



City of Hamilton
HERITAGE PERMIT REVIEW SUB-COMMITTEE
AGENDA

Meeting #: 23-003
Date: March 21, 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 - March 21, 2023	5
3. DECLARATIONS OF INTEREST	
4. APPROVAL OF MINUTES OF PREVIOUS MEETING	
4.1 HPRS Minutes - February 21, 2023	7
5. COMMUNICATIONS	
6. DELEGATION REQUESTS	
7. CONSENT ITEMS	
8. STAFF PRESENTATIONS	

9. PUBLIC HEARINGS / DELEGATIONS

10. DISCUSSION ITEMS

10.1 HP2023-015 – 314 Wilson Street East, Ancaster (Part IV, Tisdale House)

- Wood repairs to the main entrance of Tisdale House, including:
 - Removal of the rotted ledger board and threshold;
 - Repairs to the stained glass, and reinstallation of protective glazing;
 - Dutchman repairs to pilaster and jamb;
 - Installation of a new continuous threshold across the entrance; and,
 - Repairs to the damaged mullion;
- Replacement of the existing modern porch with a new, historically appropriate freestanding wood porch with wide stairs, simple newel posts, square balusters, perpendicular deck boards, and lattice skirting.

10.2 HP2023-013 – 232 Highway 8, Flamborough (Part IV, McKiney-McGinty Home)

- Installation of new venting to facilitate interior renovations, including 5 vents located on the east and west side elevations, and the rear north elevation.

10.3 HP2023-014 – 1280 Main Street West, Hamilton, Wallingford Hall (Part IV, McMaster University Historic Core)

- Improvements to the landscape surrounding the north, east and south side of Wallingford Hall, including:
 - Introduction of a new pedestrian plaza connecting to Scholars Road, framed by decorative knee walls;
 - Updated walkways and accessible ramps, including concrete paving, stone pavers and handrails;
 - Creation of islands of green space and plantings between the walkways;
 - Introduction of terraced seat walls and congregation area to the northeast adjacent to Cootes Paradise;
 - Introduction of a new wood and stone seating area to the north overlooking Cootes Paradise;
 - Removal and replacement existing stairs (not attached to the building);
 - Updated pedestrian lighting, including relocation of two existing modern light standards and introduction of new lighting along the north pathway and in the front plaza (none attached to the building); and,
 - Preservation and protection of mature vegetation during construction using tree protection hoarding.

10.4 HP2023-011 – 292 Dundas Street East, Flamborough (Part IV, Maple Lawn)

- Installation of a cast-metal oval designation plaque to be secured to the brick façade of the building beside the front entrance, including:
 - Drilling two holes into the brick façade, to be located in the existing mortar joints; and,
 - Affixing the plaque with non-rusting anchors and screws with anti-vandalism measures.

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)**

March 21, 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:

- February 21, 2023

2. Heritage Permit Applications

a) HP2023-015 – 314 Wilson Street East, Ancaster (Part IV, Tisdale House)

- Wood repairs to the main entrance of Tisdale House, including:
 - Removal of the rotted ledger board and threshold;
 - Repairs to the stained glass, and reinstallation of protective glazing;
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b) HP2023-013 – 232 Highway 8, Flamborough (Part IV, McKiney-McGinty Home)

- Installation of new venting to facilitate interior renovations, including 5 vents located on the east and west side elevations, and the rear north elevation.

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- Installation of a cast-metal oval designation plaque to be secured to the brick façade of the building beside the front entrance, including:
 - Drilling two holes into the brick façade, to be located in the existing mortar joints; and,
 - Affixing the plaque with non-rusting anchors and screws with anti-vandalism measures.

Next meeting: April 18, 2023

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, February 21, 2023

Present: Karen Burke, Graham Carroll, Charles Dimitry (Chair), Andy MacLaren, Carol Priamo, Tim Ritchie (Vice Chair), Stefan Spolnik

Attending Staff: Emily Bent, Lisa Christie, Ken Coit, Alissa Golden, Chloe Richer, Adrian Tralman

Absent with Regrets: Diane Dent, Melissa Alexander, Steve Wiegand

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

1) Approval of Agenda:

(Ritchie/MacLaren)

That the Agenda for February 21, 2023 be approved as presented.

2) Approval of Minutes from Previous Meetings:

(Burke/Ritchie)

That the Minutes of January 17, 2023 be approved, as presented.

3) Heritage Permit Applications

a. **HP2023-005: 18 Chilton Place, Hamilton (Part V - Durand- Markland HCD)**

- Scope of work:
 - Construction of a detached one-and-one-half storey accessory structure at the rear of the property, including:
 - New concrete pad and foundation;
 - New cedar siding, and asphalt shingles to match the existing rear addition of the home;
 - New casement windows with black trim;
 - New exterior staircase to second level of garage;
 - Gable roof with north facing dormer windows; and
 - Installation of solar panels on the south roof (to be relocated from existing shed).

