


Hamilton

Planning and Economic
Development Department

Memorandum

Date: January 8, 2014
To: Chair and Members Hamilton Municipal Heritage Committee
From:  Steve Robichaud, Director of Planning
Subject: 170 Longwood Road North, Hamilton

170 Longwood Road North, Hamilton comprises the Art Moderne house known as "Hambly House". The property is included in the City's *Inventory of Property of Cultural Heritage Value or Interest* as a non-designated property and research and evaluation of the property for potential designation is on staff's work plan for 2017. The request for designation was submitted in 2011 by the previous property owner.

The current owner of the property wishes to construct a second storey addition and complete other alterations to the existing building, including the replacement of windows and recladding the stucco exterior. A Building Permit has been issued for the proposed construction and some alterations have commenced. There are no restrictions under the Ontario Heritage Act with respect to alterations to non-designated properties included in the Municipal Register.

Accordingly, the attached drawings are solely for the information of the Municipal Heritage Committee and staff is not providing any recommendations regarding the proposed alterations.

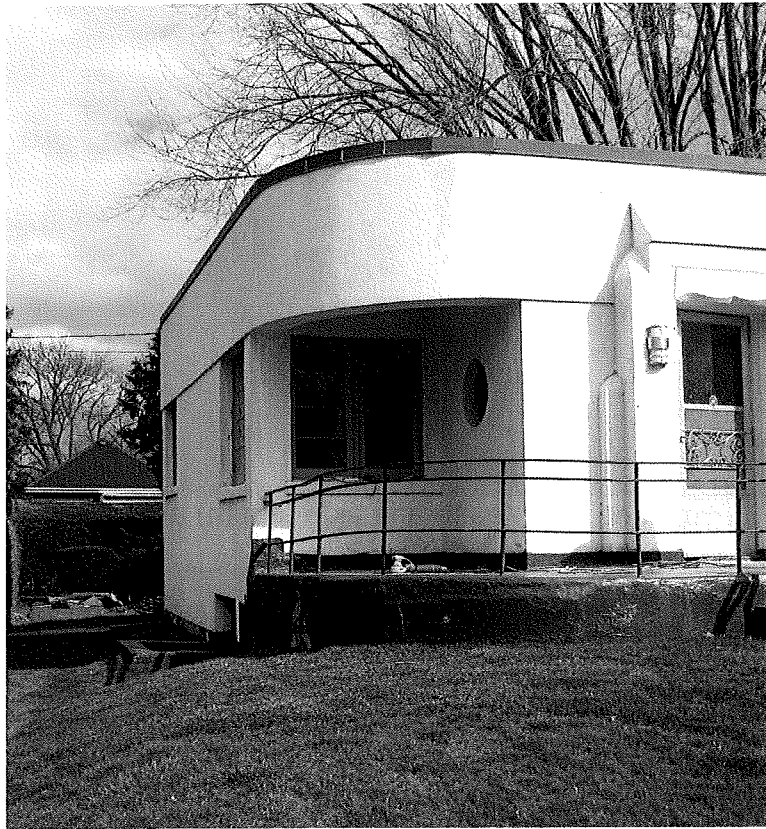
:MH
Attach. (1)



