

St. Catharines Heritage Permit Advisory Committee

Minutes

Thursday, September 28, 2017

Burgoyne Woods Room at 4:30pm

Members:

Dr. John Bacher
Peter Connolly
Brian Narhi
Edward Smith
Dave Webb

Absent:

Robin McPherson
Dr. David Bergen

Council:

Staff Liaison:

Kevin Blozowski, Planning and Building Services
Dylan Prowse, Planning and Building Services
Sean House, Planning and Building Services

Public:

Frank and Melanie DiPietro, 37 Bayview Drive
Mike Myrenich, 1 Christie Street
Patrick O'Leary and Lorraine McKenzie, 1 Christie Street

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: Edward Smith

“That the agenda for the meeting of September 28, 2017, be approved”.

CARRIED

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

Moved by: Edward Smith

“That the Minutes from the SChPAC meeting of August 31, 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 37 ½ 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 1/2 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. At the August 31, 2017 meeting the SCHPAC deferred the application to the September meeting 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. Committee members met with the owner on site on September 5, 2017.

The owner addressed the committee and summarized his position, supporting demolition of the premises.

The committee's inspection and research suggested that the building was constructed between 1870 and 1880 and did not use "post and beam" framing. The premises has a number of condition issues, interior and exterior. The consensus was that demolition is supported.

Moved by: Peter Connolly

"That the heritage permit application to demolish the dwelling at 37 ½ Bayview Drive may be considered"

CARRIED

7.2 1 Christie Street (Port Dalhousie Heritage District)
HERITAGE PERMIT
Owner: Patrick O'Leary and Lorraine McKenzie
File No: 10.64.144L6

Application is made to construct one storey and deck additions to the existing one storey dwelling which was constructed in the mid 1960s.

The owners were present to answer questions with their agent Mike Myrenich.

The Port Dalhousie Heritage District Guidelines for Conservation and Change provide direction for considering additions to non- heritage buildings. The proposed additions are sensitive to the character of adjacent and nearby buildings in size and height. The adjacent one and

one half storey dwelling has a one storey addition next to the subject lands.

The SChPAC believed that the proposal meets the intent of the Guidelines, being sensitive to the character of the adjacent dwelling. The applicant provided letters from owners of the neighbouring properties in support of the application.

Moved By: Peter Connolly

“That the heritage permit application (revised with stucco finish) for one storey, and deck additions to the dwelling and demolition of the carport at 1 Christie Street, be approved.”

CARRIED

7.3 51 Bayview Drive (Port Dalhousie Heritage District)
HERITAGE PERMIT
Owner: Karl Suergen Bertler and Dana Redekop
File No: 10.64.144N6

Application is made to allow for a front porch and façade refurbishment of the existing one and one half storey dwelling. The home is constructed in the Craftsman architectural style.

The owners were not present to answer questions.

The Port Dalhousie Heritage District Guidelines for Conservation and Change considers porches as an important defining element in the heritage district. The committee was of the consensus that more accurate elevation plans are required to consider the application.

Moved By: John Bacher

“That the heritage permit application for front porch and façade refurbishment of the dwelling at 51 Bayview Drive, be deferred pending submission of accurate elevation drawings based on the existing dwelling.”

CARRIED

8. **Information/Correspondence**

- Plans for 1 Christie Street
- Inspection Report for 37 Bayview Drive (previous package)
- Plans for 51 Bayview Drive

9. **Date of next meeting**

Thursday, October 26, 2017

10. **Adjournment**

The meeting adjourned at 5:35 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.