

# St. Catharines Heritage Permit Advisory Committee

## Minutes

**Thursday, January 28, 2016**

**Burgoyne Woods Room at 4:30pm**

### **Members:**

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

### **Council:**

### **Staff Liaison:**

Kevin Blozowski, Planning and Building Services

### **Public:**

Wayne Philbrick, Tim McCallum (194 Main Street)  
Jeremy Grigg (27 Cherry Street)  
Woody Nickerson (126 Dalhousie Avenue)

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1. **Call meeting to order (Chair)**  
Dave Webb called the meeting to order at 4:30 pm
  
2. **Additions/Deletions to the Agenda**  
There were no additions or deletions to the agenda

3. **Motion to approve the agenda**

Moved by: Ed Smith

"That the agenda for the meeting of January 28, 201, be approved as amended."

**CARRIED**

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

Moved by: Peter Connolly

"That the Minutes from the SChPAC meeting of November 26, 2015, be approved."

**CARRIED**

5. **Presentations (invited guests)**

There were no presentations or invited guests.

6. **Business arising from the minutes**

**6.1 Rating System for Demolitions**

Committee members have been working on a revised rating system for considering demolition requests. A draft of the revisions has been provided to staff to re-format the existing document accordingly for future discussion and consideration. Staff will also provide the heritage permit application form for possible revisions.

7. **Business**

**7.1** 194 Main Street (Port Dalhousie Heritage District)

HERITAGE PERMIT

Applicant: Wayne Philbrick

File No. 10.64.144 S5

Application is made to allow construction of a one storey attached garage to the north side of the existing dwelling beyond the front face of the building. Proposed plans were provided with the agenda package and revised plans were presented at the meeting. The agent for the owner, Wayne Philbrick, made a brief presentation and answered questions.

The committee believed that the application is consistent with the Port Dalhousie Heritage District Guidelines for Conservation and Change (Section 5.3 - Additions and alterations to non-heritage buildings). The dwelling was constructed in the mid 1940s.

It was then,

Moved by: David Bergen

“That the heritage permit application for a one storey side yard addition at 194 Main Street be approved.”

**CARRIED**

**7.2** 126 Dalhousie Avenue (Port Dalhousie Heritage District)

HERITAGE PERMIT

Owner: Woody Nickerson

File No. 10.64.144 I5

Application is made to allow construction of a two storey detached dwelling. Proposed plans were provided with the agenda package. The owner, Woody Nickerson, made a brief presentation and answered questions.

In August of 2015, Council approved the demolition of the home previously on the premises. Approval was conditional on:

- The submission of a detailed, labeled photographic inventory of the interior and exterior of the existing dwelling (done), and
- that the new dwelling be located no further than six(6) metres from the front property line, and
- That, in consultation with staff, that the streetscape be maintained

The committee believed that the application is consistent with the Port Dalhousie Heritage District Guidelines for Conservation and Change (Section 5.5 and 5.6 – New construction and Design considerations in new residential construction) as well as the surrounding streetscape and Council's previous direction.

It was then,  
Moved by: Jon Bacher

“That the heritage permit application for construction of a new detached dwelling at 126 Dalhousie Avenue be approved.

**CARRIED**

**7.3** 27 Cherry Street (Yates Street Heritage District)  
HERITAGE PERMIT

Applicant: Glenn Barr/Jeremy Grigg  
File No. 10.64.143 P1

In October of 2015, the committee approved, in principle, the restoration of the existing (Parnell) home, and creation of a new lot at the corner of Cherry Street and Salina Street. This included the removal of the rear 1940s addition to the existing home pending a site visit. On January 21, 2016, committee members visited the premises and confirmed the age of the rear addition to be in the 1940s with low heritage value.

The proposal currently under consideration is to remove the rear one storey addition at 27 Cherry Street. The original portions of the dwelling date to the 1850s. Based on the age of the addition and heritage value the committee was prepared to consider the removal of the addition.

It was then,  
Moved by: David Bergen

“That the heritage permit application for removal of the rear one storey addition at 27 Cherry Street be approved.

**CARRIED**

8. **Information/Correspondence**  
None

9. **Date of next meeting**  
Thursday, February 25, 2016

10. **Adjournment**  
The meeting adjourned at 5:10 pm

Committee Members should advise Kevin Blozowski (905-688-5601 ext. 1710) or [kblozowski@stcatharines.ca](mailto:kblozowski@stcatharines.ca) if they are unable to attend the meeting or did not receive the item(s) noted in the agenda.