



Hamilton

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Planning and Economic Development Department
Planning Division
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FILE: HP2021-052

7.1(a)

November 26, 2021

Ziska Truss and Steve Schwab
123 Mill Street North
Waterdown, ON
L0R2H0

**Re: Heritage Permit Application HP2021-052:
Proposed Alteration of Replacement of Cedar Shake Roof with Asphalt
Shingles at 123 Mill Street North, Waterdown (Ward 15) (By-law No. 96-34-
H)**

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 HP2021-052 is approved for the designated property at 123 Mill Street North, Waterdown in accordance with the submitted Heritage Permit Application for the following alterations:

- Replacement of the cedar shake roof with asphalt shingles.

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 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.

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

**Re: Heritage Permit Application HP2021-052:
Proposed Alteration of Replacement of Cedar Shake
Roof with Asphalt Shingles at 123 Mill Street North,
Waterdown (Ward 15) (By-law No. 96-34-H)**

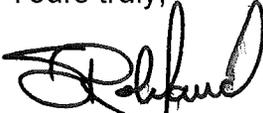
**November 26, 2021
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provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Local Planning Appeal Tribunal within 30 days of your receipt of this permit.

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 Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at Chloe.Richer@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chloe Richer, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Lisa Kelsey, Legislative Coordinator
Councillor Judi Partridge, Ward 15

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2021-052
ADDRESS: 123 Mill Street North, Waterdown

Owner: Ziska Truss and Steve Schwab
Applicant / Agent: N/A

Description of proposed alterations:

- Replacement of the cedar shake roof with asphalt shingles (TruDefinition Duration shingles in Teak).

Reasons for proposed alterations:

- A leak in the existing cedar shake roof is damaging the interior of the home.

Documentation submitted with application:

- Exterior photographs and aerial photograph of the existing roof;
- Photographs of interior damage;
- Streetscape photographs; and,
- TruDefinition Duration shingles brochure.

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 and/or Heritage Conservation District Plan, in this case the Mill-John-Union-Griffin Heritage Conservation District Plan (“the HCD Plan”).

The Applicant proposes to replace the cedar shake roof with asphalt shingles (TruDefinition Duration shingles in Teak). This work is being done as a leak in the existing cedar shake roof is damaging the interior of the home. Staff had encouraged the property owners to pursue the use of in-kind materials as a best conservation practice and provided information on the City’s financial incentive programs, however, this option was not chosen by the owners.

Minor “disruption effects” are expected to the heritage context of the property. The new roof will no longer utilize wood as a material, however, split cedar shakes (the existing roofing material) should be avoided as this type of roof is not representative of the historic roofing material used in the district, as per the HCD Plan. Rather, wooden shingles were the most common roofing material found in the district, though today asphalt shingle roofing is used almost universally. Staff have recommended the use of a brown colour option (Teak) instead of grey for the new shingles to minimize disruption effects.

There will be minimal “displacement effects” to the subject property as a result of this work as split cedar shakes are not representative of the historic roofing material used in the district. If the original roofing material was wooden shingles, this heritage feature was already removed from the built heritage resource.

Staff are supportive of the Application given the minimal displacement and disruption effects of the proposal as well as in recognition of the importance of replacing the roof prior to winter. Staff would note that this alteration is reversible in that a wood shingle roof could be restored in the future as a best conservation practice, should the current owners or future owners wish to restore a heritage feature of the home.

Key dates:

Sub-committee meeting date: November 16, 2021
Notice of Complete Application: November 9, 2021

Sub-committee comments and advice:

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

(Ritchie/Carroll)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2021-052 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 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.

CARRIED

Final Recommendation:

That the Applicant be advised that Heritage Permit Application HP2021-052 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) Installation of the alterations, 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.

Approval:

Staff Approval: *Chloe Richer*

Chloe Richer
Cultural Heritage Planner

CT/AF
SPM/MGR Initials

Authorized:

Steve Robichaud

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

HCD Plan Excerpts

4.0 Guidelines for Alterations, Additions and New Construction

4.2.1 Guiding Principles

Design features of the building and site and historic building materials should be maintained and enhanced.

4.2.4 Roofs

Decorative roof features and original roofing materials should be retained, conserved and if appropriate, restored.

Ensure that vents, skylights and new roofing materials are sympathetic in material and that they are discretely placed out of general view from the street and public right-of-way.

Appendix: Conservation Practice Advisory Notes

1.5 Roofing

There are four main types of roofing materials: wooden shingles, slate, metal and bitumen. Historically, wooden shingles were the most common roofing material... Today, asphalt shingle roofing is used almost universally throughout the district. Metal roofing, slate and split cedar shakes should be avoided since they are not representative of the historic roofing materials used in the district.