



## City of Hamilton

# HERITAGE PERMIT REVIEW SUB-COMMITTEE ADDENDUM

**Meeting #:** HPRC 25-002

**Date:** February 18, 2025

**Time:** 5:00 p.m.

**Location:** YouTube Channel Streaming for Virtual Meetings

All electronic meetings can be viewed at:

City's YouTube Channel:

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

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Pages

## 9. HERITAGE PERMIT APPLICATIONS

\*9.2 HP2025-003 – 155 Main St N, Flamborough (Crimson Maples / Mill Street HCD, Part V) - REVISED

3

- Demolition of the existing contemporary one storey detached (24' x 24') garage;
- Demolition of the detached rear woodshed (approximately 140 sqft); and
- Construction of a new two-storey detached (24' x 29') structure, including:
  - A two-door garage in the first storey with carriage-style doors;
  - White vinyl windows with mullions;
  - Clapboard siding (materials to be confirmed); and,
  - Asphalt shingles.

\*9.5 Pre-Consultation – 1021 Garner Road East, Ancaster (The Lampman Stone House, Part IV) - WITHDRAWN

- Construction of two seven-storey structures surrounding the heritage home.

## City of Hamilton - Heritage Permit Application Note Sheet

**Address:** 155 Main Street North, Flamborough (Crimson Maples / Mill Street HCD, Part V)

**Permit Number:** HP2025-003

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**Owner:** Marianne Brown

**Applicant/Agent:** Same as above

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### Description of proposed alterations:

- Demolition of the existing contemporary one storey detached (24' x 24') garage;
  - Demolition of the detached rear woodshed (approximately 140 sqft); and
  - Construction of a new two-storey detached (24' x 29') structure, including:
    - A two-door garage in the first storey with carriage-style doors;
    - White vinyl windows with mullions;
    - Clapboard siding (materials to be confirmed); and,
    - Asphalt shingles.
- 

### Reasons for proposed alterations:

- The applicant has indicated that the existing contemporary two-door garage does not sufficiently serve their needs; and
  - The reconstruction of this detached garage structure will allow for a new accessory dwelling unit in the upper storey.
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### Documentation submitted with application:

- Heritage Permit application form
  - Photos
  - "Garage Proposal" from Applicant (attached as Appendix "A" to Note Sheet HP2025-003)
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**Draft Conditions for Consideration:**

- That the final details of the windows, garage doors, siding and roofing materials be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- 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
- That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than **March 31, 2027**. If the alteration(s) are not completed by **March 31, 2027**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

## Relevant HCD Policies (By-law No. 96-34-H)

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### Mill Street HCD Plan:

#### 4.5 New Building Construction

The introduction of new buildings into the Mill-John-Union-Griffin Heritage Conservation District is a part of the continuing changes that may be experienced by any community. New development, if permitted by the Official Plan and Zoning By-law, will be required to be compatible with the character of the adjoining properties and the streetscape. The new building must be designed to look appropriate and to be compatible with the midst of the established neighbourhood. Its appearance should be sensitive to the character of its neighbours.

The construction of new buildings, aside from accessory structures, should be confined to the construction of buildings on vacant lots. While not prohibited by the *Ontario Heritage Act*, the demolition of existing heritage buildings and redevelopment of the sites with new structures is actively discouraged within the Heritage Conservation District. Property owners are encouraged to work with existing buildings, altering and adding to them in a sympathetic manner rather than demolishing and building anew.

The following guidelines for new construction are intended to provide a framework for *compatible* development. They are not intended to be a detailed prescription for each new building. This should enable property owners to design creatively within the general context of an established built form.

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#### 4.5.1 General Policies

As any proposed building will be a new structure within the Heritage Conservation District, it is anticipated that the structure should look new and not pretend to be historic by replicating or copying older facades. Copying historic details that have no relevance in contemporary construction such as shutter, multi-paned sash, “gingerbread” and wrap-around verandahs should be avoided.

The general factors that govern the visual relationships between an infill building and its neighbours: height, width, proportion, relationship to the street, roof forms, composition, proportion of openings, materials and colours, should be studied carefully and used as a basis for new construction.

#### 4.5.9 Exterior Cladding: Materials and Colours

Brick veneer, stone, stucco and wood cladding are the most prevalent wall materials in the Heritage Conservation District. Wall materials of new construction should reflect the predominant traditional materials and their respective colours: brick (red) and stucco (light). Wood (clapboard and shiplap) is also considered to be an acceptable walling material. Wooden shingles may also be considered acceptable when used on upper wall surfaces of stucco or brick walls. Use of concrete or other masonry blocks, metal, and synthetic sidings should be avoided.

