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Planning and Economic Development Department
Planning Division
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FILE: HP2021-047

October 15, 2021

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

**Re: Heritage Permit Application HP2021-047:
Replacement and painting of porch columns at 220 St. Clair Boulevard,
Hamilton (Ward 3) (By-law No.92-140) (St. Clair Boulevard HCD)**

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 HP2021-047 is approved for the designated property at 220 St. Clair Boulevard, in accordance with the submitted Heritage Permit application for the following alterations:

- Replacement of porch columns; and,
- Painting columns same colour as windows (Windswept Smoke).

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 October 31, 2023. If the alterations are not completed 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; and,
- c) The existing capitals will be salvaged and re-installed on the new columns, where possible. Where this is not possible, final specifications for the capital design shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of the installation of the capitals.

**Re: Heritage Permit Application HP2021-047:
Replacement and painting of porch columns at 220 St.
Clair Boulevard, Hamilton (Ward 3) (By-law No.92-140)
(St. Clair Boulevard HCD)**

**October 15, 2021
Page 2 of 2**

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

Yours truly,

for 

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 Nrinder Nann, Ward 3

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2021-047
ADDRESS: 220 St. Clair Boulevard, Hamilton (Ward 3)

Owner/Applicant: Patrick Hale and Alissa Pellizzari-Hale

Description of proposed alterations:

- Replacement of porch columns; and,
- Painting columns same colour as windows (Windswept Smoke).

Reasons for proposed alterations:

- Porch columns have deteriorated and need replacement.

Documentation submitted with application:

- Images of existing condition; and,
- Proposed column design.

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 (HCD) Plan (By-law No. 92-140).

The applicant proposes to replace the porch columns with ones of similar profile (tapered), and to paint the columns in Windswept Smoke to match windows approved as part of approved HP2021-026. This work is being done due to deterioration of the columns and structural integrity of the porch. The applicants are proposing to re-install the existing unique capitals of the columns onto the new columns. If this is deemed infeasible once the columns are removed and inspected, final specifications for new capitals will be submitted for staff review as a condition of approval.

Minimal “disruption effects” are expected to the heritage context of the property. The porch columns will be compatible with the overall character of the HCD and use comparable materials to the original columns. The unique capitals of the columns will be re-installed, if possible, or appropriate replacement capitals will be installed subject to

staff review and approval. The proposed paint colour 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.

There will be minimal “displacement effects” to the subject property as a result of this work. The proposed columns are to be constructed with materials complimentary to the St. Clair Boulevard HCD and as the existing columns are deteriorating, the change will increase visual appeal.

Staff are supportive of the proposed work as it will repair the designated features of the property and will be visually compatible with the previously proposed work on this property.

Key dates:

Notice of Complete Application: September 17, 2021
Sub-committee meeting date: September 21, 2021

Sub-committee comments and advice:

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

(Priamo/Wiegand)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-047 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) Implementation of the alterations, in accordance with this approval, shall be completed no later than October 31, 2023. If the alterations are not completed 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; and,
- c) That the applicant provides the city an updated design that includes a capital at the top of each column. The Sub Committee would support either wood or plaster capitals and additional column designs (such as Doric columns). The Sub committee allowed the applicant flexibility in the material and design of the capital.

CARRIED

Final Recommendation:

That the applicant be advised that Heritage Permit application HP2021-047 is approved in accordance with the submitted application, subject to the following conditions:

- a) 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 submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than October 31, 2023. If the alterations are not completed 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.
- c) The existing capitals will be salvaged and re-installed on the new columns, where possible. Where this is not possible, final specifications for the capital design shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of the installation of the capitals.

Approval:

Staff Approval: Amber Knowles SM _____
Amber Knowles SPM/MGR Initials
Cultural Heritage Planner

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

Excerpt from St. Clair Boulevard HCD Plan

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. Make sure a competent carpenter is hired to undertake the work. Maintenance of wood elements will require regular inspections to ensure that there is no damage from excessive moisture - wood's number one enemy.