



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

**Meeting #:** 23-009  
**Date:** September 19, 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>

*Emily Bent, E-mail: Emily.Bent@hamilton.ca, Phone: ext. 6663*  
*Lisa Christie, E-mail: Lisa.Christie@hamilton.ca, Phone: ext. 1291*  
*Chloe Richer, E-mail: Chloe.Richer@hamilton.ca, Phone: ext. 1221*  
*Alissa Golden, E-mail: Alissa.Golden@hamilton.ca, Phone: ext. 6436*

---

	<b>Pages</b>
<b>1. CEREMONIAL ACTIVITIES</b>	
1.1 Appointment of Chair	
<b>2. APPROVAL OF AGENDA</b>	
(Added Items, if applicable, will be noted with *)	
2.1 HPRS Agenda - September 19, 2023	5
<b>3. DECLARATIONS OF INTEREST</b>	
<b>4. APPROVAL OF MINUTES OF PREVIOUS MEETING</b>	
4.1 HPRS Meeting Minutes - August 29, 2023	9
<b>5. COMMUNICATIONS</b>	
<b>6. DELEGATION REQUESTS</b>	
<b>7. CONSENT ITEMS</b>	

8. STAFF PRESENTATIONS

9. PUBLIC HEARINGS / DELEGATIONS

10. DISCUSSION ITEMS

10.1 HP2023-037 – 71 Main Street West, Hamilton (Part IV, City Hall)

- Installation of permanent tactile walking surface indicators at the top of the two second-floor landings of the internal open floating staircase, including:
  - Drilling approximately 192, 1-inch deep holes in an area 300 mm (11.8 in) by 1905 mm (75") into the existing terrazzo flooring at each landing; and,
  - Installation of marine-grade stainless steel domes.

*Note: HPRS considered a previous application for this scope of work in 2020, which was withdrawn to allow the applicant to conduct further research in best practices for these types of accessibility installations.*

10.2 HP2023-044 – 211 Mill Street North, Flamborough (Mary Hopkins School, Part V, Mill Street Heritage Conservation District) – Retroactive Application

- Removal of deadwood and dying Norway Maple trees fronting Mill Street North.

10.3 HP2023-038 – 21 Mill Street North, Flamborough (Part V, Mill Street Heritage Conservation District)

- Exterior alterations, including:
  - Replacement of the six existing wood exterior doors, in various locations on the front elevation;
  - Replacement of existing wood windows on all elevations;
  - Removal and reinstallation of the concrete stairs, along the front (east) and side (north and south) elevations, incorporating new handrails where necessary;
  - Partial removal of the existing contemporary chimney on the rear (west) elevation, to the roofline;
  - Full removal of the existing contemporary chimney located on the side (north) elevation; and
  - Reconfiguration and addition of curbing and bollards in the north and south parking lots.

*Note: This property received conditional approval from HPRS for a heritage permit which included a similar scope of work in 2020. HP2020-009 was approved in April 2020 and expired April 30, 2022.*

10.4 HP2023-042 – 1541 Fiddler's Green Road, Ancaster (Part IV, Forest Land Farms House)

- Demolition of ruins of the fire-damaged brick dwelling

*Note: This application requires a decision of Council. Following review by HPRS, staff will prepare a report to the Hamilton Municipal Heritage Committee for their advice before consideration by Planning Committee and final decision of Council.*

10.5 HP2023-045 – 828 Sanatorium Road / 870 Scenic Drive, Hamilton (Part IV, Mountain Sanatorium Brow Site)

- Exterior alterations to the Long & Bisby Building to facilitate its adaptive reuse, including:
  - Repair of the existing front porch and portico, including replication of the missing column to match and restoration of the aluminum cresting;
  - Replacement of the front door, including the sidelights and transom within the existing opening;
  - Selective repointing and cleaning of the exterior masonry;
  - Reconstruction of the rear sunroom on the existing brick base, to be repaired, with a walk-out balcony above and new aluminum railing to match the historic front portico cresting design;
  - Modifications to the window openings, including:
    - Filling in the first-storey centre wing window of the side (north) elevation with brick;
    - Conversion of two rear second storey windows into doors to access the sunroom roof balcony;
- Alterations to the open, park-like setting surrounding the Long & Bisby Building to facilitate new development, including the removal of mature trees, regrading, the introduction of a trail and landscaping enhancements.

**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)**

September 19, 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. Appointment of Chair

2. Approval of Minutes from Previous Meetings:

- August 29, 2023

3. Heritage Permit Applications

a) **HP2023-037** – 71 Main Street West, Hamilton (Part IV, City Hall)

- Installation of permanent tactile walking surface indicators at the top of the two second-floor landings of the internal open floating staircase, including:
  - Drilling approximately 192, 1-inch deep holes in an area 300 mm (11.8 in) by 1905 mm (75”) into the existing terrazzo flooring at each landing; and,
  - Installation of marine-grade stainless steel domes.

