

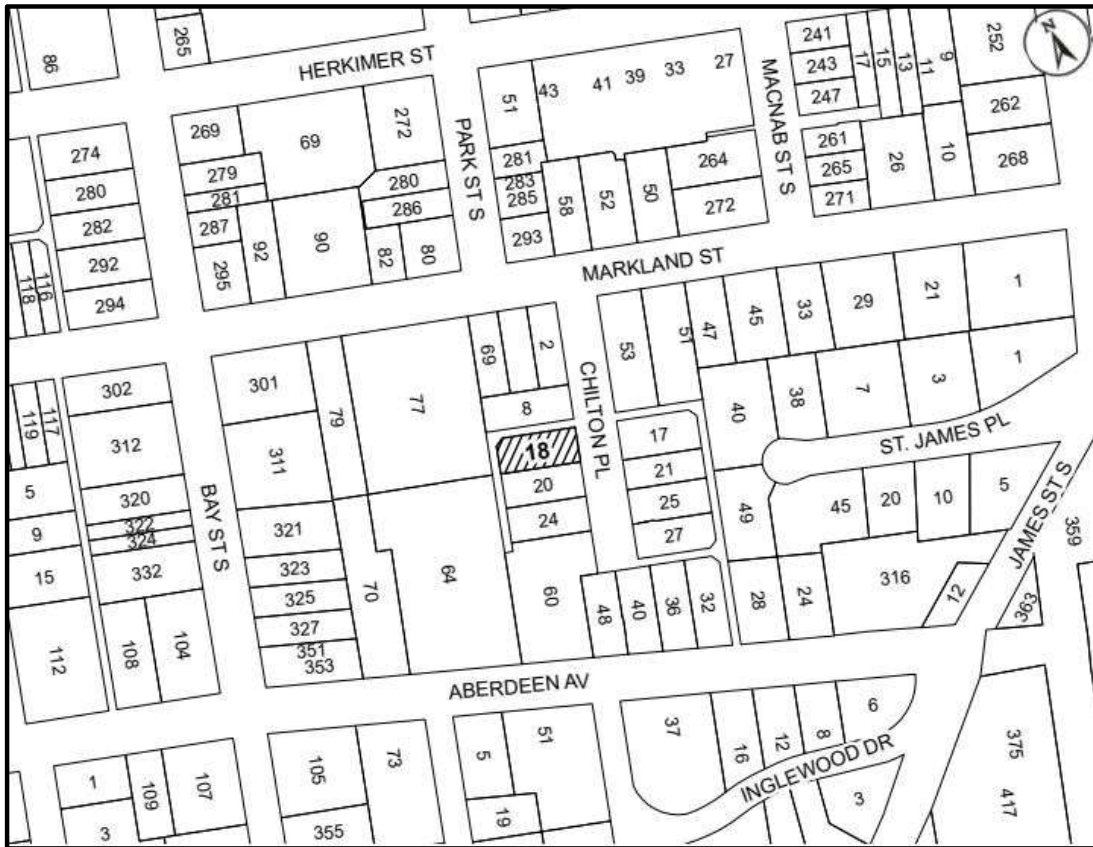


**HERITAGE PERMIT HP2023-005
18 CHILTON PLACE, HAMILTON
(PED23001)**

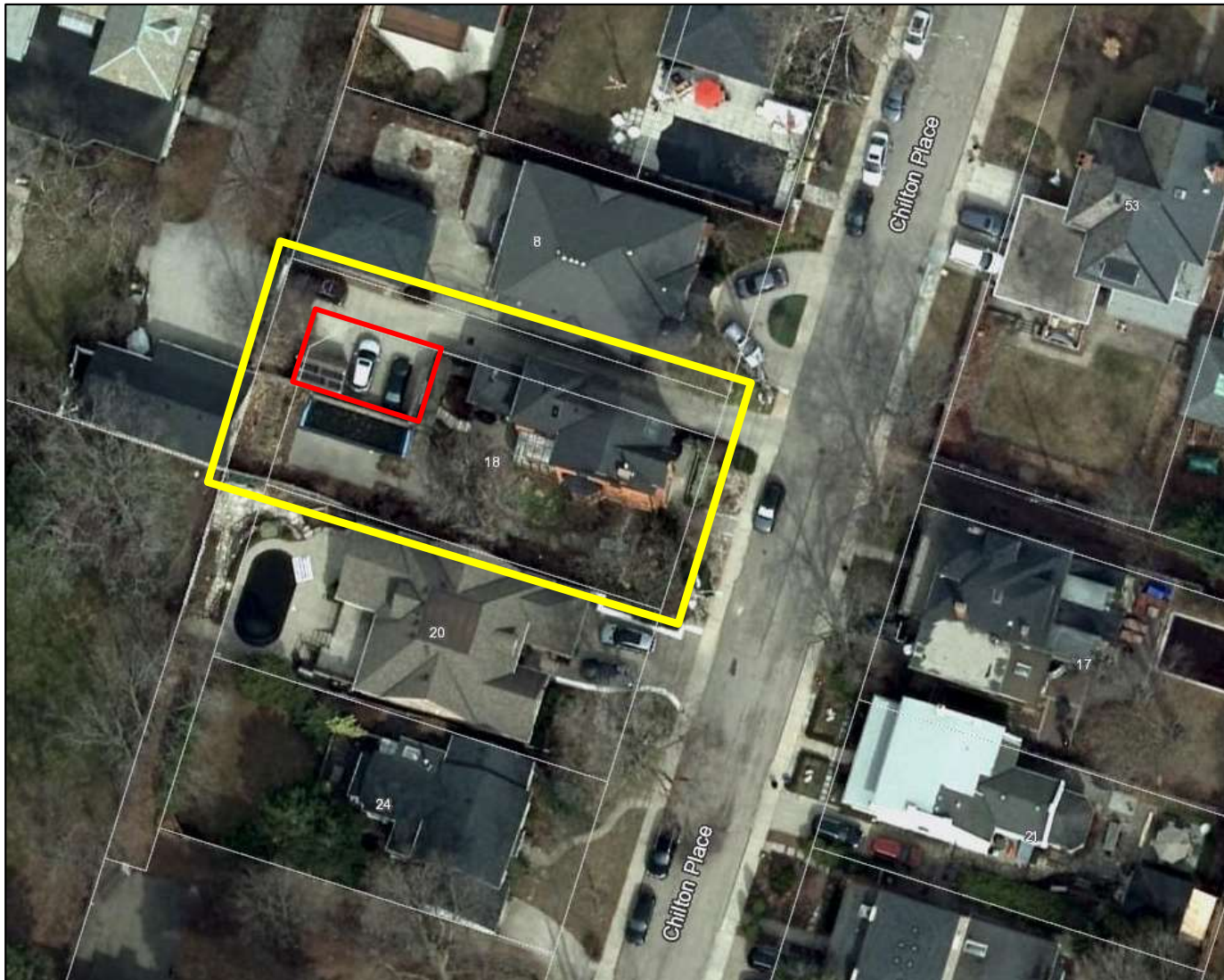
March 27, 2023

Hamilton Municipal Heritage Committee

HP2023-005: 18 Chilton Place, Hamilton



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Proposal:

- The construction of a new detached one-and-one-half storey accessory structure at the rear of the property, including:
 - New concrete pad and foundation;
 - New cedar siding, and asphalt shingles to match the existing rear addition of the home;
 - New casement windows with black trim;
 - New exterior staircase to second level of garage;
 - Gable roof with north facing dormer windows; and
 - Installation of solar panels on the south roof (to be relocated from existing shed).

