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Hamilton

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ONTARIO HERITAGE TRUST

MAY 15 2017

FILE: HP2017-018

May 10, 2017

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200 Hatt Street
Dundas, ON, L9H 5G3

COPY

**Re: Heritage Permit Application HP2017-018
200 Hatt Street, Dundas (Ward 13) By-law No. 4268-96**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2017-018 is approved for the designated property at 200 Hatt Street, in accordance with the submitted Heritage Permit Application for the following alterations:

- Replacement of basement windows with new, vinyl clad windows;
- Addition of two carriage-style lights above the front entrance;
- Replacement of front door with double-doors, framed to match original door width;
- Replacement of non-original windows with replica wood windows;
- Addition of transom windows as per original entrance design; and,
- Removal of 2 x 6 boards surrounding base of house, grading of soil and repair of base of wall as needed.

Subject to the following conditions:

- a) That the front door replacement follow the third option as presented by the applicant and that the final design and specifications be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;
- b) That the front windows be six-over-six, of wooden construction and sized to the original design and that the final design and specifications be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;

Re: **Heritage Permit Application HP2017-018**
200 Hatt Street, Dundas (Ward 13) By-law No. 4268-96

May 10, 2017
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- c) That the final design and specifications of the transom windows be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;
- d) That after the removal of the 2 x 6 boards around the house, any repairs and materials used in the repair be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;
- e) 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,
- f) That implementation of the alterations, in accordance with this approval, shall be completed no later than May 30, 2019. If the alterations are not completed within by May 30, 2019, 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 Jeremy Parsons, Planner II, Cultural Heritage, at 905-546-2424 ext. 1214, or via email at Jeremy.Parsons@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Jeremy Parsons, Planner II, Cultural Heritage
Chanell Ross, Plan Examination Secretary



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- Removal of 2 x 6 boards surrounding base of house, grading of soil and repair of base of wall as needed.

Subject to the following conditions:

- a) That the front door replacement follow the third option as presented by the applicant and that the final design and specifications be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;
- b) That the front windows be six-over-six, of wooden construction and sized to the original design and that the final design and specifications be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;

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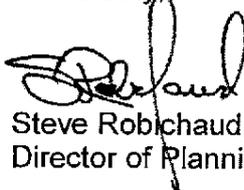
- c) That the final design and specifications of the transom windows be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;
- d) That after the removal of the 2 x 6 boards around the house, any repairs and materials used in the repair be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;
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Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Jeremy Parsons, Planner II, Cultural Heritage
Chanell Ross, Plan Examination Secretary

**Re: Heritage Permit Application HP2017-018
200 Hatt Street, Dundas (Ward 13) By-law No. 4268-96**

**May 10, 2017
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John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Erin Semande, Registrar, Ontario Heritage Trust
Councillor Arlene Vanderbeek, Ward 13

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2017-018
ADDRESS: 200 Hatt Street, Dundas



Description of proposed alterations:

- Replacement of basement windows with new, vinyl clad windows;
- Addition of two carriage style lights above the front entrance;
- Replacement of front door with double-doors, framed to match original door width;
- Replacement of non-original windows with replica wood windows;
- Addition of transom windows as per original entrance design; and,
- Removal of 2 x 6 boards around house, grade soil and repair base of wall.

Documentation submitted with application:

- Photographs of existing dwelling.

Staff assessment:

Key factors in the evaluation of any change affecting a heritage building or its setting, are consideration of "displacement effects" (those adverse actions that result in the damage, loss or removal of valued heritage features) and "disruption effects" (those actions that result in detrimental changes to the setting or character of the heritage feature).

Displacement / Disruption: In the consideration of any heritage permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in designation By-law No. 4268-96.

Staff are of the opinion that the proposed alterations to 200 Hatt Street, Dundas will not displace or disrupt the heritage features of the property, impact any adjacent properties, or impact the wider streetscape. The proposed alterations seek to improve the condition of the existing dwelling so as to extend the life of the 157 year old building.

The property located at 200 Hatt Street was originally used as a grocery store before becoming a machine shop, a butcher shop, and finally a residential dwelling. An archival photograph sourced from the Dundas Museum and Archives and dated circa 1870-1890, shows the front façade with a large commercial entrance; a four-lite transom window; and six-over-six shop windows.

