



City of Hamilton
HERITAGE PERMIT REVIEW SUB-COMMITTEE
AGENDA

Meeting #: 23-001
Date: January 17, 2023
Time: 5:00 p.m.
Location: YouTube Channel Streaming for Virtual Meetings
All electronic meetings can be viewed at:
City's YouTube Channel:
<https://www.youtube.com/user/InsideCityofHamilton>

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	Pages
1. CEREMONIAL ACTIVITIES	
2. APPROVAL OF AGENDA	
(Added Items, if applicable, will be noted with *)	
2.1 HPRS Agenda - January 17, 2023	5
3. DECLARATIONS OF INTEREST	
4. APPROVAL OF MINUTES OF PREVIOUS MEETING	
4.1 HPRS Minutes - December 13, 2022	7
5. COMMUNICATIONS	
6. DELEGATION REQUESTS	
7. CONSENT ITEMS	
8. STAFF PRESENTATIONS	
9. PUBLIC HEARINGS / DELEGATIONS	

10. DISCUSSION ITEMS

10.1 HP2023-002 – 11 Melville Street, Dundas (Part V)

- Exterior renovations to the circa 1963 Manse including:
 - Replacement in kind of the existing soffits, fascia, frieze board, eavestroughs, and downspouts;
 - Replacement of all existing windows with new matching single-hung windows of the same proportions and style;
 - Replacement of one rear window with a new custom sliding door that is the same width as the existing opening; and,
 - Construction of exterior wood stairs connecting to the proposed sliding door.

10.2 HP2023-001 – 152 James Street South, Hamilton (Part IV)

- Installation of a new flush mounted commercial sign (60" x 30") on front façade, above the two front windows. Sign to extend a maximum of 6-inches off the front façade.

10.3 HP2023-004 – 63 Sydenham Street, Dundas (Part V)

- Renovation of the existing rear detached accessory structure to permit the addition of a secondary dwelling unit including:
 - Addition of a gable-roofed second storey, with asphalt shingles to match existing dwelling, which will cantilever over the existing single-storey footprint;
 - New prefinished wood siding in the gable and dormers in the second storey; and,
 - Retention of existing textured concrete block on the first storey.

10.4 HP2023-003 – 15 Park Street East, Dundas (Part IV)

- Restoration of the front entrance, including
 - Removal of the existing modern front glass sliding doors;
 - Installation of a salvaged period-appropriate 1850s wood door with panelled sidelights and a transom window;
 - Filling in the remaining opening from the sliding doors to be removed with matching stone, including four limestone lintels salvaged from previous renovations to the dwelling and authentically-dressed sourced stone;
- Introduction of a new full-length one-storey front porch, including:
 - Removal of the existing porch;
 - Installation of a ledger board attached to the existing stone façade between the first and second storeys;
 - Construction of a new shed-roof clad with cedar shingles with a projecting centre gable;
 - Incorporation of eight salvaged period-appropriate round wooden columns to support the porch roof; and,
 - Construction of new wood porch railings.

11. MOTIONS

12. NOTICES OF MOTION

13. GENERAL INFORMATION / OTHER BUSINESS

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT

**Heritage Permit Review Subcommittee
(Hamilton Municipal Heritage Committee)**

January 17, 2023

Virtual Meeting

Members of the public are advised that individuals and the media may be audibly and/or visually recording this meeting. Please note that, while this meeting is open to the public for observation, any member of the public wishing to provide comment on any of the agenda items are encouraged to contact Cultural Heritage Planning staff or may choose to give a delegation to the Hamilton Municipal Heritage Committee.

Cultural Heritage Planning:

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AGENDA

1. Approval of Minutes from Previous Meetings:

- December 13, 2022

2. Heritage Permit Applications

a) HP2023-002 – 11 Melville Street, Dundas (Part V)

- Exterior renovations to the circa 1963 Manse including:
 - Replacement in kind of the existing soffits, fascia, frieze board, eavestroughs, and downspouts;
 - Replacement of all existing windows with new matching single-hung windows of the same proportions and style;
 - Replacement of one rear window with a new custom sliding door that is the same width as the existing opening; and,
 - Construction of exterior wood stairs connecting to the proposed sliding door.

b) HP2023-001 – 152 James Street South, Hamilton (Part IV)

- Installation of a new flush mounted commercial sign (60" x 30") on front façade, above the two front windows. Sign to extend a maximum of 6-inches off the front façade.

c) HP2023-004 – 63 Sydenham Street, Dundas (Part V)

- Renovation of the existing rear detached accessory structure to permit the addition of a secondary dwelling unit including:
 - Addition of a gable-roofed second storey, with asphalt shingles to match existing dwelling, which will cantilever over the existing single-storey footprint;

- New prefinished wood siding in the gable and dormers in the second storey; and,
 - Retention of existing textured concrete block on the first storey.
- d) HP2023-003 – 15 Park Street East, Dundas (Part IV)
- Restoration of the front entrance, including
 - Removal of the existing modern front glass sliding doors;
 - Installation of a salvaged period-appropriate 1850s wood door with panelled sidelights and a transom window;
 - Filling in the remaining opening from the sliding doors to be removed with matching stone, including four limestone lintels salvaged from previous renovations to the dwelling and authentically-dressed sourced stone;
 - Introduction of a new full-length one-storey front porch, including:
 - Removal of the existing porch;
 - Installation of a ledger board attached to the existing stone façade between the first and second storeys;
 - Construction of a new shed-roof clad with cedar shingles with a projecting centre gable;
 - Incorporation of eight salvaged period-appropriate round wooden columns to support the porch roof; and,
 - Construction of new wood porch railings.

