



City of Hamilton
HERITAGE PERMIT REVIEW SUB-COMMITTEE
AGENDA

Date: March 18, 2025

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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1. CALL TO ORDER	
2. CEREMONIAL ACTIVITIES	
3. APPROVAL OF THE AGENDA	
(Added Items, if applicable, will be noted with *)	
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9. HERITAGE PERMIT APPLICATIONS

9.1 HP2025-007 – 171 Forest Ave, Hamilton (Georgian-Style House, Part IV) 11

- Replacement of the front entry with a new sympathetic wood entry to match the size and dimensions of the existing transom, sidelights and door, including:
 - A new simplified lite pattern in the wood transom;
 - A six-panel solid wood door; and,
 - New wood storms for the transom and sidelights.

9.2 HP2025-008 – 126 MacNab Street South and 40-42 Bold Street, Hamilton (MacNab-Charles HCD, Part V) 21

- Repair and restoration of the fire-damaged building, including:
 - Replacement of 3 fire-damaged one-over-one hung wood windows to match the former windows (using Accoya wood);
 - Restoration of the existing wood windows;
 - Construction of new wood storms;
 - Jamb restoration and construction of new brickmoulds, as required; and,
 - Restoration of front entry, including repairs to the wood double door, replacement glass, new paint and reuse of existing hardware.

10. MOTIONS

11. NOTICES OF MOTION

12. ADJOURNMENT

**Heritage Permit Review Subcommittee
(Hamilton Municipal Heritage Committee)**

March 18, 2025

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:

Alissa Golden, E-mail: Alissa.Golden@hamilton.ca, Phone: ext. 1202

Lisa Christie, E-mail: Lisa.Christie@hamilton.ca, Phone: ext. 1291

Meg Oldfield, E-mail: Meg.Oldfield@hamilton.ca, Phone: ext. 7163

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AGENDA

1. Approval of Agenda

- March 18, 2025

2. Declarations of Interest

3. Approval of Minutes from Previous Meetings:

- February 18, 2025

4. Heritage Permit Applications

a) **HP2025-007** – 171 Forest Avenue, Hamilton (Georgian-Style House, Part IV)

- Replacement of the front entry with a new sympathetic wood entry to match the size and dimensions of the existing transom, sidelights and door, including:
 - A new simplified lite pattern in the wood transom;
 - A six-panel solid wood door; and,
 - New wood storms for the transom and sidelights.

a) **HP2025-008** – 126 MacNab Street South and 40-42 Bold Street, Hamilton (MacNab-Charles HCD, Part V)

- Repair and restoration of the fire-damaged building, including:

- Replacement of 3 fire-damaged one-over-one hung wood windows to match the former windows (using Accoya wood);
- Restoration of the existing wood windows;
- Construction of new wood storms;
- Jamb restoration and construction of new brickmoulds, as required; and,
- Restoration of front entry, including repairs to the wood double door, replacement glass, new paint and reuse of existing hardware.

Next meeting: April 15, 2025



HERITAGE PERMIT REVIEW SUB-COMMITTEE MINUTES HPRC 25-002

5:00 p.m.

Tuesday, February 18, 2025

Webex Virtual Streaming

Present: Karen Burke (Chair), Graham Carroll (Vice Chair), Sandra Iskandar, Andy MacLaren, Katie McGirr, Matthew LaRose, Carol Priamo, Steve Wiegand

**Absent
With Regrets:** Andrew Douglas

**Also
Present:** Alissa Golden (Cultural Heritage Lead), Lisa Christie (Cultural Heritage Planner), Gabriel Lam (Assistant Cultural Heritage Planner)

1. CALL TO ORDER

Committee Chair K. Burke called the meeting to order at 5:00 p.m.

2. CEREMONIAL ACTIVITIES

There were no Ceremonial Activities.

3. APPROVAL OF THE AGENDA

(Carroll/McGirr)

That the Agenda for February 18, 2025, meeting of the Heritage Permit Review Sub-Committee, be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

5.1 HPRS Minutes 25-001 (January 21, 2025)

(Iskander/Carroll)

That the Minutes of January 21, 2025, meeting of the Heritage Permit Review Sub-Committee, be adopted, as presented.

CARRIED

6. DELEGATIONS

There were no Delegations.

7. ITEMS FOR INFORMATION

There were no Items for Information.

8. ITEMS FOR CONSIDERATION

There were no Items for Consideration.

