SUBJECT: Commercial Heritage Improvement and Restoration Program (CHIRP) 2005 and 2006 Grants – Extension of Completion Date (Wards 2 and 12) (PED07256)

RECOMMENDATION:

(a) That the completion date for the previously approved application CHIRP2005-002 (Report PED06121) be extended to October 31, 2008, per Report PED07256.

(b) That the completion dates for the previously approved applications CHIRP2006-002 and CHIRP2006-005 (Report PED06360) be extended to October 31, 2008, per Report PED07256.

(c) That the disbursement of grant monies for CHIRP2005-002, CHIRP2006-002 and CHIRP2006-005 remain subject to all other terms and conditions stated in the Letter of Understanding between the City of Hamilton and the respective applicants, per Report PED07256.

Tim McCabe
General Manager
Planning and Economic Development Department
EXECUTIVE SUMMARY:

Heritage and Urban Design staff issued a Request for Applications (RFA) in August 2005 and March 2006 for projects qualifying for the Commercial Heritage Improvement and Restoration Program (CHIRP) matching grants. Four grant applications were received and approved in 2005, and five applications were received and approved in 2006. One project from 2005 (1034 Garner Road West, Ancaster) and two projects from 2006 (46 Forest Avenue and 68 King Street East, Hamilton) have not been completed, and the grant monies have not been disbursed. It is recommended that the applicants be granted an extension in the time allowed for completion of the respective projects until October 31, 2008.

BACKGROUND:

The Commercial Heritage Improvement and Restoration Program (CHIRP) was initiated in 2001, and fully funded in 2004. Council approved the terms of CHIRP on September 29, 2004 (Appendix “D” to Report PED06360). The program provides financial assistance in the form of matching grants to a maximum of $20,000 per application for the conservation of commercial and industrial properties designated under Part IV or Part V of the Ontario Heritage Act, or for properties with heritage conservation easements.

Council approved an allocation of $60,000 to this program in 2004, of which $12,934.16 was awarded following the approval of one project. An allocation of $120,000 was approved in 2005, with an estimated total of $60,480.87 awarded for four projects, one of which remains to be disbursed. The completion deadline for this project was April 26, 2007.

No budget allocation was made for 2006, as the total remaining fund balance was $106,584.47. An estimated amount of $95,582 was awarded in 2006 for five projects, with two grants remaining to be disbursed. The completion deadline for these two projects is September 27, 2007.

Council has approved an allocation of $120,000 for 2007, and staff will be accepting applications until November 2, 2007.

Projects that have been approved and/or have received funding through the program are as follows:

<table>
<thead>
<tr>
<th>File Number</th>
<th>Address</th>
<th>Status</th>
<th>Amount</th>
<th>Work</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHIRP2004-001</td>
<td>1034 Garner Road West, Ancaster (Philip Shaver House)</td>
<td>Completed</td>
<td>$12,934.16</td>
<td>Roof</td>
</tr>
<tr>
<td>CHIRP2005-001</td>
<td>548 Old Dundas Road, Ancaster (Ancaster Old Mill)</td>
<td>Completed</td>
<td>$20,000</td>
<td>Roof</td>
</tr>
<tr>
<td>CHIRP2005-</td>
<td>1034 Garner Road West, Ancaster</td>
<td>In progress</td>
<td>$16,281.12</td>
<td>Exterior</td>
</tr>
</tbody>
</table>
### ANALYSIS/RATIONALE:

The grants remaining to be disbursed have been approved by staff and Council as satisfying program requirements and guidelines (Appendix “D” to Report PED06360). The subject properties are all in the same ownership as when the grants were approved and the owners have indicated, in writing, a continued commitment to their respective projects.

The details of the projects that have been approved for funding are as follows:

#### CHIRP2005-002
**1034 Garner Road West (Philip Shaver House), Ancaster (Ward 12)**

The approved grant applies to the repair and restoration of a two-storey, Georgian-style building constructed in 1835 (Refer to Location Map attached as Appendix “A”). The building was built as a T-plan, with a wing extending to the rear from the centre of the rear façade. The front portion features a three-bay façade, with a finely detailed central portico and front door with sidelights. Additional features identified as the designated property’s heritage attributes are the roof, eaves, fenestration, soffits, fascia and barge boards, and the three original chimneys. Some interior features are also included in the Reasons for Designation, along with a water well structure in the side yard.

This former farmhouse is currently in commercial use as a restaurant. The matching grant amount of $16,281.12 was approved for the repair, restoration and repainting of woodwork on the exterior of the building, including the front door, sidelights and portico, exterior windows and storm windows, gables, soffits, fascia, frieze boards and trim, and the outside well structure. A Heritage Permit is not required for the work. The deadline
for the completion of the work was April 26, 2007. The applicant has advised, in writing, that they intend to proceed with the approved work if the grant deadline is extended.

**CHIRP2006-002**
46 Forest Avenue (Frederick J. Rastrick House), Hamilton (Ward 2)

The approved grant applies to a two-storey, Renaissance-style building with some Classical Revival detailing, designed by noted local architect Frederick J. Rastrick in the late 1840’s to early 1850’s as his family’s residence (Refer to Location Map attached as Appendix “B”). The building has a hipped-roof with slate shingles, cut-stone chimneys on the four corners, and one dormer each on the east and west (left and right) roof-lines. The building is built of limestone with an ashlar front façade having three matching bays on the ground and second floors. The easternmost ground floor bay is the main entrance, with sidelights and transom. All windows have six-over-six fenestration and are shuttered, although these originals have since been fixed in place.