Windows and doors in the area are predominantly painted wood. Avoid the use of synthetic or metal clad window and door units and untreated or natural wood. Stone foundations are appropriate for new construction; however, carefully selected and laid textured concrete or masonry blocks can provide a more economical alternative. Do not parge or stucco the foundation wall. Avoid using materials that were primarily used for wall construction such as bricks.

### **Mill Street HCD Study Excerpt - Heritage Property Assessment Report for 155 Main Street North**

#### **Architecture**

This two-and-a-half storey red brick residence reflects the Edwardian Classicism style. Rectangular in plan, the front gable is oriented to Main Street North. The main elevation is organized symmetrically with the central entry flanked by windows to the side and topped by three windows above. The openings are segmental arch shaped with the exception of a three part "Palladian" style window centered in the frame gable end. The same front gable detailing, but on a smaller scale, was used on 1 John Street East. A solid entry porch set several feet above grade has large square, paneled posts and a flared gable roof with heavy eaves and cornice. Decorative dentil work accentuates the

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front gable of the porch roof. The 1939 Fire Insurance Plan indicates that it is of brick veneer construction and that it had wood roof shingles.

**Historical Background**

Located on Lot 14, Block XVII, Creen's Survey, this house was built circa 1900.

## Photographs

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Figure 1: View of the Property and Existing Garage from Main Street North (c.o. Site Visit, January 14, 2025)



Figure 2: View of the Property and Existing Garage from South corner of the John Street North and Main Street North intersection (c.o. Site Visit, January 14, 2025)



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Figure 3: View of the Existing Garage and shed behind as seen from John Street (c.o. Site Visit, January 14, 2025)



Figures 4 and 5: Front (left) and side (right) elevations of the existing shed structure to be demolished (c.o. Site Visit, January 14, 2025)

