



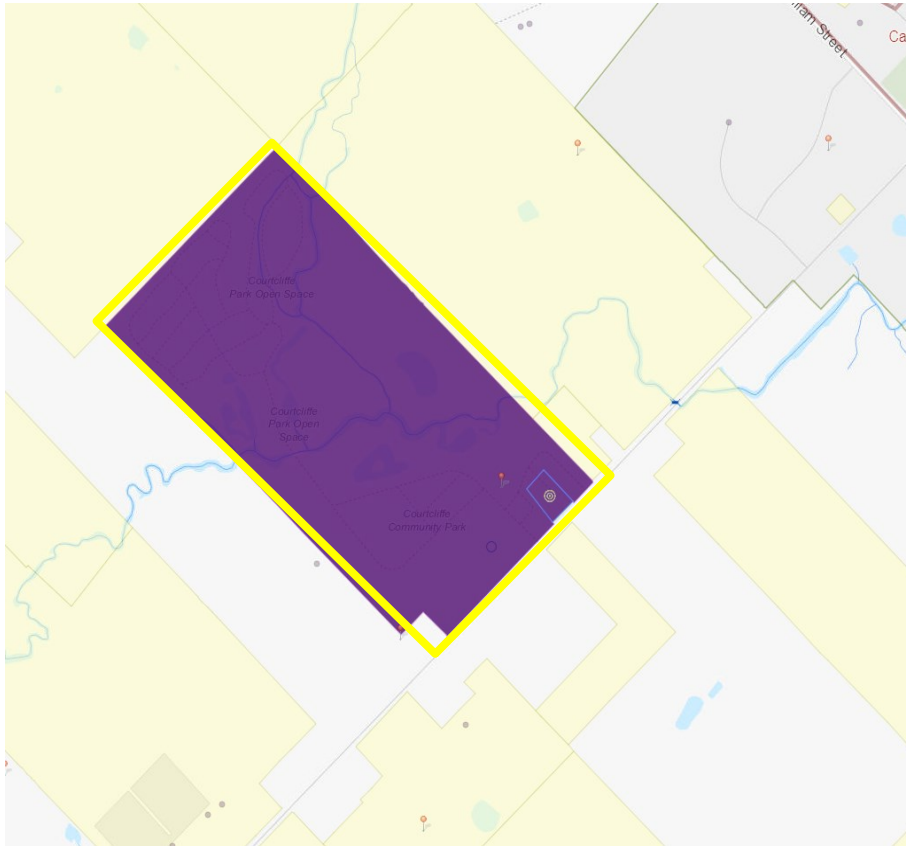
HERITAGE EASEMENT AGREEMENT APPLICATION
HEA2022-001 FOR 159 CARLISLE ROAD,
FLAMBOROUGH (WARD 15), PART IV
DESIGNATION, BY-LAW NO. 2000-105-H AND
HERITAGE EASEMENT AGREEMENT WE996943
(PED22048)

February 25, 2022

HEA2022-001 – 159 Carlisle Road (Flamborough)



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Scope of work:

- To install a replacement metal roof consisting of metal shingles (Decra Shingle XD);
 - Existing roof is steel sheet metal, nailed directly onto the original wood boards/structure, with no intermediate roofing materials (e.g., a membrane or tarpaper); and,
 - Decra Shingle XD consists of Steel – Aluminum-Zinc Hot Dip Coating with Acrylic Basecoat, Priming System and Over-Glaze and Ceramic Coated Stone Granules).

Reasons for work:

- Deterioration of the existing roof has included rusting of the surface, lifting at the seams and leaking into the attic; and,
- On two previous occasions, the owners have engaged contractors to repair and repaint the existing roof, however, the work was not successful and water penetration continues.

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Documentation submitted with application:

- Cover Letter (Schedule “A”);
- Artisan Metal Roofing Inspection Report;
- DECRA Roofing product comparison chart, flyer/brochure and specifications sheets;
- Exterior photographs of the existing roof; and,
- Exterior photograph of 92 McIntosh Street, a non-designated heritage property showing similar work done by the contractor, Artisan Metal Roofing.

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APPENDIX “B” to Heritage Easement Agreement (HERITAGE ATTRIBUTES)

The Heritage Attributes at 159 Carlisle Road, Carlisle (Hamilton), protected by this heritage conservation easement agreement include:

1. The materials, design and construction of the house, including:
 - all façades with the stone construction of the walls and foundations;
 - the low hip roof, eaves, metal roofing and four stone chimneys;
 - the front entrance door and surround with transom and sidelights;
 - all remaining double-hung six-over-six wood window sashes, frames and brickmolds;
 - the interior room layout of the ground level;
 - the interior layout of the landing and central hall on the second level;
 - all baseboards, trim, wainscotting, doors, door casings, window casings and trim, plaster walls and ceilings and wood flooring on the ground level and in the central hall on the second level; and,
 - the stair treads, stringers, balusters and railings of the staircase between the ground and second levels.
2. The siting of the house and character of the surrounding landscape, including:
 - the open space of the front yard and side yards of the house;
 - the location of the driveway along the westerly side of the property; and,
 - mature vegetation and trees.
3. The known and potential archaeological resources, including:
 - the extent of the registered archaeological site (AiGx-235); and
 - the remnants of former outbuildings.