This former residence is now used as a legal office. The matching grant amount of $20,000 was approved for repairs to the slate roof, including replacement of up to 50 slates; stripping, repairs and repainting of the soffits, fascia and eaves; and repair and refurbishing of two dormers. If the windows within the dormers need to be replaced, then a Heritage Permit will be required. The deadline for the completion of the work is September 27, 2007. The applicant has advised, in writing, that they will be unable to meet this deadline, but intend to proceed with the work if the grant deadline is extended.

**CHIRP2006-005**
68 King Street East (Victoria Hall), Hamilton (Ward 2)

The approved grant applies to a four-storey commercial building, constructed in 1887-88 (Refer to Location Map attached as Appendix “C”). The building is a prominent landmark that faces Gore Park and is an exceptional example of High Victorian architecture with a rare applied metal façade. The building is composed of a shopfront at street level (not original) and upper floor fenestration delineated by the elaborate metal decoration, designed to imitate highly ornate stone carving. A prominent, overhanging cornice defines the roof line above the arched windows.

The matching grant for $20,000 was approved for the repair and replacement of the windows on floors two, three and four. The original wood window frames are in varying states of disrepair and the plate glass windows require upgrading to thermal pane windows. Some of the windows frames will be refinished and repaired, while others will require replacement with replica wood frames to match. The replacement of windows will be subject to a Heritage Permit. The deadline for the completion of the work is September 27, 2007. The applicant has advised, in writing, that they will be unable to meet this deadline, but intend to proceed with the work if the grant deadline is extended.
ALTERNATIVES FOR CONSIDERATION:

The extension of the time limit for completing the work can either be approved or denied. Denial of the extension of the deadline for completing the work is not recommended since the applications meet the criteria of the grant program and the monies have already been assigned. The funding of these projects encourages the owners of the designated properties to undertake the repairs and restorations necessary for the long-term protection and viability of these heritage resources.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial: No additional impact from the original approval, the funds have already been assigned.

Staffing: Staff is required to monitor the projects and approve Heritage Permits, where required, prior to the issuance of grant monies; however, there are no additional impacts from the original approval.

Legal: The applicants have already entered into contractual agreements with the City, as per the terms of the CHIRP guidelines. Letters of Understanding between the City of Hamilton and the applicants have been signed and are on file.

POLICIES AFFECTING PROPOSAL:

The recommendation is consistent with the Official Plan policies of the former Town of Ancaster and the former City of Hamilton, as well as the former Regional Municipality of Hamilton-Wentworth.

For application CHIRP2005-002, Section 2.5 – Heritage Conservation of the former Town of Ancaster Official Plan has the goal to conserve the heritage of the Town (2.5.1). The stated objectives to fulfil this goal are to identify and conserve sites of architectural, historical, and archaeological value (2.5.1(i)), as well as to encourage the owners of heritage property to conserve those aspects of their property deemed to be of heritage value (2.5.2(iii)). Additional policies supporting this grant are found in Section 2.1 – Environment where the Town commits to encourage where possible, the preservation, conservation and rehabilitation of structures and lands having historical, archaeological, architectural or scenic interest.

For applications CHIRP2006-002 and CHIRP2006-005, Section C.6 - Heritage Resources of the former City of Hamilton Official Plan encourages the preservation, maintenance, reconstruction, restoration and management of property considered to have historic, architectural or aesthetic value (6.1). Section C.7 - Residential Environment and Housing Policy further promotes the restoration and/or rehabilitation of housing structures exhibiting architectural or historical merit. Section 2.4.4 – Respecting
Design and Heritage of the Downtown Secondary Plan promotes the conservation of significant built heritage resources (2.4.4.2) and supports mechanisms for retention, conservation, rehabilitation, restoration and adaptive reuse of designated heritage resources in the Downtown (2.4.4.2(b)).

The Official Plan for the former Regional Municipality of Hamilton-Wentworth was committed to the preservation, maintenance and protection of significant heritage resources (Section 9.2).

**RELEVANT CONSULTATION:**

Under Section 33 of the Ontario Heritage Act, a permit is required for the alteration of any building or structure where it affects the Reasons for Designation of the property. CHIRP2006-005 will require a Heritage Permit for the replacement of windows, and CHIRP2006-002 will require a Heritage Permit if the dormer windows are to be replaced.

Pursuant to subsection 28(1) and 33(4) of the Ontario Heritage Act, the City of Hamilton LACAC (Municipal Heritage Committee) advises and assists Council on matters relating to Part IV and Part V of the Ontario Heritage Act. The City of Hamilton (Municipal Heritage Committee) considered these applications, and the staff recommendations for the approval of these projects (Reports PED06121 and PED06360) were recommended for approval by the Committee to Council. The City of Hamilton LACAC (Municipal Heritage Committee) will be advised by memorandum of the recommendations contained in this report at their September 27, 2007 meeting.

**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.

This initiative promotes the conservation of Hamilton’s heritage. Protecting cultural heritage strengthens the community’s identity and distinctiveness.

**Environmental Well-Being is enhanced.** ☒ Yes ☐ No

Natural resource consumption and waste is reduced through the reuse of existing infrastructure.

**Economic Well-Being is enhanced.** ☒ Yes ☐ No

Investment in Hamilton’s building stock and skilled labour market is encouraged.

The attractiveness of the City is improved through the repair and maintenance of heritage properties.
Does the option you are recommending create value across all three bottom lines?  
☑ Yes  ☐ No  
Cultural heritage resources are conserved and enhanced, resulting in less natural resource consumption and strengthened community identity. Investment in Hamilton’s building stock and aesthetic improvements are also encouraged throughout the City.

Do the options you are recommending make Hamilton a City of choice for high performance public servants?  
☑ Yes  ☐ No  
This initiative demonstrates the City’s commitment to cultural heritage and may also improve the aesthetics of the subject properties creating a more favourable environment for investment in surrounding properties.

:MH  
Attach. (3)