SUBJECT: Commercial Heritage Improvement and Restoration Program (CHIRP) (CHIRP2005-001) Matching Grant to Re-Shingle the Roof of 548 Old Dundas Road (Ancaster Old Mill), Ancaster, in the City of Hamilton (PED05174) (Ward 12)

RECOMMENDATION:

That a matching grant to re-shingle a roof under the Commercial Heritage Improvement and Restoration Program (CHIRP2005-001), in the amount of twenty-thousand dollars ($20,000.00) to Hillcrest Dairy Limited, registered owner of 548 Old Dundas Road (attached as Appendix “A” to Report PED05174), Hamilton, be approved.

EXECUTIVE SUMMARY:

The Commercial Heritage Improvement and Restoration Program (CHIRP) was initiated in 2004 to provide financial assistance for the conservation of commercial and industrial properties designated under Parts IV or V of the Ontario Heritage Act, or with heritage conservation easements.
The subject application is to re-shingle the existing cedar shingle roof at 548 Old Dundas Road (Ancaster Old Mill), designated under Part IV of the Ontario Heritage Act. The application as submitted is for new cedar shingles, which satisfies the CHIRP requirements and guidelines. Matching-grant funding is recommended for approval.

**BACKGROUND:**

The Commercial Heritage Improvement and Restoration Program (CHIRP) is intended to provide financial assistance in the form of matching-grant assistance to a maximum of $20,000.00 per application for commercial and industrial property owners within the City of Hamilton. The program provides financial assistance for owners of commercial or industrial property designated under Parts IV or V of the Ontario Heritage Act or those properties that have a heritage conservation easement registered on title.

The program aims to protect and improve the appearance of designated commercial and industrial properties throughout the City by providing funds for the conservation and restoration of the designated property’s heritage attributes. This program seeks to encourage investments in long-lasting conservation initiatives and physical improvements to the heritage fabric of designated commercial and industrial heritage properties. It is understood that commercial activities, especially in traditional “Main Street” settings and industrial buildings in “brownfields”, still have the potential to contribute to the economic and physical vitality of the City of Hamilton, as well as improving community amenity, commerce and tourism opportunities.

Council approved an allocation of $60,000 in 2004 for the first year of CHIRP, for which a total of $12,722.30 of approved invoices is projected. The Council allocation for the second year of CHIRP is $120,000, in anticipation of increased program participation. Notification of the ongoing program was mailed out to all owners of commercial and/or industrial properties designated under Parts IV and V of the Ontario Heritage Act and/or with heritage easements. The first call for CHIRP 2005 applications was made in June 2005 to meet any construction work deadlines to be completed by the end of this year’s building season. A second call for applications has been made with a deadline of November 4, 2005, to accommodate applicant project schedules anticipated to be started in the spring of 2006.

In advance of the November 2005 deadline, one application is being evaluated to accommodate the priority of the project and its need for completion in advance of winter. This is the application under consideration, by the owner of 48 Old Dundas Road (see map attached as Appendix “A” to Report PED05174), designated by the former Town of Ancaster in 1983 under Part IV of the Ontario Heritage Act (By-law 90-1).
ANALYSIS/RATIONALE:

The Ancaster Old Mill (see photographs attached as Appendix “B” to Report PED05174) is a three-and-one-half storey mill, constructed in 1863 to replace the previous mill destroyed by fire. It is a simple but massive rectangular building of cut-stone with a side-gable roof, twinned, gabled dormers mirrored on each side of the roof, and stone chimneys at each end. Fenestration is generally symmetrical, with an asymmetrically located door on the third floor of the south façade. The mill is located on a steep slope in the Ancaster Creek valley, with the lowest storey fully exposed only on the north (down slope) façade. Porches span portions of the north and south façades, and later additions extend from the east façade and eastern portion of the north façade. Additional features identified as heritage attributes are the projecting eaves and verges, double-hung windows and frames, wooden slipsills, and stone lintels. In addition, the mill was a historical focal point in Ancaster, particularly along the original road from Dundas where it played strong visual, economic and community roles.

