

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, May 18, 2021

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

Attending Staff: Alissa Golden, Hannah Kosziwka, Stacey Kursikowski, Shannon McKie, Chloe Richer, Charlie Toman

Absent with Regrets: Diane Dent

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

1) Approval of Minutes from Previous Meetings:

(Wiegand/MacLaren)

That the Minutes of April 20, 2021, be approved as presented.

2) Heritage Permit Applications

a. HP2021-022: 41 Jackson Street West, Hamilton (Whitehern NHS)

- Scope of work:
 - Re-glazing, restoration and repainting of 5 existing storm windows;
 - Replication and installation of 30 new storm windows;
 - Supply and installation of new period appropriate brass hook & eyes;
 - Restoration, repainting and rehanging of 49 individual existing shutters;
 - Replication and installation of 9 missing or damaged shutters;
 - Repairs to mortar behind all shutters;
 - Fabrication of 10 new stained wood trellises to support existing roses against main house;
 - Installation of new owner-supplied shutter hinges hardware;
 - Removal and application of new sealant between wood members and masonry;
 - Fabrication and installation of new laminated glass storm for arched window (W2-07);
 - Hand scraping, sanding, filling, priming, and re-painting of all sills, exposed jambs and brickmould.

- Original butt-mortise hinges to be restored on basement level
- Reason for work:
 - Repair and maintenance

Jarrett Zacharko represented the city 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:

(Ritchie/MacLaren)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-022 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 May 31, 2023. If the alteration(s) are not completed by May 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. HP2021-023: 71 Main Street West, Hamilton (City Hall)

- Scope of work:
 - Installation of black stainless-steel tactile walking surface indicators with an off white soft inlay tile to floating stairs for increased accessibility measures
 - Terrazzo flooring at top of stairs is included in the Designation By-law, installation requires drilling the flooring
- Reason for work:
 - Accessibility improvements

Melissa McGinnis represented the City 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, recommended refusal of the permit by a vote of 5 to 2.

The Sub-committee recommended that the City find examples of similar accessibility interventions at other heritage properties with similar terrazzo flooring as City Hall for guidance before further consideration and review by the Sub-committee.

c. HP2021-026: 220 St. Clair Boulevard, Hamilton (St. Clair Blvd HCD)

- Scope of work:
 - Removal of original windows to be replaced with new vinyl casement windows.
 - Leaded details from windows will be retained.
 - Heritage contractor determined windows are not deteriorated beyond repair.
 - Cost of restoration and new storms represents substantial cost in comparison to vinyl.
- Reason for work:
 - Windows are damaged and no longer functioning

Patrick and Alisa Hale, the property owners, 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/Spolnik) by a vote of 5-2

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-023 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 May 31, 2023. If the alteration(s) are not completed by May 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. HP2021-024: 16 West Avenue South, Hamilton (Former St. Thomas Church)

- Scope of work:
 - Addition of dormers on the roof above each main stained-glass window
 - Cutting into exterior stone and supporting the weight of the stained glass with steel bar
 - Removal of North Side chimney
 - Painting current wood framing
 - Install film or opaque glass on the inside where there is stained glass that is not visible from the interior
 - Replace current plastic coverings of stained glass with storm window covers
 - Construct a wood or metal fence on the North Side of the property for amenity space
 - Replace in kind:
 - windows on the east side of the building on the ground floor
 - Metal eaves across the building
 - Shingles and metal work on roof
- Reason for work:
 - Adaptive reuse

Tal Dehtiar, the applicant, 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 HP2021-024 be consented to, subject to the following conditions:

- a) That the final specifications for the new windows, doors and dormers 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 May 31, 2023. If the alteration(s) are not completed by May 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.

e. HP2021-027 – 228 St. Clair Boulevard (St. Clair Boulevard HCD)

- Scope of work:
 - Front yard landscaping including:
 - Removal of the existing concrete pad at the foot of the stairs
 - Introduction of an interlocking brick walkway, flanked by garden beds with plants and groundcover
- Reason for work:
 - Home improvement

Albert Cule, 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/MacLaren)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-027 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 May 31, 2023. If the alteration(s) are not completed by May 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 7:45 pm

(MacLaren/Spolnik)

That the meeting be adjourned.

4) **Next Meeting:** Tuesday, June 15, 2021 from 4:30 – 8:30pm