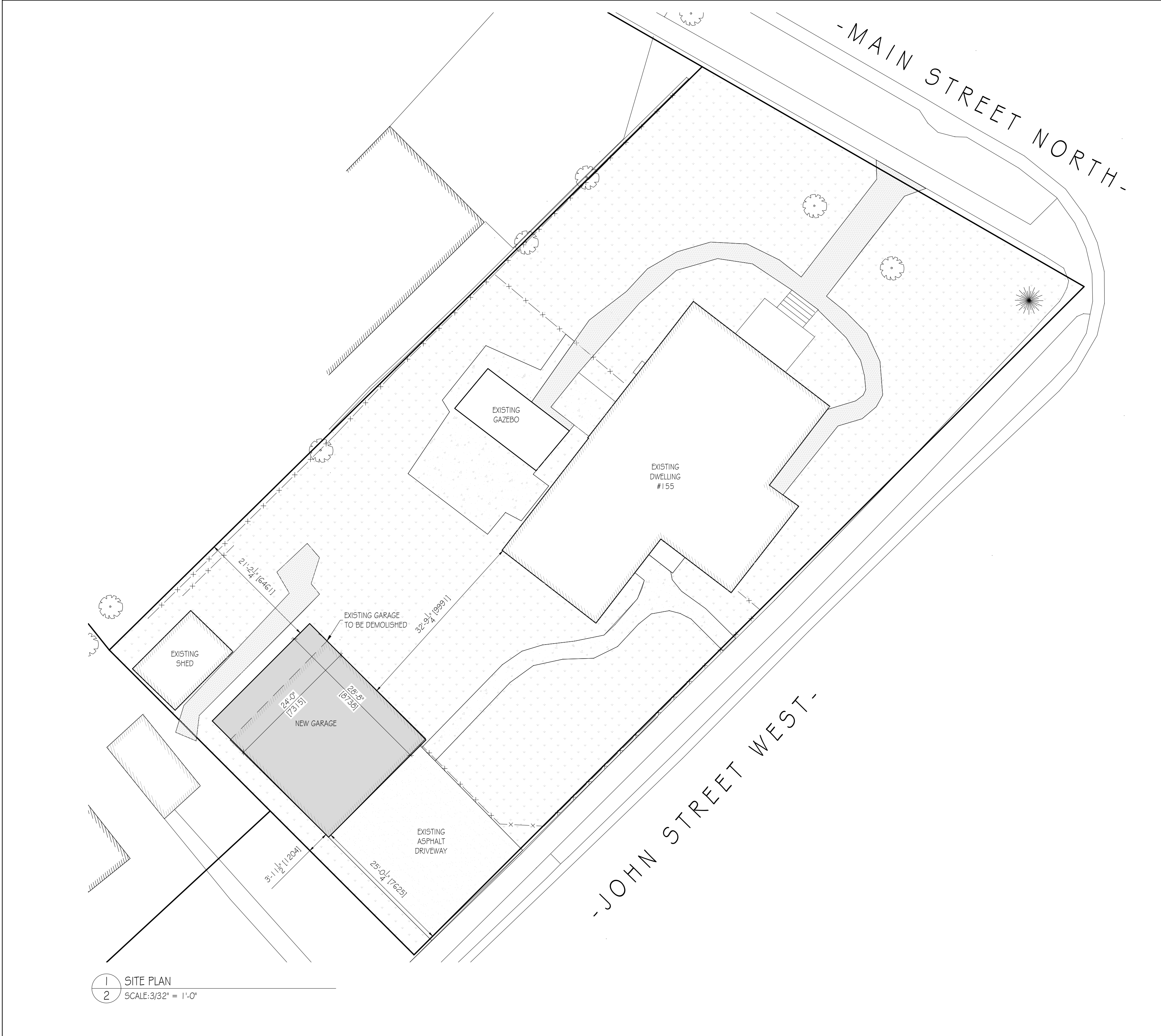


## **Plans / Drawings**

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**See drawings attached as Appendix “A” to this Notesheet.**





**CHARLES LINSEY & ASSOCIATES LIMITED**  
 37 Main Street South, Tel: (905) 548-7607  
 PO Box 1479, Info@charleslinsey.com  
 Waterdown, On L0R 2H0, www.charleslinsey.com

**THIS DRAWING IS NOT TO BE USED AS PART OF A BUILDING PERMIT APPLICATION**

**THIS DRAWING IS FOR DISCUSSION PURPOSES ONLY**

- DRAWING LIST**
- 1 GENERAL AND CONSTRUCTION NOTES
  - 2 SITE PLAN
  - 3 ELEVATIONS
  - 4 FOUNDATION & MAIN FLOOR PLAN
  - 5 SECOND FLOOR & ROOF PLAN
  - 6 SECTIONS AND DETAILS

