 - Window replacement;
 - Masonry repairs; and,
 - Installation of eavestrough.

Reasons for proposed alterations:

- Deterioration of mortar joints and window frames due to moisture from lack of eavestrough; and,
- Rotting wood window frames need replacement.

Documentation submitted with application:

- Solarium report prepared by Megan Hobson, CAHP; and,
- Supplementary documentation:
 - Window specifications;
 - Masonry repairs quotes; and,
 - Eavestrough installation details.

Staff assessment:

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

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the Designation By-law, in this case By-law No. 17-224.

The applicant proposes to repair the existing solarium including replacing six windows with wood windows with aluminum exterior finish, repairing the masonry wall, and installing an eavestrough to redirect water away from the building.

Minimal “disruption effects” are expected to the heritage context of the property as a result of this work. The proposed repairs and installation of the eavestrough will be located out of view from the public right of way and increase the solarium’s visual appeal and structural integrity. The proposed work will be sympathetic to the overall heritage character of the property.

There will be minimal “displacement effects” to the subject property as a result of this work. Due to the current condition of the masonry and windows, the proposed repairs and installation of the eavestrough will ensure that the windows and masonry do not experience further deterioration.

Staff are supportive of the application as it will repair heritage attributes of the property with sympathetic materials. The proposed repairs will increase the visual appeal and structural integrity of the solarium and will prevent further rot and deterioration by directing moisture away from the building.

Key dates:

Notice of Complete Application: December 7, 2021
Sub-committee meeting date: December 14, 2021

Sub-committee comments and advice:

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

(Ritchie/MacLaren)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-059 be approved as submitted, subject to the following conditions:

- a) 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,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2023. If the alterations are not completed by December 31, 2023, 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 HP2021-059 is approved in accordance with the submitted application, subject to the following conditions:

- a) 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,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2023. If the alterations are not completed by December 31, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Approval: _____

Staff Approval: _____
Amber Knowles

____ SM/AF ____

Amber Knowles
Cultural Heritage Planner

SPM/MGR Initials

Authorized: _____
Steve Robichaud

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Part IV Designation By-law No. 17-224**Description of Historic Place**

Inglewood is located on the south side of Inglewood Drive. The property is nestled at the foot of the Niagara Escarpment, however, it is still sufficiently elevated to capture a view of the Hamilton city center. The property was originally part of a larger, 12-acre estate and is the oldest building in the residential neighborhood. The key resource is a large two-and-a-half storey, stone building built circa 1850 in the Gothic Revival architectural style on an irregular plan. The building has many decorative features which accentuate its Gothic Revival style. The property is accessed by a driveway located on Inglewood Drive, however, there is also an entrance to the rear of the property off James Mountain Road; the latter driveway is part of the circulation pattern of the original estate. The property is currently divided into five separate dwelling units.

Designated Features:

- The projecting triple bay window of the solarium room located on the south-east corner.



Hamilton

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Fax: 905-540-5611

FILE: HP2021-057

December 21, 2021

The Trustees of the Manse Property
of the Presbyterian Congregation of
MacNab Street Presbyterian Church
c/o Kenneth Post (Trustee)
114-116 MacNab Street South
Hamilton, ON
L8P 3C3

7.1(c)

**Re: Heritage Permit Application HP2021-057:
Installation of Eavestrough, Masonry Repointing and Reinforcing Exterior
Wall at 114-116 MacNab Street South (Ward 2) (By-law No. 90-144)
(MacNab-Charles HCD)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 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 HP2021-057 is approved for the designated property at 114-116 MacNab Street South, in accordance with the submitted Heritage Permit application for the following alterations:

- To repoint and consolidate the wall core of the north wall of Johnston Hall, adding anchors and vertical structural steel tied back to existing Johnston Hall attic steel structure; and,
- Exterior will be repointed and new eavestrough installed on west side of building.

Subject to the following conditions:

- a) 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;
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2023. If the alterations are not completed by December 31, 2023, then this approval expires as of that date and no

**Re: Heritage Permit Application HP2021-057:
Installation of Eavestrough, Masonry Repointing and
Reinforcing Exterior Wall at 114-116 MacNab Street
South (Ward 2) (By-law No. 90-144) (MacNab-Charles
HCD)**

**December 21, 2021
Page 2 of 2**

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

Please note that this property is designated under Part V 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 Ontario Land Tribunal 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 Stacey Kursikowski, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at Stacey.Kursikowski@hamilton.ca

Yours truly,

Anita Digitally signed
by Anita Fabac
Date:
Fabac 2021.12.21
15:13:26 -05'00'

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Stacey Kursikowski, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Lisa Kelsey, Legislative Coordinator
Councillor Jason Farr, Ward 2

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2021-057
ADDRESS: 114-116 MacNab Street South, Hamilton

Owner: The Trustees of the Manse Property of the Presbyterian Congregation of MacNab Street Presbyterian Church and Trustee of the Presbyterian Congregation of MacNab Street Church

Applicant / Agent: Kenneth Post, Trustee

Description of proposed alterations:

- To repoint and consolidate the wall core of the north wall of Johnston Hall, adding anchors and vertical structural steel tied back to the existing Johnston Hall attic steel structure; and,
- Exterior will be repointed and new eavestrough installed on west side of building.

Reasons for proposed alterations:

- Outward rotation and bulge in northern wall of Johnston Hall pose some risk of failure.

Documentation submitted with application:

- Investigation and Assessment Report, prepared by J. G. Cooke & Associates Ltd. Consulting Engineers, dated February 27, 2020;
- Plans showing north wall stabilization scope of work; and,
- Photographs of exterior wall and eavestrough.

Staff assessment:

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

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the Designation By-law, in this case, the MacNab-Charles Heritage Conservation District (HCD) Plan (By-law No. 90-144).

The applicant proposes to repoint and consolidate the wall core of the north wall of Johnston Hall, adding anchors and vertical structural steel tied back to the existing Johnston Hall attic steel structure, and to repoint the exterior of that portion of the Hall and install an eavestrough on the west side of the building.

Minimal “disruption effects” are expected to the heritage context of the property. The proposed repairs and installation will increase the building’s safety and structural integrity in order to restore a major portion of the original heritage character of the property, resulting in the same exterior visual appearance but ensuring the safety and preservation.

There will be minimal “displacement effects” to the subject property as a result of this work. The proposed repairs are necessary due to the potential risk of failure of the northern wall of Johnston Hall.

Staff are supportive of the application as it will mitigate the risk of wall failure, will prevent further deterioration to the exterior masonry, and the work is vital in ensuring the long-term preservation of the heritage resource.