Next meeting: February 21, 2023

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, December 13, 2022

Present: Melissa Alexander, Graham Carroll, Charles Dimitry (Chair), Andy MacLaren, Carol Priamo, Tim Ritchie (Vice Chair), Steve Wiegand

Attending Staff: Lisa Christie, Alissa Golden, Chloe Richer

Absent with Regrets: Karen Burke, Diane Dent, Stefan Spolnik

Meeting was called to order by the Chairman, Charles Dimitry, at 5:00pm

1) Approval of Agenda:

(Ritchie/MacLaren)

That the Agenda for December 13, 2022 be approved as amended.

FOR INFORMATION:

Changes to the Agenda (Item 3c) in Heritage Permit Applications)

Staff advised the working group that HP2022-031 is unable to be presented to the Heritage Permit Review Subcommittee at this time, as it has not been presented to the Cross Melville Heritage District Advisory Committee. HP2022-031 is to be deferred to the January HPRS Agenda.

2) Approval of Minutes from Previous Meetings:

(Ritchie/MacLaren)

That the Minutes of November 15, 2022 be approved, as presented.

3) Heritage Permit Applications

a. **HP2022-032: 77 King Street West, Stoney Creek (Part IV)**

- Scope of work:
 - Application for the removal of 23 dead pine trees at the North and East of the property;
 - Precautions were taken to minimize compression of soil by vehicles in areas of archaeological potential, which included the use of the driveway and stone paths where possible and track mats where it was not; and,
 - The stumps will be ground down, and the affected areas will be remediated with grass seed and soil.

- Reason for work:
 - Existing pine trees are dying off due to insect infestations.

Robyn Pollard, Manager, Forestry and Horticulture for the City of Hamilton, spoke to the Sub-Committee.

The Sub-Committee considered the application and together with input from the applicant and advice from staff, passed the following motion:

(MacLaren/Carroll)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-032 be consented to, subject to the following conditions:

- a) The sub committee recommends planting of replacement trees on the property in the future.

- b) 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,

- c) Installation of the alteration(s), in accordance with this approval, shall be completed no later than December 31, 2024. If the alteration(s) are not completed by December 31, 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.

b. HP2022-034: 1280 Main Street West, Hamilton (Part IV)

- Scope of work:
 - Installation of new air handling units on the flat roof portion of the building's west wing; and,
 - The new passive ventilation hoods will be fabricated metal housings with a galvanized finish and will be approximately 37" above the roof surface, similar to the existing ventilation hoods.

- Reason for work:
 - New mechanical upgrades are required as mandated by current building standards and regulations regarding ventilation.

Matt Coultres of McMaster Facilities Management, and Ed Schuck, Architect at The Ventin Group Ltd. (+VG), spoke to the Sub-Committee.

The Sub-Committee considered the application and together with input from the applicant and advice from staff, passed the following motion:

(Carroll/MacLaren)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-034 be consented to, 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/Installation of the alteration(s), in accordance with this approval, shall be completed no later than December 31, 2024. If the alteration(s) are not completed by December 31, 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.

c. HP2022-031: 11 Melville Street, Dundas (Part V)

- Deferred to January HPRS Meeting

d. HP2022-033: 171 Forest Avenue, Hamilton (Part IV)

- Scope of work:
 - Construction of a third storey dormer at the rear of the building;
 - Replacement of an existing second storey window on the rear façade; and,
 - The installation of AC unit connection on the exterior of the rear elevation.

Reason for work:

- Expand the current living space;
- Permit the addition of an air conditioning unit; and,
- Comply with the Ontario Building Code with regards to Egress from Dwelling Units. This requirement was triggered due to the proposed third storey dormer, which creates a habitable third storey to the building.

Gregory Weekes of Weekes Engineering spoke on behalf of the property owners, Anna Mathew & Ruwan Ratnayake, to the Sub-Committee.

The Sub-Committee considered the application and together with input from the applicant and advice from staff, passed the following motion:

(Ritchie/MacLaren)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-033 be consented to, subject to the following conditions:

- a) That a non corrosive fastener (examples - stainless steel or brass) fastener be used in any mortar joints to attach the air conditioner power or refrigerant lines on the back of the building;
- b) That a wider decorative horizontal cross piece be added to the replacement casement window to closely match the mullion pattern in the previous sash window.

c) 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,

d) Implementation/Installation of the alteration(s), in accordance with this approval, shall be completed no later than December 31, 2024. If the alteration(s) are not completed by December 31, 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.

4) **Adjournment:** Meeting was adjourned at 5:50 pm

(Ritchie/MacLaren)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, January 17, 2023 from 5:00 – 8:30pm