The applicant provided three options for consideration in their application. The first option proposed replacing the front door with a new door using the existing frame. The second option proposed replacing the front door with a double wood door and widening

the door width and frame to match the original width. The third option proposed the same alterations outlined in the second option with the addition of a divided transom lite above the front doors and the replacement of windows on the front façade. The third option has been determined to be the preferred option by staff and was supported by the sub-committee.

As part of this option, the applicant intends to restore the façade to its earlier appearance through the widening of the front door opening, the re-introduction of a transom window, and the replacement of aluminum windows with replica wood windows which match the six-over-six window design found on the Market Street elevation. The applicant also intends to add carriage-style lighting above the front door.

Staff are in support of additional alterations which include the replacement of damaged and ill-fitting basement windows with new, vinyl windows. These windows are located in grated window wells which are not immediately visible from the street. As well, the addition of new vinyl windows in the basement prevents any further penetration of water and pests, effectively extending the life of the dwelling. The removal of indiscreetly installed 2 x 6 boards around the structure's base also serves to improve the condition of the dwelling and remove moisture build-up.

Key dates:

Meeting with Applicant: March 31, 2017
Sub-committee meeting date: April 18, 2017
Notice of Receipt: April 20, 2017
Site Visit (for updated photographs): April 26, 2017

Sub-committee comments and advice:

The Sub-committee considered the application and passed the following motion:



That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2017-018 be approved as submitted, subject to the following conditions:

- a) That the front door replacement follow the third option as presented by the applicant and that the final design and specifications be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;
- b) That the front windows be six-over-six, of wooden construction and sized to the original design and that the final design and specifications be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;
- c) That the final design and specifications of the transom windows be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;

- d) That after the removal of the 2 x 6 boards around the house, any repairs and materials used in the repair be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;
- e) 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,
- f) That implementation of the alterations, in accordance with this approval, shall be completed no later than May 30, 2019. If the alterations are not completed within by May 30, 2019, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

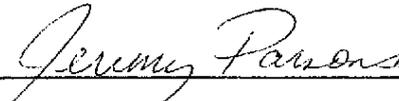
Final Recommendation:

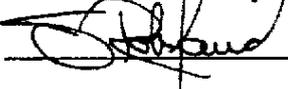
That the applicant be advised that Heritage Permit Application HP2017-018 is approved in accordance with the submitted application, subject to the following conditions:

- a) That the front door replacement follow the third option as presented by the applicant and that the final design and specifications be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;
- b) That the front windows be six-over-six, of wooden construction and sized to the original design and that the final design and specifications be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;
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Approval:

Staff Approval:  
Jeremy Parsons
Planner II, Cultural Heritage
SPM/MGR Initials

Authorized: 
Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Reasons for Designation – By-law No. 4268-96

HISTORICAL SIGNIFICANCE

The building at 200 Hatt St. was constructed in 1860 as a store and dwelling for Thomas Van Noble who had owned the lot for many years. Van Noble arrived in Dundas in 1835 and became a gardener and sexton of St. James Church until he died in 1882. His son operated a grocery store here. In 1868 Alex Cowie purchased the building, renting it to grocer Patrick Cosgriff. Samuel Burrows, a machinist employed with the Canada Screw Company and later, Bertram's, purchased the property in 1871. He resided here until 1886 when he sold to William Cunliffe, a butcher who ran the shop but rented the dwelling to various tenants.

From 1905 to 1912 the building was owned by members of the Collin family and occupied by baker Edward Colehouse. From 1912 to 1929 Ellen Collins was sole owner. In 1931 the property was purchased by Albert Carpenter and tenants until 1934 were his daughter and son-in-law Ameha and Harold Bourne who operated a grocery here. This is probably the last time the building was used as such.

ARCHITECTURAL SIGNIFICANCE

This is a one-and-a-half storey, post and beam constructed house with gable end toward the street. The west exterior wall, which fronts Market Street, is rough cast while the remainder of the house is frame. Much of the clapboard is original and there are still two (2) small hooks in the front of the house once used to hang the grocer's signs. The upper gable window is original as are the three (3) large flat windows on the Market St. Side of the house. They have six-over-six pane arrangement, wood frames and some original glass. At one time the front entrance consisted of double door flanked by two (2) large commercial-type store windows. These have since been altered. The building retains its plank flooring, original staircase, traces of original ochre paint and wide door openings. In the basement is a very deep salt glassed tile butter well and the original wooden store countertop can be found on a wall framing an interior doorway.