9. HERITAGE PERMIT APPLICATIONS

9.1 HP2025-002 – City Right-of-Way on James Street South, Hamilton (Durand-Markland HCD, Part V)

- Removal of a Sugar Maple Tree in the City right-of-way due to unsafe conditions; and,
- Planting a replacement Armstrong Maple tree in the same location as the Sugar Maple to be removed.

Note: This permit is retroactive due to the emergency nature of the tree removal.

(LaRose/Iskander)

- (a) That Heritage Permit Application HP2025-002 respecting City Right-of-Way on James Street South, Hamilton (Durand-Markland HCD, Part V), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-002 be consented to, subject to the following condition:
 - (i) That any minor changes to the proposed tree removal following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations.

CARRIED

9.2 HP2025-003 – 155 Main St. N, Flamborough (Crimson Maples, Mill Street HCD, Part V) - REVISED

- Demolition of the existing contemporary one storey detached (24' x 24') garage;
- Demolition of the detached rear woodshed (approximately 140 sqft); and
- Construction of a new two-storey detached (24' x 29') structure, including:
 - A two-door garage in the first storey with carriage-style doors;
 - White vinyl windows with mullions;
 - Clapboard siding (materials to be confirmed); and,
 - Asphalt shingles.

The Applicant, Marianne Brown, was present to give an overview of the application and respond to questions from the Sub-Committee.

(Priamo/McGirr)

- (a) That Heritage Permit Application HP2025-003 – 155 Main St. N, Flamborough (Crimson Maples, Mill Street HCD, Part V), be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-003 be consented to, subject to the following conditions:
 - (i) That the final details of the windows, garage doors, siding and roofing materials be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
 - (ii) That 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
 - (iii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than March 31, 2027. If the alteration(s) are not completed by March 31, 2027, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

9.3 HP2025-004 -- 50 Markland Street, Hamilton (Durand-Markland HCD, Part V)

- Restoration of existing wood windows on the front façade.
- Replacement in kind of the front door, painted black to match shutters. The front entrance sidelights, transom and surrounds to remain and be painted cream.

Note: The Heritage Permit Review Sub-Committee provided feedback on a preliminary version of this proposal as part of a pre-consultation application at their meeting on January 21, 2025.

The Applicant, Eric Desrosiers, was present to give an overview of the application and to respond to questions from the Sub-Committee.

(Priamo / Iskander)

- (a) That the Heritage Permit Application HP2025-004 respecting 50 Markland Street (Durand-Markland HCD, Part V) be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-004 be consented to, subject to the following conditions:
 - (i) That 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
 - (ii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than February 28, 2030. If the alteration(s) are not completed by February 28, 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.

CARRIED

The Heritage Permit Review Sub-Committee was recessed from 5:25 p.m. to 5:40 p.m. due to technical issue with the live streaming.

9.4 HP2025-005 -- 50 Markland Street, Hamilton (Durand-Markland HCD, Part V)

- Demolition of existing two-storey rear brick addition;
- Construction of new two-storey rear addition with a hip roof and clad with salvaged historic brick; and,
- Localized masonry repairs on the original structure.

Note: The Heritage Permit Review Sub-Committee provided feedback on a preliminary version of this proposal as part of a pre-consultation application at their meeting on January 21, 2025.

The Applicant, Eric Desrosiers, was present to give an overview of the application and to respond to questions from the Sub-Committee.

(Carroll/McGirr)

- (a) That the Heritage Permit Application HP2025-005 respecting 50 Markland Street (Durand-Markland HCD, Part V) be received; and
- (b) That the Heritage Permit Review Sub-Committee advises heritage staff that Heritage Permit Application HP2025-005 be consented to, subject to the following condition:
 - (i) That 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
 - (ii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than February 28, 2027. If the alteration(s) are not completed by February 28, 2027, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

9.5 Pre-Consultation – 1021 Garner Road East, Ancaster (The Lampman Stone House, Part IV) – WITHDRAWN

- Construction of two seven-storey structures surrounding the heritage home.

10. MOTIONS

There were no Motions.

11. NOTICE OF MOTIONS

There were no Notice of Motions.

12. ADJOURNMENT

There being no further business, the Heritage Permit Review Sub-Committee was adjourned at 5:52 pm.

