



**City of Hamilton**  
**HERITAGE PERMIT REVIEW SUB-COMMITTEE**  
**AGENDA**

**Meeting #:** 23-004  
**Date:** April 18, 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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## 9. PUBLIC HEARINGS / DELEGATIONS

## 10. DISCUSSION ITEMS

### 10.1 HP2023-010 - York Boulevard High Level Bridge, Hamilton (Part IV, T.B. McQuesten High Level Bridge)

- Graffiti removal on an as-needed basis for the historic bridge structure including;
  - Pressurized hot water cleaning at the lowest PSI possible to remove the existing graffiti from the surface; and
  - Application of an anti-graffiti coating, to be reapplied as needed.
- Graffiti covering on an as-needed basis for the modern portion of the bridge structure including;
  - Painting the modern concrete in a colour which matches the existing historic sandstone; and
  - Re-application of paint in matching colour as needed to cover future graffiti.

### 10.2 HP2023-012 - 77 King Street West, Stoney Creek (Part IV, Battlefield House)

- Repairs to the existing wood windows on the south and north elevations, including:
  - Minor repairs to sill and jambs as necessary;
  - Replacement of cracked panes of glass as necessary;
  - Replacement of missing or severely deteriorated outer casing;
  - Dutchman repairs to rotted sections of the jambs, sash and sill;
  - Replacement in kind of wood drip cap and bead moulding;
  - Replacement of broken glass and re-puttying; and,
  - Sash repairs, including muntin and rail replacement.
- Fabrication and installation of 1-over-1 wood storm windows on the north and south elevations, constructed with traditional joinery (wedged mortise and tenon) and mounted with appropriate hanging hardware and glazed with 6mm laminated glass for added protection from projectiles.

10.3 HP2023-018 - 50 Markland St, Hamilton (Part V, Durand-Markland HCD)

- Repairs to the existing rear detached one-storey hip-roofed garage including:
  - Replacement of the existing 4/12 hip roof with a 6/12 hip roof to be clad with asphalt shingles;
  - Replacement of the eavestroughs and downspouts in kind;
  - Addition of three courses of block to increase the height of the walls by 610mm;
  - Repairs to masonry blocks on northwest corner;
  - Installation of new garage doors in sympathetic style;
  - Painting the new exterior masonry to match the existing colour; and
  - Replacement in kind of the concrete slab floor.

10.4 HP2023-019 - 32 John Street East, Flamborough (Part V, Mill Street HCD, Gilmer House; Donkin House)

- Construction of a new rear detached two-storey garage structure, including:
  - A front gable roof;
  - Board and batten wood cladding;
  - A front (north) elevation with two ground-floor garage doors and quarter round windows in the second storey; and,
  - Installation of a new gravel driveway along the east side of the property.

**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)

April 18, 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:

*Chloe Richer, E-mail: Chloe.Richer@hamilton.ca, Phone: ext. 7163*

*Lisa Christie, E-mail: Lisa.Christie@hamilton.ca, Phone: ext. 1291*

*Emily Bent, E-mail: Emily.Bent@hamilton.ca, Phone: ext. 6663*

## AGENDA

### 1. Approval of Minutes from Previous Meetings:

- March 21, 2023

### 2. Heritage Permit Applications

#### a) HP2023-010 – York Boulevard High Level Bridge, Hamilton (Part IV, T.B. McQuesten High Level Bridge)

- Graffiti removal on an as-needed basis for the historic bridge structure including;
  - Pressurized hot water cleaning at the lowest PSI possible to remove the existing graffiti from the surface; and
  - Application of an anti-graffiti coating, to be reapplied as needed.
- Graffiti covering on an as-needed basis for the modern portion of the bridge structure including;
  - Painting the modern concrete in a colour which matches the existing historic sandstone; and
  - Re-application of paint in matching colour as needed to cover future graffiti.

b) HP2023-012 – 77 King Street West, Stoney Creek (Part IV, Battlefield House)

- Repairs to the existing wood windows on the south and north elevations, including:
  - Minor repairs to sill and jambs as necessary;
  - Replacement of cracked panes of glass as necessary;
  - Replacement of missing or severely deteriorated outer casing;
  - Dutchman repairs to rotted sections of the jambs, sash and sill;
  - Replacement in kind of wood drip cap and bead moulding;
  - Replacement of broken glass and re-puttying; and,
  - Sash repairs, including muntin and rail replacement.
- Fabrication and installation of 1-over-1 wood storm windows on the north and south elevations, constructed with traditional joinery (wedged mortise and tenon) and mounted with appropriate hanging hardware and glazed with 6mm laminated glass for added protection from projectiles.