Key dates:

Notice of Complete Application: December 13, 2021
Sub-committee meeting date: December 14, 2021

Sub-committee comments and advice:

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

(Burke / Dent)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2021-057 be approved as submitted, subject to the following conditions:

- a) 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,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2023. If the alterations are not completed by December 31, 2023, 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 HP2021-057 is approved in accordance with the submitted application, subject to the following conditions:

- a) 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

Part V Designation By-law No. 90-144

2.1 Architectural Policies

2.1.1 Preservation

Given that the Heritage District's primary purpose is to save and protect its significant historic architecture from demolition, Council should strongly support the preservation of all buildings rated in Category A and B in the MacNab-Charles Districts.

2.1.2. Restoration

It is also the aim of the Heritage Designation to encourage improvement of the District's historic properties through restoration, i.e. the accurate replacement of missing architectural features, by:

- a) encouraging property owners to apply for available Heritage Funding programs for restoration projects;
- b) encouraging property owners to use documented evidence and appropriate materials, methods, and finishes in all restoration projects (a requirement of Heritage Funding).

2.1 Architectural Guidelines for Restoration

I. Masonry: brick, stone, stucco and mortar

Recommended

- Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.
- Repointing only those mortar joints where there is evidence of moisture problems, or when sufficient mortar is missing to allow water to stand in the mortar joint.

Not Recommended

Applying waterproof or water repellent coatings, or surface consolidation treatments, unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive and can accelerate deterioration of the masonry.

Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.



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Phone: 905-546-2424, Ext. 7163
Fax: 905-540-5611

FILE: HP2021-056

December 24, 2021

7.1(d)

George Nakamura
c/o Duy Nguyen (N-Squared Designs)
118 St. Clair Avenue
Hamilton, ON
L8M 2N7

**Re: Heritage Permit Application HP2021-056:
Proposed Implementation of Repairs to Second Storey Enclosed Balcony
and Exterior Cladding at 118 St. Clair Avenue, Hamilton (Ward 3) (By-law
No. 86-125)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 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 HP2021-056 is approved for the designated property at 118 St. Clair Avenue in accordance with the submitted Heritage Permit Application for the following alterations:

- Rebuild second level enclosed porch, including:
 - To remove the metal ladder style support posts and replace with triple columns;
 - To remove the exterior second floor walls and rebuild and reframe with the same size, shape and openings;
 - Windows will be wood replacements;
 - Existing trim to be replicated and painted poplar; and,
- Exterior cladding materials (second level enclosed porch and front dormer) to be Celect Cellular Composite Siding by Royal.

Subject to the following conditions:

- a) 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

**Re: Heritage Permit Application HP2021-056:
Proposed Implementation of Repairs to Second
Storey Enclosed Balcony and Exterior Cladding at 118
St. Clair Avenue, Hamilton (Ward 3) (By-law No. 86-
125)**

**December 24, 2021
Page 2 of 2**

Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;

- b) Installation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2023. If the alterations are not completed by December 31, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton; and,
- c) That the selection of cladding shall match the existing wood shakes in texture and colour, 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.

Please note that this property is designated under Part V 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 Ontario Land Tribunal 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 Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at Chloe.Richer@hamilton.ca.

Yours truly,

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chloe Richer, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Lisa Kelsey, Legislative Coordinator
Councillor Nrinder Nann, Ward 3

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2021-056
ADDRESS: 118 St. Clair Avenue, Hamilton

Owner: George Nakamura
Applicant / Agent: Duy Nguyen (N-Squared Designs)

Description of proposed alterations:

- Rebuild second level enclosed porch, including:
 - To remove the metal ladder style support posts and replace with triple columns;
 - To remove the exterior second floor walls and rebuild and reframe with the same size, shape and openings;
 - Windows will be wood replacements;
 - Existing trim to be replicated and painted poplar; and,
- Exterior cladding materials (second level enclosed porch and front dormer) to be Celect Cellular Composite Siding by Royal.

Reasons for proposed alterations:

- Deterioration of exterior walls due to aging materials.

Documentation submitted with application:

- Window specifications;
- Celect Cellular Composite Siding brochure;
- Photographs of exterior deterioration;
- Photographic example of cladding of neighbouring property; and,
- Building elevations and floor plans.

Staff assessment:

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

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the Reasons for Designation mentioned in the Designation By-law, in this case the St. Clair Avenue Heritage Conservation District Plan (By-Law No. 86-125).

The applicant proposes to rebuild the second level enclosed porch due to deterioration from aging materials. This includes removing the metal ladder support posts and replacing with triple wood columns, removing the exterior second floor walls and rebuilding and reframing with the same size, shape and openings and replicating the existing trim (to be painted poplar). The exterior cladding materials for the second level enclosed porch and front dormer are proposed as Celect Cellular Composite Siding by Royal 7" shake.

Moderate "disruption effects" are expected to the heritage context of the property as a result of this work. The use of a composite cladding will result in the loss of the wooden fish scale pattern of shingles in the front dormer. The best conservation practice would be to replace with in-kind materials, however, if composite cladding is to be installed, the final selection of cladding materials must be determined in consultation with Cultural Heritage Planning staff, and a cladding material resembling wood in texture and colours is required. This has been included as Condition No. 3 of the application.

There will be minimal "displacement effects" to the subject property as a result of this work. Due to the current condition of the second storey porch, trim, and cladding, the proposed repairs will ensure that the property does not experience further deterioration. Aspects of the proposed repairs will increase the visual appeal of the property from public view. For example, the existing metal ladder support posts will be replaced with wood columns and the windows will be wooden replacements, in keeping with the character of the Heritage Conservation District.

Staff are supportive of the application as it will repair and replace the heritage features of the property in like-for-like materials, with the exception of the proposed Celect Cellular Composite Siding, generally maintaining the character of the property and St. Clair Avenue Heritage Conservation District.

Key dates:

Sub-committee meeting date: December 14, 2021
Notice of Complete Application: December 10, 2021

Sub-committee comments and advice:

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

(Priamo / Carroll)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2021-056 be approved as submitted, subject to the following conditions:

- a) 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;

- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2023. If the alterations are not completed by December 31, 2023 then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton; and,
- c) That the applicant will work with city staff on a selection of cladding that matches the existing wood shakes in texture and colour.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2021-056 is approved in accordance with the submitted application, subject to the following conditions:

- a) 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;
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2023. If the alterations are not completed by December 31, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton; and,
- c) That the selection of cladding shall match the existing wood shakes in texture and colour, 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.

Approval:

Staff Approval: Chloe Richer _____ CT _____
Chloe Richer SPM/MGR Initials
Cultural Heritage Planner

Authorized: _____
Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Excerpt from St. Clair Avenue HCD Planning Study and Plan

10.3.4 Building

Restoration of the original features of the building will be encouraged.