HP2023-005: 18 Chilton Place, Hamilton

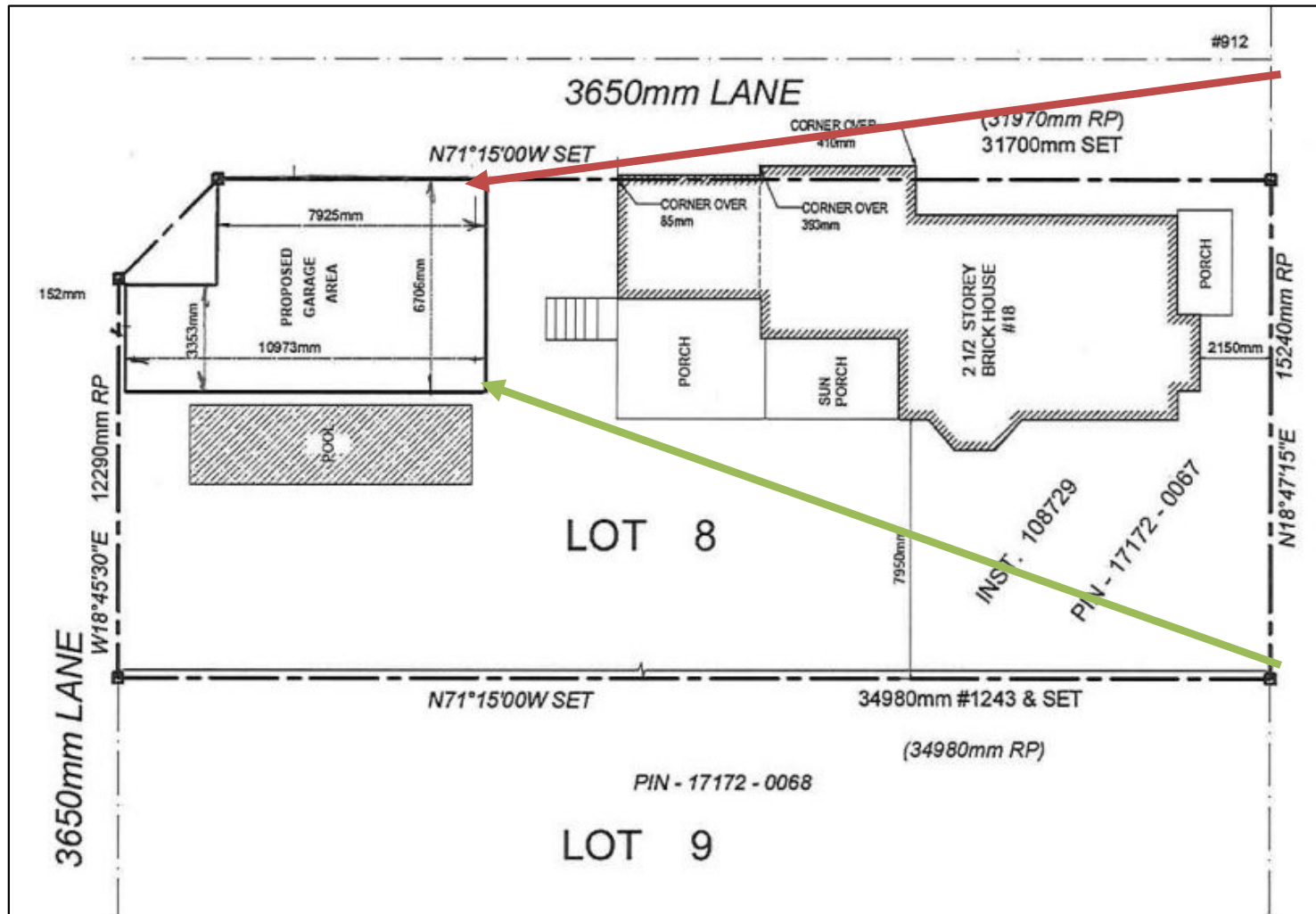
Heritage Permit Review Subcommittee (HPRS)

- Reviewed the proposal on its meeting on February 21, 2023
 - HPRS indicated support for the proposed detached dwelling; and
 - HPRS was supportive of the conditions proposed by staff.

