



Hamilton

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FILE: HP2021-059

December 17, 2021

7.1(b)

David Mills
c/o Megan Hobson CAHP
15 Inglewood Drive
Hamilton, ON
L8P 2T2

**Re: Heritage Permit Application HP2021-059: Repairs to Solarium at 15
Inglewood Drive, Hamilton (Ward 2) (By-law No. 17-224)**

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 HP2021-059 is approved for the designated property at 15 Inglewood Drive, in accordance with the submitted Heritage Permit application for the following alterations:

- To repair the existing solarium including:
 - Window replacement;
 - Masonry repairs; and,
 - Installation of eavestrough.

Subject to the following conditions:

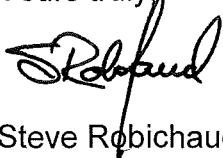
- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2023. If the alterations are not completed by December 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.

Please note that this property is designated under Part IV 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,



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
Lisa Kelsey, Legislative Coordinator
Councillor Jason Farr, Ward 2

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2021-059

ADDRESS: 15 Inglewood Drive, Hamilton

Owner: David Mills

Applicant / Agent: Megan Hobson

Description of proposed alterations:

- To repair the existing solarium including:
 - Window replacement;
 - Masonry repairs; and,
 - Installation of eavestrough.

Reasons for proposed alterations:

- Deterioration of mortar joints and window frames due to moisture from lack of eavestrough; and,
- Rotting wood window frames need replacement.

Documentation submitted with application:

- Solarium report prepared by Megan Hobson, CAHP; and,
- Supplementary documentation:
 - Window specifications;
 - Masonry repairs quotes; and,
 - Eavestrough installation details.

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 By-law No. 17-224.

The applicant proposes to repair the existing solarium including replacing six windows with wood windows with aluminum exterior finish, repairing the masonry wall, and installing an eavestrough to redirect water away from the building.

Minimal “disruption effects” are expected to the heritage context of the property as a result of this work. The proposed repairs and installation of the eavestrough will be located out of view from the public right of way and increase the solarium’s visual appeal and structural integrity. The proposed work will be sympathetic to the overall heritage character of the property.

There will be minimal “displacement effects” to the subject property as a result of this work. Due to the current condition of the masonry and windows, the proposed repairs and installation of the eavestrough will ensure that the windows and masonry do not experience further deterioration.

Staff are supportive of the application as it will repair heritage attributes of the property with sympathetic materials. The proposed repairs will increase the visual appeal and structural integrity of the solarium and will prevent further rot and deterioration by directing moisture away from the building.

Key dates:

Notice of Complete Application: December 7, 2021
Sub-committee meeting date: December 14, 2021

Sub-committee comments and advice:

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

(Ritchie/MacLaren)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-059 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 December 31, 2023. If the alterations are not completed by December 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 HP2021-059 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 December 31, 2023. If the alterations are not completed by December 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
Cultural Heritage Planner

____ SM/AF ____

SPM/MGR Initials

Authorized:



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Part IV Designation By-law No. 17-224**Description of Historic Place**

Inglewood is located on the south side of Inglewood Drive. The property is nestled at the foot of the Niagara Escarpment, however, it is still sufficiently elevated to capture a view of the Hamilton city center. The property was originally part of a larger, 12-acre estate and is the oldest building in the residential neighborhood. The key resource is a large two-and-a-half storey, stone building built circa 1850 in the Gothic Revival architectural style on an irregular plan. The building has many decorative features which accentuate its Gothic Revival style. The property is accessed by a driveway located on Inglewood Drive, however, there is also an entrance to the rear of the property off James Mountain Road; the latter driveway is part of the circulation pattern of the original estate. The property is currently divided into five separate dwelling units.

Designated Features:

- The projecting triple bay window of the solarium room located on the south-east corner.