

St. Catharines Heritage Advisory Committee

Minutes

Tuesday, April 18, 2017

Burgoyne Woods Room at 4:30 pm

Members:

Gail Benjafield
Nancy Cameron
John Crawley
Robin McPherson
Brian Narhi
Mike Sullivan
Holly Washuta

Council:

Carlos Garcia

Absent:

Dennis Gannon
Marty Mako

Staff Liaison:

Kevin Blozowski, Planning and Building Services
Doug Pateman, Planning and Building Services

Public:

Leo DiFabio, Glenn Barr, Dan Romanko (333 Main Street)

1. Call meeting to order (Chair)

Robin McPherson called the meeting to order at 4:35 pm.

2. Additions/Deletions to the agenda

There were no additions or deletions to the agenda

3. Motion to approve the agenda

Moved by: Mike Sullivan

“That the SCHAC ratify and adopt the agenda for this SCHAC meeting held on Tuesday, April 18, 2017, copies having been previously distributed.”

CARRIED

4. Motion to adopt the Minutes of the previous meeting

Moved by: Holly Washuta

“That the SCHAC ratify and adopt the minutes, as revised, of the SCHAC meeting held on Thursday, March 9, 2017, copies having been previously distributed.”

CARRIED

5. Presentations (invited guests)

There were no invited guests.

6. Business arising from the Minutes

There was no business arising from the Minutes

7. Business

7.1 333 Main Street. Port Dalhousie
File No. 10.64.188
Heritage Designation

At its February 9, 2017 meeting, the SCHAC discussed the possible designation of 333 Main Street and passed a motion receiving verbal research undertaken to date pending a written report being available for consideration at the next meeting, and that the Committee will work with the owner through the process.

In furtherance to that motion Brian Narhi prepared a draft document entitled “Historical Overview of “Hollydean”. 333 Main Street. St. Catharines.” Dated March 6, 2017, that was discussed at the March meeting. The report details the history of the lands. The estimated construction date for “Hollydean” is 1914. The

architectural style of the home, whose core structure remains essentially unaltered, is a blend of the Edwardian Classicism and Prairie styles.

Based on the discussion at the March meeting and information provided by the proponent, Brian Narhi has made revisions to the report (ie. desirability/feasibility of incorporating 347 Main Street into the designation, recognition of addition to the rear of premises and interior elements.

The consensus was that the building at 347 Main Street should be excluded from the designation. When that building is demolished the owner will advise the committee to enable documentation to be done. The report will be revised further to reflect requirements of the Ontario Heritage Act. The future development on the lands will be named "Hollydean".

Following presentation of the report, the SCHAC evaluated the property based on the Rating System for Built Heritage Resources. The property was assigned a score of 78 out of 100 points, resulting in a Priority 1 rating, which means the committee should focus its efforts towards designation.

It was then,

Moved by: Mike Sullivan

"That the report prepared by Brian Narhi, entitled "Historical Overview of "Hollydean", 333 Main Street, St. Catharines, Ontario, dated April 15, 2017, be received, as amended, and appended to the Staff report to Council."

CARRIED

Moved by: Gail Benjafield

"That the St. Catharines Heritage Advisory Committee recommends that the building at 333 Main Street be designated under Part IV of the Ontario Heritage Act to be of cultural heritage value or interest for reasons set out in the report from Brian Narhi, dated April 15, 2017, as revised."

CARRIED

Moved by: Brian Narhi

“That, notwithstanding that the SCHAC is not recommending the building for designation, the owner consider the feasibility of incorporating 347 Main Street (or parts thereof) into the future development of the lands.”

CARRIED

7.2 Designated Property Grants And Heritage Incentives

On March 6, 2017, Council passed a motion directing staff to review alternative strategies or programs that could significantly increase and speed up restoration and adaptive re-use of buildings in the city. The review is to include consultation with the Heritage Committees and the Port Dalhousie and Downtown BIA's as well as programs used by other municipalities.

The SCHAC was supportive of exploring measures aimed at restoring and maintaining heritage buildings. The consensus of the Committee was that;

- The maximum eligible grant provided through the existing Designated Property Grant (DPG) program be increased from the existing \$1,000.00. The matching component should remain. if there are extenuating circumstances that would warrant the matching component being waived those instances can be considered on a demonstrated case by case basis.
- Approval of DPG applications should be delegated to Staff once the SCHAC has recommended an application for approval to streamline the process.
- The City should investigate the feasibility of creating a Heritage Property Tax Relief program.

8. Updates from Sub-Committees

8.1 Designations, Plaquing and Ceremonies

- The Committee will start researching the Colliers Mill plaque, aiming for a fall 2017 installation.
- Brian Narhi and Nancy Cameron will work on the Rodman Hall designation report, aiming for June/July draft completion.
- Mike Sullivan is working on the framed history plaque for 78-80 Welland Avenue.

8.2 Public Outreach and Education (POE)

- Heritage awards were recently presented at Council by Mayor Sendzik.

8.3 Research and Inventory (R & I)

A sub-committee meeting will be scheduled for May. Staff has worked on updating the list

8.4 Heritage Districts

9. Information/Correspondence

- Council motion of January 16, 2017 regarding 333 Main Street.
- Designated Property Grant Guidelines and Heritage Property Tax Relief Guide.
- Revised report prepared by Brian Narhi, "Historical Overview of Hollydean"

10. Date of next meeting

Thursday, May 11, 2017

11. Adjournment

The meeting adjourned at 6:00 pm

**Next Regular Meeting – Thursday, May 11, 2017
Burgoyne Woods Room, Third Floor, City Hall**

"It is not what you look at that matters. It is what you see"
Henry David Thoreau