HP2023-005: 18 Chilton Place, Hamilton Existing Conditions

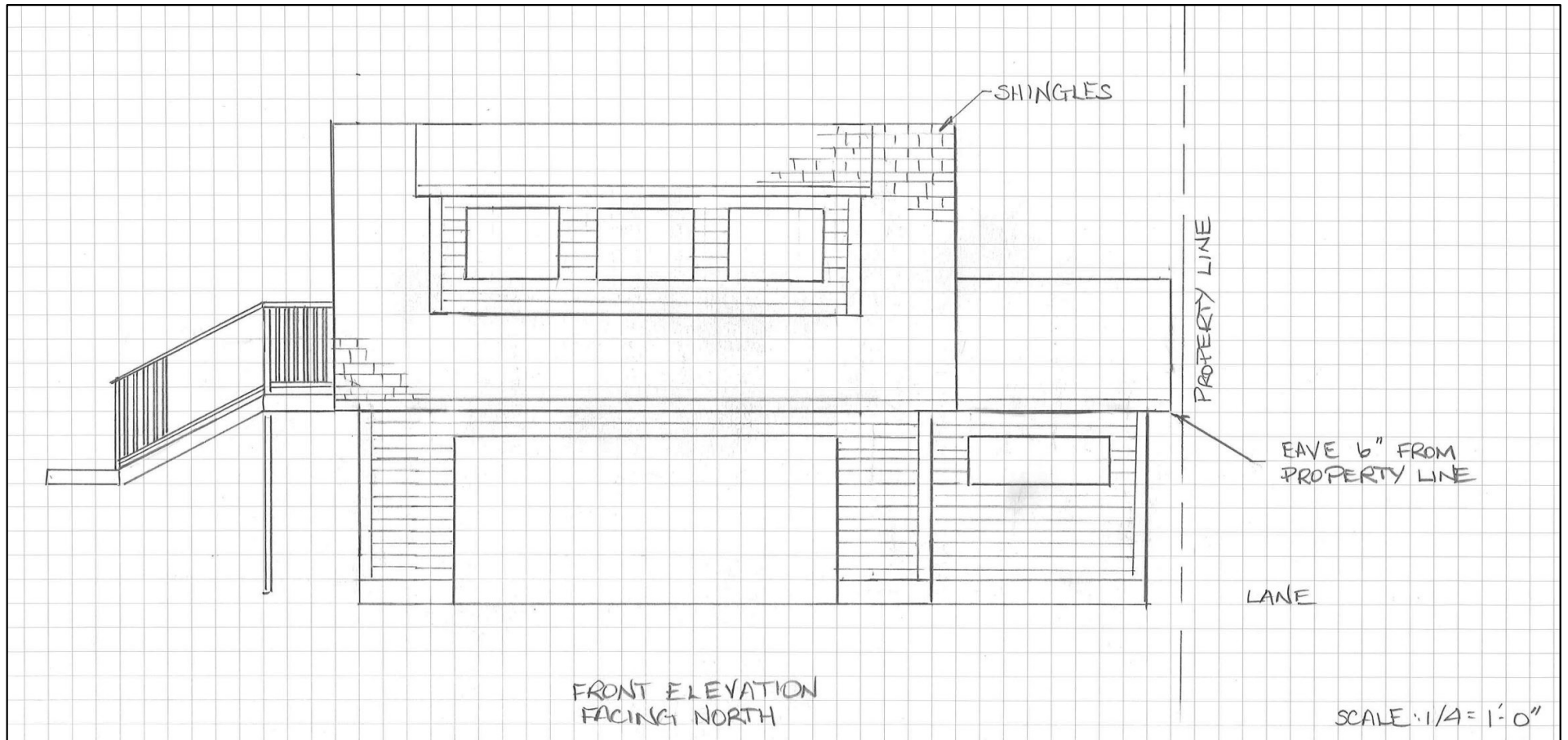


HP2023-005: 18 Chilton Place, Hamilton Site Plan



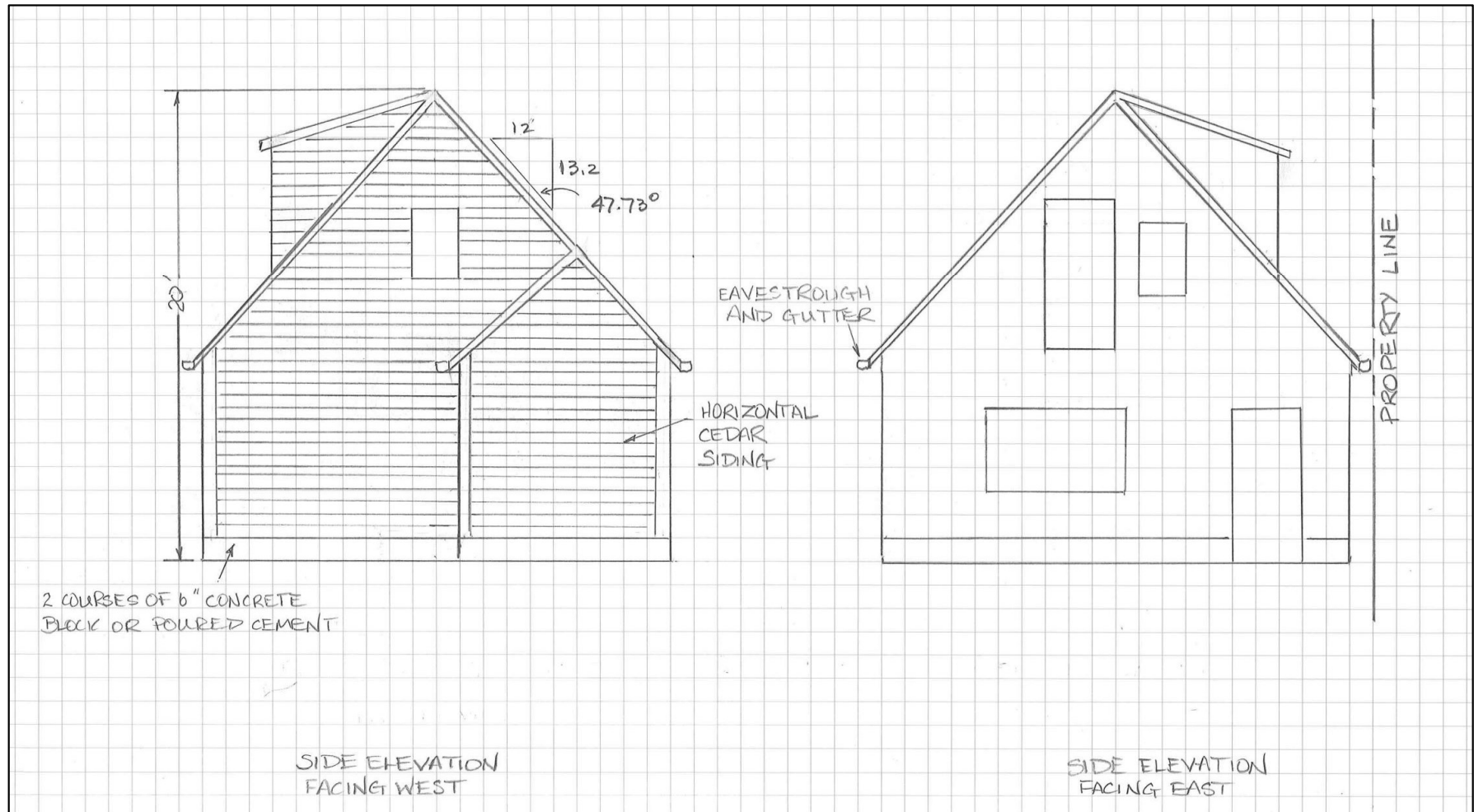
HP2023-005: 18 Chilton Place, Hamilton

Proposed Elevations



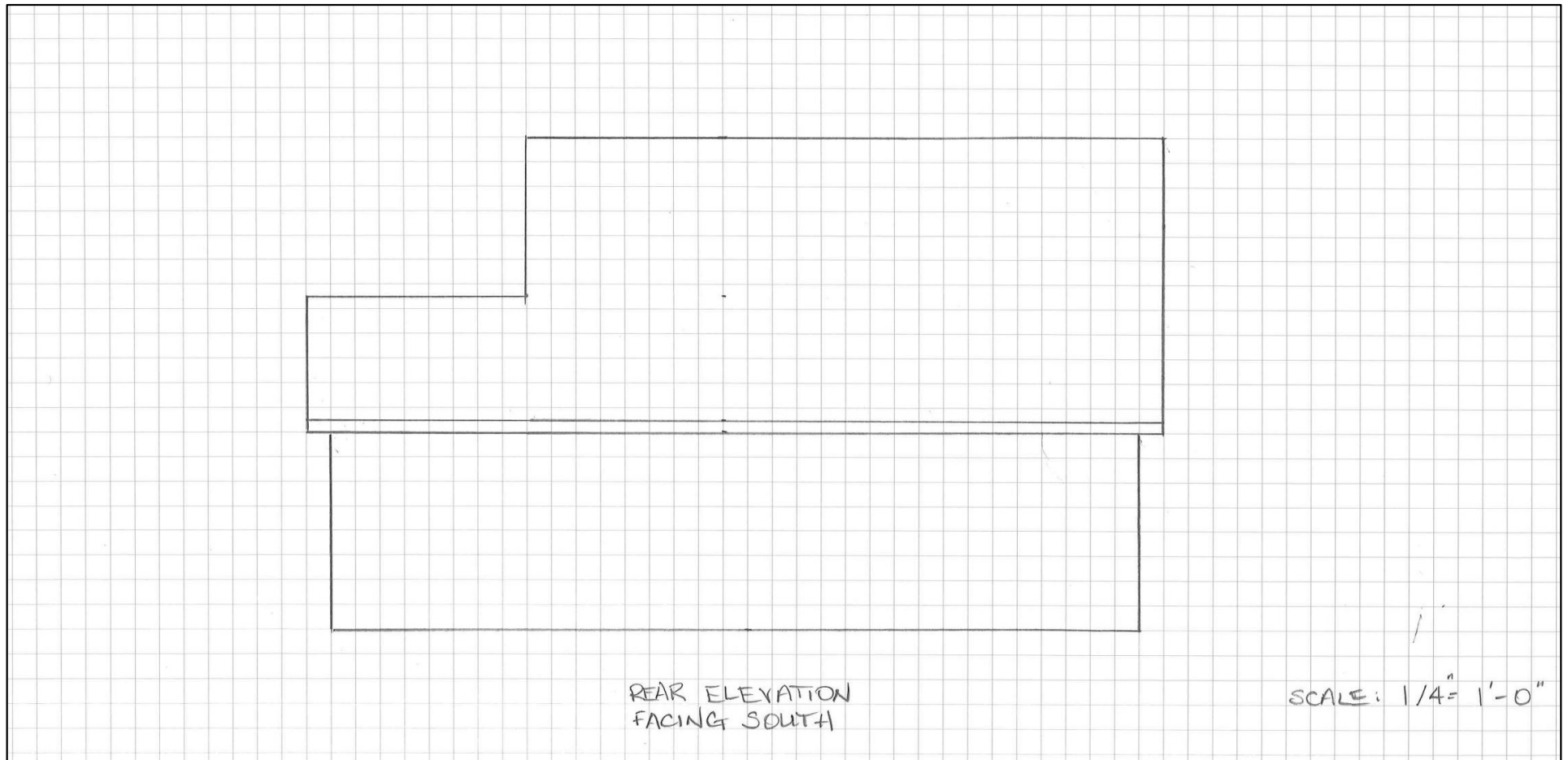
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Proposed Elevations



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Durand-Markland HCD Guidelines:

Policies and Guidelines for New Construction:

- **General:** New structures should look new and not pretend to be historical by replicating or copying older façades
- **Height:** Building height of new structures should maintain the building height of adjacent properties and the immediate streetscape
- **Relationship to the Street:** Ancillary buildings should be located towards the rear of the lot. Garages should not be a dominant element of the main elevation. They are best located to the rear of the building or set back from the principal façade.
- **Roof Forms:** Use of traditional roof forms in new construction is encouraged – flat or shallow pitch roofs are to be avoided in new construction aside from use in discreet locations
- **Materials and Colours:** Slate, wood or asphalt shingles are appropriate for new construction. Wall materials of new construction should reflect the predominant traditional materials and their respective colours. Windows and doors in the area are predominantly painted wood.

HP2023-005: 18 Chilton Place, Hamilton

Recommendation:

That the Heritage Permit Application be approved, subject to the approval of any required Planning Act applications and the following conditions:

- That the final details of the windows and garage doors be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- 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; and,
- That construction and site alterations, in accordance with this approval, shall be completed no later than March 31, 2025.



THANK YOU