



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

**Date:** August 29, 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 HP2023-043 – 1000 BeachBoulevard, Hamilton (Part V, Hamilton Beach Heritage Conservation District)
- Replacement of the existing front deck and construction of a new front pergola, to be built with pressure treated wood and painted to match the house.
- 10.2 HP2023-039 – 78 Highway 8,Flamborough (Part IV, Three Gables Antiques and Things)
- Exterior repairs, including:
    - Repair and replacement of damaged fascia and soffit materials, where necessary, and cladding them in aluminum;
    - Replacement in kind of the eavestroughs; and,
    - Repairs of the contemporary front awning.
- 10.3 HP2023-034 – 31 Cross Street,Dundas (Part V, Cross-Melville Heritage Conservation District)
- Repairs to the roof, including:
    - Removal of the existing cedar shingles;
    - Installation of new flashing around the existing chimney; and,
    - Installation of new polysand synthetic slate roofing material.

10.4 HP2023-040– 120 St. Clair Avenue, Hamilton (Part V, St. Clair Avenue Heritage Conservation District)

- Restoration to the exterior façade, including:
  - Replacement in kind of the existing eavestroughs;
  - Replacement in kind of the pine soffits and fascia with new pine materials; and,
  - Replacement in-kind of the existing wood shake siding in the dormers and side bay, with new wood shake materials.

Note: The scope of work submitted by the applicant also includes replacement of the aluminum siding in the rear with new composite siding, however this is not visible from the public right-of-way and does not require Heritage Permit approval.

10.5 HP2023-036– 1284 Main Street East, Hamilton (Part IV, Delta Secondary School)

- Retention of the original 1924 school building and its adaptation for residential use, including:
  - Rehabilitation and renovation of the doors, windows, masonry and roof of the exterior of the building;
  - Rehabilitation and renovation of the interior of the building;
- Removal of the 1948-1950 rear additions;
- Reduction of the rear yard open space to two publicly-accessible parkettes at the southeast and southwest corners to accommodate the construction of new town houses and residential towers, including the retention and integration of the arched canopy at the northwest corner of Graham Avenue South and Maple Avenue;
- Construction of two new rear east and west wings to be attached to the rear of the 1924 building by contemporary 4-storey connections; and,
- Removal of the side yard surface parking to allow for construction of new townhomes and additional grassed open space, enhancing views to the east and west side facades of the 1924 building.

## 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)**

August 29, 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:

- July 18, 2023

2. Heritage Permit Applications

a) **HP2023-043** – 1000 Beach Boulevard, Hamilton (Part V, Hamilton Beach Heritage Conservation District)

- Replacement of the existing front deck and construction of a new front pergola, to be built with pressure treated wood and painted to match the house.

b) **HP2023-039** – 78 Highway 8, Flamborough (Part IV, Three Gables Antiques and Things)

- Exterior repairs, including:
  - Repair and replacement of damaged fascia and soffit materials, where necessary, and cladding them in aluminum;
  - Replacement in kind of the eavestroughs; and,
  - Repairs of the contemporary front awning.

c) **HP2023-034** – 31 Cross Street, Dundas (Part V, Cross-Melville Heritage Conservation District)

- Repairs to the roof, including:
  - Removal of the existing cedar shingles;
  - Installation of new flashing around the existing chimney; and,
  - Installation of new polysand synthetic slate roofing material.

d) **HP2023-040** – 120 St. Clair Avenue, Hamilton (Part V, St. Clair Avenue Heritage Conservation District)

- Restoration to the exterior façade, including:
  - Replacement in kind of the existing eavestroughs;
  - Replacement in kind of the pine soffits and fascia with new pine materials; and,
  - Replacement in-kind of the existing wood shake siding in the dormers and side bay, with new wood shake materials.

*Note: The scope of work submitted by the applicant also includes replacement of the aluminum siding in the rear with new composite siding, however this is not visible from the public right-of-way and does not require Heritage Permit approval.*

e) **HP2023-036** – 1284 Main Street East, Hamilton (Part IV, Delta Secondary School)

- Retention of the original 1924 school building and its adaptation for residential use, including:
  - Rehabilitation and renovation of the doors, windows, masonry and roof of the exterior of the building;
  - Rehabilitation and renovation of the interior of the building;
- Removal of the 1948-1950 rear additions;
- Reduction of the rear yard open space to two publicly-accessible parkettes at the southeast and southwest corners to accommodate the construction of new town houses and residential towers, including the retention and integration of the arched canopy at the northwest corner of Graham Avenue South and Maple Avenue;
- Construction of two new rear east and west wings to be attached to the rear of the 1924 building by contemporary 4-storey connections; and,
- Removal of the side yard surface parking to allow for construction of new townhomes and additional grassed open space, enhancing views to the east and west side facades of the 1924 building.

