

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, November 17, 2020

Present: Melissa Alexander, Diane Dent, Charles Dimitry (Chair), Andy MacLaren, Carol Priamo, Tim Ritchie (Vice Chair), John Scime, Stefan Spolnik,

Attending Staff: David Addington, Miranda Brunton, June Christy, Shannon McKie

Absent with Regrets: Steve Wiegand

Meeting was called to order by the Chairman, Charles Dimitry, at 4:00pm

1) Approval of Minutes from Previous Meetings: October 20, 2020

Motion on overall minutes moved by – Carol Priamo

Seconded – Tim Ritchie

Carried by unanimous vote, no objections

2) Heritage Permit Applications

- a. HP2020-035: 52 Charlton Avenue West, Hamilton
 - Scope of work - alterations to the exterior and interior of the building to facilitate its adaptive reuse including:
 - Interior:
 - reconfiguring of the internal partition walls on each floor to change the use of each room
 - removal of the kitchen, laundry and pantry on the ground floor and construction of new kitchen, bathroom and rooms on the upper floors
 - removal and salvage of existing central staircase and reconstruction of staircase in the rear portion of the building
 - relocation of three existing fireplaces
 - removal of built in cabinet in former dining room
 - removal of a portion of the plaster moulding on north partition wall of former living room and replication of the moulding along length of new main hall wall
 - removal of one existing hallway arch on the second storey and replication of the arch in three areas of the second storey
 - removal of window surrounds on three second storey windows on east elevation
 - replacement of existing wood and sash windows with aluminium replications*
 - Exterior:
 - reinstatement of the original entry on the front façade and re-bricking of existing entry
 - removal of existing two storey front porch and deck and reconstruction of a smaller porch similar to the building's original front porch
 - construction of second storey porch and deck off the east elevation including creating door openings from three existing second storey windows
 - removal of the single storey pergared room on the rear elevation and alterations to the rear wall to building a new two storey, rear addition and basement garage
 - extension of the rear roof with a gable profile and reconstruction of the wood bracketed eaves along the rear roof elevation

- enlargement of the length of the west elevation roof dormer

Sheldon Salada, the property owner and James Neilson of ASI, spoke to the sub committee at the permit review.

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

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2020-035 be consented to, 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) Installation of the alterations, in accordance with this approval, shall be completed no later than November 30, 2023. If the alteration(s) are not completed by November 30, 2023, 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 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 and details of the new construction;
 - iii. Inventory of the existing architectural features and building materials and a methodology for salvaging these features and materials from the altered areas of the building;
 - iv. A plan for the off site salvage of any heritage elements where it is demonstrated that the on site conservation, rehabilitation and reuse of cultural heritage resources is not viable; and,

d) That the Owner prepare amended Appendices “B” and “C” to the Heritage Conservation Easement showing the changes made to the heritage attributes within 90 days of the substantial completion of the work, to the satisfaction of the Director of Planning and Chief Planner.

Motion for permit conditions a) b) c) and d) moved by – Tim Ritchie
Seconded – Andy MacLaren

Carried by a 5-3 sub committee vote

- John, Andy, Tim, Chuck, Carol FOR
- Diane, Melissa, and Stefan AGAINST

- b. HP2020-036: 601 Barton Street East, Hamilton
- Scope of work - addition to the west face of the northeast wing to allow the installation of an elevator shaft and storage area.
 - Reason for work – to facilitate the adaptive reuse of the former school property to residential use. Placing the elevator system adjacent to the existing building rather than internally allows for the preservation of the grand scale and materials of the internal hallway while providing accessibility for all users of the without having to remove or change the interior of the structure. The location chosen is a façade that is distant from the street and has already been altered with the addition of the projecting stairwell (1960) and windows have been bricked in and enlarged

Harry Stinson, the developer and property owner, spoke to the sub committee at the review.

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 HP2020-036 be consented to, 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) Installation of the alterations, in accordance with this approval, shall be completed no later than November 30, 2022. If the alteration(s) are not completed by November 30, 2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton; and,
- c) That the final cladding materials for the proposed addition shall be submitted prior to any alterations, to the satisfaction and approval of the Director of Planning and Chief Planner.

Motion for permit conditions a) and b) and c) moved by – Melissa Alexander

Seconded – Tim Ritchie

Carried by unanimous vote, no objections

- c. HP2020-037: 912 Beach Boulevard, Hamilton
- Scope of work - enclosure of the second storey balcony, alterations to the lower storey porch and installation of shutters to the windows on the front façade, including:
 - Second storey balcony enclosure: a single window centered in the middle of the porch surrounding with white wood siding and gable clad with wooden shakes; and,
 - Lower storey porch: white wood columns will be square with carved panel relief and metal black railing and balusters.
 - Reason for work – to increase usability of porch due to concerns related to dirt accumulating on porch and to improve the appearance of lower porch and the front façade of the dwelling.

Victoria Schutte, the property owner, spoke to the sub committee at the review.

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

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2020-037 be consented to, 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) Installation of the alterations, in accordance with this approval, shall be completed no later than November 30, 2022. If the alteration(s) are not completed by November 30, 2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Motion for permit conditions a) and b) moved by – Diane Dent
Seconded – Tim Ritchie
Carried by unanimous vote, no objections

- d. HP2020-038: 25 Mill Street North, Waterdown
- Scope of work - repairs to the cupola, including:
 - replacement of deteriorated cedar slats
 - wire netting will be installed inside the cupola
 - repainting of the entire cupola, to match existing colour with Allback linseed oil paint
 - repair of the weather vane
 - Reason for work – the cupola is in need of general repairs and repainting and netting is to be installed inside the cupola is for rodent control. Squirrels are getting into the attic space through the cupola. glazing

Melissa C. represented the owners at the review.

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

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2020-038 be consented to, 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) Installation of the alterations, in accordance with this approval, shall be completed no later than November 30, 2022. If the alteration(s) are not completed by November 30, 2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Motion for permit conditions a) and b) moved by – Diane Dent
Seconded – Andy MacLaren
Carried by unanimous vote, no objections

- e. HP2020-039: 5 Mill Street North, Waterdown
- Scope of work – installation of security camera
 - Reason for work – required for operation of business tenant completed

Kendra McCalla, the store manager, represented the owners of the property at the review.

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

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2020-039 be consented to, 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) Installation of the alterations, in accordance with this approval, shall be completed no later than November 30, 2022. If the alteration(s) are not completed by November 30, 2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Motion for permit conditions a) and b) moved by – Andy MacLaren
Seconded – Melissa Alexander

Carried by unanimous vote, no objections

- f. HP2020-040: 157 Mill Street North, Waterdown
- Scope of work – removal of walnut trees along fence

Sue-Ann Ward represented the church at the review.

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

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2020-040 be consented to, 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) Installation of the alterations, in accordance with this approval, shall be completed no later than November 30, 2022. If the alteration(s) are not completed by November 30, 2022, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Motion for permit conditions a) and b) moved by – Stefan Spolnik
Seconded – Melissa Alexander
Carried by unanimous vote, no objections

- 3) **Adjournment:** Meeting was adjourned at 7:05 pm
Motion moved by – Tim Ritchie
Seconded – Diane Dent
Carried by unanimous vote, no objections

- 4) **Next Meeting:** Tuesday, November 17, 2020 from 4:30 – 8:30pm