

Heritage Permit Review Subcommittee (HPRS) Meeting Minutes

Tuesday, May 21, 2024
City of Hamilton, Webex Virtual Meeting

Present: Karen Burke (Chair), Matthew LaRose, Katie McGirr, Carol Priamo, Steve Wiegand

Staff Present: Alissa Golden (Cultural Heritage Program Lead), Meg Oldfield (Cultural Heritage Planner), Dawn Cordeiro (Cultural Heritage Planner),

Regrets: Graham Carroll, Andrew Douglas, Andy MacLaren,

Quorum was reached and the meeting was called to order by the Chair of the Heritage Permit Review Subcommittee at 5:00pm.

1. Approval of Agenda

(Priamo/McGirr)

That the Agenda for May 21, 2024 be approved.

(Carried)

2. Declarations of Interest

None.

3. Approval of Minutes from Previous Meeting

(McGirr/Priamo)

That the Minutes of April 16, 2024 be approved as presented.

(Carried)

4. Heritage Permit Applications

a) **HP2024-008** – 262 MacNab Street North, Hamilton (Part IV)

- Masonry repairs to the front façade, including:

- Grinding out of existing mortar joints to sound material; and,
- Repointing with Type N mortar.

Robin McKee, owner and applicant, spoke to the Subcommittee.

The Subcommittee considered the application and together with input from the applicant and advice from staff, passed the following motion:
(McGirr/Weigand)

That the Heritage Permit Review Subcommittee advises that Heritage Permit Application HP2024-008 be consented to.

(Carried)

b) **HP2024-013** – 157 Mill Street North, Flamborough (Waterdown Grace Anglican Church, Part V)

- Repair of the damaged stained glass window on the northwest elevation of the building, including:
 - Temporary removal the window for repair off-site;
 - Dismantling, cleaning, re-leading and cementing the window and adding round bars for additional support;
 - Repair of the wood window sill;
 - Replacement of the rotted wood window frame in kind (cedar);
 - Painting and caulking of the reconstructed window frame and sill;
 - Reinstallation of the restored stained glass window; and,
 - Installation of a new vented and tempered glass storm window, wrapped in a low-profile aluminum frame to match the exterior paint colour.

The applicant, Kayla Stinson, Outreach Coordinator for the Waterdown Grace Anglican Church, spoke to the Subcommittee.

The Subcommittee considered the application and together with input from the applicant and advice from staff, passed the following motion:
(Priamo/McGirr)

That the Heritage Permit Review Subcommittee advises that Heritage Permit Application HP2024-013 be consented to, subject to the following Conditions:

- i. 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

- ii. That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than May 30, 2026. If the alteration(s) are not completed by May 30, 2026, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

(Carried)

c) **HP2024-011** – 3989 Governors Road, Flamborough (Lynden United Church, Part IV)

- Removal of the deteriorated cupola structure and bell, including:
 - Reconstruction of the rotted framing and supports at the top of the tower;
 - Capping of the top of the tower with a new metal-clad hip roof;
 - Relocation of the bell on site for display and interpretation;
- Replacement of the rotting wooden louvers and sills in the tower with new metal louvers and sills to match; and,
- Repointing the damaged brick at the base of the tower with appropriate lime-based mortar.

John Brooks from Lynden United Church (the owner) and Jason Pike from J&M Construction (the applicant), spoke to the Subcommittee.

The Subcommittee considered the application and together with input from the applicant and advice from staff, passed the following motion:
(McGirr/Priamo)

That the Heritage Permit Review Subcommittee advises that Heritage Permit Application HP2024-011 be consented to, subject to the following Conditions:

- i. That the final details of the reconstructed tower roof 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;

- ii. That the final details for salvage, retention and interpretation of the bell on site be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- iii. That the masonry repairs be conducted in accordance with the City of Hamilton's Masonry Restoration Guidelines, to the satisfaction and approval of the Director of Planning and Chief Planner;
- iv. 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
- v. That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than May 30, 2026. If the alteration(s) are not completed by May 30, 2026, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

(Carried)

d) **HP2024-014** – 54 Hess Street South, Hamilton (Part IV)

- Cover of all exposed window openings, including east bay window, with black painted exterior grade plywood;
- Roof repairs, including:
 - Replacement of the missing portion of cladding to the east bay window;
 - Removal and replacement of the deteriorated leading edge of the roof;
- Masonry repairs, including selective repointing the north elevation and,
- Removal of the awning in the east elevation.

The applicant, James Hargreaves, of James Hargreaves Architect, spoke to the Subcommittee.

The Subcommittee considered the application and together with input from the applicant and advice from staff, passed the following motion:
(McGirr/LaRose)

That the Heritage Permit Review Subcommittee advises that Heritage Permit Application HP2024-014 be consented to, subject to the following Conditions:

- i. That the final details and scope of the roof repairs following investigation by the contractor be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to implementation;
- ii. That the final specifications for masonry cleaning and repointing be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner and be conducted in accordance with the City of Hamilton's Masonry Restoration Guidelines;
- iii. 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
- iv. That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than May 30, 2026. If the alteration(s) are not completed by May 30, 2026, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

(Carried)

e) **HP2024-012** – 115-117 George Street, Hamilton (Part IV)

- Masonry restoration, including:
 - Cleaning of heavy soiling with non-abrasive techniques (e.g. low pressure water wash);
 - Removal of all paint layers from stone lintels and sills and protecting with corrosive-resistant paint;
 - Repointing and repairs, as needed (e.g. step crack, damaged bricks, etc.);
 - Infilling non-heritage openings with brick to match, including the west and east elevations and pointed-arch window openings in north elevation; and,
 - Repainting of masonry exterior walls with breathable paint.
- Roof repairs, including:

- Rebuilding of the roof structure;
 - Reconstruction of the brick chimneys;
 - Restoration of the wood detailing, including:
 - Repair of sound wood elements;
 - Reproduction of missing or damaged wood elements to match;
 - Installation of new eavestroughs and downspouts.
- Installation of new aluminum-clad two-over-two hung wood windows in existing openings.
 - Introduction of new openings in ground and second floor, including new window openings in the north elevation and venting.
 - Removal of non-heritage additions, including the front solarium and side portico.

The applicant, Michael Krasic, Coletara Development, spoke to the Subcommittee.

The Subcommittee considered the application and together with input from the applicant and advice from staff, passed the following motion:
(Weigand/McGirr)

That the Heritage Permit Review Subcommittee advises that Heritage Permit Application HP2024-012 be consented to, subject to the following Conditions:

- i. That any masonry repairs be conducted in accordance with the City of Hamilton's Masonry Restoration Guidelines, to the satisfaction and approval of the Director of Planning and Chief Planner;
- ii. 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
- iii. That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than May 31, 2027. If the alteration(s) are not completed by May 31, 2027, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

(Carried)

5. Other Business

a) Cross Appointment to the Cross-Melville Heritage Conservation District Advisory Committee

(McGirr/Weigand)

That Karen Burke be nominated to be cross-appointed to the Cross-Melville Heritage Conservation District Advisory Committee as the Dundas representative from the Heritage Permit Review Subcommittee for the 2023-2026 term.

Karen Burke accepted the nomination.

(Carried)

6. Adjournment

(McGirr/LaRose)

That the meeting be adjourned at 6:30pm.

(Carried)

7. Next Meeting: Tuesday, June 18, 2024 at 5:00pm