



City of Hamilton
HERITAGE PERMIT REVIEW SUB-COMMITTEE
AGENDA

Meeting #: 23-005
Date: May 16, 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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10. DISCUSSION ITEMS

10.1 HEA2023-001 - 165 Carlisle Road, Flamborough (Part IV and Municipal Heritage Easement Agreement, Abrey-Zimmerman House)

- Installation of a 450 ft² (41.8 m²) in-ground swimming pool to the (northeast) side of the existing dwelling and associated alterations, including a 2' wide concrete pool deck and metal pool fencing 1.5 metres in height (wrought iron or aluminum materials used facing Carlisle Road).

10.2 HP2023-021 - 56 Charlton Avenue West, Hamilton (Part IV, Charlton Hall)

- Removal and filling in of one oval window on the east elevation, including;
 - Infilling with brick to match the colour and size of the existing historic brick;
 - Masonry repairs to the bottom of the window opening;
 - The use of appropriate mortar, in accordance with the City's Masonry Restoration Guidelines; and
 - Storage of the existing oval window to be removed on site in the basement, flat and elevated off the ground.

10.3 Pre-Consultation - 174 Mill Street North, Flamborough (Part V - Mills Street Heritage Conservation District, Allen House)

- Construction of a two-storey addition on the rear (north) and west facades of the existing dwelling;
 - A two-car garage is proposed on the ground floor of the addition attached to the west façade of the dwelling, fronting onto Mill Street North.
- Demolition of the existing rear accessory building; and
- The severance of the rear portion of the property to facilitate the creation an additional lot.
- The conveyed parcel of land is proposed to accommodate the construction of a two-storey residential dwelling.

10.4 Pre-Consultation - 52 Charlton Avenue West, Hamilton (Part IV, Charlton Hall)

- Remediating and conserving the existing building; and,
- Converting the property into a multiple-dwelling residential 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)

May 16, 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:

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:

- April 18, 2023

2. Heritage Permit Applications

- a) HEA2023-001 – 165 Carlisle Road, Flamborough (Part IV and Municipal Heritage Easement Agreement, Abrey-Zimmerman House)
 - Installation of a 450 ft² (41.8 m²) in-ground swimming pool to the (northeast) side of the existing dwelling and associated alterations, including a 2' wide concrete pool deck and metal pool fencing 1.5 metres in height (wrought iron or aluminum materials used facing Carlisle Road).
- b) HP2023-021 – 56 Charlton Avenue West, Hamilton (Part IV, Charlton Hall)
 - Removal and filling in of one oval window on the east elevation, including;
 - Infilling with brick to match the colour and size of the existing historic brick;
 - Masonry repairs to the bottom of the window opening;
 - The use of appropriate mortar, in accordance with the City's Masonry Restoration Guidelines; and
 - Storage of the existing oval window to be removed on site in the basement, flat and elevated off the ground.

3. Pre-consultation Applications

- a) 174 Mill Street North, Flamborough (Part V – Mill Street Heritage Conservation District, Allen House)
 - Construction of a two-storey addition on the rear (north) and west facades of the existing dwelling;
 - i. A two-car garage is proposed on the ground floor of the addition attached to the west façade of the dwelling, fronting onto Mill Street North.
 - Demolition of the existing rear accessory building; and,
 - The severance of the rear portion of the property to facilitate the creation an additional lot. The conveyed parcel of land is proposed to accommodate the construction of a two-storey residential dwelling.

- b) 52 Charlton Avenue West, Hamilton (Part IV, Charlton Hall)
 - Remediating and conserving the existing building; and,
 - Converting the property into a multiple-dwelling residential property.

Next meeting: June 20, 2023

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, April 18, 2023

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

Attending Staff: Lisa Christie, Alissa Golden, Chloe Richer, Adrian Tralman

Absent with Regrets: Diane Dent

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

1) Approval of Agenda:

(Burke/Ritchie)

That the Agenda for April 18, 2023 be approved as presented.

2) Approval of Minutes from Previous Meetings:

(Ritchie/Spolnik)

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

3) Heritage Permit Applications

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

- Scope of work:
 - 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 sympathetic colour; and
 - Re-application of paint in matching colour as needed to cover future graffiti.
- Reason for work:
 - To cover and remove graffiti from the bridge structure, due to police concerns about gang and hate-related graffiti, as well as complaints from the public

Robert Marques, 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:

(MacLaren/Ritchie)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-010 be consented to, subject to the following conditions:

- a) That the final details, including the proposed Anti-Graffiti Covering (AGC) product, specifications and areas of use, shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;

- b) That the proposed paint colour to be provided to staff for review, including a painted test patch in an inconspicuous area of bridge, to confirm the compatibility with the sandstone, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to painting the remaining modern concrete material;
- c) That a member of the City's Public Works Department staff be onsite during application of paint and Anti-Graffiti Covering product to ensure the correct application is applied to the corresponding section of the bridge;
- d) That Cultural Heritage staff be notified prior to any future application of an AGC product;
- e) 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,
- f) Installation of the alteration(s), in accordance with this approval, shall be completed no later than April 30, 2030. If the alteration(s) are not completed by April 30, 2030, 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. HP2023-012: 77 King Street West, Stoney Creek (Part IV, Battlefield House)

- Scope of work:
 - 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.
- Reason for work:
 - Heritage windows require regular, cyclical maintenance and repairs; and,
 - The addition of traditional storm windows will assist with energy efficiency and controlling condensation.

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/Spolnik)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-012 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 April 30, 2025. If the alteration(s) are not completed by April 30, 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. HP2023-018: 50 Markland Street, Hamilton (Part V, Durand-Markland HCD)

Scope of work:

- Repairs to the existing rear detached one-storey hip-roofed garage including:
 - Replacement of the existing 6/12 hip roof with a 4/12 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;
 - Modifications to the front façade, including:
 - Replacement of the two existing garage doors with one large door in a sympathetic style;
 - Introduction of a new steel lintel and masonry infill to accommodate the modified garage door opening; and,
 - Removal of paint on the existing brick cladding and/or replacement of the brick cladding to match the proposed new brick infill; and,
 - Replacement in kind of the concrete slab floor.

Reason for work:

- To repair damage to the existing garage roof to make it watertight; and
- To increase the life and use of the garage.

Eric Desrosiers, the property owners, 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:

(Priamo/MacLaren)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-018 be consented to, subject to the following conditions:

a) That the final details of the garage door be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;

b) That the final details of the brick cleaning and/or replacement of existing painted bricks on the front façade be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to 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; and,

d) Implementation/Installation of the alteration(s), in accordance with this approval, shall be completed no later than April 30, 2025. If the alteration(s) are not completed by April 30, 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. HP2023-019: 32 John Street East, Flamborough (Part V, Mill Street HCD, Gilmer House; Donkin House)

Scope of work:

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

Reason for work:

- To allow for the construction of a detached garage in the rear yard of the property, planned to include a secondary-dwelling unit.

Jeanette Szabo, 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:

(MacLaren/Spolnik)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-019 be consented to, subject to the following conditions:

- a) That the final details of the windows, garage doors, siding and roofing material 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 June 30, 2026. If the alteration(s) are not completed by June 30, 2026, 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 6:15 pm

(Alexander/MacLaren)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, May 16, 2023 from 5:00 – 7:30pm