c) HP2023-018 – 50 Markland Street, Hamilton (Part V, Durand-Markland HCD)

- Repairs to the existing rear detached one-storey hip-roofed garage including:
  - Replacement of the existing 4/12 hip roof with a 6/12 hip roof to be clad with asphalt shingles;
  - Replacement of the eavestroughs and downspouts in kind;
  - Addition of three courses of block to increase the height of the walls by 610mm;
  - Repairs to masonry blocks on northwest corner;
  - Installation of new garage doors in sympathetic style;
  - Painting the new exterior masonry to match the existing colour; and
  - Replacement in kind of the concrete slab floor.

d) HP2023-019 – 32 John Street East, Flamborough (Part V, Mill Street HCD, Gilmer House; Donkin House)

- Construction of a new rear detached two-storey garage structure, including:
  - A front gable roof;
  - Board and batten wood cladding;
  - A front (north) elevation with two ground-floor garage doors and quarter round windows in the second storey; and,
  - Installation of a new gravel driveway along the east side of the property.

**Next meeting:** May 16, 2023

**MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE**

**Tuesday, March 21, 2023**

**Present:** Karen Burke, Graham Carroll, Diane Dent, Charles Dimitry (Chair), Carol Priamo, Tim Ritchie (Vice Chair), Stefan Spolnik

**Attending Staff:** Emily Bent, Lisa Christie, Alissa Golden, Adrian Tralman

**Absent with Regrets:** Melissa Alexander, Andy MacLaren, Steve Wiegand

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

**1) Approval of Agenda:**

(Burke/Dent)

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

**2) Approval of Minutes from Previous Meetings:**

(Carroll/Spolnik)

That the Minutes of February 21, 2023 be approved, as presented.

### 3) Heritage Permit Applications

#### a. **HP2023-015: 314 Wilson Street East, Ancaster (Part IV, Tisdale House)**

- Scope of work:
  - 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;
    - Repairs to the damaged mullion; and,
  - 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.
  
- Reason for work:
  - To allow for the necessary repairs to the main entrance, as well as the replacement of the existing front porch with a more traditional porch design.

Jarrett Zacharko, Heritage Project Coordinator, Heritage Resource Management from 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:

(Burke/Carroll)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-015 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) Installation of the alteration(s), in accordance with this approval, shall be completed no later than March 31, 2025. If the alteration(s) are not completed by March 31, 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. HP2023-013: 232 Highway 8, Flamborough, Hamilton (Part IV, McKinley-McGinty home)**

- Scope of work:
  - Installation of new venting to facilitate interior renovations, including 5 vents located on the east and west side elevations, and the rear north elevation.
- Reason for work:
  - To allow for the installation of exterior exhausts/vents.

Mike Gregor, 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:

(Dent/Carroll)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-013 be consented to, subject to the following conditions:

- a) That the final details regarding location of exhaust 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 March 31, 2025. If the alteration(s) are not completed by March 31, 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. HP2023-014: 1280 Main Street West, Hamilton, Wallingford Hall, McMaster University Historic Core (Part IV)**

Scope of work:

- 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.

Reason for work:

- To allow for landscape improvements to be one to the area surrounding the north, east and south side of Wallingford Hall, McMaster University, to: improve accessibility; comply with the OBC; and provide for better wayfinding and campus safety

Mike Flint of Seferian Design Group in Burlington, Ontario, spoke to the Sub-Committee on behalf of McMaster University.

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

(Dent/Carroll)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-014 be consented to, subject to the following conditions:

- a) That the tree protection hoarding be installed to protect existing mature trees, as indicated on the Landscape Plan, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations
- b) That language be added to the scope of work in the form of a note on the site plan and/ or landscape plan for landscape contractors to ensure the Wallingford hall building exterior and foundation is protected from potential damage during any excavation or other activities to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations
- 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;
- d) Implementation/Installation of the alteration(s), in accordance with this approval, shall be completed no later than March 31, 2025. If the alteration(s) are not completed by March 31, 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;

**d. HP2023-011: 292 Dundas Street East, Flamborough, Dundas (Part IV Maple Lawn)**

Scope of work:

- 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

Reason for work:

- To allow for the installation of a municipal heritage designation plaque.

Alissa Golden, Program Lead – Cultural Heritage, Heritage and Urban Design from the City of Hamilton spoke to the sub committee on behalf of Jordan Alley, the property owner.

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

(Carroll/Spolnik)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-011 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 March 31, 2025. If the alteration(s) are not completed by March 31, 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;

4) **Adjournment:** Meeting was adjourned at 6:25 pm

(Carroll/Dent)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, April 18, 2023, from 5:00 – 7:30pm