

City of Hamilton - Heritage Permit Application Note Sheet

Address: 155 Main Street North, Flamborough (Crimson Maples / Mill Street HCD, Part V)

Permit Number: HP2025-003

Owner: Marianne Brown

Applicant/Agent: Same as above

Description of proposed alterations:

- Demolition of the existing contemporary one storey detached (24' x 24') garage;
 - Demolition of the detached rear woodshed (approximately 140 sqft); and
 - Construction of a new two-storey detached (24' x 29') structure, including:
 - A two-door garage in the first storey with carriage-style doors;
 - White vinyl windows with mullions;
 - Clapboard siding (materials to be confirmed); and,
 - Asphalt shingles.
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Reasons for proposed alterations:

- The applicant has indicated that the existing contemporary two-door garage does not sufficiently serve their needs; and
 - The reconstruction of this detached garage structure will allow for a new accessory dwelling unit in the upper storey.
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Documentation submitted with application:

- Heritage Permit application form
 - Photos
 - "Garage Proposal" from Applicant (attached as Appendix "A" to Note Sheet HP2025-003)
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Draft Conditions for Consideration:

- That the final details of the windows, garage doors, siding and roofing materials 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, 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 **March 31, 2027**. If the alteration(s) are not completed by **March 31, 2027**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Relevant HCD Policies (By-law No. 96-34-H)

Mill Street HCD Plan:

4.5 New Building Construction

The introduction of new buildings into the Mill-John-Union-Griffin Heritage Conservation District is a part of the continuing changes that may be experienced by any community. New development, if permitted by the Official Plan and Zoning By-law, will be required to be compatible with the character of the adjoining properties and the streetscape. The new building must be designed to look appropriate and to be compatible with the midst of the established neighbourhood. Its appearance should be sensitive to the character of its neighbours.

The construction of new buildings, aside from accessory structures, should be confined to the construction of buildings on vacant lots. While not prohibited by the *Ontario Heritage Act*, the demolition of existing heritage buildings and redevelopment of the sites with new structures is actively discouraged within the Heritage Conservation District. Property owners are encouraged to work with existing buildings, altering and adding to them in a sympathetic manner rather than demolishing and building anew.

The following guidelines for new construction are intended to provide a framework for *compatible* development. They are not intended to be a detailed prescription for each new building. This should enable property owners to design creatively within the general context of an established built form.

4.5.1 General Policies

As any proposed building will be a new structure within the Heritage Conservation District, it is anticipated that the structure should look new and not pretend to be historic by replicating or copying older facades. Copying historic details that have no relevance in contemporary construction such as shutter, multi-paned sash, “gingerbread” and wrap-around verandahs should be avoided.

The general factors that govern the visual relationships between an infill building and its neighbours: height, width, proportion, relationship to the street, roof forms, composition, proportion of openings, materials and colours, should be studied carefully and used as a basis for new construction.

4.5.9 Exterior Cladding: Materials and Colours

Brick veneer, stone, stucco and wood cladding are the most prevalent wall materials in the Heritage Conservation District. Wall materials of new construction should reflect the predominant traditional materials and their respective colours: brick (red) and stucco (light). Wood (clapboard and shiplap) is also considered to be an acceptable walling material. Wooden shingles may also be considered acceptable when used on upper wall surfaces of stucco or brick walls. Use of concrete or other masonry blocks, metal, and synthetic sidings should be avoided.

Windows and doors in the area are predominantly painted wood. Avoid the use of synthetic or metal clad window and door units and untreated or natural wood. Stone foundations are appropriate for new construction; however, carefully selected and laid textured concrete or masonry blocks can provide a more economical alternative. Do not parge or stucco the foundation wall. Avoid using materials that were primarily used for wall construction such as bricks.

Mill Street HCD Study Excerpt - Heritage Property Assessment Report for 155 Main Street North

Architecture

This two-and-a-half storey red brick residence reflects the Edwardian Classicism style. Rectangular in plan, the front gable is oriented to Main Street North. The main elevation is organized symmetrically with the central entry flanked by windows to the side and topped by three windows above. The openings are segmental arch shaped with the exception of a three part "Palladian" style window centered in the frame gable end. The same front gable detailing, but on a smaller scale, was used on 1 John Street East. A solid entry porch set several feet above grade has large square, paneled posts and a flared gable roof with heavy eaves and cornice. Decorative dentil work accentuates the

front gable of the porch roof. The 1939 Fire Insurance Plan indicates that it is of brick veneer construction and that it had wood roof shingles.

Historical Background

Located on Lot 14, Block XVII, Creen's Survey, this house was built circa 1900.

Photographs



Figure 1: View of the Property and Existing Garage from Main Street North (c.o. Site Visit, January 14, 2025)



Figure 2: View of the Property and Existing Garage from South corner of the John Street North and Main Street North intersection (c.o. Site Visit, January 14, 2025)



Figure 3: View of the Existing Garage and shed behind as seen from John Street (c.o. Site Visit, January 14, 2025)



Figures 4 and 5: Front (left) and side (right) elevations of the existing shed structure to be demolished (c.o. Site Visit, January 14, 2025)

Plans / Drawings

See drawings attached as Appendix “A” to this Notesheet.