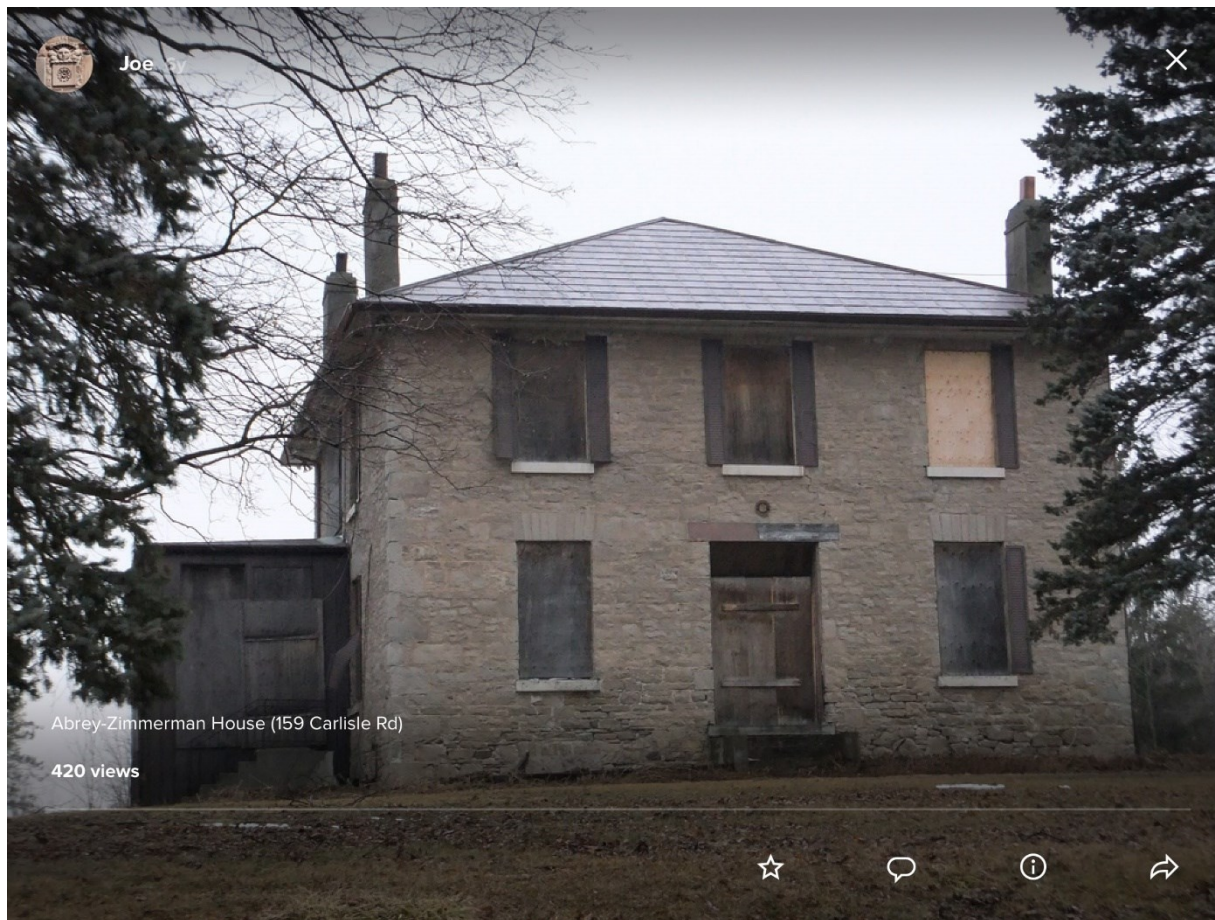
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Excerpt from By-law No. 2000-105-H (Reasons for Designation)

Designated Features

The exterior features to be designated at 159 Carlisle Road are the exterior walls, the entrance with its transom and sidelights and the double-hung windows, with original bubbled glass panes. The stone quoins, and the stone window sills and voussoirs are also part of the designated features.

