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Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 1202
Fax: 905-540-5611

FILE: HP2021-030

June 23, 2021

Henry Stinson
c/o Peter Scott
134 Mary Street
Hamilton, ON L8R 1K5

**Re: Heritage Permit Application HP2021-030:
Installation of perimeter weeping tile and foundation waterproofing
membrane to 601 Barton Street East, Hamilton (Ward 3) (By-law No. 16-334)**

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 HP2021-030 is approved for the designated property at 601 Barton Street East, Hamilton, in accordance with the submitted Heritage Permit application for the following alterations:

- Installation of perimeter weeping tile and foundation waterproofing membrane.

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) Installation of the alterations, in accordance with this approval, shall be completed no later than June 30, 2023. If the alterations are not completed by June 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 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.

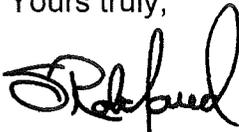
**Re: Heritage Permit Application HP2021-030:
Installation of perimeter weeping tile and foundation
waterproofing membrane to 601 Barton Street East,
Hamilton (Ward 3) (By-law No. 16-334)**

**June 23, 2021
Page 2 of 2**

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,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Stacey Kursikowski, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Nrinder Naan, Ward 3

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2021-030

ADDRESS: 601 Barton Street East, Hamilton

Owner: Henry Stinson

Applicant: Peter Scott

Description of proposed alterations:

- Installation of perimeter weeping tile and foundation waterproofing membrane.

Reasons for proposed alterations:

- Waterproofing for future preservation.

Documentation submitted with application:

- Mechanical diagrams; 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 heritage attributes mentioned in the Designation By-law, in this case By-law No. 16-334.

The applicant proposes to install perimeter weeping tile and a foundation waterproofing membrane along the foundation of the structure. The membrane will not extend beyond grade and will not visibly impact the exterior of the foundation. The work will involve digging around the perimeter of the building in small sections to ensure no structural damage occurs to the foundation or building. The section of the building being worked on will be covered in sheathing/plywood during construction to protect the designated features of the structure.

The designation By-law indicates that the brick construction of the property is a designated feature. While the foundation itself is not a defined heritage attribute within the By-law, given the proposal for extensive digging around the entirety of the structure and potential impacts to other attributes of the building, the request for a Heritage Permit was deemed an appropriate measure to ensure the protection of this element.

Minimal "disruption effects" are expected to the heritage context of the property. The work will not be visible to the public once complete as no aspect of the project is to extend above grade. Additionally, any disturbance of the asphalt will be repaved.

There will be minimal "displacement effects" to the subject property as a result of this work. Adequate protection measures are in place to ensure that the designated features of the property will not be damaged as a part of construction and the proposed work will minimize any displacement effects that may occur in the future due to water damage.

Staff support the proposed alterations as they are in keeping with the designation By-law.

Key dates:

Sub-committee meeting date: June 15, 2021

Notice of Receipt: June 16, 2021

Sub-committee comments and advice:

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

(Spolnik / Dent)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-030 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) Installation of the alterations, in accordance with this approval, shall be completed no later than June 30, 2023. If the alterations are not completed by June 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 HP2021-030 is approved in accordance with the submitted application, 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) Installation of the alterations, in accordance with this approval, shall be completed no later than June 30, 2023. If the alterations are not completed by June 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

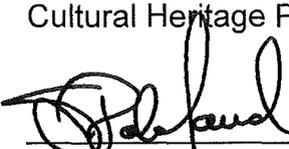
Approval:

Staff Approval: 

Stacey Kursikowski, MCIP, RPP
Cultural Heritage Planner

___SM/AF___

SPM/MGR Initials

Authorized: 

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Designation By-law (By-law 16-334)

Description of Heritage Attributes

Key attributes that express the heritage value of the property related to its former school function and the Edwardian Classicism architectural style include the:

