

MINUTES OF THE HAMILTON
HERITAGE PERMIT REVIEW SUB-COMMITTEE

November 20th, 2018

Present: Diane Dent, Mark-Anderson McGaw, Andy MacLaren, Justin Hogeterp, David Beland (Vice Chair), Wilf Arndt (Chair)

Attending Staff: Jeremy Parsons, Asiya Patel

Absent with Regrets: Jennifer Trimble

Meeting was called to order by Chair, Wilf Arndt at 5:00 pm

1) Acceptance of the September 18th, 2018 meeting minutes:
(Hogeterp/Dent)

CARRIED

2) Heritage Permit Application HP2018- 042 – 112-114 John Street, N. Hamilton
(Stewart Memorial Church)

- Removal of two (2) pews for installing of scaffolding.
- Removal of two (2) small portions of existing tin ceiling and ceiling substrate for investigation of attic space as per engineering recommendations; and
- Reinstallation of removed portions of tin ceiling and paint affected area.

The Sub-committee considered the application and together with input from the applicant and advice from staff, passed the following motion:

That the Heritage Permit Review Sub-committee advises that Heritage Permit application **HP2018- 042** be consented too, subject to the following conditions:

- a) 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,
- b) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than November 30, 2020. If the alteration(s) are not completed by November 30, 2020, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

(Beland/MacLaren)

CARRIED

3) Heritage Permit Application HP2018- 041 – 172 Hess Street North, Hamilton

- Installation of cast-metal oval plaque to identify property designated under the Ontario Heritage Act.
- Plaque to be secured into façade of building, including;

- Drilling of two holes into the façade;
- Inserting two ¼ inch (non-rusting) lead or plastic anchor sleeves into the two holes;
- Mounting of 12 inch cast aluminum plaque with two 2-inch screws screwed into the anchors and sealed with 'locktight'; and
- Backfilling of new screw heads on the façade of the plaque with epoxy and matching paint to obscure the location of the screws and to deter vandalism.

The Sub-committee considered the application and together with advice from staff, passed the following motion:

That the Heritage Permit Review Sub-committee advises that Heritage Permit application **HP2018- 041** be consented too, subject to the following conditions.

- a) 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,
- b) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than November 30, 2020. If the alteration(s) are not completed by November 30, 2020, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

(Beland/MacLaren)

CARRIED

4) Heritage Permit Application HP2018- 043– 29 Union Street, Flamborough

- Construction of an attached garage within the Mill Street Heritage Conservation District.

The Sub-committee considered the application and together with advice from staff, passed the following motion:

That the Heritage Permit Review Sub-committee advises that Heritage Permit application **HP2018- 043** be consented too, subject to the following conditions.

- c) a) 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,
- d) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than November 30, 2020. If the alteration(s) are not completed by November 30, 2020, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

(Beland/Hodgeterp)

CARRIED

**5) Heritage Permit Application HP2018- 044– 98 James Street, South, Hamilton
(Former James Street Baptist Church)**

- To renew previously approved but lapsed Heritage Permit (HP2013-058)
 - Retention of the existing front (east) façade and corner towers on James Street South in situ, including all existing windows, doors and other features (the ‘retained portions’)
 - Salvage and reuse of features and material from the removed portions of the building (the ‘salvaged portions’); and
 - Construction of a new building and/or addition on the remainder of the site and attached to the retained portions (the ‘new building’).

The Sub-committee considered the application and together with input from the applicant and advice from staff, passed the following motion:

That the Heritage Permit Review Sub-committee advises that Heritage Permit application **HP2018- 044** be consented too, subject to the following conditions.

- a) 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;
- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than December 30, 2020. If the alterations are not completed by December 30, 2020, 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 applicant submit, on a monthly basis, ongoing monitoring reports assessing and outlining the condition of the retained portions to City staff;
- d) That the applicant provide a written update to City staff on the current condition of the site and existing salvaged features which remain;
- e) That, once the alterations are complete, the owner shall agree to appropriate amendments to the Heritage Conservation Easement agreement to reflect the altered building; and,
- f) That a Conservation Plan consisting of the following items shall be submitted to the satisfaction of the Director of Planning and Chief Planner prior to the commencement of any alterations:
 - I. Documentation of the existing building and its architectural features and finishes in situ.
 - II. Specifications and methodology for the protection, stabilization, and restoration of the retained portions.

- I. Inventory of the existing architectural features and building materials and a methodology for salvaging these features and materials from the removed portions.
- II. A plan for the storage and protection of retained and salvaged heritage elements, including the on or off site storage location(s), environmental conditions and security, a schedule of regular inspections and monitoring, and any other protection measures as appropriate. In addition:
 - i. If the storage location is to be changed, the new location and address shall be submitted to the satisfaction and approval of staff, prior to the removal of the heritage elements to a new storage facility.
 - ii. Any unsatisfactory environmental conditions or failures in the security measures shall be reported to Planning staff as soon as they are discovered and appropriate remedies shall be developed and approved by Planning staff prior to implementation, except in emergency situations.
 - iii. City staff shall be allowed reasonable access to inspect the heritage elements in storage, at any time.

(Beland/Hodgeterp)

CARRIED

Adjournment - Meeting was adjourned at 6:30 pm

Next meeting: – December 18, 2018