

St. Catharines Heritage Permit Advisory Committee

Minutes

Wednesday, September 25, 2019

Atrium Room at 4:30pm

Attendance:

Dr. John Bacher
David Bergen
Robert De Wolfe
Andrew Humeniuk
Brian Narhi
John Crawley

Absent:

Peter Connolly
Holly Washuta

Staff Liaison:

Chloe Richer, Heritage Planner, Planning and Building Services
Sydney Ditomasso, Student Planner, Planning and Building Services

Public:

Cheryl Rosen and Wayne Rail, Regarding Item 8.2
Larisa Brodsky, Larisa Brodsky Architect Inc., Regarding Item 8.3

1. Call meeting to order (Chair)

Robert De Wolfe called the meeting to order at 4:33pm

2. Recognition of Traditional Territories

3. Additions / Deletions to the Agenda

None.

4. Motion to approve the agenda

Moved by: David Bergen

“That the Agenda for the meeting of September 25, 2019, be approved.”

CARRIED

5. Motion to adopt the minutes of the previous meeting

Moved by: John Crawley

“That the Minutes from the SChPAC meetings of August 22, 2019, and August 29, 2019, be approved.”

CARRIED

6. Presentations (invited guests)

Vincent Covatta, Project Supervisor, City of St. Catharines, Regarding Item 8.1

7. Business arising from the minutes

None.

8. Business

8.1 50 Church Street (Part IV Designation)

Owner(s): City of St. Catharines

Agent(s): Vincent Covatta, Project Supervisor, City of St. Catharines

File No.: N/A

- Full removal and restoration of the brass doors and windows on the Church Street elevation of City Hall.

Vincent Covatta presented the removal and restoration proposal for the brass doors and windows at City Hall, 50 Church Street. Mr. Covatta discussed the proposed materials, the timeline of the project, and the removal and restoration process. Mr. Covatta provided additional information on the proposed materials and discussed why they were chosen. The contractor will proceed in early October with a proposed spring 2020 completion date. The Committee members asked several questions, however, expressed no concerns regarding the proposal.

8.2 176 Main Street (Port Dalhousie HCD)

Owner(s): Cheryl Rosen

Agent(s): N/A

File No.: 19 111975 HERT

- Proposed new garage with vinyl siding.

The applicant introduced the property and the proposed garage that will be constructed in the same spot as their previously existing garage, which collapsed during a storm. The garage design was chosen to compliment

the main dwelling. The Committee expressed no concerns regarding the proposal.

Moved by: John Bacher

“That the St. Catharines Heritage Permit Advisory Committee recommend approval of the Heritage Permit application for 176 Main Street for the proposed new garage with vinyl siding.”

CARRIED

8.3 42 Lock Street (Port Dalhousie HCD)

Owner(s): Alan McLean

Agent(s): Larisa Brodsky Architect

File No.: 19 108803 HERT

- Proposed “two-storey with undeveloped attic” dwelling on a severed lot.

Larisa Brodsky introduced the proposal to the Committee. After receiving comments from the initial [Committee meeting on July 25, 2019](#), design changes were incorporated into the revised plans accordingly (e.g., a gable roof on the right portion of the front façade to reflect the roof type of the adjacent dwelling). Ms. Brodsky discussed design specifics such as the colour of brick and the use of contemporary elements to compliment the traditionally-influenced elements. Ms. Brodsky intends to further reinforce the style of the architecture through the construction of the chimney. The Committee was in favour of the new design and believes it will provide an effective streetscape transition from the darker toned, contemporary condominium known as 34 Lock Street, adjacent to the subject property. The Committee suggested using board and batten siding instead of horizontal siding. Ms. Brodsky stated that this was considered but the property owner prefers horizontal siding.

Moved by: David Bergen

“That the St. Catharines Heritage Permit Advisory Committee recommend approval of the Heritage Permit application for the proposed 2.5-storey dwelling with undeveloped attic space.”

CARRIED

9. Information/Correspondence

- Supporting information for 50 Church Street.
- Supporting information for 176 Main Street.

- Supporting information for 42 Lock Street.
- Chloe Richer provided an update regarding the adjacent property at 40 Lock Street, as Ms. Brodsky will be returning to the Committee in the near future with additional information such as a Heritage Impact Assessment.

10. Date of next meeting

Wednesday, October 30, 2019

11. Motion to Adjourn

The meeting adjourned at 5:10pm

Committee Members should advise Chloe Richer (905-688-5601 ext. 1710) or cricher@stcatharines.ca if they are unable to attend the meeting or did not receive the item(s) noted in the agenda.