

St. Catharines Heritage Permit Advisory Committee

Minutes

Thursday, August 31, 2017

Burgoyne Woods Room at 4:30pm

Members:

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

Council:

Councillor Carlos Garcia

Staff Liaison:

Charlotte McEwan, Planning and Building Services
Sean House, Planning and Building Services
Jim Riddell, Planning and Building Services

Public:

Paul Langois, 15 Canal Street
Lou Melone, 15 Canal Street
Frank DiPietro, 37 Bayview Drive
Michael Court, 16 Shelley Avenue

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/deletions to the agenda.

3. **Motion to approve the Agenda**

Moved by: John Bacher

“That the agenda for the meeting of August 31, 2017, be approved”.

CARRIED

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

Moved by: John Bacher

“That the Minutes from the SChPAC meeting of July 27, 2017, be approved”.

CARRIED

5. **Presentations (invited guests)**

There were no presentations from invited guests.

6. **Business arising from the Minutes**

There was no business arising from the Minutes.

7. **Business**

7.1 15 Canal Street (Port Dalhousie Heritage District)
HERITAGE PERMIT
Owner: Paul Langlois
Agent: Lou Melone
File No: 10.64.144I6

Application is made to construct a two-storey side and rear addition to the existing dwelling. The application was deferred from the July meeting to provide the applicant an opportunity to revise the plans to meet the purpose and intent of the Guidelines. While the proposed addition was set

back from the front façade, the height and massing were not considered subordinate to the existing dwelling.

The owner, Paul Langlois, and his agent, Lou Melone, were present to answer questions.

The Port Dalhousie Heritage District Guidelines for Conservation and Change provide direction for considering additions to heritage buildings. Revised plans by the applicant were provided for consideration.

The SCHPAC believed that the revised proposal currently under consideration meets the intent of the Guidelines, with a lowered sill, as revised by the applicant, and two single bay garage doors. The applicants prefer a single, double wide garage door

Moved By: John Bacher

“That the heritage permit application for a two storey side and rear addition to the dwelling at 15 Canal Street, be approved, with a lower sill as revised by the applicant, and two single bay garage doors’

CARRIED

Peter Connolly left at 5:13 pm.

7.2 37 Bayview Drive (Port Dalhousie Heritage District)
HERITAGE PERMIT
Owner: Frank DiPietro
File No: 10.64.144E6

Application is made to demolish the existing two storey dwelling at 37 Bayview Drive. The former Port Dalhousie Heritage District Advisory Committee (PDHDAC) supported removal of the front porch and a rear addition in 2012. The front porch has been removed. The rear addition has not been removed. There is an outstanding Property Standards Order to remove the rear porch.

The owner has submitted a report in support of the application. The report cited a number of condition issues as considerations supporting demolition. The committee met on-site with the owner on August 29, 2017 to view the premises.

Based on the Committee's research, the building is believed to have been constructed between April 1871 and July 1878. The site visit was unable to determine the type of framing used. The SCHPAC deferred the decision to allow a site visit to further investigate the structural integrity of the building and if post and beam framing was used in its construction

Moved by: John Bacher

"That the heritage permit application be deferred to allow for a second site visit to further investigate the structural integrity of the building and whether or not post and beam framing was used in its construction."

CARRIED

7.3 16 Shelley Avenue (Port Dalhousie Heritage District)
HERITAGE PERMIT
Owner: Michael Court
File No: 10.64.144J6

Application is made to demolish the existing one storey dwelling.

The owner has submitted a report in support of the application. The report cited significant structural issues as considerations supporting demolition. The committee met on-site with the owner on August 29, 2017, to view the premises.

Based on the Committee's research, the building is believed to have been constructed sometime between 1920 and 1950, most likely in the 1940s.

The owner, Michael Court, was present to answer questions. The committee cited the engineer report's conclusion that it is unsafe to perform the necessary repairs to the structure, and moved that the demolition may be considered.

Moved by: Robin McPherson

"That the heritage permit application to demolish the dwelling at 16 Shelley Avenue may be considered."

CARRIED

8. **Information/Correspondence**

- Revised Plans for 15 Canal Street
- Inspection Report for 37 Bayview Drive
- Report for 16 Shelley Avenue

9. **Date of next meeting**

Thursday, September 28, 2017

10. **Adjournment**

The meeting adjourned at 5:52 pm.

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.