



City of St. Catharines

Planning and Development Services
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ST. CATHARINES HERITAGE COMMITTEE MEETING MINUTES

Meeting of Thursday, October 3, 2013

PRESENT: John Bacher
Gail Benjafield
John Crawley
Heather Foss
Dennis Gannon
Calvin Jessome
Linda Krause
Robin McPherson
Marty Mako
Brian Narhi
Mathew Siscoe, Councillor
Paul Vance

STAFF: Jim Riddell, Planning and Development Services
Britney Williamson, Planning and Development Services
Kate Frankovich, Planning and Development Services

REGRETS: Evan Acs
John Haynes
Chris Loat

1. CALL TO ORDER

Robin McPherson took the chair and called the meeting to order in the Atrium Room at 5:00pm.

2. CONFIRMATION OF PREVIOUS MINUTES

2.1. Meeting of SCHC, Thursday, September 12, 2013

Moved by: John Bacher

"That the SCHC ratify and adopt the minutes of the SCHC meeting held Thursday, September 12, 2013, copies having been previously distributed."

CARRIED

3. MATTERS REFERRED FROM COUNCIL

There were no matters referred from Council.

4. BUSINESS

4.1. Heritage Permit Application- REVISED

Address: 27 Power Glen

Proposal: To construct a new single detached dwelling

Applicant: Laurie King

File No.: 10.64.176A

The Committee approved a heritage permit to construct a new single detached dwelling at their meeting on October 11, 2012. Subsequently, the Owner applied for a building permit for the dwelling, and the plans submitted did not comply with the heritage permit approval. The Owner made a brief presentation, noting the following revisions to the plan:

- Footprint has decreased by 108 ft² as a result of an easement running along the side of the property
- The roofline has been lowered 5 ft

The Owner advised that the details and finished of the dwelling remain the same.

After some discussion, it was then,

Moved by: John Bacher

“That the revised plans for 27 Power Glen be approved.”

Heather Foss arrived at 5:05pm

4.2. Notice of Intent to Demolish Property on Register of Non-Designated Properties

Address: 57 Lakeshore Road

Applicant: Grey Forest Homes Ltd.

File No.: 10.64.28

Britney Williamson advised that the Owners of 57 Lakeshore Road, Grey Forest Homes Ltd., submitted written notice on August 29, 2013, of their intent to demolish the dwelling on the property. The property is listed on the Register of Non-designated Cultural Heritage Properties. Britney advised that the Ontario Heritage Act requires that the Owner provide Council with at least 60 days' notice of their intent to demolish. The Owner's letter was forwarded to Council for information on September 9, 2013, thus the 60 day prior expires on November 7, 2013. The Owner is requesting demolition to accommodate a proposed redevelopment of 16 townhouse units, and because the building is in a state of disrepair.

Brian Narhi prepared a background report, entitled' *Historical Overview of 57 Lakeshore Road, St. Catharines, Part Lot 18, Concession 1 (Grantham), dated September 20, 2013*', which was distributed to the committee as part of the agenda package. The report concludes that the house was constructed between 1887 and 1890 by local contractor Edwin Nicholson in a vernacular, Queen Anne style popular during the late Victorian period. The house is one of two surviving examples of a Queen Anne style frame farmhouse in St. Catharines. Its deliberate placement near a natural bend in the line of Lakeshore Road ensured the dwelling would be a focal point for passers-by.

The plan is asymmetrical, originally consisting of frame construction with wooden clapboarding. The second storey roof line contains crossed gables featuring wooden shingles in the gable ends, providing added texture and visual interest to the building. The original clapboard and shingle exterior remains *in situ* beneath the modern vinyl siding. The fenestration in the house features three large oriel or bay windows on the ground floor. The east façade of the house features a main front porch supported by simple turned posts, with decorative support brackets and open trellis work. The south facing gable end of the porch echoes the gable ends of the second floor through the use of decorative shingling. The window and door openings and the overall footprint of the structure have not been significantly modified or altered since the time of construction.

The floor was then opened to committee members, and comments centred on:

- Option of relocating the building or incorporating the house into the redevelopment plan;
- Significance of the landscape and mature trees as an indication of the property's agricultural past;
- Importance of clarifying reasons for designation, if the committee recommends designation.

The committee then rated the property for potential designation under the Ontario Heritage Act, using the Rating System for Built Heritage Resources. The property was assigned a score of 74 out of 100 points, resulting in a Priority 1 building. This means that the building is a High Priority Resource.

It was then,

Moved by: Councillor Mat Siscoe

"That the report prepared by Brian Narhi entitled 'Historical Overview of 57 Lakeshore Road, St. Catharines, Part Lot 18, Concession 1 (Grantham), dated September 20, 2013', be received for information purposes, and

That members of the committee and/or staff meet with the owner to explain the significance of the dwelling and the designation process, and

That staff work with the owner to retain the dwelling, the silver maple tree at the rear of the property, and the oak tree at the front of the property within the redevelopment plan.”

CARRIED UNANIMOUSLY

Staff will meet with the developer, and the committee agreed to hold a special meeting on Thursday, October 17, 2013 at 5pm to continue discussions about designating the property. Heather Foss noted her regrets for the special meeting.

5. NEW BUSINESS

5.1. Plaquing Request for Air Raid Siren in Kernahan Park- Update

Britney advised committee members that the City owns the air raid siren, and a plaque can be installed pending allocation of funds from the committee's 2014 budget.

5.2. Request for Designation

Address: 28 St. Paul Street

Applicant: Maria Sleight

File No.: 10.64.182

The Owner of 28-30 St. Paul Street has requested designation of the property under Part IV of the Ontario Heritage Act. Robin McPherson volunteered to conduct research and prepare a report for the committee's consideration at the November 14th meeting.

6. INFORMATION/CORRESPONDENCE

6.1. Ministry of Tourism, Culture and Sport InfoSheet: Municipal Financial Incentives for Heritage Properties

7. ADJOURNMENT

There being no further items of business, the meeting adjourned at 6:30 p.m.

The next regular meeting is scheduled for Thursday, November 14, 2013.

Committee members should advise Britney Williamson at 905-688-5601 (Extension 1704) or brwilliamson@stcatharines.ca if they are unable to attend the meeting or did not receive the item(s) noted in the agenda.

Minutes prepared by:
Britney Williamson
Planning and Development Services

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