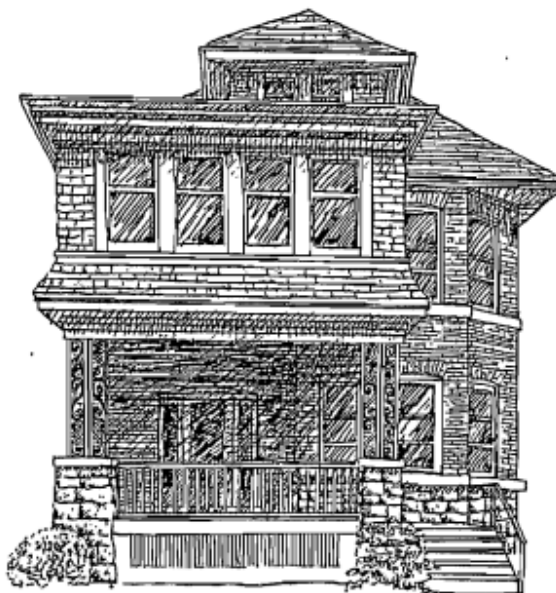
Authentic materials such as brick, stone and wood, to reflect the texture of the area, will be encouraged. Original or similar materials and colours will be used.

Proportions and designs of windows and doors of the original structures will be maintained for additions alterations and replacements.

HIPPED-ROOF BOX

118 St. Clair Avenue (Built 1914)

An immediately apparent feature of this building is the shingled, second storey enclosed porch. It was originally supported by two clusters of three columns. The shingling is continued in the dormers with a row of fish scale shingles adding a further pattern. The stone foundations extending to the lower sill ledges of the bay corner is echoed in the stone support piers of the porch.



Inventory & Research Working Group

Meeting Notes

Monday, July 20, 2020 (6:00 pm)

City of Hamilton Webex Virtual Meeting

Present: Janice Brown (Chair); Ann Gillespie (Secretary); Alissa Denham-Robinson; Graham Carroll; Lyn Lunsted; Chuck Dimitry; Brian Kowalesicz; Rammy Saini

Regrets: Jim Charlton; Joachim Brouwer

Also present: Miranda Brunton (City of Hamilton Cultural Heritage Planner)

David Addington (City of Hamilton Cultural Heritage Planner)

Alissa Golden, Heritage Project Specialist

1. Chair's Remarks

Janice welcomed all able to join the first virtual meeting since the COVID-19 lockdown in mid March. Item 10 was moved up to allow Alissa Golden to make her presentation and then leave the meeting.

2. Declarations of Interest

There were no declarations of interest.

3. Review and Approval of Meeting Notes, 24 February 2020

Approved with minor amendments.

4. Ancaster Village and Beasley Neighbourhood Volunteer Inventory Projects – Alissa Golden

Alissa reported that she has been working with Bob Maton, representing the Ancaster Village Heritage Community and Carol Priamo, representing the Beasley Neighbourhood Association, to oversee volunteer inventory projects. The goal is for volunteers in both groups is to obtain guidance from Cultural Heritage Planning staff in order to complete Built Heritage Inventory and Preliminary Evaluation forms, as used by the I & R Working Group. These will be reviewed by the I & R Working Group before the end of 2020. Alissa concluded that this is a positive pilot project in terms of City and community collaboration and that she will be making a presentation to each group to cover general procedures.

5. Grace Lutheran Church, 1107 Main Street West – presentation by David Addington

At the last Policy & Design (P & D) Working Group meeting, a Cultural Heritage Impact Assessment prepared by Metropolitan Design Ltd. was presented for a proposal to replace the existing *inventoried* Grace Lutheran Church with a 15-story mixed-use (predominantly residential) building. The original relatively small church is a very late example of the Gothic Revival style with simplified detailing, designed by the noted architectural firm, William R. Souter and Associates and built in 1959. In 1970, the original limestone building was enlarged by a parish hall extension, possibly designed by the same firm. The building complex is situated on a spacious landscaped lot bounded to the west by Cline Avenue South, to the east by Dow Avenue and to the south by the large building complex of the Adas Israel Synagogue. The front façade of Grace Lutheran Church faces and sits parallel to Cline Avenue South; the north façade is angled to Main Street.

The developer's intent is to demolish the entire building complex except for the front façade, which will be dismantled and reassembled as a corner entrance to the new building, as shown on the architectural rendering provided by David. (see Appendix 'A') Members of the P & D Working Group were concerned about the treatment of the heritage building and the conclusions of the consultant's report, which endorsed the proposed development, despite identifying a number of heritage attributes (both exterior and interior), most of which would not be preserved. The initial proposal was sent back for revisions in response to the P & D Working Group's request that a more significant portion of the 1959 church be incorporated into the new development. In the meantime, the proposal was referred to the I & R Working Group for comments and consideration for listing the church property on the Heritage Register.

COMMENTS

- The consultant's report noted many heritage attributes but then supported keeping only the façade (see Appendix 'A').
- The 1959 church, with its tall slim steeple, is a visual landmark.
- In summary, the consultants' analysis does not align with their Recommendations and Conservation Strategy. The proposed new development, incorporating only the church façade, salvaged beams, stone base and "cut limestone accents" does not protect the design integrity of the historic church. (see Appendix 'A')

1. Update on Gothic Revival Houses on Hamilton Mountain

Chuck requested that the former Young family residence at 311 Rymal Road East also be included in the batch recommendation to add the Gothic Revival houses to the Heritage Register. For background, see item 8 of the I & R WG notes for November, 25th, 2019. Chuck will undertake the research for a recommendation to list this property on the Heritage Register. Summary paragraphs for all five Gothic Revival houses and 311 Rymal Road East must be completed to accompany the completed inventory forms, in order for a recommendation to be made to the HMHC. Whether any of these properties should also be added to the Designation Work Plan needs to be determined.

2. Updates on Places of Education Inventory Work

- Ward 3: Janice reported that Jim Charlton had photographed 13-14 of the Places of Education for her; research and inventory/ evaluation forms have been completed by McMaster student, Jade Laird on Memorial and Adelaide Hoodless elementary schools. Work 0in progress: the former Robert Land Elementary School (now the Eva Rothwell Centre), the former Cathedral Boys' School and the former Provincial Institute of Technology building (now Mission Services).
- The main obstacles to progress for other members were either other priorities (such as another I & R WG project) or the need for access to archives and libraries to complete the research, all of which have been shut down since mid-March.

1. Hoodless Carriage House, 24 Blake Street, Hamilton

This item was deferred to the next meeting, when Ann will have her Inventory Form and Heritage Evaluation completed.

2. Update on Places of Worship Inventory Work

Ann reported that during the COVID-19 lock-down, she had been working on completing the inventory work for the 8 non-designated, pre-1967 Places of Worship in Dundas. All of the information from the forms initially filled out by hand has been digitized, additional photos taken where needed, and further research completed from home-based and web resources, with assistance of the archivist at the Dundas Museum & Archives. Her goal is to complete a Preliminary Evaluation for each of the above 8 places of worship for the September meeting of the I & R Working Group.

