



City of Hamilton
HERITAGE PERMIT REVIEW SUB-COMMITTEE
AGENDA

Meeting #: 23-006
Date: June 20, 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 HP2023-023 – 1280 Main Street West, Hamilton (Part IV, McMaster Alumni Hall)

- Renovations to the interior and exterior of Alumni Hall, including:
 - Refinishing of interior wood elements, including the coffered ceiling panels, parquet floors, wood panelling abutting the fireplace, and interior surfaces of doors and surround trim, which may include sanding, staining, and/or sealing the wood;
 - Removal of the two existing temporary stage dividers;
 - Construction of permanent drywall dividing walls in the stage to be affixed to the existing stage partition and painted a colour consistent with the stage;
 - Removal of the existing valances and draperies, including any the associated minor plaster repairs; and,
 - Replacement of the existing wood railing on the rear exterior terrace with iron railings and glass panels.

10.2 HP2023-026 – 3 Main Street, Dundas (NOID, Former Valley Lodge)

Note: A Notice of Intention to Designate the property will be issued on Wednesday, June 14, 2023

- Renovations to the front elevation, including:
 - Installation of nine round-headed one-over-one hung wood windows in the second storey;
 - Conversion of a door opening into a window opening in the first storey, including filling in below the window with brick;
 - Removal of the six existing windows in the first storey; and,
 - Installation of seven flat-headed one-over-one hung wood windows in the first storey.

10.3 174 Mill Street North, Flamborough (Part V, Mill Street HCD, Allen House)

Note: HPRS considered these applications as a pre-submission at the May 2023 meeting. The scope of work has been split into two applications to be processed under different sections of the Ontario Heritage Act.

i. HP2023-027

- Construction of two new additions on the side (north) and rear (east) facades of the existing dwelling, including:
 - Removal of the existing one-storey gable-roofed rear addition to the east and construction of a new one-storey addition with a hip roof in the same location;
 - Construction of a new two-storey addition to the side (north) facade with a ground floor two-car garage fronting onto Mill Street North, set back from the front façade of the existing dwelling;
 - Conversion of one window on north elevation to a doorway to the new addition; and
 - Widening of driveway fronting onto Mill Street North.

ii. HP2023-028

- Demolition of the circa 1984 detached rear accessory structure.

Note: The proposed demolition of the contemporary rear detached structure is to help facilitate a future severance application under the Planning Act to accommodate the construction of a two-storey residential dwelling, which will require separate Heritage Permit approval.

10.4 79 Markland Street, Hamilton (Part V, Durand-Markland HCD)

i. HP2023-024

- Construction of a detached one-storey pool house at the rear of the property

ii. HP2023-025

- Construction of a detached garage structure at the front yard of the property, including:
 - Removal of existing parking pad;
 - Pouring a new concrete pad and foundation;
 - A gable roof with west facing central dormer, clad in asphalt shingles;
 - Horizontal wood composite siding; and,
 - Installation of new hedging to provide screening.

10.5 Pre-Consultation - 39 Elgin Street, Dundas (Part IV, Former Mayor Thomas Wilson House)

- Construction of an addition in the rear yard along the south elevation; and
- Construction of a new rear deck.

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)

June 20, 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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Emily Bent, E-mail: Emily.Bent@hamilton.ca, Phone: ext. 6663

AGENDA

1. Approval of Minutes from Previous Meetings:

- May 16, 2023

2. Heritage Permit Applications

a) **HP2023-023** – 1280 Main Street West, Hamilton (Part IV, McMaster Alumni Hall)

- Renovations to the interior and exterior of Alumni Hall, including:
 - Refinishing of interior wood elements, including the coffered ceiling panels, parquet floors, wood panelling abutting the fireplace, and interior surfaces of doors and surround trim, which may include sanding, staining, and/or sealing the wood;
 - Removal of the two existing temporary stage dividers;
 - Construction of permanent drywall dividing walls in the stage to be affixed to the existing stage partition and painted a colour consistent with the stage;
 - Removal of the existing valances and draperies, including any the associated minor plaster repairs; and,
 - Replacement of the existing wood railing on the rear exterior terrace with iron railings and glass panels.

