

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

**Tuesday, March 16, 2021**

**Present:** Melissa Alexander, Diane Dent, Charles Dimitry (Chair), Andy MacLaren, Tim Ritchie (Vice Chair), Steve Wiegand

**Attending Staff:** Alissa Golden, Hannah Kosziwka, Shannon Mckie

**Absent with Regrets:** Carol Priamo, John Scime, Stefan Spolnik

Meeting was called to order by the Chairman, Charles Dimitry, at 4:30pm

**1) Approval of Minutes from Previous Meetings:** February 16, 2020

(MacLaren/Ritchie)

That the Minutes of February 16, 2020, be approved as presented.

**2) Heritage Permit Applications**

- a. HP2021-007: 37 Mill Street North, Flamborough (Mill Street HCD)
  - Scope of work:
    - Constructing a one-storey, 630 square foot rear addition including board-and-batten wood cladding to match existing garage (Maibec)
  - Reason for work:
    - Home improvements

Jim and Charlotte Clark, the property owners of 37 Mill Street North, 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.

## (MacLaren/Dent)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-007 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 March 31, 2023. If the alteration(s) are not completed by March 31, 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.

### b. HP2021-008: 36-42 James Street North, Hamilton

- Scope of work:
  - Low-pressure cleaning and removal of rust stains from exterior walls of the lower floors of the eastern (James Street South) facade, including:
    - Cleaning to be performed using hot water and steam;
    - Wash to be performed at low pressure (1000 psi) with hot water at 189 degrees Fahrenheit to avoid scouring the surface of the stone;
    - Distance of 24" from the surface will be maintained using a continuous back and forth motion;
    - No scaffolding required
- Reason for work:
  - Rust stains on the east elevation

Stephen Marson, a project management contractor hired by the condominium corporation, 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.

**(Ritchie/Alexander)**

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-008 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 March 31, 2023. If the alteration(s) are not completed by March 31, 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. HP2021-009: 323-325 Dundas Street East, Flamborough (Mill Street HCD)
- Scope of work:
    - Repair of the parapet walls and chimneys, including:
      - Repointing two stone chimneys
      - Dismantling the two existing brick parapet walls to the roofline and rebuilding with new lbstock bricks to close match using Leicester Orange Stock Bricks
      - Repointing existing brick area above roofline facing west and north
      - Installation of new 16-oz lead-coated copper flashings, including step flashings, counter flashings, chimney flashings and chimney caps along newly constructed parapet walls and repointed chimneys
      - Roofing repairs to match existing, as required
      - Use of Type N Portland Lime Cement and standard brick sand for all masonry work and repairs
    - Replacement of the existing aluminum eavestroughs and downspouts to match existing colour and style
    - Temporary installation of scaffolding to conduct the work, to be secured to structural wood framing at eaves or, if not sufficient, anchored to mortar joints
  - Reason for work:
    - Safety concerns regarding bricks falling to the ground

Mark Butler, property owner, 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:

**(Dent/MacLaren)**

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-009 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 March 31, 2023. If the alteration(s) are not completed by March 31, 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.

- d. HP2021-010: 5 Mill Street South, Flamborough (Mill Street HCD)
  - Scope of work:
    - Installation of exterior signage for the new retail store, including:
      - A primary exterior sign with logo/brand (9'10" L x 2' H x 6" W) to be fastened to the front of the building above the cornice in the location of the previous retail sign
      - A secondary exterior hanging sign to match the existing hanging signs of the other commercial units of the row
  - Reason for work:
    - Retail store signage required prior to opening

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:

**(MacLaren/Ritchie)**

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-010 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) That the method for affixing the sign to the building, including the types of fasteners, locations and flashing, shall be submitted, to the satisfaction and approval of the Director of Planning, prior to installation;
- c) That the proposed signage conform to the City of Hamilton's Sign By-law
- d) Installation of the alterations, in accordance with this approval, shall be completed no later than March 31, 2023. If the alteration(s) are not completed by March 31, 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.

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

(Alexander/Ritchie)

That the meeting be adjourned.

4) **Next Meeting:** Tuesday, April 20, 2021 from 4:30 – 8:30pm