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Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

HERITAGE TRUST

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Planning and Economic Development Department
Planning Division

71 Main Street West, 6th Floor, Hamilton, Ontario, L8P 4Y5

Phone: 905-546-2424, Ext. 4281 Fax: 905-540-5611

August 26, 2014

FILE: HP2013-049

Historia Building Restoration Inc.
Attn: Jeff Feswick
126 Catharine St. N
Hamilton, ON L8R 1J4

Dear Mr. Feswick,

**Re: Heritage Permit Application (Stone and Window Ornamentation Repairs)
52 James Street South (Hamilton)
Former Bank of Montreal/Gowlings, By-Law 79-222 (Ward 2)**

Please be advised that pursuant to By-law 05-364, as amended by By-law 07-322, which delegates the power to consent to alterations to designated property under the Ontario Heritage Act to the Director of Planning, Heritage Permit HP2013-049 is approved for the designated property at 52 James Street South, Hamilton, in accordance with the submitted Heritage Permit application for the following alterations:

- Mortar repairs and replacement in kind of components of the limestone pilaster and column bases;
- Scraping, sanding and repainting the ornamental wrought iron grates over the upper windows;
- Replacement of the wrought iron security bars over the lower level windows with a new wrought iron assembly;
- Refastening of cast iron window ornamentation and replication of missing hardware and ornamentation; and,
- Cleaning of granite foundation stone using low pressure water, a non-ionic surfactant, and natural or plastic bristle brushes.

Note: Approval from the Ontario Heritage Trust, as easement holders on the subject property, for the proposed alterations was received on August 18, 2014.

Subject to the following conditions:

- a) That any minor changes to the specifications and methodology following approval shall be submitted, to the satisfaction and approval of the Director of Planning, prior to commencement of the work; and,

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- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than September 30, 2016. If the alterations are not completed by September 30, 2016, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part IV of the Ontario Heritage Act, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the Ontario Heritage Act. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of your receipt of this permit.

The issuance of this permit under the Ontario Heritage Act is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the Building Code Act, the Planning Act, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Alissa Golden, Cultural Heritage Planner, at 905-546-2424, Ext. 1214, or via email Alissa.Golden@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP OPPI RPP
Director of Planning

cc: Alissa Golden, Cultural Heritage Planner
Frank Peter, Supervisor, Plan Examination
John Lane, Manager, Building Inspections
Jasmine Branton, Legislative Assistant
Jim Leonard, Registrar, Ontario Heritage Trust
Councillor Jason Farr, Ward 2
Robert Miles, Wilson Blanchard Management Inc., 701 Main Street West, Suite 101, Hamilton, ON L8S 1A2