

## **MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE**

**Tuesday, May 17, 2022**

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

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

**Absent with Regrets:** Melissa Alexander

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

### **1) Approval of Agenda:**

(Dent/MacLaren)

That the Agenda for May 17, 2022 be approved as presented.

### **2) Approval of Minutes from Previous Meetings:**

(Spolnik/Priamo)

That the Minutes of April 19, 2022 be approved as presented.

### 3) Heritage Permit Applications

#### a. **HP2022-010: 64 James Street South, Hamilton (Part IV)**

- Scope of work:
  - Replacement of the existing wooden door on north elevation with a new door that matches the original style and specifications, the existing door will be removed, salvaged, and stored on-site.
  - The existing door frame will be retained, repaired, and repainted, while defective mortar will be repointed with a lime-based historic mortar mix to match existing.
  - Fabricate new door with white oak to replicate existing door. Glazing will be full size clear insulated glass units with surface mounted wood grid, and curved top to match existing profile.
  - Remove cracked mortar joint around the perimeter of the frame to surrounding stone structure, remove and replace weather stripping, scrape and sand frame, prime and paint frame, replace cracked mortar joint around the perimeter of the frame with heritage mortar and sealant.
  
- Reason for work:
  - Defective condition of the exterior door, the left stile is in a state of failure, resulting in the top and middle rails separating from the left stile, impeding the safe functioning of the door as it is unable to open and close properly. As a noted fire exit, this poses a significant security and health and safety risk.

Emily Collins and Patrick Brown of ERA Architects Inc. spoke to the Sub-Committee on behalf of the church and organization leasing space.

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

(Dent/Burke)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-010 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 alteration, in accordance with this approval, shall be completed no later than May 31, 2024. If the alteration is not completed by May 31, 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.

**b. HP2021-004: 45 Main Street East, Hamilton (Part IV)**

- Scope of work:
  - Interior security upgrades including new surveillance equipment that will interface with various heritage elements.
  - New exterior entrance sign reading "Public Entrance / Entrée Publique", to be located the left of the new public entrance on Main Street East.
  
- Reason for work:
  - Interior security upgrades and exterior wayfinding.

John Sulit and Lynne Robinson of BDA Inc., Ed van der Maarel of a+LiNK Architecture Inc. and Ben Huntley of ERA Architects Inc., agents for the property owners, spoke to the Sub-Committee at the permit review.

The Sub-Committee considered the revised submission, including the Heritage Report prepared by ERA Architects Inc., and together with input from the applicant and advice from staff, passed the following motion by a 6-2 vote:

(Carroll/Priamo)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2021-004 be deferred until a future meeting.

The sub-committee requires the following information to be provided before a future meeting:

- 1) A summary layout diagram of all security equipment that will impact floor tiles and other heritage features at 45 Main Street East.
- 2) A summary of all holes to be drilled in the floor tiles. This includes the number, size, and location of all holes.
- 3) A more detailed analysis of the reversibility procedure for floor tiles that would be impacted by the drilling of holes.
- 4) An on-site tour by sub committee members of the affected area at 45 Main Street East, pending city clerk guidance.

**c. HP2021-012: 20 Union Street, Waterdown (Part V HCD Revision)**

- Scope of work:
  - Original scope of work:
    - Construct a 2-storey rear addition to the existing structure with full basement and dormer side (east) dormer;
    - Reclad the existing structure with cut stone blocks;
    - Replace existing front porch with one identical in size and location with minor aesthetic changes; and,
    - Construct a rear deck and balcony.
  - Revisions to scope of work:
    - Alteration to facades of the house minimizing the stone and increasing the board and batten in the original portion of the house;
    - Wrapping a stone skirt around the existing house;
    - Keeping the stone bump out;
    - Adding board and batten to either side of the front stone bump out and wrapping it around the original house with the addition clad in horizontal siding; and,
    - Additional dormer (two total).
  
- Reason for work:
  - Home expansion and improvement.

Evan Koebel, the property owner, and his representatives, Duy Nguyen of N-Cubed Designs and Peter Brejnik of Brejnik Fine Homes Inc., 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/Burke)

That the Heritage Permit Review Sub-Committee approves of changes to previous Heritage Permit application HP2021-012 and recommends the revised plans be consented to.

4) **Adjournment:** Meeting was adjourned at 6:30 pm

(Dent/MacLaren)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, June 21, 2022 from 5:00 – 8:30pm