The existing cedar shingle roof is approximately 18 years in age. Premature deterioration of the existing shingles and subsequent leakage has been an ongoing concern, with progressive deterioration of the roof leading to this CHIRP application.

The owner has applied under the terms of CHIRP to undertake removal of the existing cedar shingles, repairs to the existing planks and resheeting with plywood, as required, installation of ice and water shields, replacement of flashing, vents and drip edge, installation of a cedar breather to prevent moisture-retention, and installation of new cedar shingles. The requisite two quotes were obtained: $49,680, plus GST, and $52,250, plus GST, respectively. The CHIRP matching-funds grant calculation is based on 50% of the lowest bid, plus taxes, to a maximum of $20,000. The CHIRP grant permissible for this application is $20,000.

The proposed restoration and repair work is in keeping with conserving the building fabric, and staff recommends approval of this CHIRP application.

ALTERNATIVES FOR CONSIDERATION:

The applicant has consulted with staff regarding the overall design and details of construction materials for the proposed construction.

This CHIRP grant application meets the criteria and falls within the mandate and budget of the program. A recommendation against the application is not advised within this frame of reference.
SUBJECT: Commercial Heritage Improvement and Restoration Fund (CHIRP) (CHIRP2005-001) Matching Grant to Re-Shingle the Roof of 548 Old Dundas Road (Ancaster Old Mill), Ancaster, in the City of Hamilton (PED05174) (Ward 12) - Page 4 of 5

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial – Council approved an allocation of $60,000 in 2004 for the first year of CHIRP (Account No. 8300408100), and $120,000 for the second year of CHIRP (Account No. 8300408101). Approval of CHIRP2004-001 for $12,722.30 and CHIRP2005-001 for $20,000.00 will result in a balance of $147,277.70 in overall CHIRP budget. Additional applications are anticipated for the November 4, 2005 deadline, which can be met by the remaining budget.

Staffing – Not applicable.

Legal – A heritage permit is not required for this project, as it comprises of maintenance and not significant alteration to the heritage fabric. On approval of this CHIRP application, the applicant will enter into a contractual agreement with the City as per the terms of the CHIRP guidelines.

POLICIES AFFECTING PROPOSAL:

Section 2.5. – Heritage Conservation of the former Town of Ancaster Official Plan encourages the conservation of property deemed to be of heritage value (2.5.2.iii). The Official Plan for the former Region of Hamilton-Wentworth was committed to the preservation, maintenance and protection of significant heritage resources (9.2), promotion of heritage through tourism development (9.7), and establishing sources of funding for entrepreneurs and established businesses (B.4.1.1).

RELEVANT CONSULTATION:

Under Section 33 of the Ontario Heritage Act, a permit is required for the alteration of any building or structure affecting the Reasons for Designation, and only the Council of the municipality may issue such permits. On review of the proposal by staff, it is noted that the replacement of materials in kind does not require a heritage permit.

Staff of the Building and Licensing Division has reviewed the CHIRP application, conducted a site visit, and is in consultation with the landowner on the proposed project. There are no unresolved concerns with respect to the application or project quotes.
CITY STRATEGIC COMMITMENT:

By evaluating the “Triple Bottom Line”, (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

Community Well-Being is enhanced. ☑ Yes ☐ No
Arts, culture, archaeological and cultural heritage are supported and enhanced.
Conservation of existing built heritage infrastructure is being supported

Environmental Well-Being is enhanced. ☑ Yes ☐ No
Cedar shingles used, not manufactured asphalt shingles

Economic Well-Being is enhanced. ☑ Yes ☐ No
Investment in Hamilton is enhanced and supported.

Does the option you are recommending create value across all three bottom lines? ☑ Yes ☐ No
Benefit to local small business, use of natural materials and local contractors supports the socioeconomic and environment of the City

Do the options you are recommending make Hamilton a City of choice for high performance public servants? ☑ Yes ☐ No
The City generation of, and business participation in, this grant program demonstrates that Hamilton is an innovative organization leveraging resources in new ways to partner for success.

:JM
Attachs. (2)
North Façade
South Façade