REV.	DESCRIPTION	DATE
A	FOR DISCUSSION	JAN 27/25

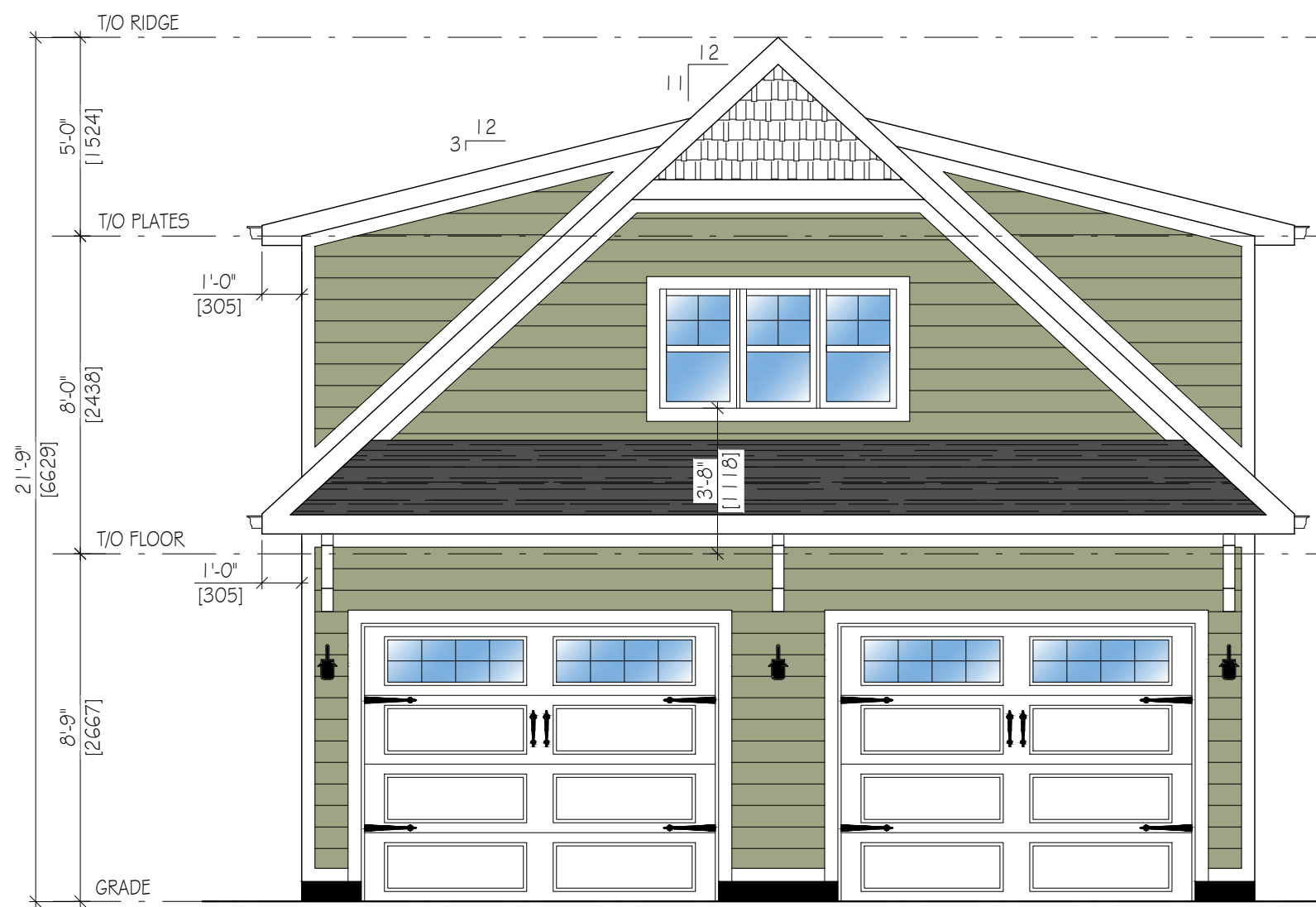
client  
**OWNER**

project  
**155 MAIN STREET  
WATERDOWN, ONTARIO**  
PROJECT No. 23-124

title  
**SITE PLAN**

drawn	TC	checked	CM
date	OCTOBER 2023	scale	AS NOTED
revision number	A	drawing number	2

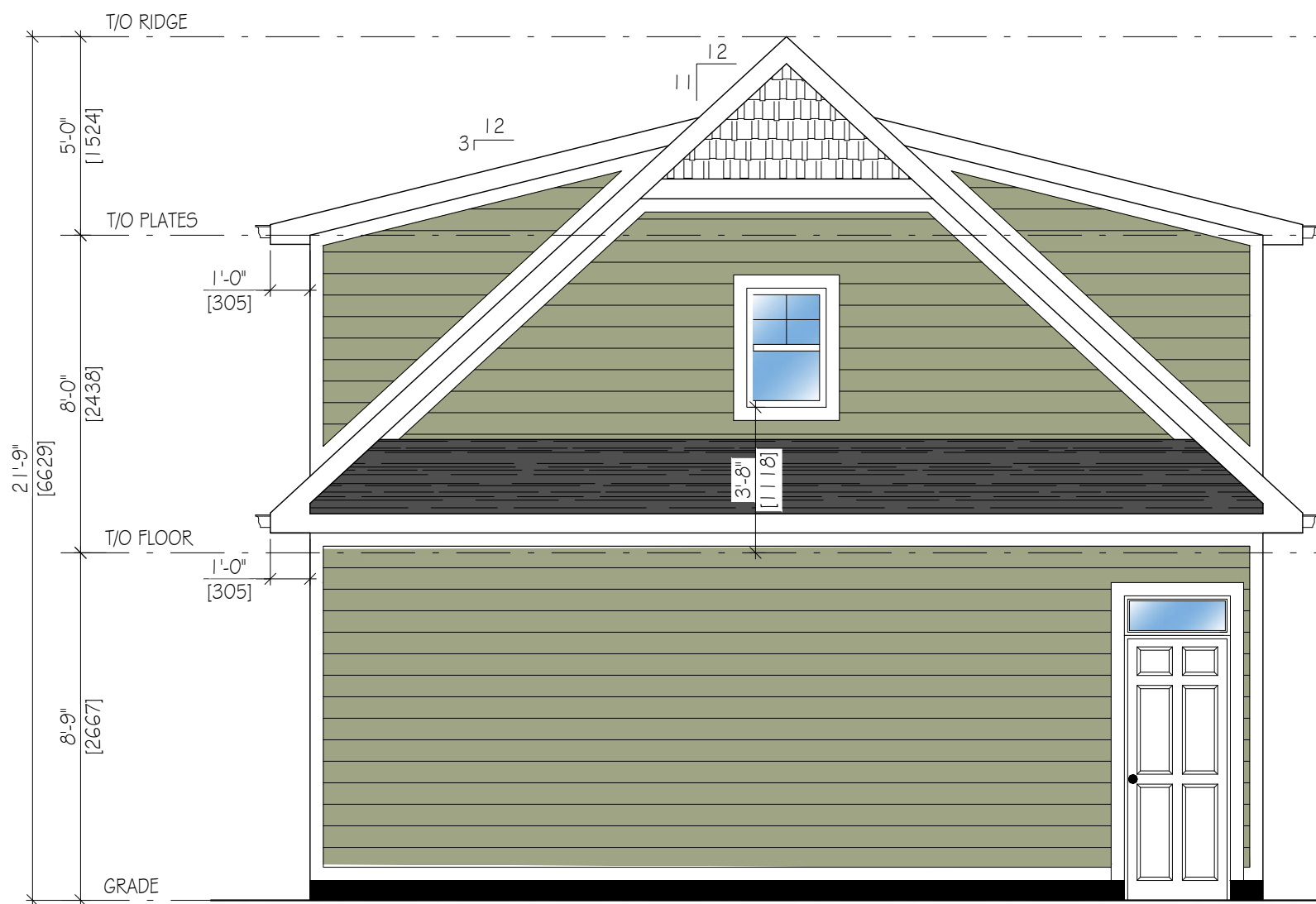
1 SITE PLAN  
2 SCALE: 3/32" = 1'-0"