Respectfully submitted,

Lisa Christie
Cultural Heritage Planner

Karen Burke, Chair
Heritage Permit Review
Sub-Committee

HERITAGE PERMIT REVIEW SUBCOMMITTEE
Meeting Date: March 18, 2024

City of Hamilton - Heritage Permit Application Note Sheet

Address: 171 Forest Avenue, Hamilton (Georgian-Style House, Part IV)

Permit Number: HP2025-007

Owner: Anna Mathew

Applicant/Agent: Same as above

Description of proposed alterations:

- Replacement of the front entry with a new sympathetic wood entry to match the size and dimensions of the existing transom, sidelights and door, including:
 - A new simplified lite pattern in the wood transom;
 - A six-panel solid wood door; and,
 - New wood storms for the transom and sidelights.
-

Reasons for proposed alterations:

- The existing wood door has cracks/breaks between panels leading to poor insulation.
 - The surround and transom are single pane with poor energy efficiency.
-

Documentation submitted with application:

- Heritage Permit application form.
 - Drawings of the proposed wood entry and door, prepared by Lower City Joinery.
 - Photos of existing entry and door.
-

Draft Conditions for Consideration:

- That 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
- That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than April 30, 2027. If the alteration(s) are not completed by April 30, 2027, then this approval expires as of that date and no

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alterations shall be undertaken without a new approval issued by the City of Hamilton.

Designated Heritage Attributes (By-law No. 77-287)

The exterior of this property is recommended for conservation as property having historical and architectural value or interest by the Local Architectural Conservation Advisory Committee of the City of Hamilton, and in the “Architectural Review and Evaluation Report” prepared by Professor Anthony Adamson.

Built in 1860, the house is styled in the Georgian tradition. The foundation, side and rear walls, are of rubble stone while the base course, lugsills and lintels are of cut stone. The facade is of red brick with quoins of yellow brick. The front entrance incorporates a four-panelled door, square-headed transom and side lights. The windows are six over six double-hung sash.

Situated in Corktown, one of the earliest residential neighbourhoods in Hamilton, the building represents the upper class housing of the area, and is typical of Hamilton homes common before the widespread introduction of picturesque Victorian forms. Originally owned by a police constable/tavern keeper, it later served as a female home, then went through a series of family owners.

Photographs



Figure 1: View of 171 Forest Avenue from the road.

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Figure 2: View of the existing front door (provided by the property owner)

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Figure 3: Image of 171 Forest Avenue, circa 1980's, from City's property file.

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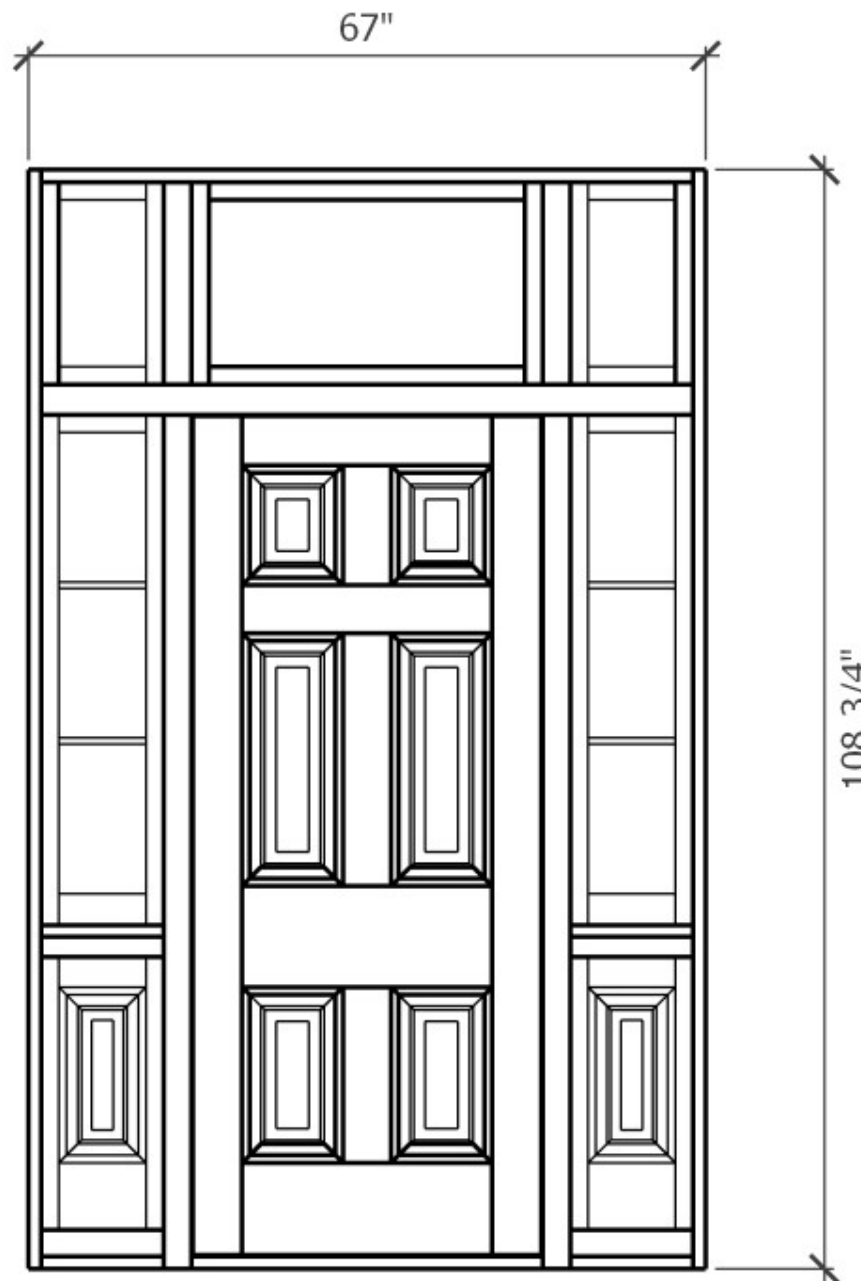


