

## City of Hamilton - Heritage Permit Application Note Sheet

**Address:** 838 Mineral Springs Road, Ancaster (Woodend House, Part IV)

**Permit Number:** HP2024-034

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**Owner:** Hamilton Conservation Authority C/O Matthew Hall

**Applicant/Agent:** Ryan Lee, ATA Architects

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### Description of proposed alterations:

- Restoration of all wood windows, as required, including frames, glass, and muntins;
  - Replacement of metal storms with 1" insulated glazed wood storms, painted to match the existing window frame and profile; and,
  - Restoration of the front door, including:
    - Temporary removal for restoration off-site.
  - Installation of bird-friendly frost dot film
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### Reasons for proposed alterations:

- The work will address areas of wood deterioration and damage on the window and door frames and trims.
  - Bird safety was identified as a concern and will be addressed as part of this project.
  - The project also includes renovation of an interior stair in the contemporary rear addition (which operates as the HCA main office), which does not require Heritage Permit approval.
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### Documentation submitted with application:

- Heritage Permit application form
  - Photographs
  - Architectural drawings and specifications (**attached as Appendix A to HPRS Note Sheet HP2024-034**), including:
    - Detailed window and door restoration schedule (see A.6.01 to A6.05); and,
    - Storm window design details (see A.6.06).
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**Draft Conditions for Consideration:**

- ☐ 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
- ☐ That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than December 31, 2026. If the alteration(s) are not completed by December 31, 2026, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

## **Excerpt from Reasons for Designation (By-law 79-26)**

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"Woodend", known municipally as 838 Mineral Springs Road, in the Town of Ancaster, being of historic and architectural value and interest, is the finest rural-gothic stone building in the Dundas Valley. Built circa 1862, it is sited along Mineral Springs Road in keeping with the picturesque landscape-architecture principles of the day, and possesses much of the original Laing garden layout. The house was the residence of Ancaster's first Reeve and Warden of the County, John Heslop.

In 1958 the property and house was bought by Mr. George Donald, who restored the house and donated "Woodend" to the Hamilton Region Conservation Authority in 1971. Without restricting the generality of the foregoing the reasons for this Council designating the described premises include the intention that the following features of the described premises should be preserved, that is;

- (a) the facades of the existing stone building with the exclusion of the garage and windows on the west façade which will provide access to the new addition and garage;
- (b) the roof gables, chimneys and bargeboards;
- (c) the fenestration, shutters and doors;
- (d) all original wooden architectural elements of the exterior;
- (e) all architectural features of the main hall and;
- (f) the open space area surrounded by Mineral Springs Road and the semi-circular driveway

## Photographs

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Figure 1: Front elevation of Woodend



Figure 2: East elevation of Woodend





Figure 3: East elevation of Woodend



Figure 4: South elevation of Woodend



Figure 5: Rear addition of Woodend



Figure 6: Interior of rear (contemporary) addition



Figure 7: Interior stairs of rear (contemporary) addition

## **Plans and Drawings**

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**Architectural plans attached as Appendix A to this Notesheet**