- Reason for work:
 - To allow for the construction of a two-car garage, with a workshop and second storey storage area.

Warren Korol and Janet Booy, the homeowners, 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/Burke)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-005 be consented to, subject to the following conditions:

- a) That the Owner submit and receive approval for any further planning approvals required (i.e. minor variance);

- 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 February 28, 2025. If the alteration(s) are not completed by February 28, 2025, 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. HP2023-007: 56 Charlton Avenue West, Hamilton (Part IV)

- Scope of work:
 - Exterior and interior renovations to permit the conversion of a single-family dwelling to a duplex including:
 - Construction of new freestanding steel staircase on the side (east) elevation for access to second unit, to be constructed of black metal and the top landing and attached to the frame construction of the sun porch;
 - Removal of a second floor window and reinstatement of a door to the side sunporch;
 - Removal of a second storey rear double hung window and replacement with wood casement window (Note: this change may not be required);
 - Infill of second floor interior doorway;
 - Installation of new interior fire rated, self-closing, self-latching door on the second storey rear stair;
 - Installation of new interior fire rated, self-closing, self-latching door on the third floor for furnace access;
 - New third floor dryer duct to be vented to roof; and
 - New third floor kitchen vent to be vented through the roof.

- Reason for work:
 - To convert the existing single-family dwelling into a duplex.
 - To meet necessary Ontario Building Code regulations for emergency egress and fire separation.

Michael Isotti Pongetti of Decc Inc. represented the property owner, Finlay Reppas Enterprises, and 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:

(Ritchie/MacLaren)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-007 be consented to, subject to the following conditions:

a) That the final details regarding location of roof vents and installation method be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;

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) Implementation/Installation of the alteration(s), in accordance with this approval, shall be completed no later than February 28, 2025. If the alteration(s) are not completed by February 28, 2025, 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. HP2023-008: 128 St. Clair Avenue, Hamilton (Part V - St. Clair Avenue HCD)

Scope of work:

- Construction of a 6 foot, 3-inch high pressure-treated spruce privacy fence on the north side of the property, including:
 - Metal fence posts set in concrete; and,
 - A 4-foot wide gate at the front of the fence facing St. Clair Avenue.

Reason for work:

- To allow for the construction of a privacy fence on the north side of the property.

Melanie Huston, the property owner, 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:

(Ritchie/Burke)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-008 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;
- b) Implementation/Installation of the alteration(s), in accordance with this approval, shall be completed no later than February 28, 2025. If the alteration(s) are not completed by February 28, 2025, 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) Fence installation must be in accordance with the City of Hamilton's Fence By-law No.10-142; and
- d) Final plans must demonstrate that the existing tree on the north side of the property will be conserved and protected with the location of posts and concrete settings to the satisfaction and approval of the Director of Planning and Chief Planner.

3. Consultation

a) HP2021-004: 45 Main Street East, Hamilton (Part IV, John Sopinka Courthouse)

Reason for consultation:

- Review of additional submission materials for the conditionally-approved Heritage Permit application, as per Condition d).

The following representatives attended the meeting and spoke to the Sub-Committee.

- Brendon Ager, a+LiNK Architecture Inc.
- Tim Finch, a+LiNK Architecture Inc.
- Mehmood Shah, Infrastructure Ontario – Colliers Project Leaders
- Abbey Flower, Infrastructure Ontario – Cultural Heritage
- Gayle Webber, Ministry of the Attorney General, Province of Ontario
- Alexander Gabov, Marble Specialist, Conservation of Sculptures, Monuments and Objects

The Sub-Committee considered the new submission materials, including the updated Cultural Heritage Impact Assessment and its appendices, and together with input from the applicant and advice from staff, passed the following motions:

(MacLaren/Spolnik)

That the Heritage Permit Review Sub-Committee received the updated Cultural Heritage Impact Assessment and Appendices (dated February 6, 2023) for 45 Main Street East as well as the presentations by the applicant team on February 21, 2023.

(Burke/MacLaren) by a vote of 6 in favour with 1 abstention

That the Heritage Permit Review Sub-Committee advises the Director of Planning and Chief Planner of the City of Hamilton of the following:

To allow for the repair of the marble floor in the future, the applicant should implement the mitigation measures outlined in the revised Cultural Heritage Impact Assessment, dated February 6, 2023, and provide documentation to the City of Hamilton's Heritage and Urban Design Section of the alterations and preserved remnants of the marble to be removed after the work is completed.

Should the security measures be removed in the future, the applicant should submit a new Cultural Heritage Impact Assessment prior to any marble restoration work, and the report should include a Marble Conservation and Restoration Plan providing further details on the proposed marble repair strategies.

4) **Adjournment:** Meeting was adjourned at 6:55 pm

(Priamo/MacLaren)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, March 21, 2023 from 5:00 – 7:30pm