b) **HP2023-026** – 3 Main Street, Dundas (NOID, Former Valley Lodge)

Note: A Notice of Intention to Designate the property will be issued on Wednesday, June 14, 2023

- Renovations to the front elevation, including:
 - Installation of nine round-headed one-over-one hung wood windows in the second storey;
 - Conversion of a door opening into a window opening in the first storey, including filling in below the window with brick;
 - Removal of the six existing windows in the first storey; and,
 - Installation of seven flat-headed one-over-one hung wood windows in the first storey.

c) 174 Mill Street North, Flamborough (Part V, Mill Street HCD, Allen House)

Note: HPRS considered these applications as a pre-submission at the May 2023 meeting. The scope of work has been split into two applications to be processed under different sections of the Ontario Heritage Act.

i. **HP2023-027**

- Construction of two new additions on the side (north) and rear (east) facades of the existing dwelling, including:
 - Removal of the existing one-storey gable-roofed rear addition to the east and construction of a new one-storey addition with a hip roof in the same location;
 - Construction of a new two-storey addition to the side (north) facade with a ground floor two-car garage fronting onto Mill Street North, set back from the front façade of the existing dwelling;
 - Conversion of one window on north elevation to a doorway to the new addition; and
 - Widening of driveway fronting onto Mill Street North.

ii. **HP2023-028**

- Demolition of the circa 1984 detached rear accessory structure.

Note: The proposed demolition of the contemporary rear detached structure is to help facilitate a future severance application under the Planning Act to accommodate the construction of a two-storey residential dwelling, which will require separate Heritage Permit approval.

d) 79 Markland Street, Hamilton (Part V, Durand-Markland HCD)

i. **HP2023-024**

- Construction of a detached one-storey pool house at the rear of the property

ii. **HP2023-025**

- Construction of a detached garage structure at the front yard of the property, including:
 - Removal of existing parking pad;
 - Pouring a new concrete pad and foundation;
 - A gable roof with west facing central dormer, clad in asphalt shingles;
 - Horizontal wood composite siding; and,
 - Installation of new hedging to provide screening.

3. Pre-Consultation Application

a) 39 Elgin Street, Dundas (Part IV, Former Mayor Thomas Wilson House)

- Construction of an addition in the rear yard along the south elevation; and
- Construction of a new rear deck.

Next meeting: July 18, 2023

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, May 16, 2023

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

Attending Staff: Emily Bent, Lisa Christie, Alissa Golden, Caylee MacPherson

Absent with Regrets: Tim Ritchie (Vice Chair)

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

1) Approval of Agenda:

(Dent/Carroll)

That the Agenda for May 16, 2023 be approved as presented.

2) Approval of Minutes from Previous Meetings:

(Burke/Carroll)

That the Minutes of April 18, 2023 be approved, as presented.

3) Heritage Permit Applications

a. **HEA2023-001: 159 Carlisle Road, Flamborough (Part IV and Municipal Heritage Easement Agreement, Abrey-Zimmerman House)**

- Scope of work:
 - The 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 facing Carlisle Road).
- Reason for work:
 - To allow for the construction of an in-ground swimming pool.

Larry Tansley, 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/MacLaren)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HEA2023-001 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 May 31, 2025. If the alteration(s) are not completed by May 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) That the City of Hamilton and the Ministry of Citizenship and Multiculturalism provide final archaeological clearance prior to any soil disturbance.

b. HP2023-021: 56 Charlton Avenue West, Hamilton (Part IV, Charlton Hall)

- Scope of work:
 - 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
- Reason for work:
 - To allow for the removal and bricking in of the window adjacent to the steel staircase, to meet OBC fire regulations.

Mike Pongetti, Chief Engineer at DECC Consultants, represented the property owners 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:

(MacLaren/Burke)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-021 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 May 31, 2025. If the alteration(s) are not completed by May 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.

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; 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.

Note: This pre-consultation application was withdrawn, and the proposal was not discussed by the HPRS.

4) **Adjournment:** Meeting was adjourned at 6:15 pm

(Dent/Carroll)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, June 20, 2023 from 5:00 – 7:30pm