

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, April 20, 2021

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

Attending Staff: June Christy, Alissa Golden, Ohi Izirein, Hannah Kosziwka, Shannon McKie

Absent with Regrets: John Scime has resigned from the HPRS

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

1) Approval of Minutes from Previous Meetings: March 16, 2021

(Spolnik/Alexander)

That the Minutes of March 16, 2021, be approved as presented.

2) Heritage Permit Applications

a. HP2021-011: 324 Dundas Street East, Flamborough (Mill St HCD)

- Scope of work:
 - Recognize existing construction of a wooden pergola on the West elevation of the structure
 - Attached using hanger and lags and anchors and adhesive as per architectural advice
 - Construction of a vinyl corrugated roof and possibility of 4 feet of sheet metal on the wall side of the structure
 - Wood of the pergola will be painted black
- Reason for work:
 - Rain shelter area for customers

City staff represented the property owners of 324 Dundas Street East and 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 motion:

(MacLaren/Priamo)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-011 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 April 30, 2023. If the alteration(s) are not completed by April 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.

b. HP2021-016: 1280 Main Street West, McMaster University, University Hall, Hamilton

- Scope of work:
 - WIFI access installation
 - Includes the installation of four wall mounted WIFI access points and conduit/wiremold to match the wall colour
 - These will be located to avoid interruption to interior features.
- Reason for work:
 - WIFI upgrades

Sam Seragos, an IT project manager at McMaster University, 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 motion:

(Ritchie/Priamo)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-016 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 April 30, 2023. If the alteration(s) are not completed by April 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. HP2021-017: 117 Wilson Street West, Ancaster

- Scope of work:
 - Replacement of existing steel front door with salvaged historic wood door, including introducing a small framed transom window (34" x 8")
 - Replacement of existing interlocking brick surface of the front porch stoop with flagstone slabs
- Reason for work:
 - Home improvement

Steve Bray, 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 motion:

(Ritchie/MacLaren)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-017 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 April 30, 2023. If the alteration(s) are not completed by April 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.

d. HP2021-018: 27 Sydenham Street, Dundas

- Scope of work:
 - Masonry restoration of the front (west) elevation, including:
 - Chiseling out deteriorated mortar joints to an average depth of 25 mm
 - Blowing/cleaning out all loose debris from removed masonry joints
 - Cleaning the masonry using a Vortech cleaning system after joints removed and before repointing
 - Repointing joints to original beaded (convex) style using pre-blended King Masonry HLM350 mortar
- Reason for work:
 - Repair of water damage

Kirsten and Brian McNamee, the property owners, 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 motion:

(Priamo/MacLaren)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-018 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 April 30, 2023. If the alteration(s) are not completed by April 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.

e. HP2021-014: 262 James Street South, Hamilton

- Scope of work:
 - Exterior masonry restoration, including:
 - Removal of deteriorated mortar to a depth of at least 25 mm, to be done with hand tools;
 - Analysis of existing mortar to determine composition;
 - Implementation of test patch of new mortar to ensure the colour and texture match is appropriate;
 - Repointing using lime-based mortar;
 - Repointing stone foundations, as required;
 - Replacement of up to 50 damaged bricks;
 - Repair of limestone sills with tinted mortar to match;
 - Repointing the north elevation chimney and wall below; and,
 - Securing of scaffolding to the building during restoration
 - Restoration of stone steps, including:
 - Repointing all natural stone material of stairs;
 - Removal and re-install of loose pieces of existing stone;
 - Cleaning and reinstall of existing heritage stone cap; and
 - Replacing or refurbish existing centre railing, as required.
- Reason for work:
 - Repair and maintenance

Joseph Fiorellino, 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 motion:

(Ritchie/Alexander)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-014 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 April 30, 2023. If the alteration(s) are not completed by April 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.

f. HP2021-013: 828 Sanatorium Road, Hamilton (Long & Bisby Building)

