

St. Catharines Heritage Permit Advisory Committee

Minutes

Thursday, June 25, 2015

Burgoyne Woods Room at 5:00pm

Attendance:

Dr. John Bacher
Peter Connolly
Robin McPherson
Brian Narhi
Edward Smith
David Webb

Absent:

Dr. David Bergen

Staff Liaison:

Kevin Blozowski, Planning and Building Services
Charlotte McEwan, Planning and Building Services

Council:

Carlos Garcia

Public:

Woody Nickerson, 126 Dalhousie Avenue
Glen Curnock, 107 Main Street
Victor Tarnoy, 9 Lock Street

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- 1. Call meeting to order (Chair)**
David Webb took the chair and the meeting was called to order at 5:00pm.
 - 2. Additions/Deletions to the Agenda**
Staff recommends that the application to add fire escape stairs to the building at 9 Lock Street be added to the agenda. The committee concurred.
 - 3. Motion to approve the agenda**
Moved by: Peter Connolly

“That the agenda for the meeting of June 25, 2015, be approved, as amended.”

CARRIED

4. **Motion to adopt the minutes of the previous meeting**

Moved by: John Bacher

“That the Minutes from the SChPAC meeting of June 18, 2015, be approved.”

CARRIED

5. **Presentations (invited guests)**

Representations for items of business were present, as noted.

6. **Business arising from the minutes**

There was no business arising from the Minutes.

7. **Business**

7.1 Heritage Permit Application

Address: 126 Dalhousie Avenue

Applicant: Woody Nickerson

Proposal: Demolition

File No. 10.64.144 I5

A brief chronology of the application is outlined as follows:

- March 26, 2015 – Former PDHDAC requested clarification of Owner's consultant report
- April 23, 2015 – Site visit conducted by former PDHDAC
- April 30, 2015 – Application deferred pending further information being provided by the Owner

Application is made to demolish an existing dwelling at 126 Dalhousie Avenue. David Webb gave an overview of the history of the property and the current conditions of the property as found in the PDHDAC site visit report. David described the property as typical third quarter 19th century home, circa 1880. He indicated that its style and location near the street with a narrow setback contribute to the 19th century streetscape on this block of Dalhousie Avenue. It appears to have little direct historical interest, and because of the modifications only flooring and framing may have survived from the original structure. David Webb reminded the committee that century old heritage homes in heritage districts do not need to be exceptional examples of domestic architecture in order to merit continued use. No replacement dwelling is proposed at this time.

The SChPAC considered all previously submitted and current information regarding the application. No replacement dwelling proposed at this time. The committee considered the demolition based on the Rating System for Demolition in Port Dalhousie (2006) and assigned a rating of 54 out of 100, meaning that demolition is unlikely to be considered.

Woody Nickerson made a brief presentation. He focused on the condition of the building and the Guidelines. The committee posed a number of questions and alternative possibilities (eg. Removing only the front porch/rear addition)

It was then,

Move by: Robin McPherson

“That the heritage permit application to demolish the dwelling at 126 Dalhousie Avenue, be approved.”

LOST

7.2 Heritage Permit Application
Address: 107 Main Street
Applicant: Glen Curnock
Proposal: Addition to a Heritage Building
File No. 10.64.144 L5

Application is made for a second storey dormer addition.

Glen Curnock made a brief presentation. The dwelling was constructed in the 1950s or 1960s according to Mr. Curnock. SChPAC believes it may be earlier. Section 5.3 of the Guidelines addresses additions and alterations to non-heritage buildings.

It was then,

Move by: John Bacher

“That the heritage permit application for a second storey dormer addition of 107 Main Street, be approved.”

CARRIED

7.3 Heritage Permit Application
Address: 9 Lock Street
Applicant: Woolly Toque Inc.
Proposal: Alteration to a Heritage Building
File No. 10.64.144 H5

On January 29, 2015, the former PDHDAC approved a heritage permit application for a façade sign at 9 Lock Street. Application is currently made to allow rear fire escape stairs. The SCHPAC supported the application.

It was then,

Move by: Robin McPherson

“That the heritage permit application for side fire escape stairs at 9 Lock Street, be approved.”

CARRIED

8. Date of next meeting
Thursday, July 30, 2015

9. Meeting Adjournment

Committee Members should advise Kevin Blozowski (905-688-5601 ext. 1710) or kblozowski@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, July 30, 2015
Burgoyne Woods Room, Third Floor, City Hall**