



City of St. Catharines

Planning and Development Services
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**SPECIAL MEETING OF THE PORT DALHOUSIE HERITAGE
DISTRICT ADVISORY COMMITTEE
MINUTES**

Meeting of Thursday, February 7, 2013

PRESENT: John Bacher
David Bergen
Peter Connolly
Carlos Garcia
Anita Hofmann-Caslin
David Roberts
Norman Rockwell
Jim Rowbottom
Holly Washuta
David Webb

COUNCIL: Councillor Len Stack
Councillor Bruce Williamson

STAFF: Christopher Cooper, Corporate Support Services
Sara Epp, Planning and Development Services
Jim Riddell, Planning and Development Services
Britney Williamson, Planning and Development Services

REGRETS: David Roberts
Bob Sennett

PUBLIC: Diana Continenza, Owner (42 Ann Street)
Doug Harrod, St. Catharines Standard
Lou Marcantonio, 2M Architects (42 Ann Street)
Liana Miscrete, Designer (42 Ann Street)
Walter Peracchia, Owner (42 Ann Street)
Tom Richardson, Solicitor (42 Ann Street)
Leo Versluis, Contractor (42 Ann Street)

1. CALL TO ORDER

David Webb took the chair and called the meeting to order in the Rotary and Bankers Room (St. Catharines Public Library) at 4:00 p.m.

2. BUSINESS

2.1 42 Ann Street

New Construction

File Number: 10.64.144 D4

David Webb welcomed the owner and presenters. The PDHDAC introduced themselves, and David Webb noted that the purpose of the special meeting is to evaluate the new construction plans for 42 Ann Street. The original heritage permit to construct an addition was considered under Section 5.5 of the Guidelines, whereas new construction is considered under Section 5.6.

Lou Marcantonio presented the proposal, noting that he made an error in not explaining what alterations to the original dwelling were required to get to the final product. The new dwelling is proposed to be constructed on the footprint of the original dwelling. The additional living area is slightly smaller in the new proposal. Lou noted that the roof slope, height, massing and proportions will remain the same as the original application; however, the cladding materials are different in this proposal. In particular, the original brick will not be used, as the owners had difficulty sourcing local brick to match. Alternately, a combination of stone on the base of the walls and cement fibre siding is proposed. Other changes to the original plans include narrowing the columns, increasing the size of the door of the attached garage to accommodate a wood carriage door style, removing the half round window over the detached garage and adding a pedestrian door on the east side of the detached garage.

Lou then opened the floor to the PDHDAC for questions. Councillor Williamson inquired whether the original brick could be reused in place of the siding. Lou stated that the original brick was not salvaged. David Webb noted that there is some benefit to not using brick, as siding is distinct from the original dwelling and therefore dateable. Norm Rockwell questioned whether any research was done to determine who designed the original house. Lou could not advise. David Webb noted that the privacy wall along the west property line was previously softened with a planted box. The owner expressed concern with litter, which is why the planter box was removed.

It was then,

Moved by: Jim Rowbottom

Seconded by: Carlos Garcia

“That the proposal to construct a new dwelling at 42 Ann Street, as illustrated on the plans submitted to the Planning and Development Services Department on February 1, 2013, be approved.”

CARRIED

Moved by: Councillor Bruce Williamson
Seconded by: David Bergen

“That the Owners consider softening the privacy wall along the north portion of the west elevation with landscaping or planters.”

CARRIED

3. ADJOURNMENT

There being no further items of business, the meeting adjourned at 5:00 p.m.

The next meeting is scheduled for Thursday, February 28, 2013.

Committee members should advise Britney Williamson at 905-688-5601 (Extension 1704) or brwilliamson@stcatharines.ca if they are unable to attend the meeting or did not receive the item(s) noted in the agenda.

Minutes prepared by:

Sara Epp
Student Planner
Planning Services