

MINUTES OF THE HAMILTON HERITAGE PERMIT REVIEW SUB-COMMITTEE

Tuesday, August 29, 2023

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

Attending Staff: Emily Bent, Lisa Christie, Ken Coit, Alissa Golden, Caylee MacPherson

Absent with Regrets: Melissa Alexander, Stefan Spolnik

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

1) Approval of Agenda:

(Burke/Ritchie)

That the Agenda for August 29, 2023 be approved as presented.

2) Approval of Minutes from Previous Meetings:

(Ritchie/MacLaren)

That the Minutes of July 18, 2023 be approved, as presented.

3) Heritage Permit Applications

a. HP2023-043: 1000 Beach Boulevard, Hamilton (Part V, Hamilton Beach Heritage Conservation District)

- Scope of work:
 - Replacement of the existing front deck and construction of a new front pergola, to be built with pressure treated wood and painted to match the house.

- Reason for work:
 - Existing porch is deteriorated and to improve accessibility to the house.

Maynard Mooibroek, the owner of the property, 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:

(Carroll/MacLaren)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-043 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 / installation of the alteration(s), in accordance with this approval, shall be completed no later than August 31, 2025. If the alteration(s) are not completed by August 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.

b. HP2023-039: 78 Highway 8, Flamborough (Part IV, Three Gables Antiques and Things)

- Scope of work:
 - Exterior repairs, including:
 - Repair and replacement of damaged fascia and soffit materials, where necessary, and cladding them in aluminum;
 - Replacement in kind of the eavestroughs; and,
 - Repairs of the contemporary front awning.
- Reason for work:
 - To preserve the integrity of the fascia, eavestroughs, and soffit materials in situ.

Erik Eastman, the owner of the property, 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:

(Burke/Ritchie)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-039 be consented to, subject to the following conditions:

- a) That the final details for the retention, repair, or replacement of the existing frieze board and molding under the roofline be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to removal and reinstallation;
- 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/Installation of the alteration(s), in accordance with this approval, shall be completed no later than August 31, 2025. If the alteration(s) are not completed by August 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.

c. HP2023-034: 31 Cross Street, Dundas, (Part V, Cross-Melville HCD)

- Scope of work:
 - Repairs to the roof, including:
 - Removal of the existing cedar shingles;
 - Installation of new flashing around the existing chimney; and,
 - Installation of new polysand synthetic slate roofing material.

- Reason for work:
 - To improve the weatherability of the existing roof.

Leonard Medeiros, the owner of the property, 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/Dent)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-034 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/Installation of the alteration(s), in accordance with this approval, shall be completed no later than August 31, 2025. If the alteration(s) are not completed by August 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.

d. HP2023-040: 120 St. Clair Avenue, Hamilton (Part V, St. Clair Avenue Heritage Conservation District)

- Scope of work:
 - Restoration to the exterior façade, including:
 - Replacement in kind of the existing eavestroughs;
 - Replacement in kind of the pine soffits and fascia with new pine materials; and,
 - Replacement in-kind of the existing wood shake siding in the dormers and side bay, with new wood shake materials.
- Reason for work:
 - To restore the existing features of the structure.

Conor Adami, the owner of the property, 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:

(Priamo/Dent)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-040 be consented to, subject to the following conditions:

a) That the final details of the new shake siding be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to 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 / installation of the alteration(s), in accordance with this approval, shall be completed no later than August 31, 2025. If the alteration(s) are not completed by August 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.

e. HP2023-036: 1284 Main Street East, Hamilton (Part IV, Delta Secondary School)

- Scope of work:
 - Retention of the original 1924 school building and its adaptation for residential use, including:
 - Rehabilitation and renovation of the doors, windows, masonry and roof of the exterior of the building, including:
 - Rehabilitation and reglazing the original main entrance and lobby doors, transoms, and associated hardware, and refinishing wood;
 - Removal of all contemporary windows and replacement with new wood sash windows, similar to original design;
 - Removal of the contemporary steel doors on east and west elevations and replacement with new glazed wood doors, similar to original designs;
 - Introduction of new metal windows in the existing infilled openings, similar to original design (courtyard facing clerestory windows in auditorium that have been bricked in);
 - Removal of the contemporary steel windows and replacement with new metal windows, similar to original design (courtyard facing steel windows and tower [alumni room] windows);
 - Masonry cleaning to address areas of soiling, staining, paint, efflorescence and algae;
 - Masonry repointing, including selective repair of damaged, chipped, spalled, or cracked bricks, full repoint mortar joints (at base of all exterior walls, all exterior steps), and selective repointing mortar joints, where required;
 - Rebuilding of masonry at areas of where demolition of the rear wings will occur and in areas with mismatched bricks (courtyard walls) with salvaged bricks;
 - Repair of cracked, spalled, and delaminated stone units;
 - Repair of areas of spalled, damaged, or cracked stucco finish;
 - Rehabilitation of metal work, including stripping paint, removing rust and repainting (handrails, gate);

