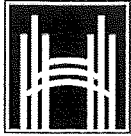


7.4(g)



Hamilton

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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: HP2021-026

July 19, 2021

Patrick Hale & Alisa Pellizzari-Hale
220 St. Clair Boulevard
Hamilton, ON
L8M 2P1

**Re: Heritage Permit Application HP2021-026:
Proposed replacement of existing windows at 220 St. Clair Boulevard,
Hamilton (Ward 3) (St. Clair Boulevard HCD) (By-law No.92-140)**

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 HP2021-026 is approved for the designated property at 220 St. Clair Boulevard, Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Replacement of all original wood windows throughout entirety of dwelling, seven windows on front elevation are subject to this Heritage Permit as they are visible from the public right-of-way on this Part V designated building.
- All windows will be replaced with new 2.25" frame vinyl casement windows with the elegant contour profile in the colour 'Windswept Smoke'.
- Existing leaded details from windows in restored wooden frame to be retained and attached to the wooden jamb using antique hinges and door catches as confirmed with the window manufacturer/installer.

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; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2023. If the alterations are not completed by July 31, 2023,

Re: Heritage Permit Application HP2021-026:
Proposed replacement of existing windows at 220 St.
Clair Boulevard, Hamilton (Ward 3) (St. Clair
Boulevard HCD) (By-law No.92-140)

July 19, 2021
Page 2 of 2

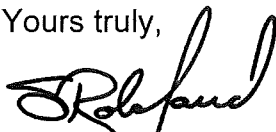
then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part V 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.

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 Nann, Ward 3

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2021-026
ADDRESS: 220 St. Clair Boulevard

Owner: Patrick Hale & Alisa Pellizzari-Hale

Description of proposed alterations:

- Replacement of all original wood windows throughout entirety of dwelling, seven windows on front elevation are subject to this Heritage Permit as they are visible from the public right-of-way on this Part V designated building.
- All windows will be replaced with new 2.25" frame vinyl casement windows with the elegant contour profile in the colour 'Windswept Smoke'.
- Existing leaded details from windows in restored wooden frame to be retained and attached to the wooden jamb using antique hinges and door catches as confirmed with the window manufacturer/installer.

Reasons for proposed alterations:

- Windows are damaged and no longer functioning.

Documentation submitted with application:

- Photos of existing conditions;
- Cost estimates;
- Window specifications;
- Mock-up of proposed window impact; and,
- Proposed colour swatch.

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 St. Clair Boulevard Heritage Conservation District, in this case By-law No. 92-140.

There will be minimal displacement effects resulting from the proposed work. The proposed work will see the removal of existing, original windows; however, this impact

will be minimal as the existing windows are damaged and no longer functioning. The decorative leaded component of the existing windows will be retained as a part of the proposed work and be reinstalled to be visible from the public right-of-way. The leaded component will be attached to the restored wooden frame, behind a replacement window. The retention of this leaded portion is a priority for retention as it is a visually unique characteristic of the home and while the window portion is damaged, the decorative component being retained and restored will assist in reducing proposed displacement effects.

There will be minimal disruption effects resulting from the proposed work. There are existing examples of modern window replacements on the streetscape. The colour of the frames will be sympathetic to the existing façade of the home, complimenting the yellow brick and red dyed mortar. The single hung windows were not a specified feature of the home within the Heritage Conservation District Plan and the replacement to a casement window will not pose a major disruption effect.

Staff are supportive of the application as it is in line with the Heritage Conservation District as the proponents have confirmed a viable option for securing the current leaded portions to the new wooden window jamb with complementary hinges. The work will be in line with other similar modifications in the district and will minimize any displacement effects through the retention of the leaded decorative piece and the casement windows are permissible under the Heritage Conservation Plan as single hung windows were not a specified feature. Overall, the disruption and displacement effects will be minimized throughout this work through thoughtful accommodations to aid in preserving the unique heritage component of the leaded windows.

Key dates:

Sub-committee meeting date: May 18, 2021
Notice of Receipt: June 8, 2021

Sub-committee comments and advice:

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

(Ritchie/Soilnik)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2021-026 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; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2023. If the alterations are not completed by July 31, 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 HP2021-026 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; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2023. If the alterations are not completed by July 31, 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:

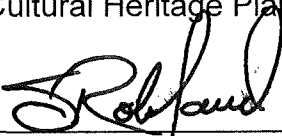
Staff Approval:



Stacey Kursikowski
Cultural Heritage Planner

SM/AF _____
SPM/MGR Initials

Authorized:



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

HCD Excerpt

St. Clair Boulevard**5.1 Windows and Doors: Repair and Maintenance**

The inspection and assessment of these features for structural soundness is of critical importance. Retention and repair of original window frames, sash, glass and door paneling is recommended. Badly decayed areas in an otherwise sound window or door should be repaired using compatible filler materials or appropriate joinery detailing. Retain existing glazing where possible and save door and window hardware during repairs.

Replacement wood windows or doors should be completed in kind. Aluminum, coated metal or vinyl units are not recommended. A replacement window or door must match the original in style, shape and placement. Replacement using historic photographs where available will be required to meet the above criteria.

5.2 Windows and Doors: Restoration

Always try to repair the existing original windows and doors if possible as they are important features of older buildings. When the replacement of a window is required try to use the existing frames.

New replacement sash should maintain the original muntin profile and dimensions. This may require new shaping blades to be cut to reproduce the molding profile. Try to make double hung windows work properly. Don't forget that original storm windows and doors are also heritage features. Where new glazing is required, it should resemble some of the qualities of older, single pane glass where possible.

Entrances which include transoms and sidelights often exhibit a high degree of craftsmanship. The retention of this skilled work is desirable and worthy of restoration through proper conservation techniques. The employment of experienced master carpenters may be necessary to complete this level of workmanship. Preparation of drawings and photographs will assist in the development of shop drawings.