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FILE: HP2023-046

October 31, 2023

Mike Di Donato
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**Re: Heritage Permit Application HP2023-046:
Exterior Façade Alterations at 255-265 James Street North, Hamilton
(Hamilton Brass Manufacturing Co. Building) (Ward 2) (By-law No. 87-176)
[Extension of Previously-Approved Permit HP2021-042 with Minor Changes]**

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 HP2023-046 is approved for the designated property at 255-265 James Street North, Hamilton (Hamilton Brass Manufacturing Co. Building) in accordance with the previously approved Heritage Permit Application (HP2021-042), with minor changes, for the following alterations:

Exterior façade alterations, including:

- **Upper Windows:**
 - Replace the existing (not original) residential windows on 2nd and 3rd floor of building with aluminum clad, one-over-one windows, black in colour.
- **Storefronts:**
 - Replace five existing storefronts (single pane glass) with new black aluminum storefront frames at 255, 257, 259, 261 and 263 James Street North. All storefronts noted above will maintain their existing configurations.
 - Reconfigure the corner storefront at 265 James Street North to eliminate the recessed entry and form a straight storefront with an operable sliding door in similar proportions to the existing storefront.
 - Remove the existing knee wall and extend glass to the floor.
 - Increase the height of the entrance doors to 8' therefore eliminating or reducing the size of the transom above each entrance.

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- Paint the existing arched window frame black on the Colbourne Street frontage to match remaining.
- Replace glass in arched window as it is cracked.
- **Signage Band:**
 - Install a new black aluminum clad band for consistent signage above storefronts on James Street.
- **Lighting:**
 - Install wall sconce between all storefronts to illuminate facade of building – Eurofase Inc. “Dale” or “Crest” model outdoor wall mount light fixtures in Graphite Grey as per submitted specs.
- **Masonry Repairs:**
 - Repointing and replacement of damaged brick with soft red bricks to match the existing.
 - Cleaning and repointing of damaged masonry joints with limestone mortar to match the existing.
 - Removal of the deteriorating limestone and wood windowsills with new Indiana limestone drip edge sills:
 - The sills will slope away from the building, and the joints will be caulked to prevent further weathering.
 - The repair of the concrete curb, fronting James Street North.

Subject to the following conditions:

- a) That the proposed masonry repairs be implemented in accordance with the City of Hamilton’s Masonry Restoration Guidelines;
- b) That the applicant submits a sketch illustrating a revised storefront for 265 James Street North indicating proportionate segments to the existing storefront with the incorporation of a sliding door, 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;
- c) That the applicant submits further details indicating the height of the existing aluminum band above the storefront for comparison to the height of the proposed aluminum band to ensure that the ornate arched brickwork and terracotta detailing along the storefronts remains visible, 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;

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- d) 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,
- e) Implementation of the alterations, in accordance with this approval, shall be completed no later than November 30, 2025. If the alterations are not completed by November 30, 2025, 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 CulturalHeritagePlanning@hamilton.ca.

Yours truly,



Anita Fabac
Acting Director of Planning and Chief Planner

cc: Lisa Christie, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Aleah Whalen, Legislative Coordinator
Councillor Kroetsch, Ward 2