

St. Catharines Heritage Permit Advisory Committee

Minutes

Thursday, June 25, 2020

Electronic Participation at 2:30pm

Attendance:

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

Regrets:

David Bergen

Staff Liaison:

Chloe Richer, Heritage Planner, Planning and Building Services
Elaine Munro, Committee of Adjustment Secretary-Treasurer, Planning and Building Services

1. Call meeting to order (Chair)

Brian Narhi called the meeting to order at 2:30pm

2. Recognition of Traditional Territories

3. Additions / Deletions to the Agenda

None.

4. Motion to approve the agenda

Moved by: John Crawley
Seconded by: Robert DeWolfe

“That the SCHPAC ratify and adopt the Agenda for this SCHPAC meeting held on June 25, 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 SChPAC meeting of May 28, 2020, be approved.”

CARRIED

6. Presentations (invited guests)

None.

7. Business arising from the minutes

None.

8. Business

8.1 85 Church Street (Part IV Designation)

Owner(s): City of St. Catharines

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

File No.: 20 110921 HERT

- Masonry repairs and related maintenance work (foundation repointing, grouting and waterproofing), window and cornice restoration, and electrical service replacement and repairs.

Chloe Richer outlined the policy context for this project. She noted that the project is not in a Heritage Conservation District but is one of the individual Part IV designated properties and as such, the Committee is looking at Heritage Attributes that may be altered during the work. A Heritage Permit is required as some of the earlier or original materials described in the Designation By-law are being replaced.

Mr. Covatta gave a summary of the proposal and described the work that is to be done. He stated that there are several pieces to the puzzle. Using Site Plan (L1), he described the restoration of the parking area between the annex and the main building (Folk Arts Centre) with the hatched pattern being the pedestrian area. Using Plan A1, Mr. Covatta explained what is currently on site and what is being replaced. He noted:

- That all areas are being resurfaced, including the fire zone;
- There will be a landscaped court yard with paving stone and flush planting beds;
- A ½ basketball court;
- Foundation restoration;
- Removal and reinstatement of the stairs at the side of the annex;

- Removing the existing bollards;
- The existing tree is dead and being removed by Community, Recreation and Culture Services (the Parks Department);
- Relocating the shed to the south side of Robertson School; and
- Noted the trenching area.

Referring to elevation plans, Mr. Covatta advised the Committee that he will comment from the top down. He stated that they are restoring the cornice which is wood and painted. It is in restorable condition so the paint will be scraped off and the wood pieces repaired using “Dutchman” repairs. The roofing is sheet metal, which will be removed and replaced with steel metal flashing.

Mr. Covatta outlined a piece of the cornice on the plan that he believes is asbestos cement that was previously replaced, but is not a profile cornice. There is some masonry restoration work that will require that this cornice be removed and thought best to replace the cornice with a matching profile.

Mr. Covatta then discussed the window restoration. All windows are wood sash; some windows have divided lights and some glazing is plexiglass. The proposed approach is to scrape the windows to remove loose paint, repaint, replace the plexiglass with glass and install an aluminum storm window. Mr. Covatta stated that the reason for the aluminum, is that it is the thinnest profile and thus the least visually impactful, and will protect the heritage elements as recommended by the Heritage Consultant.

Across the façade, Mr. Covatta stated that there will be some masonry repointing throughout on all four facades and brick replacement. On the west elevation, there are two brick pilasters that have significant mortar erosion and there may be quite a bit of rebuilding the pilasters but the contractor may be able to reuse the brick or remove and reinstall them.

For the foundation portion, Mr. Covatta stated that he does not think there is a waterproofing membrane and that there is quite a bit of the mortar erosion throughout the foundation. The exposed corners have rubble coming off and they are looking at reinstating any broken, loose or lost units and repointing the entire foundation. Testing was conducted and it was determined that the core rubble inside the foundation has experienced significant mortar loss and have a high majority of cavities

within the wall which is causing it to be unstable. The Heritage Consultant recommended a process called Core Rubble Grouting which injects cellular foam grout inside the wall, stabilizing and preventing any further moisture migration. Finally, waterproofing and weeping tile will be done.

The final part of the project which does not have any heritage impact is an electrical upgrade.

A Committee member asked how long is the timeframe of the completion of the work. Mr. Covatta stated that they tendered the project and received quotes back few weeks ago, however, the prices came in significantly above budget. Additional funds will be requested so that the work can be done in 2021. He stated that they would like to start on the pilasters on the west elevation as it is critical work and will try to execute this work this year along with the electrical work. He advised that the construction window is at least three months.

A Committee member asked if this was a City-owned property and who would be doing the masonry work. Mr. Covatta stated that it is a City-owned property and stated that when they tender the project, they won't know who will be doing the masonry work yet but requested with the bids that qualifying documentation of heritage experience be included.

A Committee member stated that they are happy that the contractors will be using an appropriate mortar to avoid further deterioration of the bricks. Mr. Covatta stated that the architect did use a masonry consultant who specializes in heritage restoration work and knows the implications of not using an appropriate heritage mortar.

Mr. Covatta asked if there was any concern with the storm windows. A Committee member described the window and asked if the aluminum would have some colour. Mr. Covatta stated that at the moment they haven't coloured them but think they are able to. He stated that at the moment they are clear and anodized. They are a very low profile and were suggested as they are the least visual impacting. Aluminum was chosen over wood as it is the lowest profile. A Committee member noted that they are low maintenance as well. A Committee member asked if the aluminum storms allow the wood sashes to breathe and dry out and whether there are any concerns with impacting wooden windows. Mr. Covatta stated that he believes there is a heat vent for them and the reason for the storms is

to protect the windows. He can look into the specifications and get back to the Committee if desired. Ms. Richer advised that storm windows are a feature that come on and off the windows and in the past, the Committee has not needed to provide a heritage recommendation for storm windows that are not identified as Heritage Attributes. This is part of the project and not part of the Heritage permit.

A Committee member stated that he would like to see the same colour as the window frames right now.

Moved by: Holly Washuta

“That the St. Catharines Heritage Permit Advisory Committee recommend approval of the heritage permit application for 85 Church Street, for masonry, window and cornice restoration using in-kind (“like-for-like”) materials.”

CARRIED

9. Information/Correspondence

- Supporting information for 85 Church Street.

10. Date of next meeting

Thursday, July 30, 2020

11. Motion to Adjourn

Moved by: Dr. John Bacher

Seconded by: John Crawley

“That the SChPAC meeting be adjourned at 3:10pm.”

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.