- Brick construction;
- L-shaped plan of the original 1914 building;
- Projections on all elevations of the 1914 structure;
- Rectangular window openings, in singles and groupings of three, four and five on all elevations;
- Stone lintels and sills;
- Continuous stone band above second storey windows;
- Stone cornice;
- Tapered stone lintels and band above basement windows;
- East and west side entrance features with projection, archway, brick voussoirs, shaped stone blocks beneath voussoir, keystone, stone cornice, parapet capped with stone, arched fanlight and double doors;
- Flat roof;
- Parapet at roofline with stone caps, including stepped and arched parapet in south central projection with datestone and school name;
- Rectangular brick courses with stone corners in blank wall area of the east elevation;
- Brick pilasters and stone bands surrounding a stylized rectangular stone decoration in both ends of the south elevation on the second storey; and,
- Interior iron staircases with decorative column-style iron newel posts with round newel cap, patterned borders and rosettes on the stringers (limited to the west staircase)

GENERAL NOTES:

NO.	DATE:	REVISION:	BY:
1.	MAY 23, 2019	ISSUED FOR REVIEW	PD
2.	MAY 30, 2019	ISSUED FOR UPDATE	PD
3.	JULY 2, 2019	ISSUED FOR UPDATE	PD
4.	JULY 15, 2019	UPDATE FOR SUITE REV'D SUITES + UPDATED SUITE AREA CALC'S	PD
5.	AUG 21, 2019	REV'D SUITES + UPDATED SUITE AREA CALC'S	PD
6.	OCT 17, 2019	WATERPROOFING PERMIT	PD

COMMISSION:

PROPOSED:

GIBSON LOFTS
(RENOVATION TO EXIST GIBSON SCHOOL)

601 BARTON ST E, HAMILTON, ON.



A | C | K
architects
www.ackarchitects.com
studio office: 206 gerrard street east, toronto, ontario, m5c 1g7
f: 416.462.1854
s: 416.462.1842
st. catherine, ontario, l2c 2b5
bruno, ontario, mc 188

SHEET TITLE:
WATERPROOFING PLAN (Below Grade) - LEVEL 1 (LWR FLR)

Issued for Re-Zoning:

Issued for Site Plan Agreement:

Issued for Permit:

Issued for Tender:

Issued for Construction:

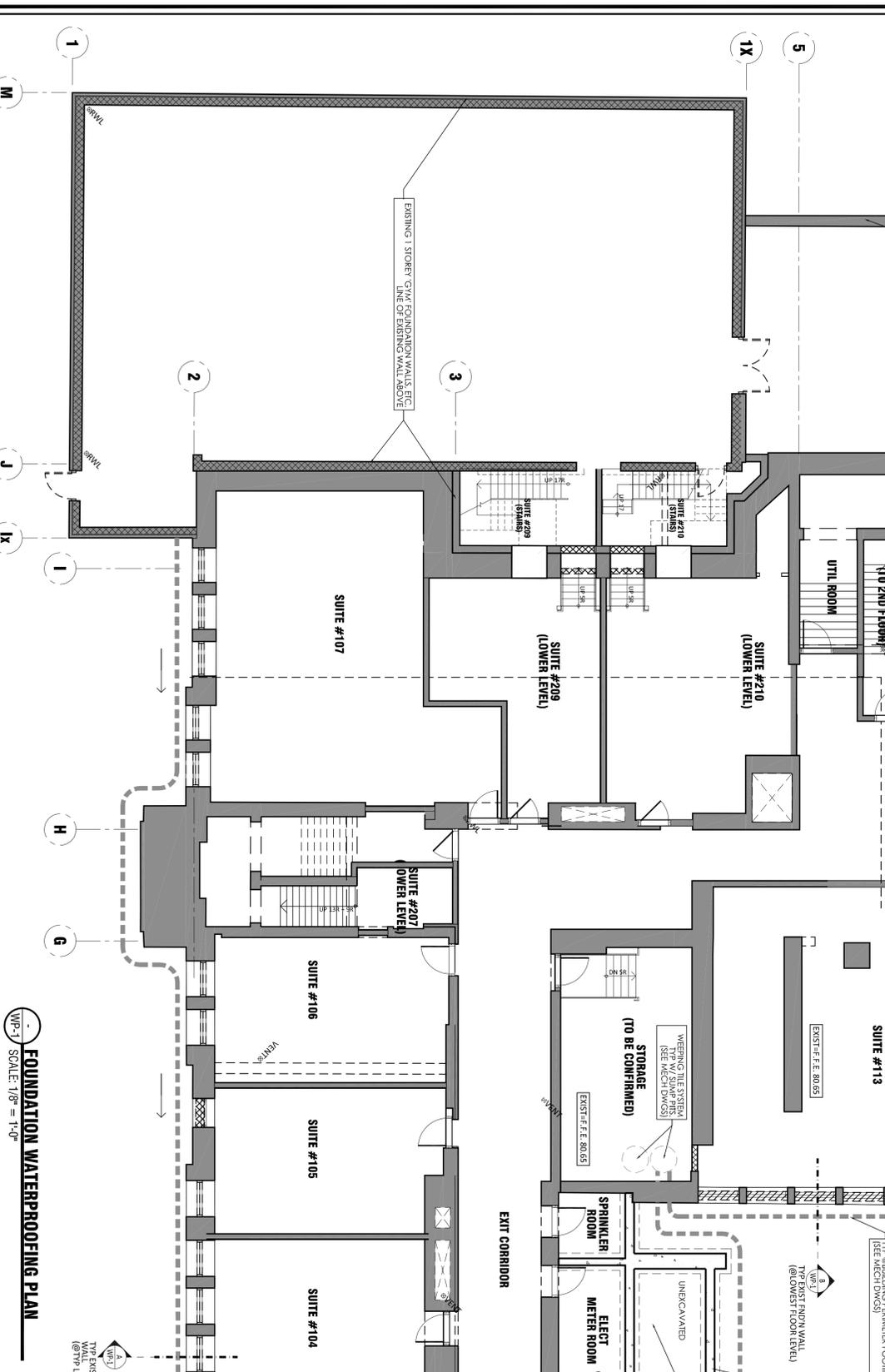
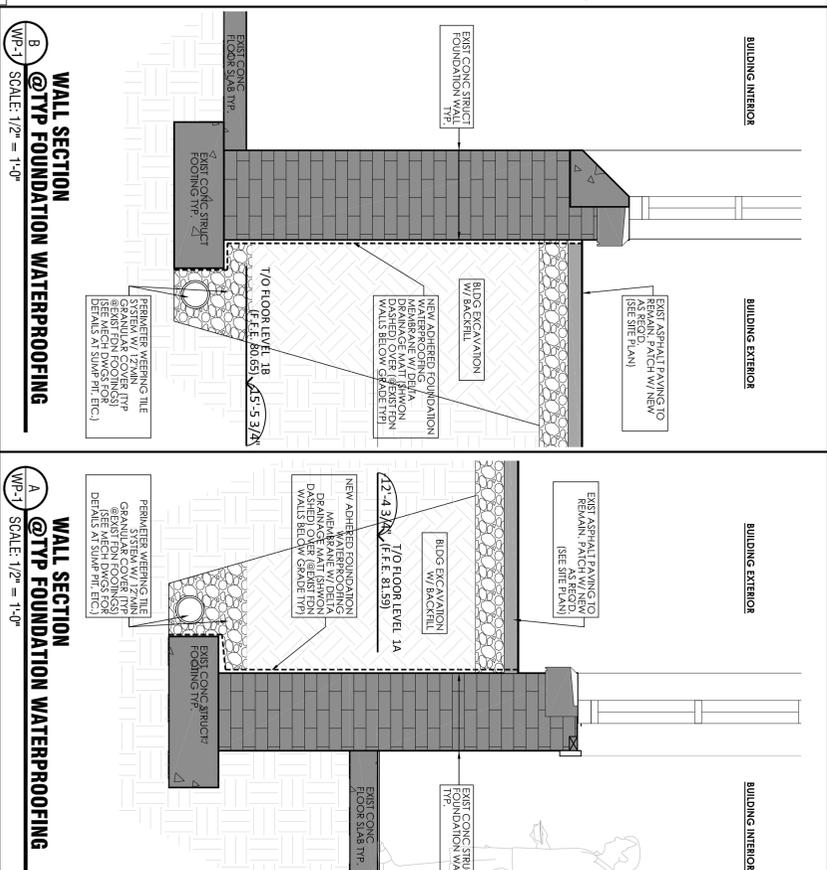
DRAWN BY: PD / JV DWG No.

CHECKED BY: MA / JR

DATE: MAY 2019

SCALE: AS SHOWN

PROJECT No.: 2019-118A



BUILDING INTERIOR

BUILDING EXTERIOR

BUILDING EXTERIOR

BUILDING INTERIOR