SUBJECT: Heritage Permit Application (HP2005-016) Under Part IV of the Ontario Heritage Act to Permit Alterations and Additions to a Designated Property at 129 York Road, Dundas (PED05138) (Ward 13)

RECOMMENDATION:
That Heritage Permit (HP2005-016) be approved for the construction of additions and the replacement of windows to a detached residence at 129 York Road, Dundas, in accordance with the submitted drawings (as annotated) accompanying the permit application (see attached as Appendix A to Report PED05138).

EXECUTIVE SUMMARY:
129 York Road, Dundas, (see location map attached as Appendix B to Report PED05138) is designated under Part IV of the Ontario Heritage Act (By-law 3597-86), and a heritage permit is required for alterations to the external portions of buildings affecting the reasons for designation. The applicant proposes:

- the replacement of the existing windows; and,
- the construction of two new additions to the rear (north) and side (east) façades.

The proposed alterations are being recommended for approval.
BACKGROUND:

The subject property at 129 York Road, Dundas (“the Grove Cemetery Cottage”) is a one storey, stone residence dated 1855. It was designated for being a significant example of pre-Confederation vernacular architecture and a rare example of local stone construction. The designated features are the four rubblestone walls, the two end chimneys, the front doorway and original window openings and frames.

The applicant proposes the replacement of the existing wooden windows with new, custom-made wooden windows. The window openings will not be altered and the double-hung, six-over-six configuration will be replicated using authentic materials and profiles.

The applicant also proposes two small additions to be located at the rear (north) and the east side of the house. The proposed additions are one storey in height, clad in board and batten and roofed in an asphalt shingle matching the existing shingles on the house. The roof pitch will match that of the existing house (as annotated on the submitted drawings). The stone wall will remain exposed where it becomes an interior wall. The east addition will replace the current open, covered porch and utilize an existing door opening. The north addition will necessitate the opening up of a door in the rear wall, however, there was originally a door in this location. It is currently partially filled and serving as a window. Attachments to the stone wall will be kept to a minimum.

ANALYSIS OF ALTERNATIVES:

Critical 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 a heritage feature).

There are no displacement effects associated with the replacement of the windows, as the existing windows are likely not the original, and the replacement windows will be custom-made, wooden windows with the historic profiles and configuration.

There are no disruption effects associated with the proposed additions, which will be sympathetic in scale and materials to the original historic fabric. The stone walls will not be negatively impacted by the additions as the wall will remain as is within the new enclosure. Attachment to the stone will be done in such a way as to have minimal damage to the material.
FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial – Not applicable.

Staffing – Not applicable.

Legal – This heritage permit application has been processed and considered within the context of the applicable legislation.

POLICIES AFFECTING PROPOSAL:

Policies of the former Town of Dundas Official Plan provide for the management and conservation of local heritage resources. Approval of this heritage permit would not conflict with these policies.

CONSULTATION WITH RELEVANT DEPARTMENTS/AGENCIES:

The applicant has consulted with staff regarding the overall design and details of construction materials for the proposed changes to the dwelling. A meeting of the Heritage Permit Review Subcommittee (HPRS) of the Hamilton LACAC (Municipal Heritage Committee), the applicant and Heritage Planning Staff was held on August 3, 2005. The HPRS had no objections to the proposed changes to the existing residence, as detailed in submitted plans. At its meeting of 25 August, 2005, the City of Hamilton LACAC (Municipal Heritage Committee) reviewed this application, together with a staff report, and has recommended approval of this heritage permit application.

CITY STRATEGIC COMMITMENT:

The application is considered to be compatible with sustainable development and the values of Vision 2020.

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Attachs. (2)