3. Policy and Administration – Work Plan for HMHC Working Groups

The HMHC has been requested by Loren Kolar, Legislative Co-ordinator, to ask its working groups for work plans for the balance of 2020. Alissa D-R offered to send Janice a template for this report based on the one she is preparing for the P & D Working Group.

4. Other Business: Proposed Heritage Conservation District in Corktown

Graham brought to our attention an area with a significant number of 19th century residences in the vicinity of the Ferguson Pumping Station and an adjacent 5-unit Victorian rowhouse (both designated under the Ontario Heritage Act) located at the foot of Ferguson Avenue South and provided a virtual tour of these buildings as well as a number of residences on the adjacent Patrick and Foster streets. He then suggested that an area including these two streets and the two designated properties might be considered for designation as a *heritage conservation district* under Part V of the OHA.

COMMENTS

- Staff suggested that Graham start with some basic research and focus on a few properties with sufficient architectural/ heritage value to first list on the Heritage Register.
- Difficulties in finding the funds and staff resources to undertake a full heritage conservation district study were noted.
- The Corktown Neighbourhood Association could be engaged to undertake a “Volunteer Led Inventory”, similarly to what is being done for Ancaster Village and the Beasley Neighbourhood.

1. Adjournment and Next Meeting Date

The meeting was adjourned at 7:20.

Next virtual meeting: **Monday, August 24th, 6 p.m. -**



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Hamilton Municipal Heritage Committee
COMMITTEE DATE:	January 21, 2022
SUBJECT/REPORT NO:	Heritage Permit Application HP2021-055, Under Part V of the <i>Ontario Heritage Act</i> , to Permit New Cladding (Indiana Split Veneer Limestone) Installed Without a Heritage Permit Along the Front of the Garage Structure, 124 St. Clair Avenue, Hamilton (PED22044) (Ward 3)
WARD(S) AFFECTED:	Ward 3
PREPARED BY:	Chloe Richer (905) 546-2424 Ext. 7163
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That Heritage Permit Application HP2021-055, to permit new cladding (Indiana Split Veneer Limestone) installed without a Heritage Permit along the front of the garage structure, for the lands located at 124 St. Clair Avenue, be **approved**.

EXECUTIVE SUMMARY

The subject property at 124 St. Clair Avenue (see Appendix "A" attached to Report PED22044) is designated under Part V of the *Ontario Heritage Act* by By-law No. 86-125 attached as Appendix "B" to Report PED22044.

The Application proposes to permit new cladding (Indiana Split Veneer Limestone) installed without a Heritage Permit along the front of the garage structure to repair damage from a fallen tree. Photographs of the garage indicating the former brick cladding and new Indiana Split Veneer Limestone cladding are included in the Heritage Permit Application report prepared by EFI Global, dated November 11, 2021, and

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SUBJECT: Heritage Permit Application HP2021-055, Under Part V of the Ontario Heritage Act, to Permit New Cladding (Indiana Split Veneer Limestone) Installed Without a Heritage Permit Along the Front of the Garage Structure, 124 St. Clair Avenue, Hamilton (PED22044) (Ward 3) - Page 2 of 8

submitted by the Application. This report can be found attached as Appendix “C” to Report PED22044; see pages 5-9.

The *Ontario Heritage Act* requires that Council make a decision on a Heritage Permit Application within 90 days of the issuance of a Notice of Complete Application. If no decision is reached within the 90-day timeframe, Council shall be deemed to consent to the Application. The subject Application’s 90-day timeframe will be reached on March 8, 2022.

The Heritage Permit Review Subcommittee of the Hamilton Municipal Heritage Committee (HMHC) reviewed the subject Application on December 14, 2021 and January 18, 2022. At their meeting on January 18, 2022, the Subcommittee recommended denial of the Application as the new cladding is not in keeping with the character of the St. Clair Avenue Heritage Conservation District (HCD). When a Heritage Permit Application is recommended for denial by the Subcommittee, the Application is subject to Council decision.

Should the Application have been received prior to the alterations having occurred, staff would have recommended a more complimentary cladding be installed. Staff are supportive of the Application to permit the installation of the existing new cladding as there is no documentation that speaks to the garage having significant historical value other than its general contribution to the overall character of the property and the HCD, and the garage is located at the rear of the property. As such, staff recommend approval of the Heritage Permit Application.

Alternatives for Consideration – See Page 7

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: This Heritage Permit Application has been processed and considered within the context of the applicable legislation.

Section 42 (1) of the *Ontario Heritage Act* states that:

“No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:

SUBJECT: Heritage Permit Application HP2021-055, Under Part V of the Ontario Heritage Act, to Permit New Cladding (Indiana Split Veneer Limestone) Installed Without a Heritage Permit Along the Front of the Garage Structure, 124 St. Clair Avenue, Hamilton (PED22044) (Ward 3) - Page 3 of 8

1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property; and,
2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure. 2005, c. 6, s. 32 (1).”

Section 42 (4) of the *Ontario Heritage Act* states that:

“Within 90 days after the notice of receipt is served on the applicant under subsection (3) or within such longer period as is agreed upon by the applicant and the council, the council may give the applicant,

- (a) The permit applied for;
- (b) Notice that the council is refusing the Application for the permit; or,
- (c) The permit applied for, with terms and conditions attached. 2005, c. 6, s. 32 (3).”

With respect to the delegation of Council’s approval authority, Section 42 (16) of the *Ontario Heritage Act* states that:

“The council of a municipality may delegate by by-law its power to grant permits for the alteration of property situated in a heritage conservation district designated under this Part to an employee or official of the municipality if the council has established a municipal heritage committee and consulted with it before the delegation. 2005, c. 6, s. 32 (6).”

HISTORICAL BACKGROUND

This Heritage Permit Application (HP2021-055) was received on November 11, 2021 and the Notice of Complete Application was issued on December 8, 2021.

The Heritage Permit Review Subcommittee of the HMHC reviewed the subject Application on December 14, 2021 and deferred it.

