

Pilon, Janet

Subject: 127 Hughson Street North, Hamilton

From: Bryan Dykstra

Sent: July 9, 2020 10:42 AM

To: Farr, Jason <Jason.Farr@hamilton.ca>; Office of the Mayor <mayor@hamilton.ca>

Cc: Addington, David <David.Addington@hamilton.ca>; McKie, Shannon <Shannon.McKie@hamilton.ca>; Holland, Andrea <Andrea.Holland@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>

Subject: 127 Hughson Street North, Hamilton

Attention:

Mayor Fred Eisenberger
Councillor Jason Farr, Ward 2

July 9, 2020

Dear Mayor and Councillors,

RE: Recommendation to Designate 127 Hughson Street North, Hamilton

As the owner of the subject property, I am writing to comment on the Heritage Designation of 127 Hughson Street North, Hamilton. My comments are as follows:

1) I object to the insertion of item (c) by the Heritage Committee. The "Description of Heritage Attributes" already documents the specific items in the lobby which are of historic value or interest (note the section starting "Key heritage attributes associated with the split level foyer..."). Further declaration of the entire Foyer is unnecessary and is a broad brush stroke where more specific verbiage was already contemplated through consultation between the heritage planner, heritage consultant and owner. The lobby has already undergone significant changes during the course of our interior demolitions work. I request this insertion to be removed.

2) I object to the insertion of the words "with operable openings" in relation to the window replacement. This is an unnecessary differentiator. Operability of windows will, in many cases, result in a negative impact on the design quality of the window as the casings around modern operable windows are extremely thick and unsightly. The operability of the historic steel windows is unique due to the fact that they are constructed with steel and there is no thermal break. Windows are no longer built with steel and they are required to be thermally broken. The materiality of modern windows does not allow for the thin site-lines with operable windows. Ultimately, this cannot be achieved with modern glazing and if it is REQUIRED, it may actually result in a reduction in design value of the finished product. I would ask that this insertion be removed.

The above changes were made without any consultation as I was given no opportunity to address the Heritage Committee (I understand this is a result of the pandemic). In both instances, if given the opportunity, I could have provided background to the Heritage Committee on why the insertions are not suitable. The process, as it was followed, has not permitted me to make such feedback and leaves me to appeal to council to have them removed without the opportunity to provide more detailed reasoning.

I have otherwise been a proponent of this designation and the original verbiage of such as agreed upon by the heritage planner, heritage consultant and myself.

Regards,

Bryan Dykstra
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