

# St. Catharines Heritage Permit Advisory Committee

## Minutes

**Thursday, November 30, 2017**

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

### **Members:**

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

### **Absent:**

Dr. David Bergen

### **Council:**

Councillor Carlos Garcia

### **Staff Liaison:**

Kevin Blozowski, Planning and Building Services

### **Public:**

Karl Suergen Butler, 51 Bayview Avenue  
Patrick and Susan McCurrie, 6 Paxton Avenue  
Antony Candelero, 79 Main Street  
Rosemary Stodulski, 6 Simcoe Street

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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**

Item 7.4 (9 Simcoe Avenue) was added to the agenda concerning enclosure of the front porch addition

3. **Motion to approve the Agenda**

Moved by: Ed Smith

“That the agenda for the meeting of November 30, 2017, be approved as amended to allow consideration of Item 7.4”.

**CARRIED**

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

Moved by: Peter Connolly

“That the Minutes from the SChPAC meeting of September 28, 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** 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 committee deferred the application at its September meeting pending submission of accurate elevation drawings based on the existing dwelling.

The owners have submitted revised plans showing a front porch and balcony and were 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. Balconies are generally recommended for rear yards.

The committee expressed reservations regarding the proposal in terms of the degree of alterations to the front porch. The owner will reconsider the design of the front porch and balcony based on the suggestions of the committee. Revised plans will be provided when available and the Chair will work with the owner towards an acceptable design in keeping with the district guidelines.

Moved By: John Bacher

“That the heritage permit application for front porch and façade refurbishment of the dwelling at 51 Bayview Drive, be approved subject to revised plans being submitted that are consistent with the district guidelines.”

**CARRIED**

**7.2** 6 Paxton Avenue (Port Dalhousie Heritage District)  
HERITAGE PERMIT  
Owner: Patrick and Susan McCurrie  
File No: 10.64.144P6

Application is made to construct a second storey addition to the existing one and one half storey dwelling. The property is located in the “Cottage Area” within the heritage district. The owners were present and have provided plans and photographs showing the proposed addition in context with adjoining and nearby properties. The committee was supportive of the proposal as being in keeping with the Cottage Area.

Moved by: John Bacher

“That the heritage permit application to construct a second storey addition to the dwelling at 6 Paxton Avenue, be approved.”

**CARRIED**

**7.3** 79 Main Street (Port Dalhousie Heritage District)  
HERITAGE PERMIT  
Owner: Alexandra Meletta  
Agent: Antony Candelero  
File No: 10.64.144Q6

Application is made to demolish an accessory structure (detached garage) on a recently created lot. Plans for a dwelling on the new lot are being prepared and will be presented to the committee for consideration when they are available. The owner was present to answer questions. The committee was supportive of the application.

Moved By: John Bacher

“That the heritage permit application to demolish the accessory structure (detached garage) at 79 Main Street, may be considered.”

**CARRIED**

**7.4** **9 Simcoe Street** (Port Dalhousie Heritage District)  
HERITAGE PERMIT  
Owner: Rosemary and Richard Stodulski  
File No: 10.64.144W5

In August, 2016, heritage permit approval was granted to allow a front porch addition to the existing dwelling. The owner is requesting permission to enclose the recess in the front porch.

Moved By:

“That heritage permit approval to construct a front porch at 9 Simcoe Street be amended by allowing the front porch to be enclosed.”

**CARRIED**

8. **Information/Correspondence**

- Revised plans for 51 Bayview Drive
- Plans for 6 Paxton Avenue
- Information regarding 79 Main Street

Dave Webb advised the committee that he is standing down from the position of Chair. He will continue to serve on the committee as a member at this time.

9. **Date of next meeting**

Thursday, December 21, 2017

10. **Adjournment**

The meeting adjourned at 5:50 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.