The Heritage Permit Review Subcommittee of the HMHC reviewed the subject Application again on January 18, 2022 and recommended denial of the Application.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Urban Hamilton Official Plan

Volume 1, Section 3.4 – General Cultural Heritage Policies of the Rural Hamilton Official Plan (RHOP) states that the City shall:

- “B.3.4.2.1(a) Protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes for present and future generations;
- e) Encourage the ongoing care of individual cultural heritage resources and the properties on which they are situated together with associated features and structures by property owners and provide guidance on sound conservation practices; and,
- h) Conserve the character of areas of cultural heritage significance, including designated heritage conservation districts and cultural heritage landscapes, by encouraging those land uses, development and site alteration activities that protect, maintain and enhance these areas within the City.
- B.3.4.2.1 (i) Use all relevant provincial legislation, particularly the provisions of the *Ontario Heritage Act*, the *Planning Act* R.S.O., 1990 c. P.13, the *Environmental Assessment Act*, the *Municipal Act*, the *Niagara Escarpment Planning and Development Act*, the *Cemeteries Act*, the *Greenbelt Act*, the *Places to Grow Act* and all related plans and strategies in order to appropriately manage, conserve and protect Hamilton’s cultural heritage resources.”

These policies from the Urban Hamilton Official Plan (UHOP) demonstrate Council’s commitment to the identification, protection, and conservation of cultural heritage resources, and the recommendations of this Report meet the intent of these policies.

RELEVANT CONSULTATION

Heritage Permit Review Subcommittee

Pursuant to Sub-sections 28 (1) of the *Ontario Heritage Act* and the Council approved Heritage Permit Process (PED05096), the HMHC advises and assists Council on matters relating to Part IV and V of the *Ontario Heritage Act*.

SUBJECT: Heritage Permit Application HP2021-055, Under Part V of the Ontario Heritage Act, to Permit New Cladding (Indiana Split Veneer Limestone) Installed Without a Heritage Permit Along the Front of the Garage Structure, 124 St. Clair Avenue, Hamilton (PED22044) (Ward 3) - Page 5 of 8

The Heritage Permit Review Subcommittee of the HMHC reviewed the subject retroactive Application for at a meeting held on December 14, 2021. After a presentation and question and answer period with the Applicant's agent, the Subcommittee passed a motion to recommend deferral of the Application as submitted, to provide the home owner the chance to meet with staff and the opportunity to agree to installing an alternate, compatible cladding material.

"That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2021-055 be deferred until a future meeting of the sub-committee to allow the owner to consider removal of the existing limestone veneer cladding and installation of an alternative cladding on the front façade of the garage structure that is in keeping with the character of the St. Clair Avenue Heritage Conservation District."

The Application returned to the Subcommittee on January 18, 2022. The home owner and their agent had the opportunity to meet with staff prior to the Subcommittee meeting and advised they were not in support of removing the existing cladding and installing a new and alternative cladding material.

The home owner provided further details regarding the history of the work completed without a Heritage Permit Application, which was initiated as a result of damage from a tree impact in October 2020. A third party was retained by the home owner's insurance company for the purpose of applying for applicable City of Hamilton permits. The original work was scoped to the roof of the garage structure and a Heritage Permit was not required as the replacement used in-kind materials. The Heritage Permitting approval process was not followed at the time of the alteration to the front cladding of the garage.

At its meeting on January 18, 2022, the Subcommittee recommended that the Application be denied.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The subject lands at 124 St. Clair Avenue contain a two-and-a-half storey Hipped-Roof Box style dwelling with Tudor elements and detached garage, both constructed in 1915. The detached garage is the subject of the retroactive Heritage Permit Application. The brick cladding on the garage, which was removed prior to installation of the new cladding (Indiana Split Veneer Limestone), dated to the 1990s as stated by the applicant at the January 18, 2022, Subcommittee meeting.

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SUBJECT: Heritage Permit Application HP2021-055, Under Part V of the Ontario Heritage Act, to Permit New Cladding (Indiana Split Veneer Limestone) Installed Without a Heritage Permit Along the Front of the Garage Structure, 124 St. Clair Avenue, Hamilton (PED22044) (Ward 3) - Page 6 of 8

Heritage Permit Application (HP2021-055) proposes the following alterations:

- Permit new cladding (Indiana Split Veneer Limestone) installed without a Heritage Permit along the front of the garage structure.

Staff deemed the Application comprehensive and complete on December 8, 2021.

Key factors that are considered in the evaluation of any change affecting a heritage resource 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.

In the consideration of any Heritage Permit Application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the objectives and policies of the St. Clair Heritage District Planning Study and District Plan.

Key objectives and policies of the St. Clair Heritage District Planning Study and District Plan include:

- 8.2.1. **Positive Design Features** “The setback and design of most of the private garage structures.”
- 10.3.4. **Building** “Restoration of the original features of the building will be encouraged.”
- 10.3.4. **Building** “Authentic materials such as brick, stone and wood, to reflect the texture of the area, will be encouraged. Original or similar materials and colours will be used.”
- 10.3.4. **Building** “Unauthentic materials such as plastics and aluminium will be discouraged.”

There will be minimal “displacement effects” to the subject property as a result of this work. The brick cladding of the garage that has been removed was not a historic cladding material; it was a popular type of brick in the 1970s and 1980s added to the structure in the 1990s, as per the engineer’s report provided by the home owner (see Appendix “C” attached to Report PED22044).

Moderate “disruption effects” are expected to the heritage context of the property. The front of the garage structure is not being restored as a best heritage conservation

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practice. There will be the introduction of a new cladding material that is generally incompatible with the texture of the existing house on site, though the brick that was removed from the garage was not a heritage brick. The new cladding is a stone veneer that is more similar to the sills of the existing house than a plastic or aluminium material would be, two materials that are identified as unauthentic in the St. Clair Heritage District Planning Study and District Plan. Though its construction date appears to be in line with the construction date of the dwelling, the garage does not appear to have significant historical value other than its general contribution to the overall character of the property and the HCD. Further, it is located to the rear of the property.

Though the best heritage conservation practice would be to remove the new cladding and restore the original front of the garage structure, staff met with the home owner and their agent to encourage this option, which is not the approach the home owner wishes to take. Staff recommend an approach emphasizing public education around the Heritage Permit approval practice occur in place of denial of the Heritage Permit Application. Of special consideration is that it appears an error was made by the third party overseeing the broader City of Hamilton permitting process in not applying for a Heritage Permit prior to the alterations, and the home owner was not involved due to the nature of the insurance claim context. In addition, though further investigation would be required, it is possible that original historic building materials are preserved under the existing new cladding, and a future alteration could be the removal of the new cladding and restoration of the front façade of the garage structure. As such, staff are not in support of the recommendation of the Heritage Permit Review Subcommittee to deny the Heritage Permit Application.

Conclusions:

Staff are of the opinion that the Heritage Permit Application (HP2021-055) can be supported, though there is deviation from the best practices of the St. Clair Heritage District Planning Study and District Plan, as displacement effects are minimal. Staff acknowledge that approval would result in moderate disruption effects. As such, staff recommend that the Heritage Permit Application be approved.

ALTERNATIVES FOR CONSIDERATION

(1) Refuse the Heritage Permit Application.

HMHC may advise Council to refuse this Application. This is not being recommended.