Figure 4: Image of the front entrance at 171 Forest Avenue, circa 1980's, following restoration work, from City's property file.

Plans / Drawings

See drawings attached as Appendix “A” to this Notesheet.

DATE: 7/3/2025



PLEASE SEE BLOCKING ON PREVIOUS PAGES FOR ADDITIONAL INFORMATION PERTAINING TO THIS DRAWING.

PROPRIETARY AND CONFIDENTIAL: The information contained in this drawing is the sole property of Lower City Joinery. Any reproduction in part or as a whole without the written permission of Lower City Joinery is prohibited.	DETAIL	171 Forest Avenue	TITLE Entryway	SIZE B	DWG. NO. 0001	REV 1A
				FINISH Painted		SHEET: 1

City of Hamilton - Heritage Permit Application Note Sheet

Address: 126 MacNab Street South and 40-42 Bold Street, Hamilton (MacNab-Charles HCD, Part V)

Permit Number: HP2025-008

Owner: Jeff Steadman

Applicant/Agent: Same as Above

Description of proposed alterations:

- Repair and restoration of the fire-damaged building, including:
 - Replacement of 3 fire-damaged one-over-one hung wood windows to match the former windows (using Accoya wood);
 - Restoration of the existing wood windows;
 - Construction of new wood storms;
 - Jamb restoration and construction of new brickmoulds, as required; and,
 - Restoration of front entry, including repairs to the wood double door, replacement glass, new paint and reuse of existing hardware.
-

Reasons for proposed alterations:

- The existing historic wood windows and the doors were damaged as a result of an interior fire;
 - Three of the windows have been determined to be unrepairable and require replacement; and,
 - Other windows were not damaged in the fire but need repairs and general upkeep, including new historically appropriate wood storms to replace the existing aluminum storms.
-

Documentation submitted with application:

- Heritage Permit application form.
 - Numbered Window Plan.
 - Images of existing windows.
-

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Draft Conditions for Consideration:

- That 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
- That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than March 31, 2027. If the alteration(s) are not completed by March 31, 2027, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Relevant HCD Policies (By-law No. 90 - 144)

MacNab-Charles Heritage Conservation District Plan:

III. Windows and Doors

Retaining and repairing window, and door openings, frames, sash, glass, doors, lintels, sills, pediments, architraves, hardware, awnings, and shutters, where they contribute to the architectural and historic character of the building.

Windows

Improving the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows and doors, which are compatible with the character of the building, and which do not damage window or door frames.

Replacing missing, or irreparable windows, on significant facades with new windows that match the original in material, size, general muntin, and mullion proportion and configuration, and reflective qualities of the glass.

Photographs



Figure 1: View of the MacNab façade showing existing conditions.

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Figure 2: Line drawing from HCD plan windows and doors in scope highlighted in red.

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Figure 3: View of the front entry's existing condition.

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Figure 4: View from interior of one window to be replaced and one to be restored.



Figure 5: View from interior of one window to be replaced, due to damage from the fire.

Plans / Drawings



Window Schedule for restoration and replacement

W201, W203 and W205 – Require Replacement.

W101, W102 and W202 – Restoration of double hung single pane windows.

W204 - Restoration of double hung 6 over 6 window (located at the rear of the building).

WB101 and WB102 – Restoration of 2 pane windows.