



City of Hamilton
HERITAGE PERMIT REVIEW SUB-COMMITTEE
AGENDA

Meeting #: 23-007
Date: July 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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10. DISCUSSION ITEMS

10.1 HP2023-033 – 25 Tecumseh Street, Hamilton (Part IV, The Gardner's Cottage)

- Roof repairs, including:
 - Removal of the existing roof system and flashing;
 - Reconstruction of the existing chimney and parapet walls to the roof deck;
 - Repairs to the masonry, including the replacement of damaged bricks and mortar joints;
 - Repairs to the roof deck;
 - Installation of new asphalt roofing shingles and metal flashing; and,
 - Installation of new fascia board, eave troughs, and downspouts.

10.2 HP2023-029 – 39 Elgin Street, Dundas (Part IV, Former Mayor Thomas Wilson House)

- Removal of the existing rear sun porch and addition;
- Reconstruction of a rear dormer clad with slate shingles, presently a flat roof element;
- Construction of an addition in the rear yard along the east elevation;
- Removal, storage and reinstallation of two historic windows on the north and east; and
- Construction of a new deck on the east elevation.

10.3 HP2023-030 – 99 Mountsberg Road, Flamborough (Part IV, Kerr-Wooley House)

- Removal of the existing contemporary additions, including:
 - Two-storey brick addition along the front (south) façade;
 - One-storey porch, and balcony, along the rear (north) façade; and,
 - Enclosed porch along the east façade.
- Construction of new additions, including a:
 - One-storey addition in the rear yard; and,
 - Porch along the east façade and the front (south) elevation.
- Installation of a new exterior door along the front (south) elevation;
- Reconstruction of the box cornice to match the existing design;
- Masonry reconstruction on the front façade, as needed and,
- Replacement of the existing asphalt shingle roof with new metal shingle roofing.

10.4 HP2023-032 – 33 Undermount Avenue, Hamilton (Part IV, John R. Marshall House)

- Installation of two HVAC (heat-pump) units and piping to be mounted along the north and south (side) exterior elevations; and,
- Installation of a new exterior exhaust vent to facilitate interior renovations.

10.5 HP2023-031 – 276-278 King Street West, Hamilton (Part IV, Commercial Building)

- Exterior alterations to the front elevation, including:
 - Masonry repairs, including:
 - Replacement of damaged brick, as needed;
 - Repointing of missing or damaged mortar joints, as needed;
 - Cleaning of coping stone along the parapet wall.
 - Installation of a concealed box gutter system on the first and second storeys, including the widening of the three brackets along the cornice on the ground floor to conceal the new gutter system;
 - Installation of exterior double-doors within the two recessed entrances;
 - Installation of mouldings and trim; and,
 - Installation of decorative finials along the window ledges of both storefronts.

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)**

July 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:

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AGENDA

1. Approval of Minutes from Previous Meetings:

- June 20, 2023

2. Heritage Permit Applications

a) **HP2023-033** – 25 Tecumseh Street, Hamilton (Part IV, The Gardner’s Cottage)

- Roof repairs, including:
 - Removal of the existing roof system and flashing;
 - Reconstruction of the existing chimney and parapet walls to the roof deck;
 - Repairs to the masonry, including the replacement of damaged bricks and mortar joints;
 - Repairs to the roof deck;
 - Installation of new asphalt roofing shingles and metal flashing; and,
 - Installation of new fascia board, eave troughs, and downspouts.

b) **HP2023-029** – 39 Elgin Street, Dundas (Part IV, Former Mayor Thomas Wilson House)

- Removal of the existing rear sun porch and addition;
- Reconstruction of a rear dormer clad with slate shingles, presently a flat roof element;

- Construction of an addition in the rear yard along the east elevation
- Removal, storage and reinstallation of two historic windows on the north and east; and
- Construction of a new deck on the east elevation.

c) **HP2023-030** – 99 Mountsberg Road, Flamborough (Part IV, Kerr-Wooley House)

- Removal of the existing contemporary additions, including:
 - Two-storey brick addition along the front (south) façade;
 - One-storey porch, and balcony, along the rear (north) façade; and,
 - Enclosed porch along the east façade.
- Construction of new additions, including a:
 - One-storey addition in the rear yard; and,
 - Porch along the east façade and the front (south) elevation.
- Installation of a new exterior door along the front (south) elevation;
- Reconstruction of the box cornice to match the existing design;
- Masonry reconstruction on the front façade, as needed and,
- Replacement of the existing asphalt shingle roof with new metal shingle roofing.

d) **HP2023-032** – 33 Undermount Avenue, Hamilton (Part IV, John R. Marshall House)