SUBJECT: Heritage Permit Application HP2021-055, Under Part V of the Ontario Heritage Act, to Permit New Cladding (Indiana Split Veneer Limestone) Installed Without a Heritage Permit Along the Front of the Garage Structure, 124 St. Clair Avenue, Hamilton (PED22044) (Ward 3) - Page 8 of 8

(2) Approve the Heritage Permit with Conditions.

HMHC may advise Council to approve this Application with conditions of approval. This is not being recommended.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Built Environment and Infrastructure

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

Culture and Diversity

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” - Location Map

Appendix “B” - By-law No. 86-125

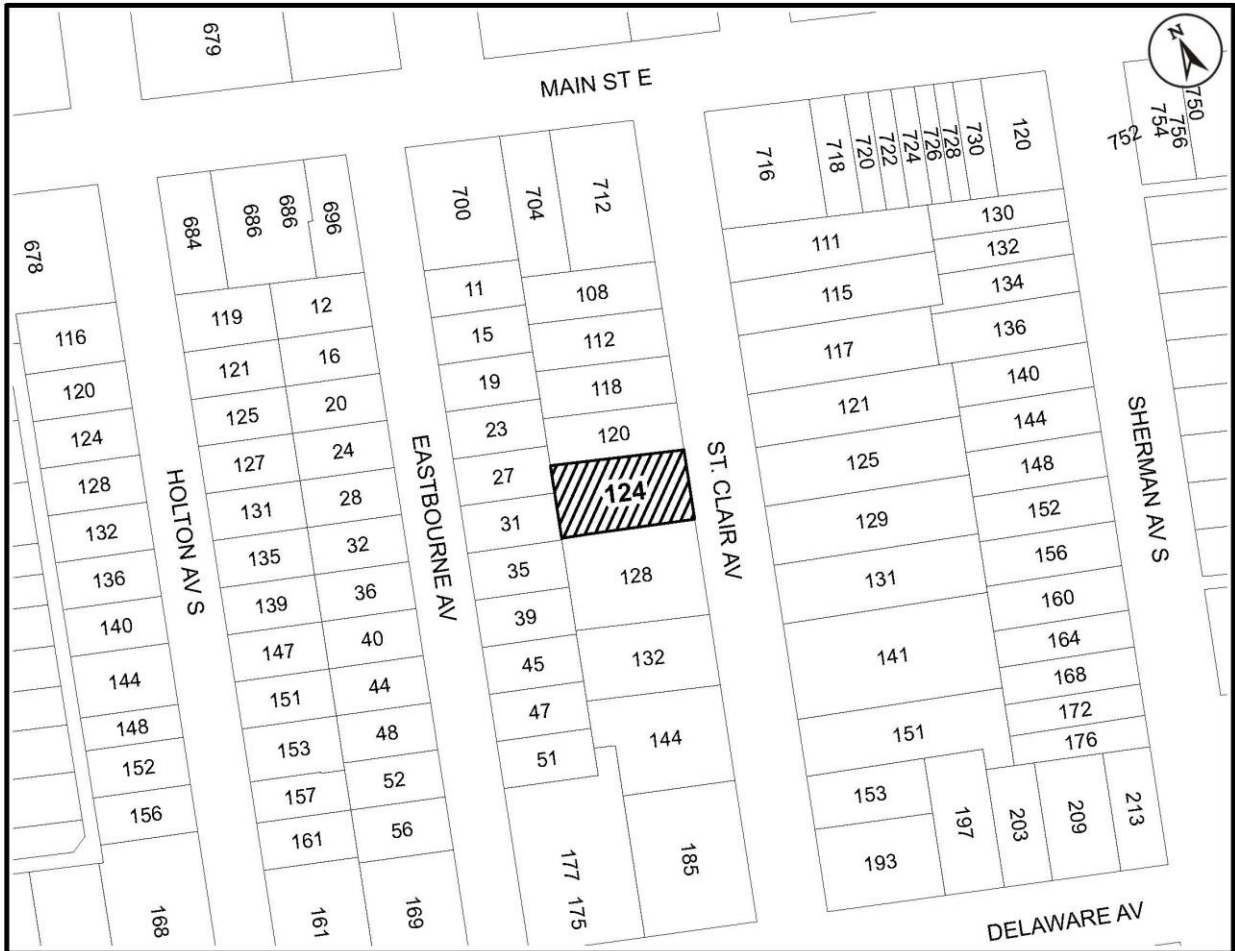
Appendix “C” - Heritage Permit Application Report Prepared by EFI Global, Dated November 11, 2021

CR:sd

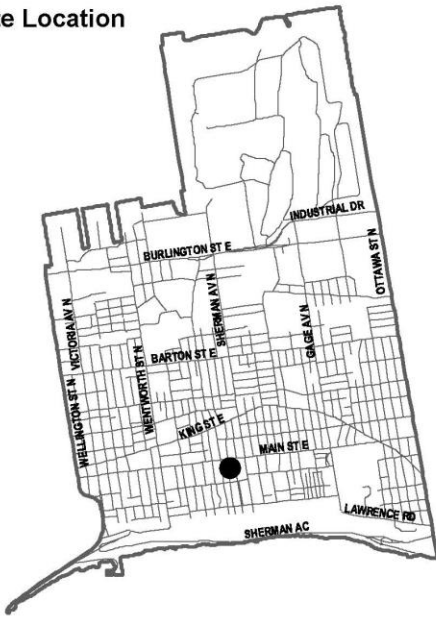
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● Site Location



Key Map - Ward 3

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
HP2021-055

Date:
January 20, 2022

Appendix "A"

Scale:
N.T.S

Planner/Technician:
CR/AL

Subject Property

 124 St. Clair Avenue

The Corporation of the City of Hamilton

BY-LAW NO. 86-125

To Designate:

**AS A HERITAGE CONSERVATION DISTRICT THE AREA COMPRISED OF
ST. CLAIR AVENUE BETWEEN MAIN STREET EAST AND DELAWARE AVENUE**

WHEREAS subsections 41(1) and 41(3) of The Ontario Heritage Act, R.S.O. 1980, Chapter 337 provide as follows:

41. (1) Subject to subsection (2), where there is in effect in a municipality an official plan that contains provisions relating to the establishment of heritage conservation districts, the council of the municipality may by by-law designate the municipality or any defined area or areas thereof as a heritage conservation district.

(2) A by-law passed under subsection (1) does not come into force without the approval of the Board.

AND WHEREAS By-law No. 85-199, passed on the 24th day of September, 1985, defined the area shown on Schedule "A" thereto as a Heritage Conservation District to be examined for future designation;

AND WHEREAS such examination has been completed;

AND WHEREAS the Official Plan of the City of Hamilton contains provisions relating to the establishment of heritage conservation districts;

AND WHEREAS it is intended to designate the area defined by the said by-law.

