

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, December 14, 2021

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

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

Absent with Regrets: Melissa Alexander

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

1) Approval of Agenda:

(Carroll/Priamo)

That the Agenda for December 14, 2021 be approved as presented.

2) Approval of Minutes from Previous Meetings:

(Ritchie/MacLaren)

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

3) Heritage Permit Applications

a. **HP2021-059: 15 Inglewood Drive, Hamilton**

- Scope of work:
 - To repair the existing solarium including:
 - Window replacement;
 - Masonry repairs; and
 - Installation of eavestrough.

- Reason for work:
 - Deterioration of mortar joints and failure of windows due to moisture from lack of eavestrough; and
 - Rotting wood window frames need replacement.

David Mills, condo owner and board member, and Megan Hobson, Built Heritage Consultant, 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 HP2021-059 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 December 31, 2023. If the alterations are not completed by December 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. HP2021-055: 124 St. Clair Avenue, Hamilton (St. Clair Avenue HCD)

- Scope of work:
 - To permit the installation of new cladding (Indiana Split Veneer Limestone) along the front of garage structure.

- Reason for work:
 - Garage was damaged by tree impact on October 8, 2020;
 - Building permit for repairs did not include altering front façade of structure; and
 - This application is retroactive to accept installation of new limestone veneer on front façade.

Ryan Sneek of EFI Global, an authorized agent, spoke to the Sub-committee at the permit review on behalf of the owner.

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

(Ritchie/Dent)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-055 be deferred until a future meeting of the sub-committee to allow the owner to consider removal of the existing limestone veneer cladding and installation of an alternative cladding on the front façade of the garage structure that is in keeping with the character of the St. Clair Avenue Heritage Conservation District.

c. HP2021-056: 118 St. Clair Avenue, Hamilton (St. Clair Avenue HCD)

- Scope of work:
 - Rebuild second level enclosed porch, including:
 - To remove the metal ladder style support posts and replace with triple columns;
 - To remove the exterior second floor walls and rebuild and reframe with the same size, shape and openings;
 - Windows will be wood replacements;
 - Existing trim to be replicated and painted poplar;
 - Exterior cladding materials (second level enclosed porch and front dormer) to be maintenance-free PVC shakes; and,
 - Proposed colours are either Brownwood, Estate Grey or Teak, depending on availability.

- Reason for work:
 - Deterioration of exterior walls due to aging materials.

Duy Nguyen of N-Cubed Designs represented the property 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:

(Priamo/Carroll)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-056 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; and
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2023. If the alteration(s) are not completed by December 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 will work with city staff on a selection of cladding that matches the existing wood shakes in texture and colour.

d. HP2021-057: 114-116 MacNab Street South, Hamilton

- Scope of work:
 - To repoint and consolidate the wall core of the north wall of Johnston Hall, adding anchors and vertical structural steel tied back to existing Johnston Hall attic steel structure; and,
 - Exterior will be repointed and new eavestrough installed on west side of building

- Reason for work:
 - Outward rotation and bulge in northern wall of Johnston Hall pose some risk of failure.

Kenneth Post, Trustee of the Presbyterian Congregation of MacNab Street Church and Jonathan Dee of J. G. Cooke & Associates Ltd. Consulting Engineers, 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:

(Burke/Dent)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-057 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; and

- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2023. If the alteration(s) are not completed by December 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. HP2021-058: 121 St. Clair Avenue, Hamilton (St. Clair Avenue HCD)

- Scope of work:
 - To permit the replacement of the wood shaker style shingle siding on the front (west) façade and side (north) façade dormers with vinyl board and batten style siding.

- Reason for work:
 - Due to poor quality of roof, underlying plywood structure of roof and siding of third floor dormers had to be replaced during roofing repairs; and,
 - This application is retroactive to accept the replacement of the dormer's siding with vinyl board and batten style siding

Erica Lee Roebbelen & Gajendran Raveendranathan, 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/Ritchie)

That the Heritage Permit Review Sub-committee advises that Heritage Permit application HP2021-058 is to be deferred until a future meeting of the sub-committee to allow the property owners time to explore alternative options to replace the vinyl board and batten cladding on the third floor dormers visible from St. Clair Avenue with a more compatible alternative.

4) **Adjournment:** Meeting was adjourned at 7:05 pm

(Spolnik/Carroll)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, January 18, 2022 from 5:00 – 8:30pm