



City of St. Catharines

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## **Port Dalhousie Heritage District Advisory Committee Meeting Minutes**

Meeting of Thursday, July 25, 2013

**PRESENT:** John Bacher  
Peter Connolly  
Carlos Garcia  
Anita Hofmann-Caslin  
Jim Rowbottom  
Bob Sennett  
David Webb  
Councillor Bruce Williamson

**STAFF:** Vince Covatta, Transportation and Environmental Services  
Sara Epp, Planning and Development Services  
Kristen Sullivan, Recreation and Community Services  
Britney Williamson, Planning and Development Services

**REGRETS:** David Bergen  
Holly Washuta

**ABSENT:** David Roberts  
Norman Rockwell  
Councillor Len Stack

**PUBLIC:** Nick Thanos, Owner (23 Main Street)  
Bruce Colby, Former Shop Teacher for Lakeport Secondary School  
(Locktender's Shanty)

### **1. CALL TO ORDER**

David Webb took the chair and called the meeting to order in Committee Room 1 at 5:02 pm.

### **2. CONFIRMATION OF PREVIOUS MINUETS**

#### **2.1. Thursday, June 13, 2013 – Special Meeting**

Moved by: John Bacher

"That the PDHDAC ratify and adopt the minutes of the special PDHDAC meeting held Thursday, June 13, 2013, copies having been previously distributed."

**CARRIED**

## **2.2. Thursday, June 27, 2013**

Moved by: John Bacher

"That the PDHDAC ratify and adopt the minutes of the PDHDAC meeting held Thursday, June 27, 2013, copies having been previously distributed."

**CARRIED**

## **3. BUSINESS ARISING FROM THE MINUTES**

### **3.1. Heritage Approval – Locktender's Shanty**

**Address: 69 Lakeport Road**

**Proposal: Replace existing board and batten, replace or refinish window surrounds and frieze boards, install new eaves trough**

**Applicant: City of St. Catharines**

**File No.: 10.64.152**

Following the June 27, 2013 meeting, PDHDAC members visited the Locktender's Shanty with City Staff to discuss the proposed alterations. Vince Covatta introduced the shop teacher, Bruce Colby, who oversaw the restoration of the Shanty in the early 1990's. Mr. Colby explained the process of dismantling, labelling and reconstructing the building, and advised that over 95% of the materials are original. Only those battens that needed replacing were replaced. Throughout the restoration, many different paint colours (gold, white, green, burgundy) were evident on the cladding. Mr. Colby was uncertain of which colour was likely original; however, Kristen Sullivan noted documents that refer to a green building. It was also discussed that the trim colour was likely burgundy, given the areas it was found.

All records accumulated by Mr. Colby were, unfortunately, destroyed when he left Lakeport Secondary School. It was noted that there were two plaques in front of the Shanty, which have since gone missing and should be replaced. Mr. Colby will look for other pictures he may have of the site, depicting the plaques, as a guide for restoration. David Webb strongly encouraged recording an oral history of Mr. Colby's accounts concerning the restoration and the community members he spoke to regarding their memories of the Shanty. Mr. Colby recalled many stories residents shared with him after the restoration, regarding their family members' involvement with the canals or the use of the Shanty. In order to preserve these memories, Mr. Colby agreed to an interview to transcribe the oral history of his activities and encounters. Mr. Colby also noted that the name of the Lakeport students that assisted with the restoration can be found on the North West corner board. This should be preserved.

The Committee asked Mr. Colby for recommendations regarding future restorations and he noted, most importantly, to only use a light wire brush and a sealer to protect the wood. He also recommended creating a trough with gravel for drainage to prevent rotting and to avoid the need to install eaves troughs. Mr. Colby noted that during the restoration, the students only stripped the exterior wood, leaving the interior unaffected. Considering this, there could be evidence of the original colours on the interior wood. The majority of the building, with the exception of the concrete pad, chimney and windows, are original. The framing for the sash and other trim were all fully restored.

It was then,

Moved by: David Webb

Seconded by: Bob Sennett

“That on behalf of the PDHDAC, Bruce Colby be thanked and commended for his work to restore the Locktender’s Shanty.”

