



Hamilton

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71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5  
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FILE: HP2021-039

August 25, 2021

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

**Re: Heritage Permit Application HP2021-039:  
Replacement of the eavestroughs, soffits, fascia, and dormer cladding at  
220 St. Clair Boulevard, Hamilton (Ward 3) (By-law No.92-140) (St. Clair  
Boulevard HCD)**

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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 HP2021-039 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 the eavestroughs, soffits, fascia
- Replacement of dormer and side bay window cladding

**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 August 31, 2023. If the alterations are not completed by August 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.

**Re: Heritage Permit Application HP2021-039:  
Replacement of the eavestroughs, soffits, fascia, and  
dormer cladding at 220 St. Clair Boulevard, Hamilton  
(Ward 3) (By-law No.92-140) (St. Clair Boulevard HCD)**

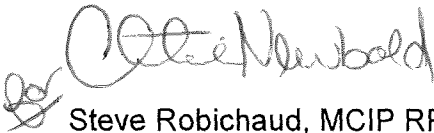
**August 25, 2021  
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Please note that this property is designated under Part V of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could 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 Amber Knowles, Cultural Heritage Planner, at 905-546-2424 ext. 1291, or via email at [Amber.Knowles@hamilton.ca](mailto:Amber.Knowles@hamilton.ca)

Yours truly,



Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: Amber Knowles, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Bob Nuttall, Acting Manager, Building Inspections  
Tamara Reid, Supervisor-Operations and Enforcement  
Loren Kolar, Legislative Coordinator  
Christine Vernem, Legislative Secretary  
Councillor Nringer Nann, Ward 3

**HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2021-039**  
**ADDRESS:**

**Owner/Applicant:** Patrick Hale & Alissa Pellizzari-Hale

**Description of proposed alterations:**

- Replacement of the eavestroughs, soffits, fascia; and,
- Replacement of dormer and side bay window cladding.

**Reasons for proposed alterations:**

- Reorientation of downspouts to prevent property damage and flooding; and,
- Replacement of eavestroughs, soffits, fascia and cladding to address existing damage and replace with colour to match previously approved replacement windows (HP2021-026).

**Documentation submitted with application:**

- Plan of existing and proposed eavestrough locations;
- Photos of existing siding; and,
- Colour and material examples.

**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 the St. Clair Boulevard Heritage Conservation District Plan.

The applicant proposes to replace the existing eavestroughs with ones at new drainage points. Soffits and fascia will be replaced in kind. The applicant will additionally be replacing the existing vinyl horizontal siding on the dormer and side bay windows with vinyl board and batten siding in a colour to match the previously approved windows (HP2021-026). The intent of the work is to repair and prevent water damage to the property while creating a more cohesive appearance to the home in the choice of colours.

Minimal “disruption effects” are expected to the heritage context of the property as the proposed work will complement the colour of the new windows to be installed as part of approved HP2021-026. The chosen colour will be sympathetic to the existing and neighbouring dwellings and as the existing siding is damaged, the change will be more visually appealing.

There will be minimal “displacement effects” to the subject property as a result of this work. The material being replaced is not original to the home and is being replaced with the similar materials. The proposed work will prevent further water damage and flooding to the dwelling and surrounding property, as well as prevent the flooding from impacting neighbouring dwellings.

Staff are supportive of the proposed work as it will repair and prevent further damage to the designated features of the property and will be visually compatible with the previously proposed window replacement.

**Key dates:**

Sub-committee meeting date: August 17, 2021  
Notice of Complete Application: August 18, 2021

**Sub-committee comments and advice:**

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

(Carroll / Ritchie)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2021-039 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 August 31, 2023. If the alterations are not completed by August 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 HP2021-039 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 August 31, 2023. If the alterations are not completed by August 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: Amber Knowles SM \_\_\_\_\_  
Amber Knowles, CAHP SPM/MGR Initials  
Cultural Heritage Planner

Authorized: Steve Robichaud  
Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

**Relevant Guidelines Excerpt:** St. Clair Boulevard HCD Appendix E: Guidelines for Maintenance, Repair and Restoration

2.1 Roof: Repair and Maintenance

Make sure that rainwater gutters are regularly cleaned to prevent backup and ice dams; and that downspouts are in working order and direct water away from the walls.

4.1 Exterior Woodwork and Decorative Trim:

In undertaking repairs use the gentlest means to strip or clean wood or finishes, being mindful not to remove or harm sound wood. Small cosmetic repairs can often be accomplished with compatible wood fillers which are then painted. More serious problems may require wood insertions or splices. When total decay has occurred, new wood should be used to duplicate the original structural or decorative element.