

# St. Catharines Heritage Permit Advisory Committee

## Minutes

Thursday, April 30, 2020

Electronic Participation at 2:30pm

### Attendance:

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

### Absent:

Peter Connolly

### Staff Liaison:

Chloe Richer, Heritage Planner, Planning and Building Services  
Connor Wright, Planning Co-op Student, Planning and Building Services

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#### 1. Call meeting to order (Chair)

Brian Narhi called the meeting to order at 2:31pm

#### 2. Recognition of Traditional Territories

#### 3. Additions / Deletions to the Agenda

None.

#### 4. Motion to approve the agenda

Moved by: Andrew Humeniuk

Seconded by: John Crawley

“That the SChPAC ratify and adopt the Agenda for this SChPAC meeting held on April 30, 2020, copies having been previously distributed.”

**CARRIED**

**5. Motion to adopt the minutes of the previous meeting**

Moved by: John Crawley  
Seconded by: Robert De Wolfe

“That the Minutes from the joint SChPAC and SChAC meeting of February 27, 2020, and the Demolitions Rating System Sub-Committee Minutes from February 27, 2020, be approved.”

**CARRIED**

**6. Presentations (invited guests)**

- John Kamphuis, Kamphuis Construction, Regarding Item 8.1
- Maximilian Kaiser, Regarding Item 8.2
- Brian Marshall, Regarding Item 8.3

**7. Business arising from the minutes**

None.

**8. Business**

**8.1 91 Dalhousie Avenue (Port Dalhousie HCD)**

Owner(s): Jenna MacFarlane

Agent(s): John Kamphuis, Kamphuis Construction

File No.: 20 101713 HERT

- Small bathroom addition on the southeast rear of the building.

John Kamphuis gave a short summary of the proposal. The Committee asked about the height of the proposed addition. Mr. Kamphuis confirmed that the height would be one storey maximum and visually minimal. The Committee had further questions around plumbing and electricity, and Mr. Kamphuis explained how these elements are to be accommodated. No concerns were raised by the Committee.

Moved by: Robert De Wolfe  
Seconded by: John Bacher

“That the St. Catharines Heritage Permit Advisory Committee recommend approval of the heritage permit application for 91 Dalhousie Avenue, for the addition of a small bathroom on the southeast rear portion of the building.”

**CARRIED**

**8.2** 38 Lakeport Road, Unit 2 (Port Dalhousie HCD)

Owner(s): 2697959 Ontario Inc.

Agent(s): Maximilian Kaiser

File No.: 2020 102194 000 00 HERT

- Cosmetic upgrades to the previous Murphy's Kitchen: new signage, repair/repaint siding, re-cap and paint window and door trim, new doors, stucco/paint entranceway, repair step, replace awning, add header trim with low light, and replace light fixture with sign.

Maximilian Kaiser gave a brief summary of the proposal. Chloe Richer clarified that the permit only pertains to the signage as painting and the replacement of windows does not require a heritage permit, as per the Port Dalhousie HCD Guidelines. Mr. Kaiser further explained that the sign can be easily removed should the business change in the future.

The Committee was generally supportive of the proposal and had no concerns.

Moved by: David Bergen

Seconded by: Robert De Wolfe

"That the St. Catharines Heritage Permit Advisory Committee recommend approval of the heritage permit application for 38 Lakeport Road, for cosmetic upgrades to the previous Murphy's Kitchen: new signage, repair/repaint siding, re-cap and paint window and door trim, new doors, stucco/paint entranceway, repair step, replace awning, add header trim with low light, and replace light fixture with sign.

**CARRIED**

**8.3** 68 Yates Street (Yates Street and Area HCD)

Owner(s): Nancy Kimberley Dorrington and Geoffrey Thomas Irvine

Agent(s): Brian Marshall (Brock Builders Inc.)

File No.: 2020 102233 000 00 HERT

- Removal of second-storey band of cosmetic, non-structural windows on the Yates Street façade and restoration of the façade in accordance with the original architect's plans.

Brian Marshall gave a summary of the proposal, restoring the original Juliette balcony and increasing the prominence of the horizontal lines on the front (Yates Street) façade. The Committee was supportive of the

proposal and had questions about the original architectural plans and architect who designed the home.

Moved by: Holly Washuta

Seconded by: David Bergen

“That the St. Catharines Heritage Permit Advisory Committee recommend approval of the heritage permit application for 68 Yates Street, for the - removal of second-storey band of cosmetic, non-structural windows on the Yates Street façade and restoration of the façade.

**CARRIED**

**9. Information/Correspondence**

- Supporting information for 91 Dalhousie Avenue.
- Supporting information for 38 Lakeport Road.
- Supporting information for 68 Yates Street.

**10. Date of next meeting**

Thursday, May 28, 2020

**11. Motion to Adjourn**

Moved by: Robert De Wolfe

Seconded by: David Bergen

“That the SChPAC meeting be adjourned at 3:06pm.”

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