

Heritage Permit Review Subcommittee (Hamilton Municipal Heritage Committee)

Tuesday, December 15, 2015
Hamilton City Hall, Room 264

Members of the public are advised that individuals and the media may be audibly and/or visually recording this meeting. Please note that, while this meeting is open to the public for observation, any member of the public wishing to provide comment on any of the agenda items are encouraged to contact Cultural Heritage Planning staff, or may choose to give a delegation to the Hamilton Municipal Heritage Committee.

Cultural Heritage Planning:

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SUBCOMMITTEE AGENDA REVIEW

Agenda Review (4:30 pm)

The Subcommittee meeting commences at 5:00pm.

AGENDA

1. Approval of Minutes from Previous Meeting
 - November 26, 2015
2. Heritage Permit Applications
 - a) **HP2015-042** – 153 St. Clair Avenue, Hamilton (St. Clair Avenue Heritage Conservation District)
 - Installation of new solid wood storm windows on five lower and upper windows on the façade and four lower and upper windows on the rear elevation.
 - b) **HP2015-043** – Thomas B. McQuesten High Level Bridge, York Blvd. (over Desjardins Canal)
 - Temporary removal of 12 lanterns to allow for their restoration;
 - Anchor bolts will be refurbished as needed; and,

- Weatherproof PVC boxes will be installed over anchor bolts and all electrical wiring while lanterns are being restored.

3. Adjournment

Next meeting: January 26, 2016

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

November 24th, 2015, 5:00 p.m. City Hall Room #265

Present: Andy MacLaren, Justin Hogeterp, Laura Loney, Jennifer Trimble, David Beland (Vice Chair), Robin McKee, Wilf Arndt (Chair)

Attending Staff: Alissa Golden, Anita Fabac, Steve Robichaud

Absent: Patrick Brown, Mark-Anderson McGaw

Pre-consulting meeting began at 4:35 pm.

Pre-consulting of permit applications by Staff: Staff presented preliminary overviews of the applications

Meeting was called to order by Chair Wilf Arndt at 5:00 pm

Acceptance of the October 27th meeting minutes:

(Beland/Loney)

CARRIED

1) Heritage Permit Applications:

- a) **HP2015-041** - #975(b) Beach Boulevard, (Hamilton Beach HCD) – Construction of a new two-and-one-half-storey dwelling.

The applicant presented a revised design concept for the new two-and-one-half-storey structure, in the Hamilton Beach Heritage Conservation District.

Although committee members approved of the general changes to the front façade, as recommended in the preliminary consultation, they continued to question the apparent three storey design and the overall massing of the structure. The committee reminded the applicant that two-storey structures are recommended for the District. Concern was also expressed with the size/mass of the front window.

The Sub-committee considered the application, together with comments from the applicant and advice from staff.

A motion was moved by Hogeterp to recommend approval of the application as submitted. The motion was not seconded and failed on the floor.

A second motion was moved and seconded by (Beland/Loney), as follows:

That the Heritage Permit Review Sub-committee advises that the Heritage Permit application HP2015-041 be approved, subject to the following conditions:

That the applicant modify the design, in consultation with and to the satisfaction of Planning staff, to be more in keeping with the character of the district and in conformity with the policies of the District Plan, including:

- a) mitigating the overall massing of the structure;
- b) redesigning the front central bay to reduce the visual impact and disruption; and,
- c) addressing the sub-committee's concerns with the dormers, which imply a three-storey structure.

CARRIED

2) Pre-submission Application:

Heritage Permit Applications:

Project Update on HP2014-036 – 46-52 James Street North, Hamilton (William Thomas Building Redevelopment).

The applicants outlined the procedures of reconstructing the heritage elements of the William Thomas Building that were removed and stored as part of a previous removal application. The applicants also outlined plans for the addition of the new low level builds as well as a 20-storey tower.

The Sub-committee considered the pre-submission application, together with comments from the applicant and advised that the applicant continue to work with staff to satisfy all aspects of the restoration/rebuilding process.

3) Adjournment

Meeting was adjourned at 6:35 pm

Next meeting – December 15th, 2015

Address: 153 St. Clair Avenue, Hamilton (St. Clair Avenue HCD)

File Number: HP2015-042

Owner: Thomas Couchman

Applicant/Agent: N/A

Description of proposed alterations:

- Installation of new solid wood storm windows on five lower and upper windows on the façade and four lower and upper windows on the rear elevation.

