

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, September 21, 2021

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

Attending Staff: Amber Knowles, Julian Lee, Stacey Kursikowski, Chloe Richer, Charlie Toman

Absent with Regrets: Diane Dent

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

1) Approval of Agenda:

(Carroll/Spolnik)

That the Agenda for September 21, 2021 be approved as presented.

2) Approval of Minutes from Previous Meetings:

(MacLaren/Ritchie)

That the Minutes of August 31, 2021, be approved as presented.

3) Heritage Permit Applications

a. **HP2021-044: 983 Beach Boulevard, Hamilton (Beach Boulevard HCD)**

- Scope of work:
 - Proposed demolition of existing dwelling due to unforeseen structural issues
 - Rebuild exact design and footprint previously approved under HP2019-027
- Reason for work:
 - Structural issues as a result of compromised foundation and structural integrity of original portion of dwelling

Terri Laan, a representative from the builder, and Stephanie Mah and Joey Giaimo, heritage consultants, represented the property owner 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:

(Carroll/MacLaren)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-044 be consented to, subject to the following conditions:

- a) That material specifications for the wood cladding intended for the original dwelling and front of the new garage and cladding for the proposed addition be consistent with the Hamilton Beach HCD guidelines and submitted for review, 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 October 31, 2023. If the alteration(s) are not completed by October 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) That the applicant salvage and integrate the leaded glass window in the front gable into the new dwelling.

b. HP2021-045: 71 Main Street West, Hamilton

- Scope of work:
 - Proposed removal of Honey Locust Tree (DBH 128 cm) located in the northeast corner of property
 - Replacement with 70mm Kentucky Coffee Tree

- Reason for work:
 - Tree has extensive internal rot, repeated failures and poses risk to public safety

Stacey Kursikowski represented the City of Hamilton 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:

(Alexander/Ritchie)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-045 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 October 31, 2023. If the alteration(s) are not completed by October 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. HP2021-046: 110 King Street East, Hamilton

- Scope of work:
 - Removal of two storefront glazing panels, replaced with two new black louvers and a smaller glass panel
 - Two new exterior sign and one blade sign

- Reason for work:
 - Set up unit for new tenancy

Walie Taherie represented the restaurant owner 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:

(Carroll/Ritchie)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-046 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 October 31, 2023. If the alteration(s) are not completed by October 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) That the applicant or its sign contractor provide the city a detailed drawing of the sign attachment points with the goal of utilizing grout lines for sign attachment points and minimal or no drilling of holes in the limestone cladding.
- d) That the proposed signs conform to the City of Hamilton's Sign By-law.

d. HP2021-049: 137 Strathcona Avenue North, Hamilton

- Scope of work:
 - Replace roof shingles of 10 Tom Street with metal shingles to match roofing at church building at 135-7 Strathcona Ave N
 - Add metal covers to eavestroughs

- Reason for work:
 - Prevent leaking
 - Prevent growth in eaves

Keith Tuplin, represented the church 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:

(MacLaren/Burke)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-049 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) Implementation of the alterations, in accordance with this approval, shall be completed no later than October 31, 2023. If the alterations are not completed by October 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. HP2021-047: 220 St. Clair Boulevard, Hamilton (St. Clair HCD)

- Scope of work:
 - Replace porch columns with ones of similar profile (i.e. tapered) but streamlined capital
 - Paint columns same colour as windows (Windswept Smoke)
- Reason for work:
 - Porch columns have deteriorated and need replacement

Alisa & Patrick Hale, 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/Wiegand)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-047 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) Implementation of the alterations, in accordance with this approval, shall be completed no later than October 31, 2023. If the alterations are not completed by October 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) That the applicant provides the city an updated design that includes a capital at the top of each column. The Sub Committee would support either wood or plaster capitals and additional column designs (such as Doric columns). The Sub committee allowed the applicant flexibility in the material and design of the capital.

f. HP2021-043: 19 Mill Street South, Waterdown (Mill Street HCD)

- Scope of work:
 - Demolition of circa 1980 detached garage (wood construction with vinyl siding)

- Reason for work:
 - The location of the garage makes it difficult for busses to enter and exit the property
 - Ongoing issue of the garage being broken into

Shawn Madley, represented James Attridge, the property owner, 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:

(Spolnik/MacLaren)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-043 be consented to, subject to the following conditions:

- a) Implementation of the alterations, in accordance with this approval, shall be completed no later than October 31, 2023. If the alterations are not completed by October 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.

Though it was not part of the motion moved by the Sub committee, a recommendation was made for a fencing option to screen the transportation vehicles and maintain the street view after the garage is demolished.

g. HP2021-048: 920 Beach Boulevard (Beach Boulevard HCD)

- Scope of work:
 - Pave the north section of the property and a new recently graded pad to the south, leaving 37% of the property grass covered/natural (769 sf paved out of 1219 sf).

- Reason for work:
 - The building design does not allow for parking at the rear or side as the primary driveway is too narrow beside the house due to fence and air conditioner constraints.

Colleen and Dave Connor, the property owners, spoke to the Subcommittee at the review.

After discussion of various options for the property to maintain the heritage character of the Beach Boulevard HCD, including the use of permeable paving materials, the property owners deferred its application to a future meeting.

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

(MacLaren/Burke)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, October 19, 2021 from 5:00 – 8:30pm