

Heritage Permit Application Note Sheet

Address: 112-118 King Street East, Hamilton (Royal Connaught, Part IV)

Permit Number: HP2026-010

Owner: Reed Condominium Management Solutions, c/o. Laurie Reed

Applicant / Agent: Matthew Serafin, Edison Engineers

Description of proposed alterations:

- Localized masonry repairs in various locations, including:
 - Repairs to cracked cast stones;
 - Installation of vertical expansion joint at the north-east corner of the building to address multi-storey masonry cracking; and,
 - Masonry cleaning.

Reasons for the proposed alterations:

- The masonry along the exterior façades has cracked in several locations and needs repair.
- Several areas of cast stone are in need of cleaning.

Documentation submitted with application:

- Heritage Permit application form
- Bid request document prepared by Edison Engineers Inc., dated February 24, 2026, attached as **Appendix “A”** to this Notesheet
- Product Data Sheets, attached as **Appendix “B”** to this Notesheet

Draft conditions for consideration:

- That the proposed masonry restoration work conform to the City's Masonry Restoration Guidelines, and that the final details and specifications be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to commencement of the 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 **April 30, 2028**. If the alteration(s) are not completed by **April 30, 2028**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Designated Heritage Attributes (Excerpt from By-law No. 22-130):

Description of Heritage Attributes

The former hotel building's cultural heritage value is embodied in the:

- Front façade (north elevation);
- East elevation;
- West elevation;
- Slender portion of the south elevation where the brick and terra cotta of the east elevation wrap around to the south elevation; and,
- The lobby and mezzanine in the interior.

Front Façade (North Elevation):

Heritage attributes of the front façade in the 1914-16 building include:

- All features in limestone on the ground and mezzanine floors and their fenestrations;
- The brown rug brick and white-glazed terra cotta curtain wall and the fenestration of the floor above the mezzanine floor (the hotel's second floor or third storey, which together with the ground and mezzanine floors forms the front façade's base);
- The seven floors of brown rug brick wall and windows which comprise the front façade's shaft; and,
- The front façade's upper two storeys and overhanging cornice – the capital of the composition – completely executed in white-glazed terra cotta and lit by windows that follow the fenestration pattern in the shaft.

Heritage attributes of the front façade in the 1931 addition include:

- The brown polished granite foundation veneer;
- The limestone ground floor articulated by its six bays;
- The limestone mezzanine and second floors containing six bays of slender round-arched window pairs;
- The seven floors above the base of the composition (the shaft) which have columns of windows ascending the lightly coloured rick curtain wall;

- The front façade's upper floors, the capital of the composition, containing four pairs of round-arched windows, two outer bays which extend the columns of windows up from the shaft, and a partially flat and partially pedimented parapet decorated with arcaded brick; and,
- The rooftop pavilion designed to resemble a high-roofed garden pavilion where round-arched French windows open onto a terrace.

East Elevation

Heritage attributes of the hotel's east elevation include:

- The northernmost three bays of the base (the ground, mezzanine, and second floors) clad in limestone, brown rug brick and white-glazed terra cotta and containing the east entrance, oriel window above and other windows;
- The fourth bay of the base in from the building's northeast corner, with its terra cotta window trim and stringcourses;
- The remaining bays of the brown rug brick base, with their terra cotta stringcourses and double-hung windows;
- The seven brown rug brick floors of the shaft and its windows; and,
- The upper two storeys and overhanging cornice - the capital of the composition, completely executed in white-glazed terra cotta, and lit by windows that follow the fenestration pattern in the shaft.

West Elevation:

Heritage attributes of the west elevation include:

- The brown polished granite foundation veneer;
- The limestone ground floor;
- The limestone mezzanine and second floors containing eight bays of slender round-arched window pairs;
- The nine floors in the tower shaft where columns of windows ascend the lightly coloured brick curtain wall;
- The arcaded brick cornice and stone coping terminating the shaft; and,
- The rooftop pavilion, which is two bays wide on the west.

South Elevation (Rear Elevation)

Heritage attributes of the south (rear) elevation include:

The slender portion of the south elevation, where the brick and terra cotta of the east elevation wrap around to the south elevation.

Photographs:



Figure 1: Front (north) and side (east) elevations of the Royal Connaught (Google Earth, 2023)



Figure 2: Front (north) and side (west) elevations of the Royal Connaught (Google Earth, 2019)



Figure 3: Rear (south) elevation of the Royal Connaught looking north past Main Street East(Google Earth, 2024)



Figure 4: Area of the proposed vertical expansion joint in the northeast corner of the Royal Connaught, outlined in red (Google Earth, 2023)



Figure 5: Close up example of a cracked cast stone in need of repair along the east elevation (Proponent Submission, 2026)



Figure 6: Close up example of cast stone to be cleaned along the north elevation (Proponent Submission, 2026)



Figure 6: Close up example of cast stone to be cleaned along the north elevation (Google Earth, 2021)

Plans / Drawings:

Please see **Appendix “A”** of this Notesheet for the Bid Request document prepared by Edison Engineers Inc., dated February 24, 2026, which includes elevation drawings and details for the proposed work.

Please see **Appendix “B”** of this Notesheet for the Product Data Sheets.