

Hamilton

Mailing Address:  
71 Main Street West  
Hamilton, Ontario  
Canada L8P 4Y5  
www.hamilton.ca

Planning and Economic Development Department  
Planning Division  
71 Main Street West, 4th Floor, Hamilton, Ontario, L8P 4Y5  
Phone: 905-546-2424, Ext. 1291  
Fax: 905-540-5611

FILE: HP2022-008

May 4, 2022

Christienne Uchiyama  
LHC Heritage Planning and Archaeology Inc.  
837 Princess Street, Suite 400  
Kingston, ON  
K7L 1G8

7.3(a)

**Re: Heritage Permit Application HP2022-008  
Proposed alteration of lobby and rooftop addition at 127 Hughson Street  
North (Ward 2), By-law No. 20-217**

---

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 HP2022-008 is approved for the designated property at 127 Hughson Street North, in accordance with the submitted Heritage Permit Application for the following alterations:

- A one-storey addition on top of the existing building to accommodate a new rooftop restaurant space that will add an additional 4.4 m to the height of the structure;
- Repairs to the entryway door, east elevation; and,
- Reorientation and integration of marble staircase into a new staircase with four additional concrete steps at the base. The existing wood and brass railing in to be integrated or replicated into a code-compliant railing.

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 April 30, 2024. If the alterations are not completed by April

30, 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;

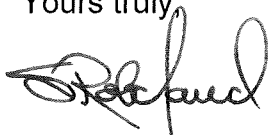
- c) The Applicant to integrate the timber beams back into the lobby space;
- d) The Applicant to work with staff to provide options to integrate the 'F' Firth Brothers logo into the lobby space in a way in which it will be visible; and,
- e) The Applicant to provide design details on the replicated railing in the lobby space.

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 Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at [Chloe.Richer@hamilton.ca](mailto: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  
Lisa Low, Administrative Assistant II, Building Division  
Tamara Reid, Supervisor-Operations and Enforcement  
Loren Kolar, Legislative Coordinator  
Councillor Jason Farr (Ward 2)

**HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-008**  
**ADDRESS:** 127 Hughson Street North, Hamilton

**Owner:** Robert Knuth, Ladir Developments Ltd.

**Applicant / Agent:** Christienne Uchiyama, CAHP, LHC Heritage Planning and Archaeology Inc.

**Description of proposed alterations:**

- A one-storey addition on top of the existing building to accommodate a new rooftop restaurant space that will add an additional 4.4 m to the height of the structure;
- Repairs to the entryway door, east elevation; and,
- Reorientation and integration of marble staircase into a new staircase with four additional concrete steps at the base. The existing wood and brass railing is to be integrated or replicated into a code-compliant railing.

**Reasons for proposed alterations:**

- To renovate the existing building to include a rooftop restaurant and reorient the staircase to meet business needs.

**Documentation submitted with Application:**

- 127 Hughson Street North Cultural Heritage Impact Assessment;
- Concept plans; and,
- Context renderings/floor plans.

**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. 20-217.

The Applicant proposes to construct a one-storey addition on top of the existing building to accommodate a new rooftop restaurant space (which will add an additional 4.4 m to the height of the structure), repair the entryway door (east elevation) and to reorient and integrate the marble staircase into a new staircase with four additional concrete steps at

the base. The existing wood and brass railing is to be integrated or replicated into a code-compliant railing.

Moderate “disruption effects” are expected to the heritage context of the property, as the changes to the property are extensive, particularly to the Art Deco aesthetic of the split-level foyer, which will be updated to a more industrial aesthetic. However, key heritage features (the timber beams, the ‘F’ Firth Brothers logo and a replicated railing in the lobby space) will be retained or replicated due to the additional approved conditions recommended by the Heritage Permit Review Sub-committee and staff. Regarding the repairs to the entrance, east elevation, the colour is to remain dark to match the existing wood and brick exterior, glass is to be bevelled to match presumed original glass in the transom and sidelites, and wood that cannot be repaired is to be replicated and replaced.

There will be minimal “displacement effects” to the subject property as a result of this work, as many of the affected heritage features will be preserved in a way that does not cause any damage and maintains the heritage value (e.g., the timber rafters were previously removed from their original context and should be reinstated, and the ‘F’ Firth Brothers logo will be retained though it should be made visible). The existing wooden handrailing will be removed, however, it will be replicated and duplicated to maintain the wood and brass elements while meeting Building Code requirements.

Staff are supportive of the Application as there will be minimal displacement effects though moderate disruption effects. Through the additional conditions, key heritage features of the split-level foyer will be retained and/or reinstated, and the wooden handrailing will be replicated.

**Key dates:**

Sub-committee meeting date: April 19, 2022  
Notice of Complete Application: April 20, 2022

**Sub-committee comments and advice:**

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

(Ritchie/Priamo)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-008 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/installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2024. If the alterations are not completed

by April 30, 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;

- c) The Applicant to integrate the timber beams back into the lobby space;
- d) The Applicant to work with city staff to provide options to integrate the 'F' Firth Brothers logo into the lobby space in a way in which it will be visible; and,
- e) The Applicant to provide design details on the replicated railing in the lobby space.

CARRIED

**Final Recommendation:**

That the Applicant be advised that Heritage Permit Application HP2022-008 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;
- b) Implementation/installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2024. If the alterations are not completed by April 30, 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;
- c) The Applicant to integrate the timber beams back into the lobby space;
- d) The Applicant to work with city staff to provide options to integrate the 'F' Firth Brothers logo into the lobby space in a way in which it will be visible; and,
- e) The Applicant to provide design details on the replicated railing in the lobby space.

**Approval:**

Staff Approval:

*Chloe Richer*

Chloe Richer, MCIP RPP, CAHP  
Cultural Heritage Planner

SPM/MGR Initials

Authorized:



Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

**Description of Heritage Attributes (By-law No. 20-217)**

**Description of Heritage Attributes**

The Cultural Heritage Value or interest of the property resides in the four storey east section of the structure, built in 1929.

Key heritage attributes associated with the split level foyer include:

- The use of marble, brass and wood;
- The marble and pebble tile Firth Brothers 'F' logo at the top of the stairs; and,
- The timber rafters with dentils and decorative supports.

Key heritage exterior attributes of the 1929 east section of the building associated with the façade include:

- Vernacular interpretation of Art Deco style architecture;
- Red brick construction and polychrome brick façade;
- Brick pilasters;
- The multi-panelled windows with operable openings together with the locations, configuration, size, scale, and shape of these window openings which reinforce the industrial character of the building;
- Brick work, including a double herringbone pattern and soldier courses with square-shaped stone insert;
- Decorative and symmetrical use of stone throughout the brickwork, including at the top and bottom of the brick pilasters;
- Flat roof with a pair of decorative parapets with centrally placed stone 'F's';
- Defined main entrance with stone lintel, pilasters, and dentils;
- Decorative brickwork above the main entrance; and,
- Large rectangular transom and sidelights openings found at the front door.