



City of Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE ADDENDUM

Meeting #: 22-007

Date: July 7, 2022

Time: 9:30 a.m.

Location: Room 264, 2nd Floor, City Hall (hybrid) (RM)
71 Main Street West

Loren Kolar, Legislative Coordinator (905) 546-2424 ext. 2604

6. DELEGATION REQUESTS

- *6.2. Ava Barnett, SMPL Design Studio, respecting Support for the Notice of Intent to Demolish the building located at 345 Mountain Brow Road (for today's meeting)

7. CONSENT ITEMS

- *7.4. Delegated Approval: Heritage Permit Application HP2022-014: Restoration and replication of portico at 64 James Street South, Hamilton {Ward 2} (By-law No. 86-263)
- *7.5. Policy and Design Working Group Meeting Notes - May 16, 2022

13. GENERAL INFORMATION / OTHER BUSINESS

- *13.2. Ontario Heritage Conference Recap (no copy)

From: clerk@hamilton.ca
To: [Kolar, Loren](#); [Vernem, Christine](#)
Subject: FW: Form submission from: Request to Speak to Committee of Council Form
Date: Tuesday, July 5, 2022 9:48:32 AM

FYA

-----Original Message-----

From: City of Hamilton, Ontario, Canada via City of Hamilton, Ontario, Canada <no-reply@hamilton.ca>
Sent: July 5, 2022 9:11 AM
To: clerk@hamilton.ca
Subject: Form submission from: Request to Speak to Committee of Council Form

Submitted on Tuesday, July 5, 2022 - 9:11am Submitted by anonymous user: 172.70.178.112 Submitted values are:

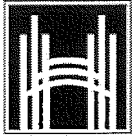
==Committee Requested==

Committee: Hamilton Municipal Heritage Committee
Will you be delegating in person or virtually? Virtually
Will you be delegating via a pre-recorded video? No

==Requestor Information==

Name of Organization (if applicable): SMPL Design Studio
Name of Individual: Ava Barnett
Preferred Pronoun: She
Contact Number: 2894894132
Email Address: ava@smpldesignstudio.com
Mailing Address:
15 Colbourne Street
Hamilton, ON L8R 2G2
Reason(s) for delegation request: To speak in support of Staff's recommendation for Agenda Item 10.2 pertaining to the submitted Notice of Intent to Demolish the building located at 345 Mountain Brow Road.
Will you be requesting funds from the City? No
Will you be submitting a formal presentation? No

The results of this submission may be viewed at:
<https://www.hamilton.ca/node/286/submission/632081>



Hamilton

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

Planning and Economic Development Department
Planning Division
71 Main Street West, 4th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 7163
Fax: 905-540-5611

FILE: HP2022-014

June 29, 2022

Kathy Stacey
KSA Architectural Solutions Inc.
RR 3 Governors Road
Dundas, ON L9H 5E3

**Re: Heritage Permit Application HP2022-014:
Restoration and replication of portico at 64 James Street South, Hamilton
(Ward 2) (By-law No. 86-263)**

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 HP2022-014 is approved for the designated property at 64 James Street South, in accordance with the submitted Heritage Permit Application for the following alterations:

Restoration of the portico including:

- Restoration of the original wood material in place; and,
- Exact replication in dimensions, proportion, shape and curves of wood pieces that are damaged or rotted.

Subject to the following conditions:

- a) 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,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than June 30, 2024. If the alterations are not completed by June 30, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

**Re: Restoration and replication of portico at 64
James Street South, Hamilton (Ward 2) (By-
law No. 86-263)**

Page 2 of 2

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 Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163, or via email at Chloe.Richer@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chloe Richer, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Acting Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Lisa Kelsey, Legislative Coordinator
Councillor Jason Farr, Ward 2

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2022-014

ADDRESS: 64 James Street South, Hamilton

Owner: St. Paul's Presbyterian Church

Applicant / Agent: Kathy Stacey, KSA Architectural Solutions Inc.

Description of proposed alterations:

Restoration of the portico including:

- Restoration of the original wood material in place; and,
- Exact replication in dimensions, proportion, shape and curves of wood pieces that are damaged or rotted.

Reasons for proposed alterations:

- To repair the damaged portico.

Documentation submitted with application:

- Heritage Permit application form; and,
- Photographs of the portico.

Staff assessment:

Key factors in the evaluation of alterations affecting a heritage building or its setting are the 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).

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 the Designation By-law, in this case By-law No. 83-263, described as “the decorative wooden porches”.

The applicant proposes restoration of the portico, including restoring the original wood material in place and the exact replication in dimensions, proportion, shape and curves of wood pieces that are damaged or rotted.

There are no foreseen “displacement effects” or “disruption effects” to the subject property as a result of this work. The valued heritage feature is in a state of disrepair and requires reparation. The woodwork will be repaired, largely with inset Dutchman repairs, and replaced with replicated sections where necessary.

