

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

**Tuesday, July 19, 2022**

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

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

**Absent with Regrets:** Carol Priamo

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

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

(Burke/Ritchie)

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

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

(MacLaren/Ritchie)

That the Minutes of June 21, 2022 be approved as presented.

### 3) Heritage Permit Applications

#### a. **HP2022-020: 28-44 James Street North, Hamilton (Part IV)**

- Scope of work:
  - Repair storefront windowsills, window and wood door stops;
  - Remove the remaining damaged copper cladding; and
  - Replacement cladding to be wood to provide proper water management and to discourage future vandalism and theft.
  
- Reason for work:
  - Repairs are required due to vandalism and theft.

Kathy Stacey of KSA Architectural Solutions Inc. spoke to the Sub-Committee on behalf of the City of Hamilton.

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

(Dent/Carroll)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-020 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 July 31, 2024. If the alteration is not completed by July 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. HP2021-021: 71 Main Street West, Hamilton (Part IV)**

- Scope of work:
  - Redirecting and relocating the location of the exhaust air from the basement mechanical room;
  - The current location of the exhaust air is at the ground level of the south entrance of City Hall; and
  - The preferred option (Option 2) is the installation of new exhaust air louvres at the south side of the existing duct shafts. Air will be discharged beneath the bridge to the Hunter St. parking lot.
  
- Reason for work:
  - The current location of the exhaust air (the ground floor level at the south entrance) has created challenges during the past two winter seasons.

Rom D'Angelo from the City of Hamilton and David Thompson and Walter Fedy of WalterFedy Engineering Consulting Services spoke to the Sub-Committee.

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

(Dent/Carroll) – one citizen committee member abstained.

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2021-021 be consented to, subject to the following conditions:

a) That final plans and elevations of the preferred option (Option 2) 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) 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,

c) Implementation of the alteration, in accordance with this approval, shall be completed no later than July 31, 2024. If the alteration is not completed by July 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.

**c. HP2022-015: 150 James Street South, Hamilton (Part IV)**

- Scope of work:
  - Installation of signage (42" x 36") to the front façade in the same location as previous signage, above the two front windows.
- Reason for work:
  - Signage for new restaurant.

Napinder Singh, the tenant and restaurant owner, 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/Spolnik)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-015 be consented to, subject to the following conditions:

a) That the proposed signage conforms to the City of Hamilton's Sign By-law;

b) 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,

c) Implementation of the alteration, in accordance with this approval, shall be completed no later than July 31, 2024. If the alteration is not completed by July 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.

**d. HP2022-016: 120 King Street East, Hamilton (Part IV)**

- Scope of work:
  - Installation of two new signs (fascia sign and blade sign) on the front façade.
- Reason for work:
  - Signage for new bakery.

Adam Straus of Straus Design, a sign contractor, spoke on behalf of the owner, Rudi Spallaci, 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/MacLaren)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2022-016 be consented to, subject to the following conditions:

a) That the proposed signage conforms to the City of Hamilton's Sign By-law;

b) That the method for affixing the two signs to the building, including the types of fasteners, all attachment locations, flashing, and details of electrical work, with the goal of utilizing existing grout lines for the two signs' attachment points and minimal or no drilling of holes in the limestone cladding, shall be submitted through detailed architectural drawings, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;

c) 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,

d) Implementation of the alteration, in accordance with this approval, shall be completed no later than July 31, 2024. If the alteration is not completed by July 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.

**e. HP2022-019: 1280 Main Street West, Hamilton (Part IV)**

- Scope of work:
  - Two sets of existing north and south exterior painted white oak wood doors at west elevation at Lower Floor are being proposed to be replaced due to ongoing maintenance issues of these doors;
  - Modification of existing ventilation ducting servicing Alumni Memorial Building;
  - Addition of new HVAC unit complete with screening to be located on lower roof of existing kitchen addition on north end of building. Unit to be ducted into Kitchen through same lower roof. The colour of screening to be earth tone, the same as the existing door frames, to blend into the existing brick façade; and
  - Existing roof top exhaust fan located above Alumni Memorial Building Lobby to be upgraded to new unit in the same location. Colour of duct and fan to be painted to match existing and blend the existing sloped roof colour.
  
- Reason for work:
  - Doors in need of restoration or replacement; and
  - Servicing required for ventilation and HVAC unit in need of upgrading.

Paul Sapounzi and Ed Schuck of Ventin Group Architects spoke on behalf of the property owners, McMaster University, 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 advises that Heritage Permit application HP2022-019 be consented to, subject to the following conditions:

- a) That the replacement doors be of an in-kind/like-for-like material (e.g., wood);
  
- b) 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,

c) Implementation of the alteration, in accordance with this approval, shall be completed no later than July 31, 2024. If the alteration is not completed by July 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.

**f. HP2022-018: 29 Union Street, Flamborough (Part V)**

- Scope of work:
  - Retroactive application for cladding of brick façades; and,
  - Exterior walls are now wrapped with exterior insulation (1") with 3/4" strapping to vent wood siding (Fraser Wood Siding, 6" V groove on all exterior facades except for the front gable, which is board and batten with 1" boards).
  
- Reason for work:
  - Renovation purposes.

Matthew Ribau, a contractor, spoke on behalf of the owner, Joel Wilson, to the Sub-Committee.

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

(MacLaren/Ritchie)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2021-018 be consented to, subject to the following condition:

- a) That the existing original brick facade shall be completely clad in a material sympathetic to the existing wood-clad front facade, e.g., matching Wood Siding.



**g. HP2022-017: 131 St. Clair Avenue, Hamilton (Part V)**

- Scope of work:
  - Replacement of approximately 36-38 original windows with modern painted vinyl windows; and
  - The grills will also be part of the front exterior windows to match the existing look that is part of the original windows.
  
- Reason for work:
  - The existing windows are not functional; and
  - The owners have stated the windows are deteriorated to the point where replacement is required and modern wood windows are cost-prohibitive.

Derek Castell, the property owner, spoke to the Sub-Committee.

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 HP2021-017 be consented to, subject to the following conditions:

- a) That the windows which can be viewed from the public streetscape (front facade and the front of side facades) be traditional single- or double-hung style windows, with grating similar to the existing windows.
  
- b) 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,
  
- c) Implementation of the alteration, in accordance with this approval, shall be completed no later than July 31, 2025. If the alteration is not completed by July 31, 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.

4) **Adjournment:** Meeting was adjourned at 7:30 pm

(Ritchie/MacLaren)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, August 16, 2022 from 5:00 – 8:30pm