- Replacement of all raingear, eaves and downspouts with new prefinished metal;
 - Installation of new metal flashings at copings, reglets, eaves, roofs, cornices and other projections;
 - Replacement of the existing pitched roof membrane above the auditorium with a new standing seam metal roof;
 - Repair of the existing concrete roof decks, as required;
 - Replacement of the existing flat roof membrane, in kind;
 - Restoration of the original exterior light fixtures at the main entrance;
 - Introduction of new exterior lighting fixtures; and,
 - Introduction of new bird deterrence protection on all exterior projections (entrance portal).
- Rehabilitation and renovation of the interior of the building, including:
 - Rehabilitation of the interior stairwells, including:
 - Striping, rust removal and repainting of the existing metal balustrade pickets, newel posts and stringers;
 - Striping and repainting existing wood handrails;
 - Introducing a new solid metal rod above existing handrails to meet building code height requirements;
 - Introduction of privacy glazing at stairwell windows facing residential suites;
 - Restoration of plaster ceilings and wall elements in the lobby and alumni [tower] rooms;
 - Renovations to the auditorium, including:
 - Rehabilitation of the stage proscenium's decorative arched opening and surround, mezzanine and seating areas;
 - Conservation of the decorative plaster ceilings and mouldings;
 - Installation of a new floating floor system above the existing sloped floor, to be installed in a reversible manner;
 - Removal and salvaging of the existing wood doors and casings and modification of the openings to suit the new floor level;
 - Modification of the room layouts – removal of and salvaging of wood baseboards, trim, moulding for use in repairs and fabrication of new matching trim where needed

- Removal of the 1948-1950 rear additions, including:
 - Dismantling and salvaging of bricks from facades to be demolished in sufficient quantity to facilitate conservation work of retained 1924 portion;
 - Panelize and salvaging of the wood block floor from the woodworking shop for future interpretive reuse;
 - Reduction of the rear yard open space to two publicly-accessible parkettes at the southeast and southwest corners to accommodate the construction of new town houses and residential towers, including the retention and integration of the arched canopy at the northwest corner of Graham Avenue South and Maple Avenue;
 - Construction of two new rear east and west wings to be attached to the rear of the 1924 building by contemporary 4-storey connections;
 - Removal of the side yard surface parking to allow for construction of new townhomes and additional grassed open space, enhancing views to the east and west side facades of the 1924 building.
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- Reason for work:
 - To conserve the existing built heritage resource, and provide opportunity for high-density, adaptive re-use.

The following parties, represented the property owner, Delta Joint Venture Inc., and spoke to the Sub-Committee.

- Kasper Koblauch, ERA Architects
- Ryan Love, ERA Architects
- Sarah Knoll, GSP Group
- Nicol Cimadamore, New Horizon Development Group

The Sub-Committee considered the application and together with input from the applicant and advice from staff, passed the following motion by a vote of 5 citizen members in favour to 3 citizen members against:

(Burke/Ritchie)

That the Heritage Permit Review Sub-Committee advises that Heritage Permit application HP2023-036 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/Installation of the alteration(s), in accordance with this approval, shall be completed no later than August 31, 2025. If the alteration(s) are not completed by August 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.
- c) That a Conservation Strategy, including a Conservation Plan, Interpretation Plan, Documentation and Salvage Report and Heritage Lighting Plan, be submitted in accordance with the recommendations of the Cultural Heritage Impact Assessment dated June 19, 2023, to the satisfaction and approval of the Director of Heritage and Urban Design, prior to implementation of any of the related conservation measures to the interior and exterior of the 1924 building to be retained;

4) **Adjournment:** Meeting was adjourned at 7:15 pm

(Priamo/Carroll)

That the meeting be adjourned.

5) **Next Meeting:** Tuesday, September 19, 2023 from 5:00 – 7:30pm