

## City of Hamilton - Heritage Permit Application Note Sheet

**Address:** 1007 Beach Boulevard, Hamilton (Hamilton Beach HCD, Part V)

**Permit Number:** HP2025-026

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**Owner:** Sandra Clark

**Applicant/Agent:** Megan Hobson, Hobson Built Heritage

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### Description of proposed alterations:

- Demolition of the existing two-storey single-detached dwelling; and,
  - Construction of two new two-storey dwellings, each with;
    - A front gable roof;
    - Front setbacks similar to the adjacent dwellings;
    - A one-storey projecting front garage and porch;
    - Painted wood board-and-batten-style cladding; and,
    - Traditional window shapes, window placement, and wall-to-window ratios.
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### Reasons for proposed alterations:

- The subject property is in very poor condition and is currently vacant and boarded up.
  - The proposed new dwellings have garages integrated into the front façade instead of located at the rear due to the proposed lots not being wide enough to accommodate a side driveway.
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### Documentation submitted with application:

- Heritage Permit application form
- Heritage Impact Assessment prepared by Hobson Built Heritage, dated July 8, 2025 (Attached as **Appendix "A"**)

**Draft Conditions for Consideration:**

- ☐ That the **final architectural drawings** and **material choices** for the new dwellings 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;
- ☐ That a **Landscape Plan**, including new landscaping and street trees in the front yard, 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 Consent to Sever, Building Permit and / or the 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 **August 31, 2027**. If the alteration(s) are not completed by **August 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. 00-135)

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### 5.4 Design considerations in new construction

General factors governing visual relationships between an infill building, its neighbours and the streetscape should be reviewed carefully and used as the basis for new construction including consideration of: building height, width, setbacks, roof shape, number of bays, and materials. Specific guidance is described below:

**Height:** The majority of buildings within the Beach District are two storeys or less. Accordingly to maintain this profile new buildings should be no higher than two storeys, particularly if there are high basement and foundation walls. Required living space should be provided in a building mass that extends rearwards in depth on the lot rather than upwards in height.

**Width:** New dwellings should be designed in a manner that provide living space in a building mass that extends rearwards in depth on the lot rather than in horizontal width across the lot. Cross-gable or "L" plans may be used where appropriate.

**Setback:** Residences on the west side (or harbour side) of Beach Boulevard tend generally to be set back further than their eastern counterparts. Those constructed pre-1900 appear closer to the Boulevard. Accordingly, new construction should be set back from the road in keeping with the post-1900 construction.

On the east (or lake side) any new construction should ensure traditional facade frontage is oriented towards Beach Boulevard with building setbacks that are the same as adjoining lots. Where adjacent buildings are staggered from one another the new intervening building facade should be:

- located so that it does not extend beyond the front facade of the forward most building, or
- located so that it does not sit behind the front facade of the rearward building.

**Proportion and massing:** New infill should be developed with horizontal to square facades with three bays comprising an entranceway and two window bays. Facades with a vertical emphasis should be avoided.

**Roofs:** Roof types encouraged in new construction are front gable, cross- or centre gable and hipped or truncated hip. Side gable, mansard, gambrel and flat roofs are not typical of the Beach District and should be avoided. Asphalt or wood shingles are appropriate for new construction. Concrete, clay tile, slate, metal or composite materials are discouraged. Roof vents, skylights, satellite dishes, solar panels, chimneys, flues, other venting devices and roof features are best located to the rear of new buildings. Cross or centre gables with windows may be appropriate in front elevations on Beach Boulevard provided that they do not overpower the facade. Dormers should only be encouraged at the rear or side elevations.

**Materials:** The majority of buildings in the Hamilton Beach Heritage Conservation District are of frame construction with a variety of cladding materials. Cladding materials include stucco, rough cast and pebble-dash, clapboard, board-and-batten and wood shingles. Synthetic materials such as metal or vinyl siding have also been used, either in whole or in part, to patch or cover former historical cladding. Brick and stone are used sparingly. Wall materials for use in new construction are encouraged to be wood cladding, either as board or shingles, stucco and pebble-dash or rough cast. Very limited use or very small areas of synthetic cladding may be permitted, particularly when used with traditional materials. Use of brick, concrete or other masonry blocks should be avoided.

**Windows:** A range of window and entrance types are evident in the existing late nineteenth and twentieth century architectural styles represented in the Hamilton Beach Heritage Conservation District. The overall appearance of building facades is more wall surface (solids) than windows (voids). Generally window openings are vertical and rectangular. There are also examples of semi-circular, segmental and round headed openings. The windows are arranged in a variety of ways, either individually, pairs, groups or composing a bay. New window designs that generally reflect vertical and rectangular dimensions are encouraged. On facades that face the street, windows should maintain proportions of neighbouring properties. Large, full-length, multi-storey or picture windows are best avoided.

**Entrances:** Entrances are usually an important element of the principal elevation, frequently highlighted with architectural detailing such as door surrounds and porches and recessed or projected from the wall face for emphasis. Accordingly, full size double doors and large amounts of glazing in entranceways should be avoided.

**Garages and ancillary structures:** Garages and ancillary structures are best located away from the main facade and should be located in traditional areas for these functions, usually towards the rear of the lot. Garages, in particular, should not form part of the front facade of the main building.

## Photographs

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**Figure 1:** Front view of existing dwelling from Beach Boulevard from Google Streetview (May 2025)



**Figure 2:** Rendering of proposed development.

## Plans / Drawings

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Please see the Heritage Impact Assessment attached as **Appendix “A”** to this Note Sheet.