

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, August 18, 2020

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

Attending Staff: David Addington, Miranda Brunton, Shannon McKie, Loren Kolar, Yvette Rybensky

Absent with Regrets: Laurie Brady – resigned from Sub-committee, John Scime

Meeting was called to order by the Chairman, Charles Dimitry, at 4:20pm

1) Approval of Minutes from Previous Meetings: July 21, 2020

Motion on overall minutes moved by – Stefan Spolnik

Seconded – Tim Ritchie

Carried by unanimous vote, no objections

2) Heritage Permit Applications

- a. HP2020-019: 243 MacNab Street South, Hamilton (HCD)
- Construction of a two and a half storey addition at the rear of the existing dwelling including a new rear dormer and roof deck
 - Reason for work - replacement of the asphalt shingles on the church roof with composite slate tiles including the erection of temporary scaffolding to be secured in the stone wall joints to facilitate the work.

The property owners, Tim and Sara, represented themselves 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 HP2020-019 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 September 30, 2022. If the alteration(s) are not completed by September 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.

c) That the applicant provide staff with a perspective view or rendering of the proposed addition from Herkimer Street and details of its proposed cladding to ensure the addition's scale and materials are compatible with the neighbourhood, to the satisfaction of the Director of Planning and Chief Planner prior to the commencement of any alterations.

Motion for permit conditions a) and b) moved by – Stefan Spolnik

Seconded – Andy MacLaren

Carried by unanimous vote, no objections

Motion for permit condition c) moved by – Carol Priamo

Seconded – Diane Dent

Carried by unanimous vote, no objections

- b. HP2020-020: 127 Hughson Street North (22 Cannon St East), Hamilton
- Replacement of the existing casement windows with new thermally broken replica windows on each façade of the 1929 section
 - Reason for work - existing steel windows have deteriorated with lower rails rotting or rusted and muntin bars that are bent or misshapen and the existing steel windows do not provide thermal breaks as they do not accommodate a multi-pane glass panel and the metal frame is a direct thermal bridge, therefore modern glazing is required to accommodate a new commercial use.

The property owner and applicant, Bryan Dykstra, represented himself at the permit 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 HP2020-020 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 September 30, 2022. If the alteration(s) are not completed by September 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 proposed HP2020-020 not be issued until such time that the Notice of Intent to Designate (NOID) is issued.

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

Motion for permit condition c) moved by – Diane Dent
Seconded – Andy MacLaren
Carried by unanimous vote, no objections

- c. HP2020-021: 109-111 Charles Street, Hamilton (HCD)
- Installation of a non-illuminated sign on the rear stone building wall and an illuminated ground sign adjacent to the driveway in the front yard of the subject property
 - Reason for work - new signage for law firm that has relocated to the property

The property owner and applicant, Kirsten Hughes, represented herself at the permit review with input from David Premi and William Large who also attended 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 HP2020-021 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 September 30, 2022. If the alteration(s) are not completed by September 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 moved by – Tim Ritchie
Seconded – Diane Dent
Carried by unanimous vote

- d. HP2020-022: 733 Mineral Springs Road, Ancaster (Griffin House)
- Install removable wooden board and batten solid shutters on the windows of the main floor, and
 - Install a wooden board and batten storm door on the back and front doors
 - Reason for work - improve security

City staff represented the applicant and property owner 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 HP2020-022 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 September 30, 2022. If the alteration(s) are not completed by September 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 moved by – Carol Priamo

Seconded – Tim Ritchie

Carried by unanimous vote, no objections

- e. HP2020-023: 50 Mill Street North, Waterdown (HCD)
- Restoration of main entry way and windows on the primary façade
 - Reason for work - the windows and door require restoration to ensure long term functionality

City staff represented the applicant and property owner 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 HP2020-023 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 September 30, 2022. If the alteration(s) are not completed by September 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 – Melissa Alexander
Seconded – Stefan Spolnik
Carried by unanimous vote, no objections

- f. HP2020-024: 64 Forest Avenue, Hamilton (Church of the Ascension)
- Replacement of the asphalt shingles on the church roof with composite slate tiles including the erection of temporary scaffolding to be secured in the stone wall joints to facilitate the work.
 - Reason for work - deterioration of existing roof shingles; and long-term maintenance of the church roof to extend its lifespan.

City staff represented the applicant and property owner 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 HP2020-024 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 September 30, 2022. If the alteration(s) are not completed by September 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 – Steve Wiegand
Seconded – Tim Ritchie
Carried by unanimous vote, no objections

3) **Adjournment:** Meeting was adjourned at 7:00 pm

Motion moved by – Diane Dent

Seconded – Andy MacLaren

Carried by unanimous vote, no objections

4) **Next Meeting:** Tuesday, September 15, 2020 from 4:30 – 8:30pm