

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, August 17, 2021

Present: Karen Burke, Graham Carroll, Charles Dimitry (Chair), Andy MacLaren, Carol Priamo, Tim Ritchie (Vice Chair), Stefan Spolnik, Steve Wiegand

Attending Staff: Ohi Izirein, Amber Knowles, Hannah Kosziwka, Stacey Kursikowski, Chloe Richer

Absent with Regrets: Melissa Alexander, Diane Dent

Meeting was called to order by the Chairman, Charles Dimitry, at 5:00pm

1) Approval of Agenda:

(Burke/Ritchie)

That the Agenda for August 17, be approved as presented.

2) Approval of Minutes from Previous Meetings:

(Carroll/MacLaren)

That the Minutes of July 20, 2021 and July 27, 2021, be approved as presented.

3) Heritage Permit Applications

a. **HP2021-038: 24 Griffin Street, Waterdown**

- Scope of work:
 - Proposed replacement of front door
 - Replacement of seven windows (work already completed)

- Reason for work:
 - Replacement of front door due to poor condition
 - Windows previously replaced due to poor condition

Jim and Fay Mansfield, 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:

(Dent/MacLaren)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-038 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 August 31, 2023. If the alteration(s) are not completed by August 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. HP2021-039: 220 St. Clair Boulevard, Hamilton

- Scope of work:
 - Replacement of the eavestroughs, soffits, fascia, and dormer cladding

- Reason for work:
 - Replacement of damaged elements and colour change to match previously approved replacement windows (HP2021-026)

Patrick Hale and Alissa Pellizzari-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:

(Carroll/Ritchie)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-039 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 August 31, 2023. If the alteration(s) are not completed by August 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. HP2021-040: 35-43 Duke Street (Sandyford Place), Hamilton

- Scope of work:
 - Investigative parging test openings
 - Removal of loose bricks from chimneys

- Reason for work:
 - Investigation into extent of deterioration of original masonry.

Stefan Nespoli, from Edison Engineers, represented the condo owners 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/Spolnik)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-040 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 August 31, 2023. If the alteration(s) are not completed by August 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. HP2021-042: 255-265 James Street North

- Scope of work:
 - Upper Windows:
 - Replace the existing (not original) residential windows on 2nd and 3rd floor of building with aluminum clad, one-over-one windows, black in colour.
 - Storefronts:
 - Replace five existing storefronts (single pane glass) with new black aluminum storefront frames at 255, 257, 259, 261 and 263 James Street North. All storefronts noted above will maintain their existing configurations.
 - Reconfigure the corner storefront at 265 James Street North to eliminate the recessed entry and form a straight storefront with an operable sliding door in similar proportions to the existing storefront.
 - Remove the existing knee wall and extend glass to the floor.
 - Increase the height of the entrance doors to 8' therefore eliminating or reducing the size of the transom above each entrance.
 - Paint the existing arched window frame black on the Colbourne Street frontage to match remaining
 - Replace glass in arched window as it is cracked.
 - Signage Band:
 - Install a new black aluminum clad band for consistent signage above storefronts on James Street.
 - Lighting:
 - Install wall sconce between all storefronts to illuminate facade of building – Eurofase Inc. “Dale” or “Crest” model outdoor wall mount light fixtures in Graphite Grey as per submitted specs.

Lorenzo DiDonato, the son of the property owner, represented his father and 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/Priamo)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-042 be consented to, subject to the following conditions:

- a) 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) That the applicant submits a sketch illustrating a revised storefront for 265 James Street North indicating proportionate segments to the existing storefront with the incorporation of a sliding door, 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;
- c) Implementation of the alterations, in accordance with this approval, shall be completed no later than August 31, 2023. If the alterations are not completed by August 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.

4) **Adjournment:** Meeting was adjourned at 7:45 pm

(Carroll/MacLaren)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, August 31, 2021 from 5:00 – 8:30pm