

Pilon, Janet

Subject: 1389 Progreston Rd / The Progreston Mill / Dennison

From: Jack Dennison

Sent: Saturday, October 10, 2020 10:21 PM

To: Pilon, Janet <Janet.Pilon@hamilton.ca>; Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; John Ariens <john.ariens@ibigroup.com>; Partridge, Judi <Judi.Partridge@hamilton.ca>

Subject: Re: 1389 Progreston Rd / The Progreston Mill / Dennison

Hamilton City Council

I know you are all "mostly" aware of the circumstances of my property, 1389 Progreston Rd as the chronology is in the Steve / Miranda report.

July 27, 2018 I applied for all the necessary permits and as noted, heritage status was not considered as part of the review in spite of the fact that the property was added as an inventory addition in 1991. Had it been noted, we would have dealt with this issue over 2 years ago.

August 14, 2018; Demolition deficiencies were noted, but the house was tenant occupied and I was not ready to start the build as I was still finishing the build of a Burlington home.

September 2019: Members of the Inventory and Research working group noticed the property for sale and did "preliminary curbside" analysis, as nobody ever contacted me and asked to access the property. They knew that it was listed with a new house to be built and demolition of the existing house had been applied for.

November 1, 2019; a courtesy letter was mailed by regular mail addressed to "the property owner".. this letter was never received by me or otherwise notified even though permit applications were in hand at Hamilton for 14 months, with full contact information, and the owner has been a tax payer for 38 years. It really appears that they did not want to notify me and I would certainly encourage the City of Hamilton to change that police such that Home / Property owners must be notified.

NOID was issued April 23 and sent to both, the Carlisle address and my Burlington address. Why not in November 2019?

I live in and love my Designated Heritage Home but I know that 1389 was unfortunately beyond repair, but the home I had designed to replace it is very much a replica home built to modern building standards and would enhance the area.

With the NOID being issued I had to immediately hire a Heritage Planner, a Heritage engineer, Planner and attorney and we had all our research reports to the City May 8, 2020. I immediately followed up with each member of Council and it has taken until now to have the Hamilton Municipal Heritage Committee "unanimously support" the removal of the home from the proposed designation.

There was no log cabin in the expanded home, no arched windows, no decorative bargeboard, and more importantly it was never a farm, 10 acres is too small - at best it was an industrial site.

We finally got notice that the issue would go to the August Heritage Meeting, which had never been suggested prior. Why if that was to be the chosen route could it have not gone to the July HMHC meeting?

So now it is proposed to send it to the Hamilton Municipal Heritage Committee and the October 15 meeting has been cancelled and moved to October 30 with Planning and Council November 3 rd and 11 th respectively.

Hamilton Municipal Heritage Committee "unanimously" supported removal of the house from the proposed designation. Please support re-issuing the demolition and building permits at this Council meeting October 14, 2020 and we can iron out the Heritage Designation including the ruins at the now October 30 Heritage meeting.

I was told I had to submit new building and demolition permit applications which I did Sunday October 4, in hopes that I can get back my permits right after Council next week.

PLEASE! This has been an unbelievably frustrating process and I have lost the preferred spring, summer and fall building season and I expected to be living in the home by now.

thank you for your time and consideration

jack