*Note: HPRS considered a previous application for this scope of work in 2020, which was withdrawn to allow the applicant to conduct further research in best practices for these types of accessibility installations.*

b) **HP2023-044** – 211 Mill Street North, Flamborough (Mary Hopkins School, Part V, Mill Street Heritage Conservation District) – Retroactive Application

- Removal of deadwood and dying Norway Maple trees fronting Mill Street North.

c) **HP2023-038** – 21 Mill Street North, Flamborough (Part V, Mill Street Heritage Conservation District)

- Exterior alterations, including:
  - Replacement of the six existing wood exterior doors, in various locations on the front elevation;
  - Replacement of existing wood windows on all elevations;
  - Removal and reinstallation of the concrete stairs, along the front (east) and side (north and south) elevations, incorporating new handrails where necessary;
  - Partial removal of the existing contemporary chimney on the rear (west) elevation, to the roofline;
  - Full removal of the existing contemporary chimney located on the side (north) elevation; and
  - Reconfiguration and addition of curbing and bollards in the north and south parking lots.

*Note: This property received conditional approval from HPRS for a heritage permit which included a similar scope of work in 2020. HP2020-009 was approved in April 2020 and expired April 30, 2022.*

d) **HP2023-041** – 79 Markland Street, Hamilton (Part V, Durand-Markland Heritage Conservation District)

- Construction of a detached garage structure at the front yard of the property, including:
  - Removal of existing parking pad;
  - New concrete pad and foundation;
  - New hip roof on north elevation with a hip roofed dormer and a west facing gable, clad in asphalt shingles; and,
  - New stucco siding to match existing house.

*Note: The HPRS considered an earlier version of this application as part of HP2023-025, which was withdrawn by the applicant and the proposal revised and resubmitted for consideration.*

e) **HP2023-042** – 1541 Fiddler's Green Road, Ancaster (Part IV, Forest Land Farms House)

- Demolition of ruins of the fire-damaged brick dwelling

*Note: This application requires a decision of Council. Following review by HPRS, staff will prepare a report to the Hamilton Municipal Heritage Committee for their advice before consideration by Planning Committee and final decision of Council.*

- f) **HP2023-045** – 828 Sanatorium Road / 870 Scenic Drive, Hamilton (Part IV, Mountain Sanatorium Brow Site)
- Exterior alterations to the Long & Bisby Building to facilitate its adaptive reuse, including:
    - Repair of the existing front porch and portico, including replication of the missing column to match and restoration of the aluminum cresting;
    - Replacement of the front door, including the sidelights and transom within the existing opening;
    - Selective repointing and cleaning of the exterior masonry;
    - Reconstruction of the rear sunroom on the existing brick base, to be repaired, with a walk-out balcony above and new aluminum railing to match the historic front portico cresting design;
    - Modifications to the window openings, including:
      - Filling in the first-storey centre wing window of the side (north) elevation with brick;
      - Conversion of two rear second storey windows into doors to access the sunroom roof balcony;
  - Alterations to the open, park-like setting surrounding the Long & Bisby Building to facilitate new development, including the removal of mature trees, regrading, the introduction of a trail and landscaping enhancements.

**Next meeting:** October 17, 2023



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

**Tuesday, August 29, 2023**

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

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

**Absent with Regrets:** Melissa Alexander, Stefan Spolnik

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

**1) Approval of Agenda:**

(Burke/Ritchie)

That the Agenda for August 29, 2023 be approved as presented.

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

(Ritchie/MacLaren)

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

### 3) Heritage Permit Applications

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

- Scope of work:
  - 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.
- Reason for work:
  - Existing porch is deteriorated and to improve accessibility to the house.

Maynard Mooibroek, the 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/MacLaren)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-043 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 August 31, 2025. If the alteration(s) are not completed by August 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. HP2023-039: 78 Highway 8, Flamborough (Part IV, Three Gables Antiques and Things)**

- Scope of work:
  - 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.
- Reason for work:
  - To preserve the integrity of the fascia, eavestroughs, and soffit materials in situ.

Erik Eastman, the 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:

(Burke/Ritchie)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-039 be consented to, subject to the following conditions:

- a) That the final details for the retention, repair, or replacement of the existing frieze board and molding under the roofline be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to removal and reinstallation;
- 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 August 31, 2025. If the alteration(s) are not completed by August 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. HP2023-034: 31 Cross Street, Dundas, (Part V, Cross-Melville HCD)**

- Scope of work:
  - 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.
  
- Reason for work:
  - To improve the weatherability of the existing roof.

Leonard Medeiros, the 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:

(MacLaren/Dent)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-034 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 August 31, 2025. If the alteration(s) are not completed by August 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. HP2023-040: 120 St. Clair Avenue, Hamilton (Part V, St. Clair Avenue Heritage Conservation District)**

- Scope of work:
  - 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.
- Reason for work:
  - To restore the existing features of the structure.

