



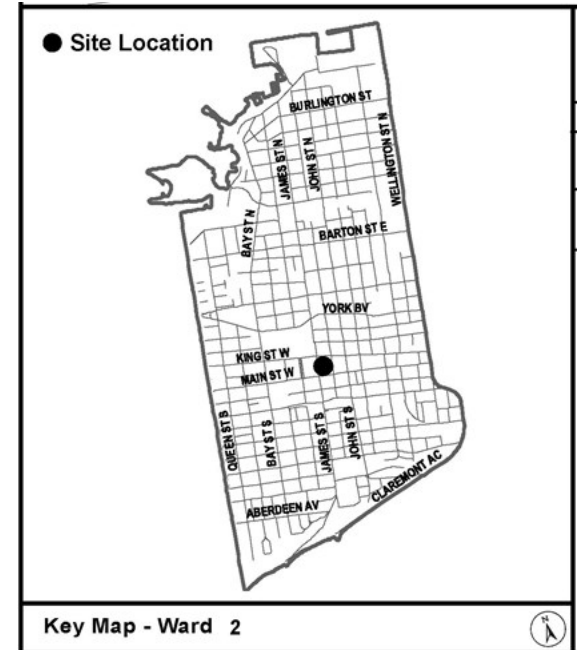
HERITAGE PERMIT APPLICATION HP2021-037,  
UNDER PART IV OF THE *ONTARIO HERITAGE ACT*,  
FOR FACADE INTEGRATION INTO  
REDEVELOPMENT OF 18 - 28 KING STREET EAST,  
HAMILTON (WARD 2)

September 24, 2021

# HP2021-037 - 18-28 King Street East (Hamilton)



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## Scope of work:

- Proposed redevelopment integrating the designated heritage facades into a new 6-storey mixed use building.
- Retention of the Kerr Building (18-22) facades, replication the Skinner Building (24) facade and dismantling and rebuilding the Glassco Building facade (28)
- 30 King St E proposed to be a courtyard

## Reason for work:

- Redevelopment of site

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## HERITAGE ATTRIBUTES

- TO BE PRESERVED
- TO BE REPLICATED
- TO BE SALVAGED (parapet walls)

### 18-22 King Street East (Kerr Buildings)

- All stone blocks, coursing, quoins and voussoirs on the second and third levels of the front façades;
- All window surrounds, sills and hood mouldings on the second and third levels of the front façades;
- The stone cornices and parapet walls of both buildings;
- All surviving original stone materials and features remaining under the existing storefront cladding and signage on the ground level; and,
- The gable roof and dormers of 18-20 King Street East.

### 24 King Street East (Skinner Building)

- The brick façade of the third and fourth levels of the front façade;
- The window openings and stone sills on the third and fourth levels of the front façade;
- The cornice and stone end brackets;
- All surviving original brick and stone materials and features remaining under the existing storefront cladding and signage on the ground and second levels; and,
- The parapet walls

### 28 King Street East (Glassco Building)

- All stone masonry walls and pilasters on the second, third and fourth levels of the front façade;
- All window openings and sills on the second, third and fourth levels of the front façade;
- The original two-over-two wood window sashes and frames in the third and fourth level window openings;
- The wood framed picture windows and leaded transoms in the second level window openings;
- The projecting stone horizontal mouldings between the second and third levels and the third and fourth levels;
- The cornice and parapet walls;
- A stone pilaster at the northeast corner of the ground level; and,
- All surviving original stone materials and features remaining under the existing storefront cladding and signage on the ground level.

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Existing conditions:



Fig 1: 18-20, 3<sup>rd</sup> floor, West return wall separation



Fig 2: 18-20, 2<sup>nd</sup> floor, West return wall separation



Fig 4: 18-20. Failed roof, pier at upper corner of façade



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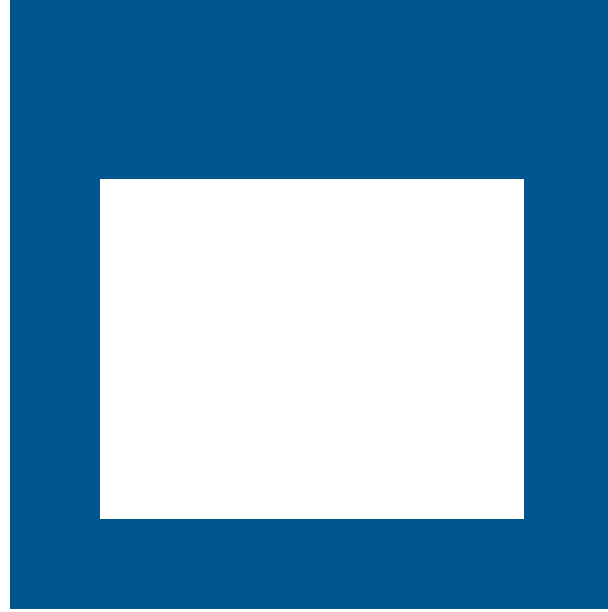
## Proposed Conditions:

- That a Conservation Plan in accordance with the City's Guidelines for Conservation Plans be prepared and submitted by the applicant to the satisfaction and approval of the Director of Planning and Chief Planner prior to the issuance of any Building Permit for demolition or new construction;
- That a Letter of Credit shall be satisfied prior to submission of an application for a Building Permit for removal of portions of the building;
- That prior to the issuance of any Building Permit for demolition or new construction, the applicant enters into and registers on title a Heritage Easement Agreement and covenant with the City;
- That 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 any application for a Building Permit and / or the commencement of any alterations;

# HP2021-037 - 18-28 King Street East (Hamilton)

## Proposed Conditions:

- That should a Building Permit for the proposed alterations, in accordance with this approval, not be obtained and acted upon by October 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;
- That the proposed alterations, in accordance with this approval, shall be completed no later than October 31, 2024. If the alterations are not completed by October 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
- That the Director of Planning and Chief Planner be authorized to approve a request to extend the dates noted in the above conditions of this approval, if that request is submitted prior to the expiry and if progress is being made.



THANK YOU