Documentation submitted with application:

- Quote from Custom Carpentry & Millwork; and,
- Photos of windows where storm windows will be installed.

Subcommittee Recommendation

- | | |
|--|--|
| <input type="checkbox"/> Consent | <input type="checkbox"/> On Hold by Applicant |
| <input type="checkbox"/> Consent with Conditions | <input type="checkbox"/> Additional Information Required |
| <input type="checkbox"/> Refuse | |

That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning, prior to submission as part of any application for a Building Permit and/or the commencement of any alterations; and,

That implementation/installation of the alteration(s), in accordance with this approval, shall be completed no later than (2 years from date of approval). If the alteration(s) are not completed by (2 years from date of approval), then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Moved by: _____

Carried

Seconded by: _____

Other comments and advice:

St. Clair Avenue HCD Plan Excerpts

10.2 Purpose of the Plan

The goals of the plan are to ensure a high quality of living environment by:

- conserving the historical/architectural ambience of the area

10.3.4

- To ensure that building development, including new buildings, additions, alterations, replacements and demolitions, protect or enhance the historical and architectural character of the area.
- Restoration of the original features of the building will be encouraged.
- Authentic materials such as brick, stone and wood, to reflect the texture of the area, will be encouraged. Original or similar materials and colours will be used.
- Designs, materials and workmanship of development will be of a high quality.

Address: York Blvd (over the Desjardins Canal), Thomas B. McQuesten High Level Bridge

File Number: HP2015-042

Owner: City of Hamilton

Applicant/Agent: City of Hamilton, Geomatics and Corridor Management, Eng. Dept.
Public Works Department

Description of proposed alterations:

- Temporary removal of 12 lanterns to allow for their restoration;
- Anchor bolts will be refurbished as needed; and,
- Weatherproof PVC boxes will be installed over anchor bolts and all electrical wiring while lanterns are being restored.

Documentation submitted with application:

- Photographs of the existing conditions of the lanterns

Subcommittee Recommendation

- | | |
|--|--|
| <input type="checkbox"/> Consent | <input type="checkbox"/> On Hold by Applicant |
| <input type="checkbox"/> Consent with Conditions | <input type="checkbox"/> Additional Information Required |
| <input type="checkbox"/> Refuse | |

- That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning, prior to submission as part of any application for a Building Permit and/or the commencement of any alterations;
- That implementation/installation of the alteration(s), in accordance with this approval, shall be completed no later than (2 years from date of approval). If the alteration(s) are not completed by (2 years from date of approval), then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
- That the final details of the restoration methods for the lanterns shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner prior to commencement of the restoration work; and,
- That the final details for the method of attachment for the PVC boxes shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner prior to installation of the PVC boxes.

<input type="checkbox"/>
Moved by: _____ <input type="checkbox"/> Carried
Seconded by: _____

Other comments and advice:

Reasons for Designation Excerpts

**Thomas B. McQuesten High Level Bridge
York Boulevard, Hamilton
Designation By-law No. 86-272**

The construction in 1932 of the High Level Bridge was the result of an international competition held by the Hamilton Parks for the "Improvement of the North-western Entrance to the City of Hamilton".

Architect John Lyle, the engineering firm of James, Proctor and Redfern, and the City's Engineering Department collaborated on a design of a short span steel cantilever bridge which was erected by the Hamilton Bridge Company.

Of particular significance is Lyle's architectural design of the bridge which featured a pair of monumental pylons at each end, connected by an ornamental metal balustrade and, originally, ornamental steel light standards (since removed). The open design of

the bridge takes advantage of its unique location on Burlington Heights by affording views east to Hamilton Bay and west to Cootes Paradise.

As the major architectural element at the north-west entranceway, the gateway scheme which also included the development of the Royal Botanical Garden's Rock Garden and Memorial Garden.

Historically, Lyle's structure is the fourth and culminating High Level bridge to span the Desjardins Canal since the canal was cut through in the 1850's. The bridge is of provincial significance and is included on the Ontario Heritage Bridge List.

Important to the preservation of the High Level Bridge is the retention of the following original features: the steel structure, the stone-faced pylons with their decorative elements and ornamental lanterns, and the metal and concrete balustrade.

***Please note, this property is also subject to a Heritage Conservation Easement with the Ontario Heritage Trust*