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

1. The area shown on Schedule "A" hereto annexed and forming part of this by-law, and comprised in the area defined by By-law No. 85-199, is hereby designated as a Heritage Conservation District.

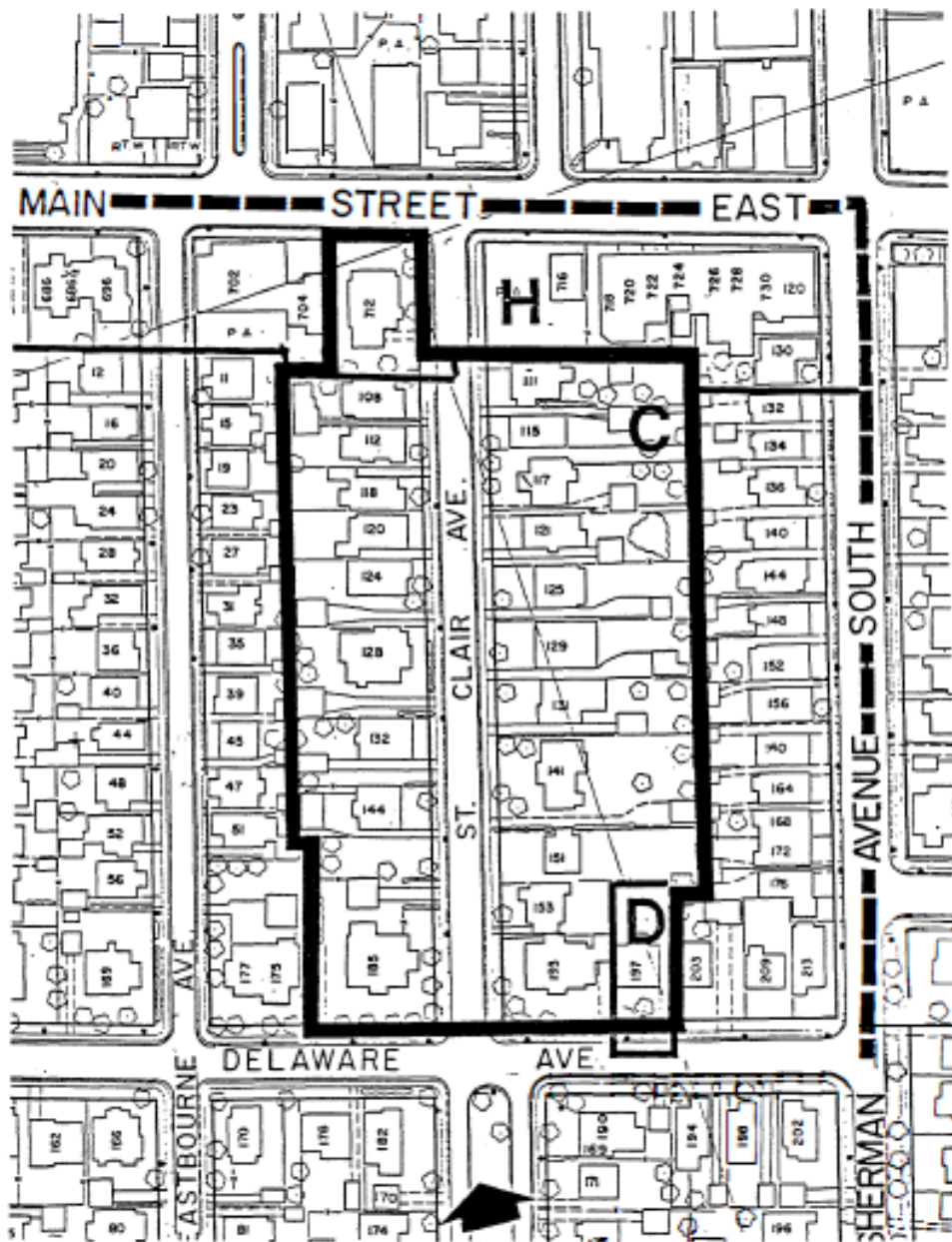
PASSED this 8th day of APRIL A.D. 1986.


City Clerk


Mayor

04/08/86

- 307 -



THIS IS SCHEDULE "A" TO BY-LAW NO. 86-125
PASSED THE 8th DAY OF APRIL 1986

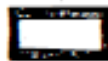
E.A. Simpson
Clerk

A. ...
Mayor

CITY OF HAMILTON
SCHEDULE "A"
MAP FORMING PART OF
BY-LAW NO. 86-125
TO AMEND BY-LAW NO. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



LANDS SUBJECT TO BY-LAW NO. 86-125

North



Scale

N.T.S.

Reference File No.

PS-8-4-5

Date

FEBRUARY 1986

Drawing No.

86-H-29

46 Jackson Street East
Hamilton, ON, L8N 1L1
(905) 524-1523

Heritage Permit Application

EFI Global File No.: 9496 6034 7028

November 11, 2021

Original Building Permit: 20 197441 00 R9: Impact Damage – Accessory Structure

Peter McMillan

Loss Location: 124 St. Clair Avenue, Hamilton, ON

Date of Loss: October 8, 2020

Claim No.: 4033598100

Prepared For:

City of Hamilton

71 Main Street West

Hamilton, ON, L8P 4Y5

Attention: Amber Knowles

Email: Amber.knowles@hamilton.ca

cc. Adam.mancini@intact.net; 3033125748@cc.intact.net

INTRODUCTION:

EFI Global Canada (EFI) was retained by Intact Insurance to assist with a heritage permit for an accessory structure located on the subject address.

We attended site on October 29, 2021 for the purpose of conducting our inspection and reviewing restoration. For the purpose of directional reference, the front of the building is presumed to face due east, toward St. Clair Avenue. We have included an appendix illustrating photographs from our assessment. We have included the original building permit drawings which illustrate a site plan of the property.

BACKGROUND:

The incident building was a detached, single storey accessory building (Photograph 1). The building was constructed using dimensionally framed lumber.

The subject structure was damaged by a tree impact occurrence in October of 2020. EFI global was retained to provide drawings and apply for permit to repair the structure. A permit (Permit No. 20 197441 00 R9) was issued by the City of Hamilton on January 29, 2021. Original repairs for the structure did not include removal and replacement of the front brick masonry.

It was reported to EFI Global in August of 2021 that repairs to the building included replacement of brick masonry along the front face of the building.

The following document serves as a retroactive permit application to accept repairs of the front façade of the accessory structure within the subject address.