Existing front (west) elevation



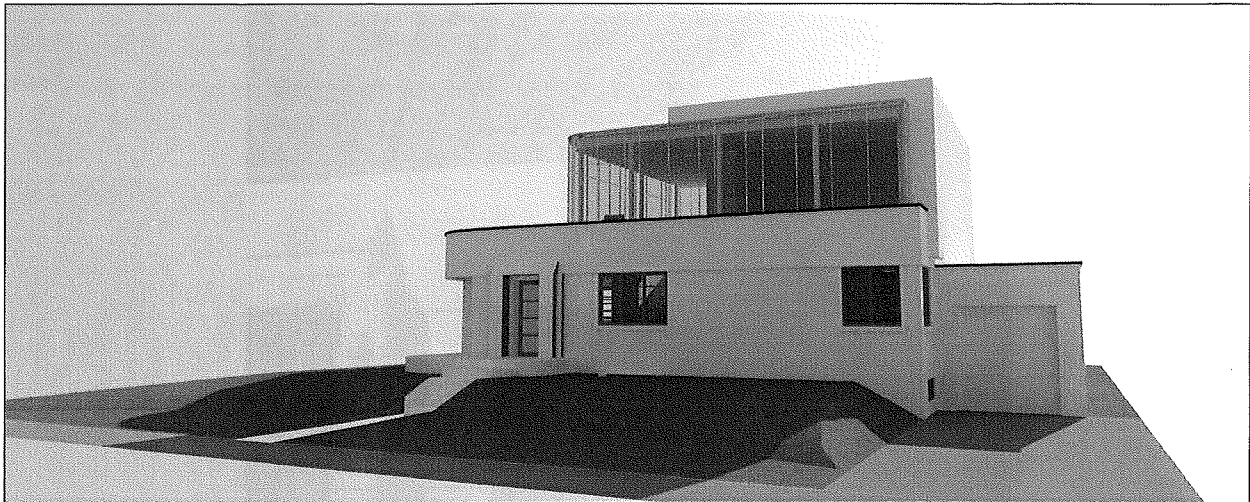
Existing side (north) elevation



Existing northwest corner



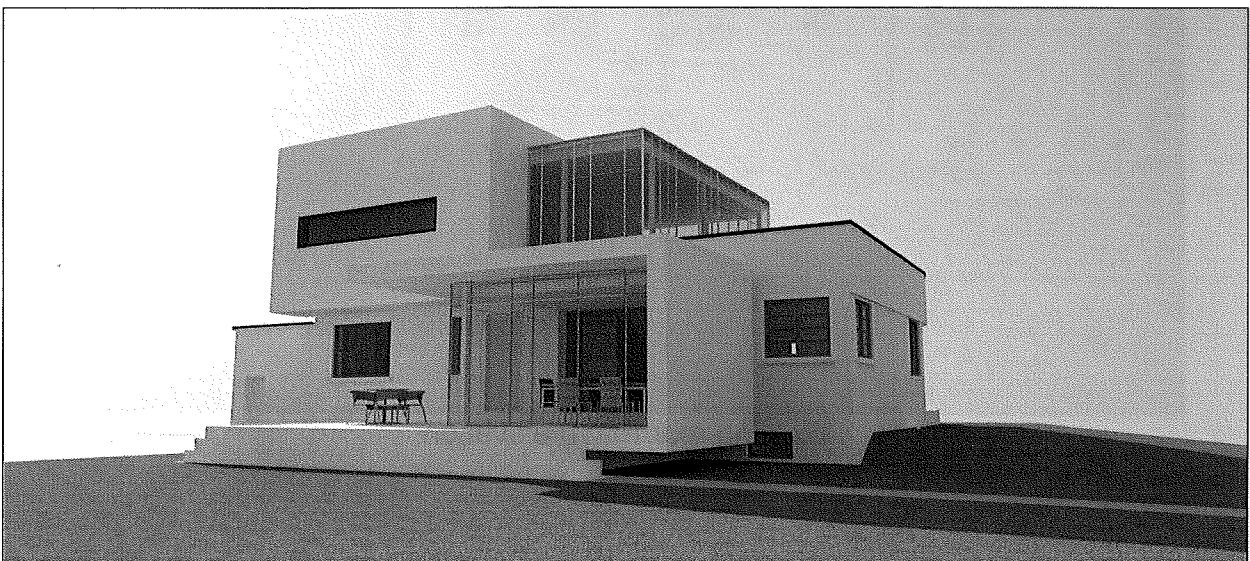
Existing rear (east) elevation



Proposed front (east) and side (south) elevations



Proposed front (west) and side (north) elevations



Proposed rear (east) and side (north) elevations