1 FRONT ELEVATION  
3 SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION  
3 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION  
3 SCALE: 1/4" = 1'-0"



4 SIDE ELEVATION  
3 SCALE: 1/4" = 1'-0"

CLADDING/FINISH SCHEDULE

CLADDING	MANUFACTURER: T.B.D. PRODUCT: HORIZONTAL CLAPBOARD CLADDING COLOUR: TO MATCH EXISTING DWELLING
CLADDING	MANUFACTURER: T.B.D. PRODUCT: FAUX CEDAR SHAKE COLOUR: WHITE
ROOFING	MANUFACTURER: T.B.D. PRODUCT: ASPHALT SHINGLES COLOUR: TO MATCH EXISTING DWELLING

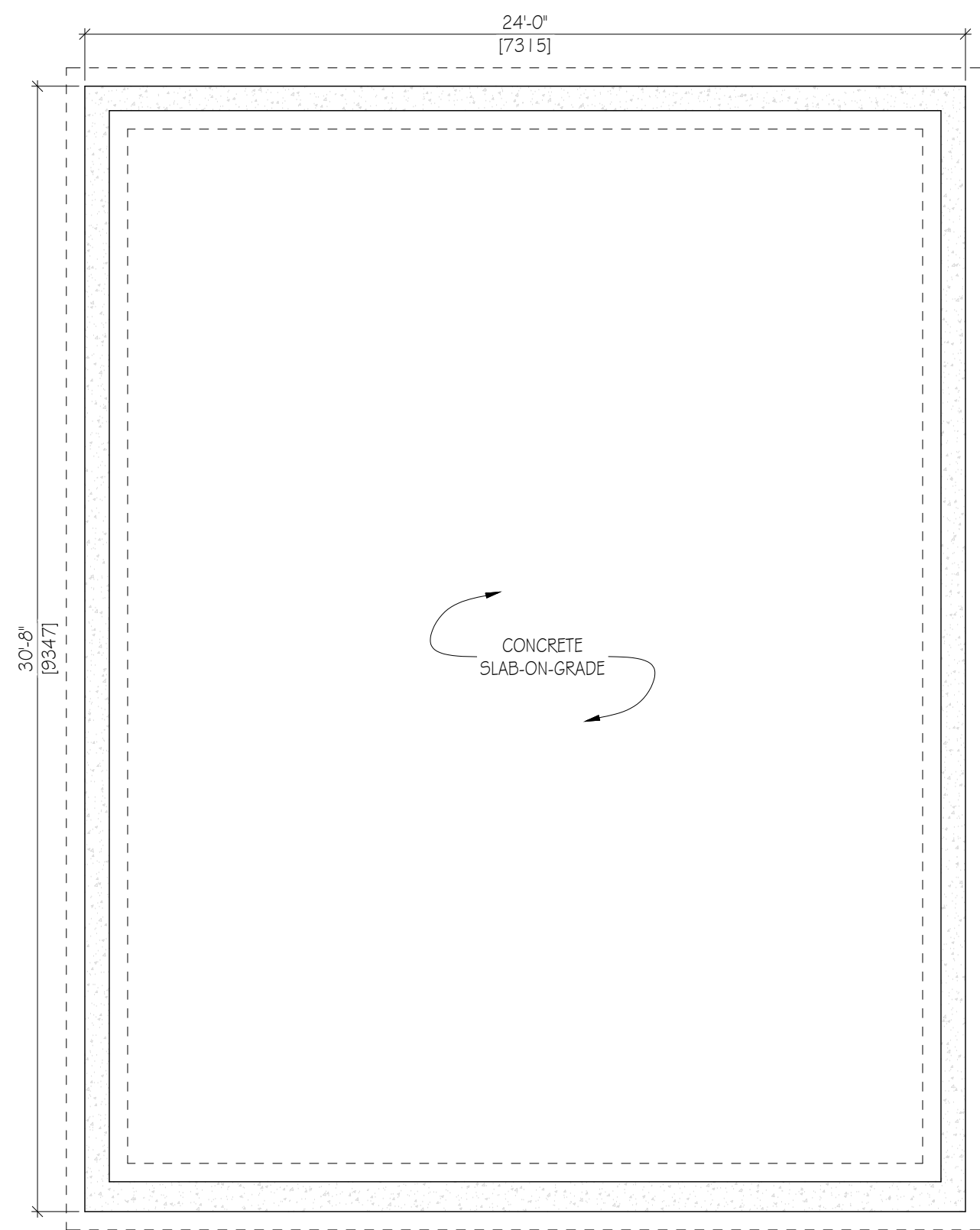
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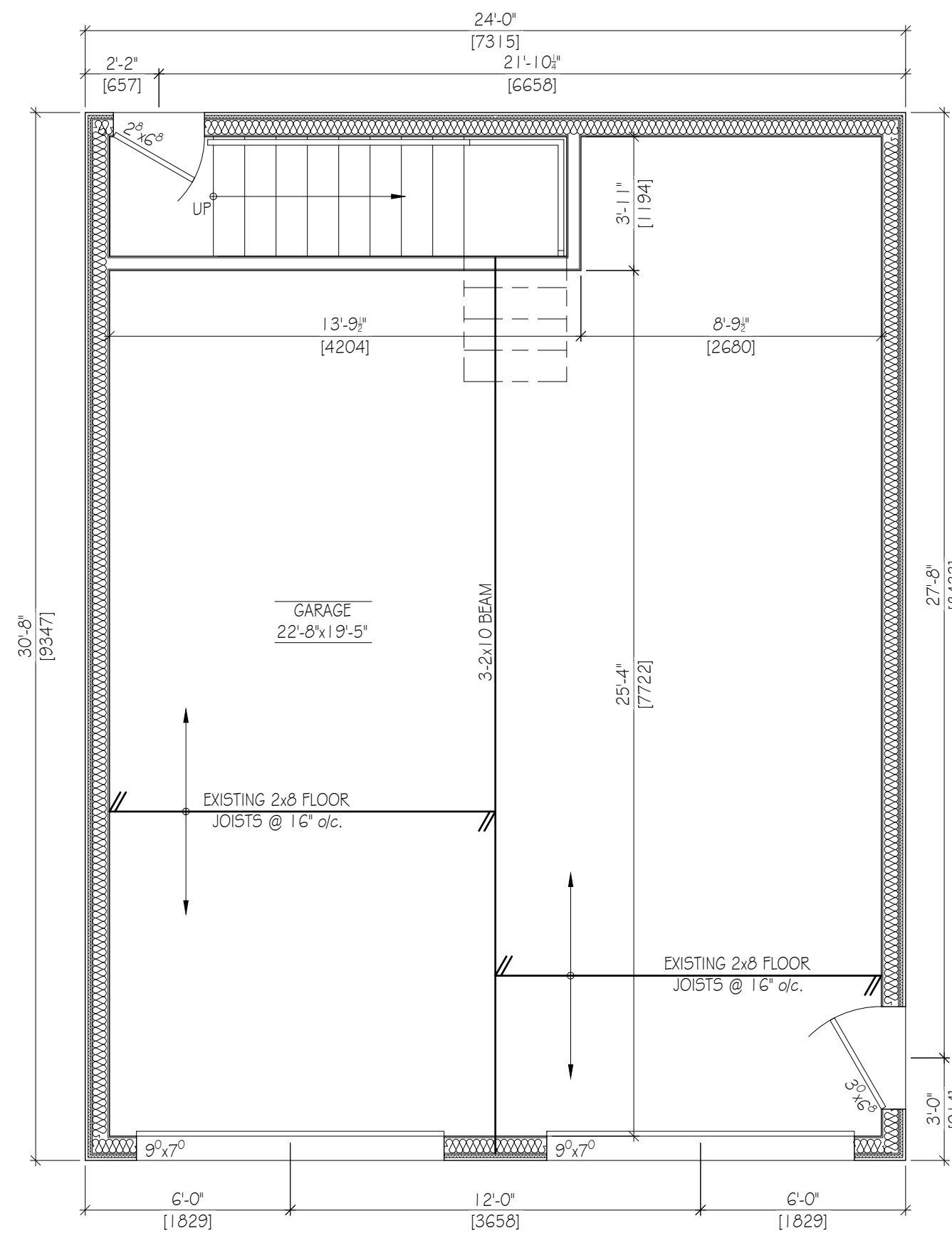
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REV.	DESCRIPTION	DATE
A	FOR DISCUSSION	OCT 12/23
B	FOR DISCUSSION	NOV 08/23

client	OWNER	
project	155 MAIN STREET WATERDOWN, ONTARIO PROJECT No. 23-124	
title	ELEVATIONS	
drawn	TC	checked CM
date	OCTOBER 2023	scale AS NOTED
revision number	B	drawing number 3



