



City of St. Catharines

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ST. CATHARINES HERITAGE COMMITTEE MEETING MINUTES

Meeting of Thursday, September 12, 2013

PRESENT: Evan Acs
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

REGRETS: John Haynes
Chris Loat

PUBLIC: Thomas De Simone (2M Architects Inc.) (Agent, 64 Yates Street)

1. CALL TO ORDER

Brian Narhi took the chair and called the meeting to order in Committee Room 1 at 5:04 p.m.

2. CONFIRMATION OF PREVIOUS MINUTES

2.1. Meeting of SCHC, Thursday, August 8, 2013

Moved by: John Bacher
Seconded by: Robin McPherson

"That the SCHC ratify and adopt the minutes of the SCHC meeting, held Thursday, August 8, 2013, copies having been previously distributed."

CARRIED

Evan Acs arrived at 5:06pm.

3. MATTERS REFERRED FROM COUNCIL

There were no matters referred from Council.

4. BUSINESS

4.1. Heritage Permit Application

Address: 64 Yates Street

Proposal: To demolish existing sunroom and construct new two storey addition

Applicant: 2M Architects Inc. (Thomas De Simone)

File No.: 10.64.143 L1

Application is made for a heritage permit to demolish the existing sunroom at 64 Yates Street, which is located within the Yates Street Heritage District. The applicant is proposing to construct a new two storey addition in its place. Thomas De Simone made a brief presentation regarding the proposal, noting that the sunroom is in poor repair and that the addition will not be visible from the street by virtue of the existing fence and vegetation. The addition will be the same height as the existing building. Britney Williamson noted that Section 5.2 of the Yates Street District Plan provides design considerations for addition to heritage buildings and sites. The committee noted that although the addition will be in the front, it is more in keeping with the style of the building than the existing sunroom. The existing building is also setback substantially from the street. It was noted that the rear of the townhouse block is a fragment of the Springbanks Hotel.

It was then,

Moved by: John Bacher

Seconded by: Evan Acs

“That the heritage permit application to demolish the existing sunroom and construct a new two storey addition at 64 Yates Street be approved.”

CARRIED

4.2. Designated Property Grant Application

Address: 96 Queen Street

Proposal: To replace fascia and soffit

Applicant: Patty and Terry Rempel

File No.: 10.64.136 R

Application is made for a Designated Property Grant (DPG) for replacement of fascia and soffit at 96 Queen Street. The applicant has submitted one quote together with photos of the existing condition. The dwelling was constructed in 1900. Staff visited the property and inspected the proposed project. The proposed work does not require a heritage permit as it does not involve changes to the original building fabric and is considered a “like for like” change. Although the conservation of existing architectural elements that are significant constitutes eligible work under the DPG guidelines, it is unknown whether the fascia and/or soffits are original to the dwelling. Discussion centred on whether replacement of the soffits falls within the routine maintenance category, which is not eligible for a designated property grant.

It was then,

Moved by: John Bacher

Seconded by: Councillor Mathew Siscoe

“That the applicants submit a revised quote that include only replacement of the fascia, together with additional information to demonstrate that the fascia is original to the dwelling.”

CARRIED

4.3. 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 owner of 57 Lakeshore Road, which is listed on the Register of Non-Designated Properties, has submitted written notice of their intent to demolish the building on the property. The owner is required to provide Council with at least 60 days notice prior to demolition. Brian Narhi noted that the home was likely constructed in the 1880s or 90s, and was originally the Irwin homestead. Comments centred on reasons for the demolition and the possibility of moving the building to reuse it within the redevelopment plan. It was then,

Moved by: John Bacher

Seconded by: Calvin Jessome

“That the St. Catharines Heritage Committee research the heritage value 57 Lakeshore Road for the purposes of pursuing designation.”

CARRIED

A special meeting will be held on October 3, 2013 at 5:00pm in Committee Room 1 to discuss the research and rate the building for heritage value.

4.4. Reports from Sub-Committees

4.4.1. Designations, Plaquing and Ceremonies

Britney Williamson received a request to plaque the old Biersach and Niedermeyer Mobil Directo air raid siren in Kernahan Park. Brian Narhi provided a brief historical background on the siren, noting that although they were common in the city in the 1960s, this may be the only remaining siren in Niagara. Comments centred on ownership of the siren, media coverage, longevity and design of a plaque.

It was then,

Moved by: Gail Benjafield
Seconded by: John Bacher

“That Staff confirm ownership of the air raise siren in Kernahan Park and confirm with the owner that a modest plaque may be installed.”

CARRIED

4.4.2. Public Outreach and Education (POE)

Gail Benjafield provided an update on the research on Glenridge School, noting that the land was purchased in 1910 and the building designed by Nicolson and MacBeth. Pauline Jewett, a former Canadian Member of Parliament, and her sister Carolina also attended the school.

Gail also made note of North Toronto Collegiate, where architectural elements of the original school were incorporated into the courtyard of the new school, commenting on the similarity to Alexandra School. Brian Narhi and Dennis Gannon were also quoted in the Standard in the September 7, 2013 article about Alexandra School.

Councillor Mathew Siscoe left the meeting at 6:07pm.

4.4.3. Research and Inventory

Brian Narhi suggested that research on the heritage inventory be focused on the directories only in an effort to speed up the process, and that a registry office search could be done as part of the designation process.

4.4.4. Heritage Districts

N/A

4.4.5. War of 1812 Bicentennial

There were no updates. The next meeting is in October.

5. NEW BUSINESS

5.1. Comprehensive Zoning By-law- comments on final draft (Britney Williamson)

On September 5, 2013, Britney Williamson circulated a letter from Ellen Savoia regarding the final draft of the Comprehensive Zoning By-law. Over the summer, the final draft was revised based on feedback received during the first round of open houses. The final draft is now complete and available online at www.stcatharines.ca/draftzoningbylaw. In this regard, comments on the final draft by-law are now being requested from the heritage committee. Comments can be sent directly to Ellen Savoia or to Britney.

5.2. Heritage Permit – Update

Address: 27 Power Glen

Regarding: Revisions to Elevations

Applicant: Laurie King

File No.: 10.64.176 A

Britney Williamson advised that the building permit application for 27 Power Glen does not match the heritage permit approval. Because the plans were not submitted before the agenda packages were circulate, committee members did not have time to review the revised plans.

It was then,

Moved by: Evan Acs

Seconded by: John Bacher

“That the revised plan for 27 Power Glen be deferred to the October 5, 2013 meeting, or that the application revise the building permit submission to reflect the original heritage permit approval.”

CARRIED

6. INFORMATION/CORRESPONDENCE

6.1. Updated Committee Membership List (Revised August 2013)

7. ADJOURNMENT

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

A SPECIAL MEETING IS SCHEDULED FOR OCTOBER 3, 2013. The regular October 10, 2013 meeting is cancelled. 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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