

HERITAGE PERMIT APPLICATION HP2021-033  
DESIGNATED UNDER PART IV OF THE  
*ONTARIO HERITAGE ACT* FOR PROPOSED  
DEMOLITION AND RECONSTRUCTION OF 983  
BEACH BOULEVARD, HAMILTON

October 29, 2021

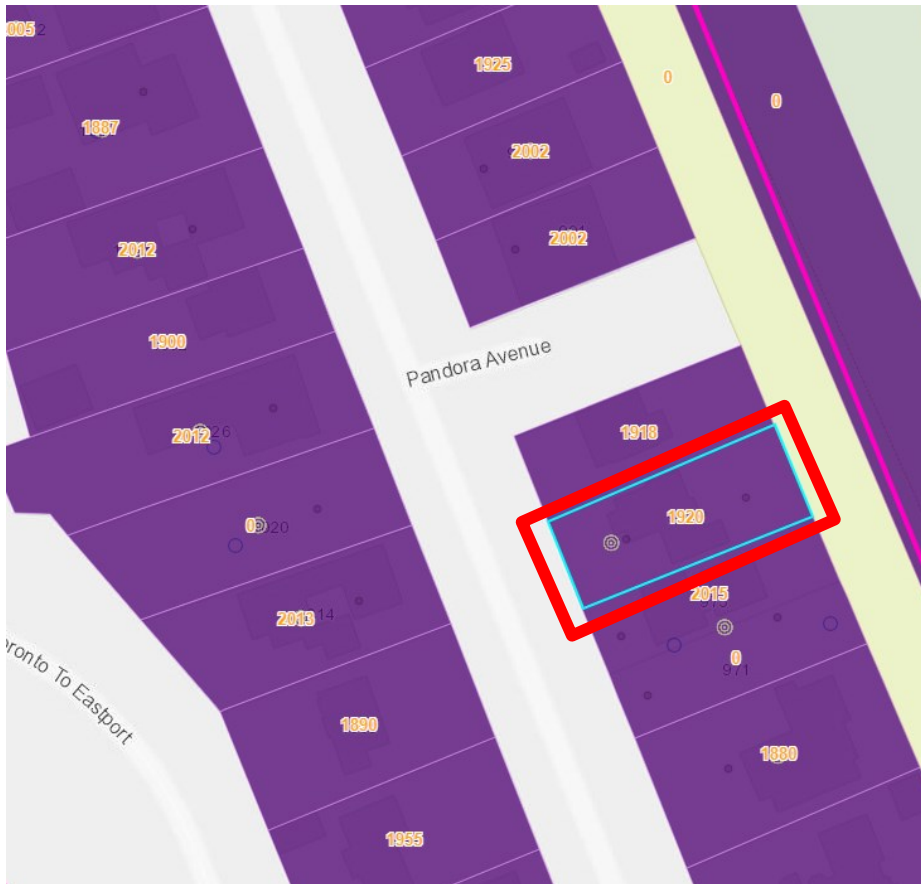
# HP2021-044 – 983 BEACH BOULEVARD, HAMILTON



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## Property Overview:

- Part V designated as part of Hamilton Beach HCD
- Constructed circa 1920 as a seasonal cottage

## Proposal:

- Proposed demolition of existing dwelling due to unforeseen structural issues
- Rebuild exact design and footprint previously approved under HP2019-027