- Installation of two HVAC (heat-pump) units and piping to be mounted along the north and south (side) exterior elevations; and,
- Installation of a new exterior exhaust vent to facilitate interior renovations.

e) **HP2023-031** – 276-278 King Street West, Hamilton (Part IV, Commercial Building)

- Exterior alterations to the front elevation, including:
 - Masonry repairs, including:
 - Replacement of damaged brick, as needed;
 - Repointing of missing or damaged mortar joints, as needed;
 - Cleaning of coping stone along the parapet wall.
 - Installation of a concealed box gutter system on the first and second storeys, including the widening of the three brackets along the cornice on the ground floor to conceal the new gutter system;
 - Installation of exterior double-doors within the two recessed entrances;
 - Installation of mouldings and trim; and,

- Installation of decorative finials along the window ledges of both storefronts.

Next meeting: August 15, 2023

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, June 20, 2023

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

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

Absent with Regrets: Karen Burke, Stefan Spolnik

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

1) Approval of Agenda:

(Priamo/Ritchie)

That the Agenda for June 20, 2023 be approved as presented.

2) Approval of Minutes from Previous Meetings:

(Carroll/Ritchie)

That the Minutes of May 16, 2023 be approved, as presented.

3) Heritage Permit Applications

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

- Scope of work:
 - 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.

- Reason for work:
 - To replace the existing railing with a new Ontario Building Code compliant guard assembly;
 - Convert the temporary division to a permanent division between the back-preparation area and seating area; and,
 - Refurbish existing interior features.

Lisa Christie and Alissa Golden, both from the City of Hamilton, spoke on behalf of McMaster University 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/Priamo)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-023 be consented to, subject to the following conditions:

a) That the proposed stain 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 railing design be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;

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) Installation of the alteration(s), in accordance with this approval, shall be completed no later than June 30, 2025. If the alteration(s) are not completed by June 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.

b. HP2023-026: 3 Main Street, Dundas (NOID, Former Valley Lodge)

- Scope of work:
 - 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

- Reason for work:
 - To restore the existing windows to replicate the original façade.

Roger Abbiss, owner of the property, 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/Ritchie)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-026 be consented to, subject to the following conditions:

- a) That the final details of the brick infill and masonry repairs shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;

- 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, 2025. If the alteration(s) are not completed by June 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. HP2023-027: 174 Mill Street North, Flamborough (Part V, Mill Street HCD, Allen House)

- Scope of work:
 - 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.

- Reason for work:
 - To facilitate the construction of a two-storey addition; and,
 - To facilitate the construction of a one-storey addition.

Sean McDonald, designer, 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/Ritchie)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-027 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) That the applicant submit and receive approval for any additional planning approvals required to implement their proposal (i.e. Minor Variance);

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 June 30, 2025. If the alteration(s) are not completed by June 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. HP2023-028: 174 Mill Street North, Flamborough (Part V, Mill Street HCD, Allen House)

- Scope of work:
 - Demolition of the circa 1984 detached rear accessory structure.
- Reason for work:
 - Demolition of existing rear accessory structure.

Sean McDonald, designer, 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/Ritchie)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-028 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 June 30, 2025. If the alteration(s) are not completed by June 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.

e. HP2023-024: 79 Markland Street, Hamilton (Part V, Durand-Markland HCD)

- Scope of work:
 - Construction of a detached one-storey pool house at the rear of the property.
- Reason for work:
 - To permit the construction of a pool house in the rear-yard.

Michael I. Baytman, Architect, 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:

(Priamo/MacLaren)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-024 be consented to, subject to the following conditions:

- a) That the final details of the windows, siding and roofing material be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- b) That the applicant submit and receive approval for any additional planning approvals required to implement their proposal (i.e. Minor Variance);
- 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 June 30, 2025. If the alteration(s) are not completed by June 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.

f. HP2023-025: 79 Markland Street, Hamilton (Part V, Durand-Markland HCD)

- Scope of work:
 - 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.
- Reason for work:
 - To allow for the construction of a three-car garage, with additional storage.

Michael I. Baytman, Architect, 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, and moved a motion to recommend approval of the application subject to following conditions:

(Ritchie/Wiegand)

- 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) That the overall design of the structure be modified to better adhere to the Heritage Conservation District Plans Guidelines for accessory structures and new construction, to the satisfaction and approval of the Director of Planning and Chief Planner;
- 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 June 30, 2025. If the alteration(s) are not completed by June 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.

The motion failed in a vote of 2 to 6. No further motions were passed, and the Subcommittee did not recommend approval of the application.

4) **Adjournment:** Meeting was adjourned at 7:00 pm

(Priamo/Dent)

That the meeting be adjourned.

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