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Location:


































159 Carlisle Road
Carlisle ON



See full report for summary of findings and conclusion

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		SPECIFICATIONS SHEET				
PRODUCT PROFILES		PRODUCT SPECIFICATIONS				
 DECRA VILLA TILE  DECRA TILE  DECRA SHINGLE XD  DECRA SHAKE XD  DECRA SHAKE		DECRA VILLA TILE	DECRA TILE	DECRA SHINGLE XD®	DECRA SHAKE XD®	DECRA SHAKE
	Min Roof Pitch ▶	3:12	3:12	4:12	3:12	3:12
	Panel Size ▶	17" x 44-1/4"	16-1/2" x 52"	14-1/8" x 52-3/8"	14-1/8" x 52-1/8"	14-5/8" x 53"
	Installed Exposure ▶	14-1/2" x 39-1/2"	14-1/2" x 50"	12-1/4" x 49-1/2"	12-3/8" x 49-7/8"	12-5/8" x 51"
	Panels per Square ▶	25.2	20	23.8	23.4	22.4
Installed Weight ▶	160 lbs. / sq.	150 lbs. / sq.	150 lbs. / sq.	150 lbs. / sq.	150 lbs. / sq.	
AVAILABLE COLORS <i>(Final color selection should be made from an actual product sample)</i>						
DECRA VILLA TILE						
Amalfi Sand  Capri Clay  Pompeii Ash  Rustico Clay  Venetian Gold 						
DECRA TILE						
Charcoal  Chestnut  Garnet  Granite Grey  Shadowood  Terracotta  Weathered Timber  Tuscan Sun 						
DECRA SHINGLE XD						
Classic Cobblestone  Midnight Eclipse  Natural Slate  Old Hickory  Woodland Green 						
DECRA SHAKE XD						
Antique Chestnut  Pinnacle Grey  Woodland Green  Midnight Eclipse 						
DECRA SHAKE						
Charcoal  Chestnut  Granite Grey  Shadowood  Weathered Timber 						
WARRANTY/COMPOSITION						
Warranties <ul style="list-style-type: none"> • Lifetime Limited Warranty* • 120 mph Wind Speed Warranty • Hail Stone Penetration Warranty 						
Composition <ul style="list-style-type: none"> • Steel – Aluminum-Zinc Hot Dip Coating • Acrylic Priming System • Acrylic Basecoat • Ceramic Coated Stone Granules • Acrylic Over-Glaze 						
<small>*DECRA offers a Lifetime Limited Warranty on single family residential in the U.S. & Canada.</small>						

See full report for summary of findings and conclusion

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Rich Appearance of Thick-Cut Shingles

Robust, thick-cut DECRA Shingle XD provides the bold look and distinct shadow lines of heavy architectural shingles in a lightweight roofing profile that can withstand the elements.

Metal roofs have a lifespan that is 2-3 times longer than traditional roofing materials like asphalt. As the lightest roofing material on the market, DECRA Shingle XD can eliminate the need for a complete tear-off of the existing roof, saving time, labor, and expense for roofing remodels and upgrades.

DECRA Shingle XD stands up to hail, rain, fire, storm debris, and even hurricane-force winds while providing the same aesthetics of asphalt shingles.

Strength Against the Elements



Wind
Up to
120 mph



Hail
Class 4
Impact Resistant



Fire
Class A Rated
Material



Snow & Ice
Freeze & Thaw
Resistant



Weight
1.4-1.6 pounds/
square foot



Warranty
Lifetime Limited
Warranty



All DECRA roofs are backed by a Lifetime Limited Warranty, covering 120 mph winds and hail.



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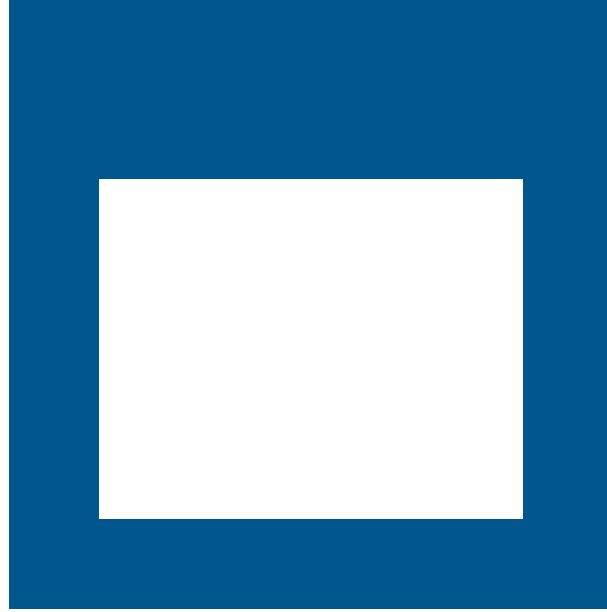
Heritage Permit Review Sub-Committee Consultation (HPRS)

- Reviewed HEA22-001 application at HPRS meeting on **January 18, 2022**.
- The HPRS recommended that the application be **approved**.

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Recommendation

- 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;
- Installation of the alterations, in accordance with this approval, shall be completed no later than January 31, 2024. If the alterations are not completed by January 31, 2024, 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,
- That appropriate notice of the Council decision be served on the owner of 159 Carlisle Road, Flamborough, as required under Section 3.2.1 of the Heritage Easement Agreement.



THANK YOU