1 FIRST FLOOR LAYOUT  
4 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR LAYOUT  
4 SCALE: 1/4" = 1'-0"

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B	FOR DISCUSSION	NOV 08/23

client  
**OWNER**

project  
**155 MAIN STREET  
 WATERDOWN, ONTARIO**  
 PROJECT No. 23-124

title	
<b>FOUNDATION &amp; FIRST FLOOR PLAN</b>	
drawn	checked
TC	CM
date	scale
OCTOBER 2023	AS NOTED
revision number	drawing number
B	4

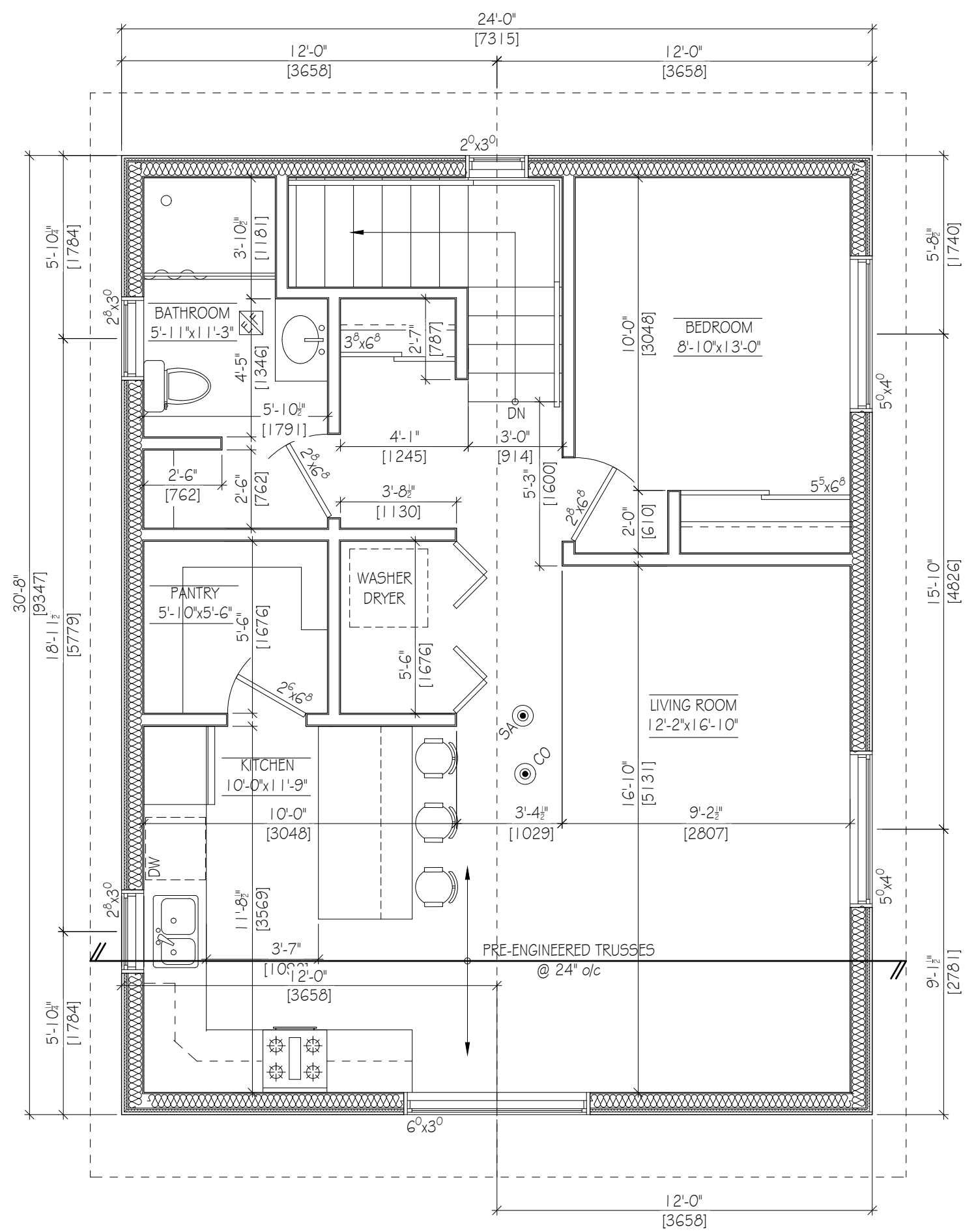