- Scope of work:
 - Window installation within the existing openings
 - 19 single-hung two-over-two wood windows in the second storey of all elevations
 - 15 single-hung, two-over-two wood windows in the first storey of all elevations
 - 13 fixed transom wood windows in the basement storey of all elevations
 - Windows will include:
 - Simulated divided lights with 7/8" Putty profile on the exterior and a 7/8" Ovalo profile on the interior, and black interior spacers
 - 7/8" exterior trim casing
 - Half (bottom) black fiberglass screen
- Reason for work:
 - Secure the vacant Long and Bisby building during renovations

Amber Lindsay, Director of Development of Valery Homes, and Anita Valery, spoke to the Sub-committee at the review. To address concerns raised by the Sub-committee members about the historical accuracy of the proposed two-over-two design of the new windows, the applicant agreed to modify their proposal to install one-over-one hung wood windows in the first and second storey window openings.

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 HP2021-013 be consented to, subject to the following conditions:

a) That the windows to be installed in the first and second storeys of the building be of a one-over-one hung window design and that the final specifications of the proposed windows 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 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) Installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2023. If the alteration(s) are not completed by April 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.

g. HP2021-012: 20 Union Street, Flamborough (Mill Street HCD)

- Scope of work:
 - Construct a 2-storey rear addition to the existing structure with full basement and dormer side (east) dormer
 - Reclad the existing structure with cut stone blocks
 - Replace existing front porch with one identical in size and location with minor aesthetic changes
 - Construct a rear deck and balcony
- Reason for work:
 - Home expansion & improvement

Duy Nguyen, a designer represented the property owners 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 motion:

(Priamo/MacLaren)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-012 be consented to, subject to the following conditions:

a) That the specifications of the replacement windows 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 the alterations;

b) 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,

c) Installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2023. If the alteration(s) are not completed by April 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.

h. HP2021-015: 455 Bay Street North, Hamilton

- Scope of work:
 - Construct a rear addition to the existing structure
- Reason for work:
 - Home improvement

Philip Toms and Miran Marinic of Toms & McNally , represented Neil Pirie the property owner, 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 motion:

(MacLaren /Priamo)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-015 be consented to, subject to the following conditions:

a) That the applicant provide a letter from a qualified professional engineer confirming that the removal of building fabric from the rear of the house does not have a negative impact on the structural integrity of the building;

b) 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,

c) Installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2025. If the alteration(s) are not completed by April 30, 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.

i. HP2021-019: Bell Canada Infrastructure Works, Flamborough (Mill Street HCD) (ADDED PERMIT)

- Scope of work:
 - Rerouting fibre optic cable under sidewalks and streets from Bell Central office along the roadway and over the Grindstone bridge
- Reason for work:
 - Rebuilding Grindstone bridge

Chris Gill representing Bell Canada and Fadwa Samara, Project Manager for Planview Utility Services Limited, 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:

(MacLaren / Ritchie)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-019 be consented to, subject to the following conditions:

a) That specifications for mitigating impacts to the adjacent heritage buildings, including vibration mitigation measures, vibration monitoring strategies and construction staging details, be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;

b) 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,

c) Installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2023. If the alteration(s) are not

completed by April 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.

j. HP2021-021 – 828 Sanatorium Road, Hamilton (ADDED PERMIT)

- Scope of work:
 - Temporary blocking-in of windows in accordance with the Property Standards By-law and recommended action from Municipal Law Enforcement
- Reason for work:
 - Trespassing and security issues for the vacant building

Amber Lindsay, Director of Development of Valery Homes, and Anita Valery, spoke to the Sub-committee at the review. This item was an urgent matter requiring review by the Sub-committee in order to process the approval and allow these measures to be implemented as soon as possible to secure the vacant building from trespass.

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

(Dent/Alexander)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-021 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 April 30, 2023. If the alteration(s) are not completed by April 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.

3) Adjournment: Meeting was adjourned at 8:30 pm

(MacLaren/Alexander)
That the meeting be adjourned.

4) **Next Meeting:** Tuesday, May 18, 2021 from 4:30 – 8:30pm