## Applicant's Reason for Demolition:

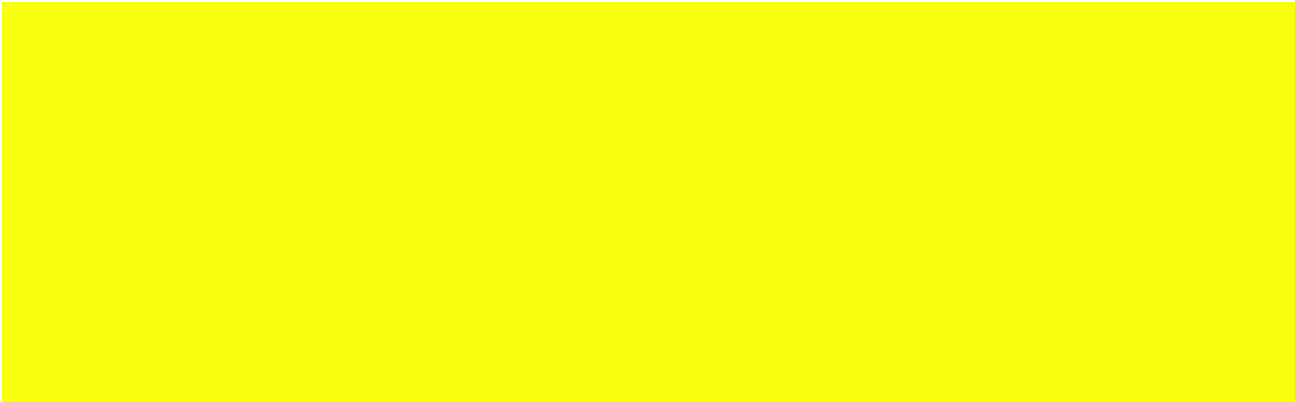
- Compromised structural integrity due to original construction of dwelling



Fig. 1.8. West elevation (Gaiimo, 2021)

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## Previous Applications:

- Site Plan Control Application (DAB-20-110):
  - Proposal consistent with the plans approved
  - Generally maintaining same setbacks, massing, FFE, dimensions
  - New dwelling required to comply with ZBL
- Heritage Permit (HP2019-027):
  - 
  - Demolition of existing rear addition;
  - Demolition of existing garage addition;
  - Construction of new, two-storey addition at rear of existing original cottage; and,
  - Construction of detached garage addition at side of existing original cottage



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**Proposed Elevation** – only change visually is removal of chimney and some window openings in order to meet current OBC code



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## **Structural Engineering Assessment Report, prepared by Hamann Engineering Structural Consultants, dated June 14, 2021:**

- Original floor framing consists of timber joists supported on timber beams
- Foundation consisted of timber posts or log sections sitting unimbedded on the insitu beach sand subsoil
- No exterior foundation walls – consistent with unheated seasonal summer cottages
- Timber post foundation has collapsed and loose laid block masonry piers added to short the framing
- Concluded – no merit in terms of cost or quality in restoration/preservation
- Even without cost considerations, foundation not repairable without demolition





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## Cultural Heritage Impact Assessment, prepared by Giaimo Architects, dated August 31, 2021:

- CHIA submitted given request for demolition of Part V designated property
- Minimal original interior features remain
- Criteria 9/06:
  - Has potential to yield information about the understanding of the beach community
  - Supports the character of the area
  - Representative of summer residences and cottages indicating historic use of the strip



Fig. 5.16. Fully renovated interiors



Fig. 5.19. Example of new ceiling and beams;  
Beams are not original to this house and  
were salvaged from another property

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## **Policy & Design Working Group:**

- Reviewed CHIA at the **September 20, 2021** meeting and were satisfied with the assessment.

## **Heritage Permit Review Subcommittee Consultation (HPRS):**

- Reviewed application at a meeting on **September 21, 2021** and recommended that the application as submitted be **approved**.
- Additional recommendations – salvage and incorporate original window from front gable

## **Staff Conclusions:**

- Existing condition is rapidly deteriorating due to original construction as a seasonal cottage;
- Supporting documentation clearly indicates a significant concern for on-site safety;
- In agreement with recommendation of HPRS.



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## Staff Recommendation:

(a) That Heritage Permit Application HP2021-044, for the demolition of the Part V designated heritage building and construction of a new single detached dwelling for lands located at 983 Beach Boulevard, under Section 42 of the *Ontario Heritage Act*, be **approved** with the following conditions:

- i. Implementation of the demolition and construction of the new dwelling, in accordance with this approval, shall be completed no later than November 30, 2023. If the alterations are not completed by November 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;
- ii. That material specifications for the wood cladding proposed for the new dwelling and front of the new garage and cladding for the proposed addition be consistent with the Hamilton Beach Heritage Conservation District (HCD) guidelines and submitted for review, 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;
- iii. That the existing leaded glass window in the front gable be salvaged prior to demolition and reincorporated into the front gable of the new dwelling; and,
- iv. That the existing wrought iron fence in the front yard be repaired and maintained in its current location.



# THANK YOU