INSPECTION:

October 20, 2020

The front façade of the accessory structure consisted of a brown brick installed between door openings. This brick was a type of "Meridian Brick - Heritage Brown" and approximately 36 square feet of brick was installed along the front façade. Images of the original brick have been appended for review (photographs 1-2). At the time of inspection, the structure was damaged. Review of the brick consistency, color and texture provided evidence the brick is not original to the structure / property. The observed brick was a

popular type of brick in the 1970s – 1980s. The brick did not match the brick currently on the primary residential structure, which appears to be original to the building (photograph 3). Further, the method of installation of the accessory structure's original brick is not consistent with historical construction since the brick is installed in a "veneer" type application with the brick being tied back to the superstructure. While not confirmed by EFI Global, it was reported by the installing contractor, ProBert Construction Inc. that the brick was overhanging the supporting foundation by a substantial amount of brick thickness.

October 29, 2021

The new front façade brick was installed using "Indiana Split Veneer Limestone". The veneer was approximately 1" thick and was installed using wire mesh lathe backing. Images of the new front façade have been provided (photographs 4-5). As confirmed by the installing contractor, ProBert Construction Inc., the reasoning for choosing the installed materials was that the material was thinner than the original and could be better supported by the foundation. Further, the new material closely matched the existing primary structure's foundation walls. Additional fascia installation, trim and painting was also performed for the building.

It is unclear why a heritage permit was not applied for prior to conducting the work along the front of the structure. However, it is suspected that the installing contractor is not located in the Hamilton region and would not be aware of any heritage permit requirements. EFI Global was not aware that construction of new materials along the front face of the building occurred until after installation. Further clarification would need to be made by the homeowner and the installing contractor with respect to not obtaining heritage approval.

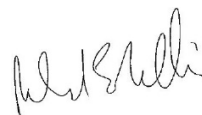
CLOSURE:

We trust that this letter report meets your immediate requirements with respect to heritage application. Should you require more information, please do not hesitate to contact us.

Respectfully submitted,



Ryan Sneek
Professional Engineer



Richard E. Nellis
Senior Reviewer

APPENDIX A

Photographs from Examination



Image 1: Front of Building – Original Brick (October 20, 2020)



Photograph 2: Front Elevation - Original Brick (October 20, 2020)



Photograph 3: Property (October 20, 2020)



Photograph 4: New Wall Application (October 29, 2021)



Photograph 5: New Wall Application Close-up (October 29, 2021)

SITE PLAN FOR 124 ST CLAIR AVE, HAMILTON

REPAIRS TO DAMAGED GARAGE ARE IN PLACE, WITH 1-1 REPLACEMENT OF DAMAGED 4-5 ROOF RAFTER TAILS



Reviewed for Ontario Building Code Compliance.

Subject to Corrections Noted on Plans and Field Inspections.

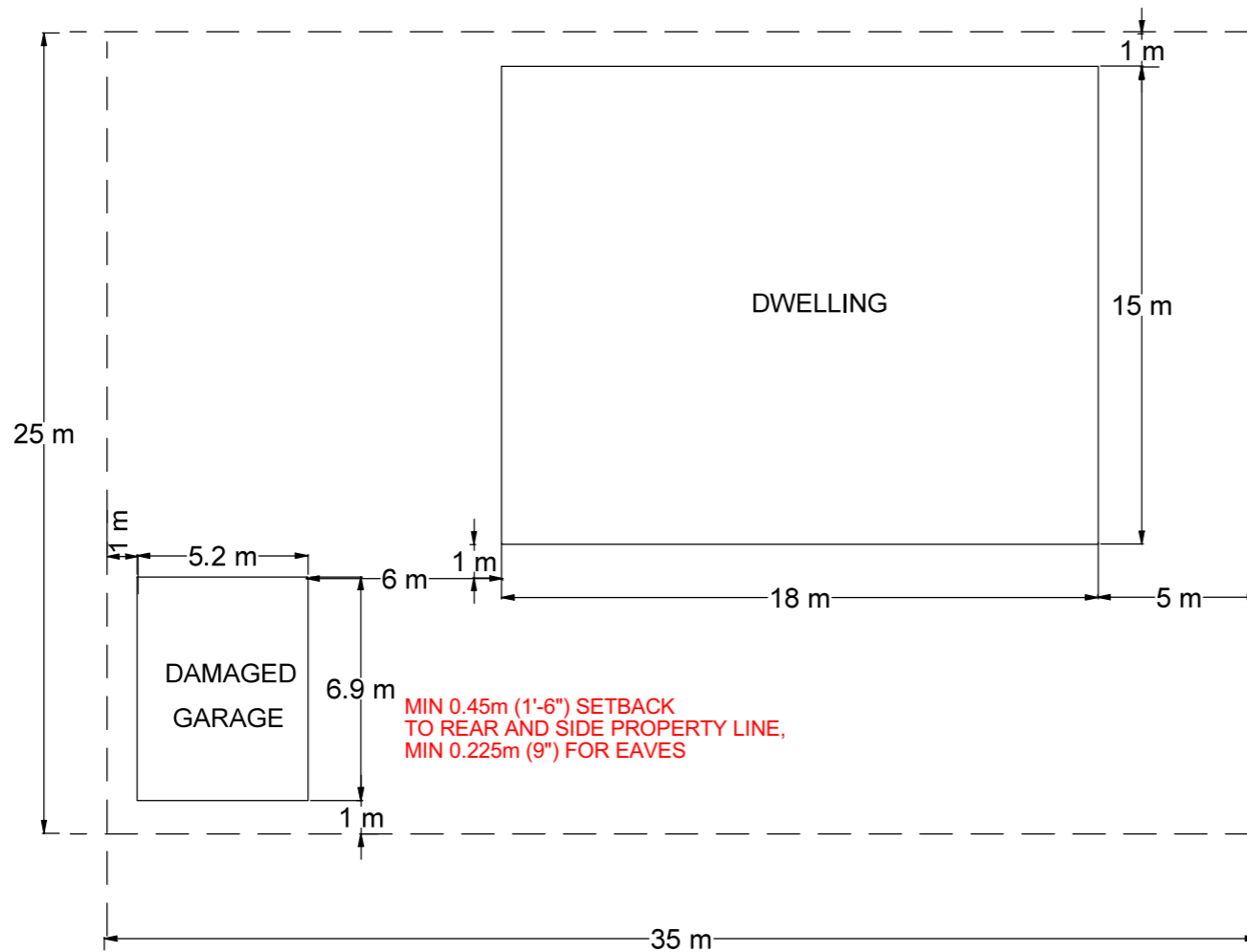
Permit: 20 197441 000 00 R9

Date: 01/29/21

Name: Julie Facey-Crowther

Approved by:

Draft A_nov30-2017-8.jpg



MIN 0.45m (1'-6") SETBACK TO REAR AND SIDE PROPERTY LINE, MIN 0.225m (9") FOR EAVES

ST CLAIR AVE



SAME SIZE, SAME LOCATION, SAME VOLUME