

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, April 19, 2022

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

Attending Staff: Ken Coit, James Croft, Amber Knowles, Stacey Kursikowski, Chloe Richer

Absent with Regrets: Diane Dent, Andy MacLaren

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

1) Approval of Agenda:

(Ritchie/Burke)

That the Agenda for April 19, 2022 be approved as presented.

2) Approval of Minutes from Previous Meetings:

(Carroll/Spolnik)

That the Minutes of March 15, 2022 be approved as presented.

3) Heritage Permit Applications

a. **HP2022-009: 256-258 MacNab Street North, Hamilton (Part IV)**

- Scope of work:
 - Restoration of wood elements of the front façade – dutchman patches and replication (exact replica) where required – utilizing same species of lumber as currently exists;
 - Replacement of non-original storm windows with custom wood two-light arched windows, single pane – constructed using traditional mortise and tenon joinery and linseed oil glazing putty; and,
 - Attachment of a scaffold system to the building, with a minimum of two anchors set into the mortar line between the bricks

- Reason for work:
 - To restore wood elements and windows on the front façade resulting from deterioration and rot

Sonja De Pauw, the property owner, spoke to the Sub-Committee. Kathy Stacey, the agent for the property owner was in attendance.

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

(Burke/Carroll)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-009 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 submit designer specifications for the replacement storm windows prior to the commencement of any alterations; and,
- c) Implementation of the alteration(s), in accordance with this approval, shall be completed no later than April 30, 2025. If the alteration(s) are not completed by April 30, 2025, 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. HP2022-008: 127 Hughson Street North (Part IV)

- Scope of work:
 - A one-storey addition on top of the existing building to accommodate a new rooftop restaurant space will add an additional 4.4 m to the height of the structure
 - Repairs to the entryway door, east elevation; and,
 - Reorientation and integration of marble staircase into a new staircase with four additional concrete steps at the base. The existing wood and brass railing in to be integrated or replicated into a code-compliant railing.

- Reason for work:
 - To renovate the existing building to include a rooftop restaurant and reorient the staircase to meet business needs.

Nicole Boutin and Christienne Uchiyama, agents for the property owners, and Robert Knuth (owner, Laird Developments Ltd.), spoke to the Sub-Committee at the permit review.

The Sub-Committee considered the revised 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 HP2022-008 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 / Installation of the alteration(s), in accordance with this approval, shall be completed no later than April 30, 2024. If the alteration(s) are not completed by April 30, 2024, 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) The applicant to integrate the original timber beams back into the lobby space;
- d) The applicant to work with city staff to provide options to integrate the 'F' Firth Brothers logo into the lobby space in a way in which it will be visible; and,
- e) The applicant to provide design details on the replicated railing in the lobby space.

c. HP2022-0007: 940-946 Beach Boulevard (Part V HCD)

- Scope of work:
 - To demolish the existing mid-century (pre-1954) vernacular bungalow dwelling and post-1967 detached garage.

- Reason for work:
 - To facilitate a Land Severance to allow for three parcels of land for residential purposes (each lot would be approximately 12m-13m x 48m-50m).

Peter De Iulio and Christienne Uchiyama, agents for 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:

(Spolnik/Ritchie)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-007 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) Implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than April 30, 2024. If the alterations are not completed by April 30, 2024, 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 6:30 pm

(Burke/Spolnik)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, May 17, 2022 from 5:00 – 8:30pm