Conor Adami, the 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:

(Priamo/Dent)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-040 be consented to, subject to the following conditions:

- a) That the final details of the new shake siding 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 August 31, 2025. If the alteration(s) are not completed by August 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. HP2023-036: 1284 Main Street East, Hamilton (Part IV, Delta Secondary School)**

- Scope of work:
  - 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, including:
      - Rehabilitation and reglazing the original main entrance and lobby doors, transoms, and associated hardware, and refinishing wood;
      - Removal of all contemporary windows and replacement with new wood sash windows, similar to original design;
      - Removal of the contemporary steel doors on east and west elevations and replacement with new glazed wood doors, similar to original designs;
      - Introduction of new metal windows in the existing infilled openings, similar to original design (courtyard facing clerestory windows in auditorium that have been bricked in);
      - Removal of the contemporary steel windows and replacement with new metal windows, similar to original design (courtyard facing steel windows and tower [alumni room] windows);
      - Masonry cleaning to address areas of soiling, staining, paint, efflorescence and algae;
      - Masonry repointing, including selective repair of damaged, chipped, spalled, or cracked bricks, full repoint mortar joints (at base of all exterior walls, all exterior steps), and selective repointing mortar joints, where required;
      - Rebuilding of masonry at areas of where demolition of the rear wings will occur and in areas with mismatched bricks (courtyard walls) with salvaged bricks;
      - Repair of cracked, spalled, and delaminated stone units;
      - Repair of areas of spalled, damaged, or cracked stucco finish;
      - Rehabilitation of metal work, including stripping paint, removing rust and repainting (handrails, gate);

- Replacement of all raingear, eaves and downspouts with new prefinished metal;
  - Installation of new metal flashings at copings, reglets, eaves, roofs, cornices and other projections;
  - Replacement of the existing pitched roof membrane above the auditorium with a new standing seam metal roof;
  - Repair of the existing concrete roof decks, as required;
  - Replacement of the existing flat roof membrane, in kind;
  - Restoration of the original exterior light fixtures at the main entrance;
  - Introduction of new exterior lighting fixtures; and,
  - Introduction of new bird deterrence protection on all exterior projections (entrance portal).
- Rehabilitation and renovation of the interior of the building, including:
    - Rehabilitation of the interior stairwells, including:
      - Striping, rust removal and repainting of the existing metal balustrade pickets, newel posts and stringers;
      - Striping and repainting existing wood handrails;
      - Introducing a new solid metal rod above existing handrails to meet building code height requirements;
    - Introduction of privacy glazing at stairwell windows facing residential suites;
    - Restoration of plaster ceilings and wall elements in the lobby and alumni [tower] rooms;
    - Renovations to the auditorium, including:
      - Rehabilitation of the stage proscenium's decorative arched opening and surround, mezzanine and seating areas;
      - Conservation of the decorative plaster ceilings and mouldings;
      - Installation of a new floating floor system above the existing sloped floor, to be installed in a reversible manner;
      - Removal and salvaging of the existing wood doors and casings and modification of the openings to suit the new floor level;
    - Modification of the room layouts – removal of and salvaging of wood baseboards, trim, moulding for use in repairs and fabrication of new matching trim where needed

- Removal of the 1948-1950 rear additions, including:
    - Dismantling and salvaging of bricks from facades to be demolished in sufficient quantity to facilitate conservation work of retained 1924 portion;
    - Panelize and salvaging of the wood block floor from the woodworking shop for future interpretive reuse;
  - 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;
  - 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.
- 
- Reason for work:
    - To conserve the existing built heritage resource, and provide opportunity for high-density, adaptive re-use.

The following parties, represented the property owner, Delta Joint Venture Inc., and spoke to the Sub-Committee.

- Kasper Koblauch, ERA Architects
- Ryan Love, ERA Architects
- Sarah Knoll, GSP Group
- Nicol Cimadamore, New Horizon Development Group

The Sub-Committee considered the application and together with input from the applicant and advice from staff, passed the following motion by a vote of 5 citizen members in favour to 3 citizen members against:

(Burke/Ritchie)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-036 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 August 31, 2025. If the alteration(s) are not completed by August 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 a Conservation Strategy, including a Conservation Plan, Interpretation Plan, Documentation and Salvage Report and Heritage Lighting Plan, be submitted in accordance with the recommendations of the Cultural Heritage Impact Assessment dated June 19, 2023, to the satisfaction and approval of the Director of Heritage and Urban Design, prior to implementation of any of the related conservation measures to the interior and exterior of the 1924 building to be retained;

4) **Adjournment:** Meeting was adjourned at 7:15 pm

(Priamo/Carroll)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, September 19, 2023 from 5:00 – 7:30pm