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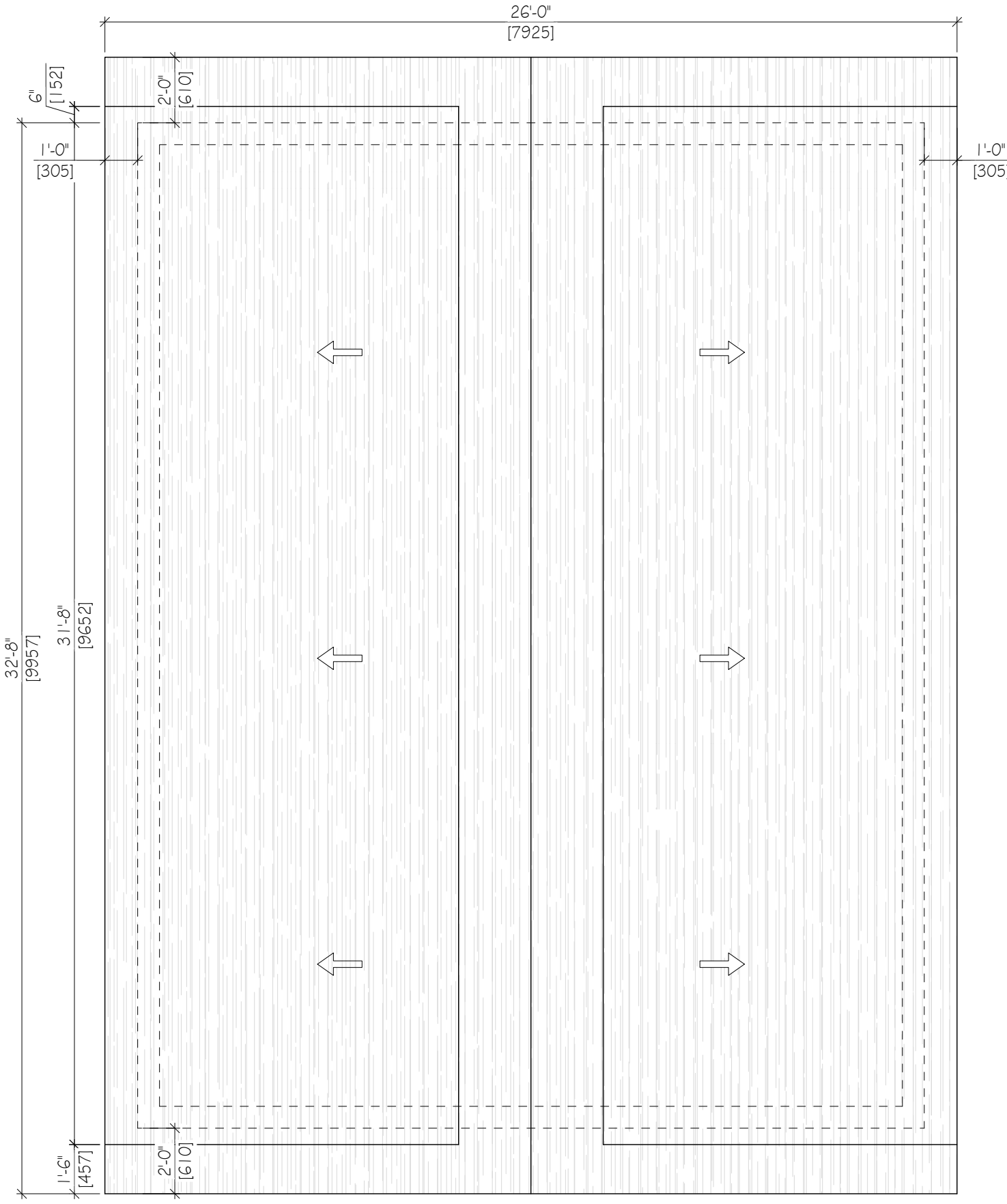
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**1** FIRST FLOOR LAYOUT  
**5** SCALE: 1/4" = 1'-0"



**2** SECOND FLOOR LAYOUT  
**5** SCALE: 1/4" = 1'-0"

REV.	DESCRIPTION	DATE
A	FOR DISCUSSION	OCT 12/23
B	FOR DISCUSSION	NOV 08/23

client  
**OWNER**

project  
**155 MAIN STREET  
 WATERDOWN, ONTARIO**  
 PROJECT No. 23-124

title  
**SECOND FLOOR & ROOF PLAN**

drawn	TC	checked	CM
date	OCTOBER 2023	scale	AS NOTED
revision number	B	drawing number	5