

City of Hamilton - Heritage Permit Application Note Sheet

Address: 47 James Street South, Hamilton (Landed Banking and Loan Company Building, Part IV)

Permit Number: HP2025-025

Owner: Michelle Blanchard, Wilson Blanchard

Applicant/Agent: Sarah Francisca, John G. Cooke & Associates Ltd.

Description of proposed alterations:

- Structural repairs of the existing brick parapet walls supporting the terra cotta parapet and balustrade at the roof level, including:
 - Repointing of brick at interior face of parapet, below architectural terra cotta;
 - Rebuilding of brick and replacement with compatible new brick, as required; and,
 - Removal and reinstatement of two architectural terra cotta units at interior face of parapet.
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Reasons for proposed alterations:

- Existing brick parapet walls are deteriorating and in poor condition.
 - Removal and replacement of the two architectural terra cotta units is required for investigation of underlying conditions.
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Documentation submitted with application:

- Heritage Permit application form
- Drawings and Specifications from John G. Cooke & Associates Ltd., Consulting Engineers (Attached as **Appendix "A"**)

Draft Conditions for Consideration:

- ☐ That the proposed masonry repairs be conducted in accordance with the City's Masonry Restoration Guidelines, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to commencement of any alterations;
- ☐ 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 July 31, 2027. If the alteration(s) are not completed by July 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.

Excerpt from Reasons for Designation (By-law No. 86-271)

Of importance to the preservation of 47 James Street South is the retention of the original features on the west and south facades, including but not limited to the Indiana limestone columns and pilasters, the wall panels, fenestration, doorways, entablature and balustrade.

Photographs



Figure 1: Front view of Landed Banking and Loan Company Building off James Street South from Google Maps (June 2024).

Drawings

Please see drawings attached as **Appendix “A”** to this Note Sheet.