Staff are supportive of the application as the proposed restoration and replication of wood features will be carried out in line with guidelines for the conservation of historic properties. The portico is a designated heritage attribute and its restoration will help to maintain its heritage value, as it is being replaced with an exact replica. In addition, this will repair the deterioration that has occurred to the portico.

Key dates:

Sub-committee meeting date: June 21, 2022
Notice of Complete Application: June 20, 2022

Sub-committee comments and advice:

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

(MacLaren/Carroll)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2022-014 be approved as submitted, subject to the following conditions:

- a) 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,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than June 30, 2024. If the alterations are not completed by June 30, 2024, 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 HP2022-014 is approved in accordance with the submitted application, subject to the following conditions:

- a) 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,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than June 30, 2024. If the alterations are not completed by June 30, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Approval:

Digitally
signed by
Ken Coit
Date:
2022.06.28
13:40:55
-04'00'

Ken
Coit

Staff Approval:

Chloe Richer

Chloe Richer MCIP RPP, CAHP
Cultural Heritage Planner

SPM/MGR Initials

Authorized:

Steve Robichaud

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Reasons for Designation (By-law No. 83-263)

Important to the preservation of St. Paul's Presbyterian Church is the retention of the four exterior facades and the interior of the original church; the exteriors of the stone chapel addition built in 1877 by architect Peter Brass, and enlarged, in 1909 by Frank Darling; and the chancel extension on 1909 by Hugh Vallance. Designation includes but is not limited to the masonry walls, buttresses and spire; the pointed-arch windows and doorways; the roof and dormers, the decorative wooden porches, tracery windows, wooden doors, stone pinnacles mouldings and carved decoration; and on the interior the narthex and sanctuary including the chancel, pulpit, gallery, stained glass and tracery windows, timberwork ceiling, lighting fixtures, carved woodwork, pews excluding the ones in the transept and the original Communion Table.

MEETING NOTES
POLICY AND DESIGN WORKING GROUP

Monday, May 16, 2022

3:00 pm

City of Hamilton Webex Virtual Meeting

Attendees: A. Denham-Robinson, L. Lunsted, R. McKee

Regrets: C. Dimitry, C. Priamo, W. Rosart

Also Present: C. Richer

THE POLICY AND DESIGN WORKING GROUP NOTES FOR THE INFORMATION OF THE HAMILTON MUNICIPAL HERITAGE COMMITTEE WITH RESPECT TO:

a) CHANGES TO THE AGENDA

None

b) DECLARATIONS OF INTEREST

None

c) REVIEW OF PAST MEETING NOTES

March 21, 2022 - Approved

April 19, 2022 - Approved

d) C.H.I.A. - 111 Inksetter Road, Flamborough by MMMC Architects, revised April 8, 2022

The proposal is to convert the existing barn into the primary residence, and to convert the existing house into a utility building/pool house. This CHIA was previously submitted to the Policy & Design Working Group and revisions were requested, mostly due to the lack of adherence to the proper document format and scarcity of supporting photographs. Originally there was no Ontario Regulation 9/06 Evaluation and the Statement of Significance did not follow the standard format (e.g., a list of heritage attributes was not included).

Working Group Comments:

- The Statement of Significance still does not follow the proper format (e.g., the Ontario Regulation 9/06 evaluation should be in a separate section before the Statement, not included within it)
- The Ontario Regulation 9/06 evaluation has been included
- Appendix A should include more photographs of the house, as only four are included
- The working group does note that the authors recommend adding this property to the Municipal Heritage Register, and the Inventory and Research Working Group may consider this recommendation.

Considerable research has been done on this property and additional photographs have been added to the CHIA. The Working Group has no issues with the work being proposed/completed so far.

The main issue is getting the CHIA into a standard format, specifically regarding the Statement of Significance. Staff will follow up, and address format and grammar issues. There is no need to have the report return to the Policy & Design Working Group for further discussion.

e) Heritage Report – 45 Main Street E., Hamilton (John Sopinka Court House) by ERA Architects, revised April 21, 2022

Additional security measures are being introduced into the lobby of the court house, including cameras, x-ray scanner and metal detectors, maglocks, pull stations and key card readers. Due to the heritage attributes of the lobby, which are documented in the designation by-law, further details were requested by the Heritage Permit Review Sub-committee as part of a Heritage Permit application for the property.

- The report, in most cases, documents two locations where each of these security items could be placed, one being less invasive than the other, and allowing for restoration should they be removed in the future.

Working Group comments:

Since review of the Heritage Report is more in line with the mandate of the Heritage Permit Review Sub-committee, the Working Group's comments are very general. While placing items on the wall rather than the marble columns or the wooden doors is less invasive, the members wonder if the placement of these takes into consideration the heights required for barrier-free access. Would it be possible to have floor mounted posts for some of these placements and have other options been considered?

As this report is on the agenda for the Heritage Permit Review Sub-committee meeting of May 17, 2022, the members expect that these issues will be discussed in further detail with the applicant at that time.

The meeting adjourned at 3:35 pm.

Next meeting date: June 20, 2022