**Next meeting:** September 19, 2023

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

**Tuesday, July 18, 2023**

**Present:** Karen Burke, Graham Carroll, Diane Dent, Charles Dimitry (Chair), Carol Priamo

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

**Absent with Regrets:** Melissa Alexander, Andy MacLaren, Tim Ritchie (Vice Chair), Stefan Spolnik, Steve Wiegand

Meeting was called to order by the Chairman, Charles Dimitry, at 5:25pm

**1) Approval of Agenda:**

(Carroll/Priamo)

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

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

(Carroll/Priamo)

That the Minutes of June 20, 2023 be approved, as presented.

### 3) Heritage Permit Applications

#### a. **HP2023-033: 25 Tecumseh Street, Hamilton (Part IV, The Gardner's Cottage)**

- Scope of work:
  - 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 new metal flashing;
    - Replacement and installation of new fascia board, eave troughs, and downspouts.
  
- Reason for work:
  - To restore the existing masonry and roofing to conserve the existing built heritage resource.

Jarrett Zacharko, Heritage Project Coordinator, from the City of Hamilton, spoke on behalf of the municipal government 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 HP2023-033 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 July 31, 2025. If the alteration(s) are not completed by July 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. HP2023-029: 39 Elgin Street, Dundas (Part IV, Former Mayor Thomas Wilson House)**

- Scope of work:
  - 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.
  
- Reason for work:
  - To facilitate interior upgrades to the property.

Jeff and Marina Rollings, owners of the property, and Chris Harrison, architect at Harrison Architecture inc., 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/Dent)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-029 be consented to, subject to the following conditions:

- a) That the final details for the proposed stucco, adhere with the City's Masonry Restoration Guidelines and, 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 roofing material be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- c) That the final details for the storage of two historic windows on the rear and side elevation be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to removal;
- d) That the final details for the retention, repair, or replacement of the existing barge board and the installation of additional barge board on the

modified gable be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to removal;

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) Implementation/Installation of the alteration(s), in accordance with this approval, shall be completed no later than July 31, 2025. If the alteration(s) are not completed by July 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. HP2023-030: 99 Mountsberg Road, Flamborough (Part IV, Kerr-Wooley House)**

- Scope of work:
  - 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.
  
- Reason for work:
  - To facilitate interior and exterior upgrades.

Tony Reed, owner of the property, and Chris Harrison, architect at Harrison Architecture inc., 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/Burke)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-030 be consented to, subject to the following conditions:

- a) That the final details for the proposed masonry repairs including the use of appropriate mortar, in accordance with the City's Masonry Restoration Guidelines 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 roofing material 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) Implementation/Installation of the alteration(s), in accordance with this approval, shall be completed no later than July 31, 2025. If the alteration(s) are not completed by July 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. HP2023-032: 33 Undermount Avenue, Hamilton (Part IV, John R. Marshall House)**

- Scope of work:
  - 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.
  
- Reason for work:
  - To improve the energy efficiency of the dwelling; and,
  - Incorporate a long-term air conditioning system.

Andreas Link, 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:

(Carroll/Priamo)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-032 be consented to, subject to the following conditions:

- a) That the final details of the electrical wiring and drain lines for the HVAC units be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- b) That the HVAC units be mounted to the building using galvanized/rust-proof fasteners, to the satisfaction and approval of the Director of Planning and Chief Planner;
- c) That the final details regarding location of exhaust vent and installation method be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- d) 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
- e) Implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than July 31, 2025. If the

alteration(s) are not completed by July 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.

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

- Scope of work:
  - 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.
- Reason for work:
  - Restore the existing damaged brick along the exterior façades; and,
  - Add additional security measures to protect the building.

Daniel Joyce, an engineer at Sydney Woods Engineering, represented M. Cha, the property owner, and spoke to the Sub-Committee.

The Sub-Committee discussed the application with the representative but Mr. Joyce agreed to withdraw the application until further design work and additional information is available. No motion was offered by the committee and no vote was taken.

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

(Carroll/Priamo)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, August 15, 2023 from 5:00 – 7:30pm