**CARRIED**

The Committee continued discussing Mr. Colby’s restoration and the work involved in performing another restoration. Mr. Colby noted that any extra batten or other left over materials from the initial restoration were placed inside the Shanty. There was also a sloped desk in the Shanty, which, in addition to the extra materials left by Mr. Colby, is no longer there. David Webb proceeded to provide the Committee with recommendations from a report he wrote regarding a second restoration of the Shanty.

It was then,

Moved by: John Bacher

“That the PDHDAC support the restoration of the Locktender’s Shanty and that the following principles be used to guide the restoration:

1. Any replacement of materials be in kind, and research be conducted in this regard to guide restoration efforts;
2. Complete an oral history review to confirm restoration efforts and original materials;
3. Direct the ground slope away from the building (i.e. French drain) to prevent future rot, as an alternative to eaves troughs;
4. Replace rotted boards and battens with staggered scarf joints as opposed to whole replacement, or trim and relocated rotted boards in conjunction with whole replacement in the void locations;
5. Assess joint colours of the interior to guide colour choices;
6. Replace former plaques that have gone missing from the site; and

7. Confirm whether restoration materials and sloped desk are being kept in offsite storage.”

***CARRIED***

#### **4. BUSINESS**

##### **4.1. Heritage Permit Application**

**Address: 23 Main Street**

**Proposal: To construct a new pitched roof atop the existing flat roof**

**Applicant: Nick Thanos**

**File No.: 10.64.144 M4**

Application is made to construct a new pitched roof on the existing commercial building at 23 Main Street. The resulting height of the building will be 6.4 metres (21 feet), which is below the maximum permitted height in the zoning by-law. Section 5.3 of the Port Dalhousie Heritage Conservation District Guidelines for Conservation and Change (the “Guidelines”) provides design consideration for upper storey additions, including that the heights of existing roof lines and predominant roof profiles of adjacent buildings should be maintained. There are a number of buildings in the immediate vicinity with similar pitched roofs, and in discussing the matter, the PDHDAC considers the proposal to comply with the Guidelines. It was then,

Moved by: John Bacher

“That the heritage permit application to construct a new pitched roof at 23 Main Street be approved.”

***CARRIED***

##### **4.2. Heritage Permit Application**

**Address: 19 Graham Avenue**

**Proposal: To construct a new roof atop the existing front porch**

**Applicant: Todd Hildebrand and Marilyn Mason**

**File No.: 10.64.144 N4**

This item was deferred to the August 29<sup>th</sup> PDHDAC meeting at the request of the applicant.

##### **4.3. Heritage Permit Application**

**Address: 6 Simcoe Street**

**Proposal: To demolish the existing enclosed porch and construct a new open air porch, and to demolish the existing detached garage and construct a new detached garage**

**Applicant: Emmanuelle Gattuso**

**File No.: 10.64.144 O4**

Application is made to demolish the existing enclosed porch and existing detached garage at 6 Simcoe Street. The owner wishes to construct a new open air porch and new detached garage in their place. The owner has not submitted a building inspectors report.

In accordance with PDHDAC protocol, a site visit has been scheduled for July 31 at 5:00pm to provide members an opportunity to view the premises prior to discussing demolition.

It was then,

Moved by: Carlos Garcia

“That consideration of the application to demolish the enclosed porch and detached garage be deferred pending the site inspection scheduled for July 31 at 5:00pm.”

**CARRIED**

#### **5. NEW/OTHER BUSINESS**

There was no new/other business.

#### **6. INFORMATION/CORRESPONDENCE**

There was no information/correspondence.

#### **7. ADJOURNMENT**

There being no further business, the meeting adjourned at 6:00 pm.

Committee Members should advise Britney Williamson (905-688-5601 (ext. 1704) or [brwilliamson@stcatharines.ca](mailto:brwilliamson@stcatharines.ca)) if they are unable to attend the meeting or did not receive the item(s) noted in the agenda.

**Next regular meeting - Thursday, August 29, 2013  
(Pending there is business to discuss)  
Committee Room #1, Third Floor, City Hall**