

St. Catharines Heritage Permit Advisory Committee

Minutes

Thursday, February 25, 2021

Electronic Participation at 2:30 pm

Attendance:

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

Regrets:

John Crawley

Staff Liaison:

Michael Seaman, Heritage Planner, Planning and Building Services
Wilrik Banda, Planning Technician, Planning and Building Services

Council:

Councillor Carlos Garcia

Guests:

Larissa Brodsky, Architect, 17 Peel Street
Leah Wallace, Heritage Consultant, 17 Peel Street
Ann Tasonyi and Gerald Darcie, owners 17 Peel Street
Michael Kemp, Owner 29 Yates Street
Megan Hobson, Heritage Consultant, 29 Yates Street
Mark Shoalts, Professional Engineer, 29 Yates Street
Lou Marcantonio, Architect, 28 Lakeport Road
Sally McGarr, Owner, 28 Lakeport Road
Christopher O'Connor, Proposed restaurant proprietor, 28 Lakeport Road

1. Call meeting to order (Chair)

The Co-Chair, Robert De Wolfe, called the meeting to order at 2:31 pm

2. **Recognition of Traditional Territories**
Co-Chair, Brian Narhi acknowledged that the land on which the St. Catharines Heritage Permit Advisory Committee meets today is the traditional territory of the Haudenosaunee and Anishinaabe peoples
3. **Additions / Deletions to the Agenda**
None
4. **Motion to approve the agenda**

Moved by: Dr. John Bacher

“That the SCHPAC ratify and adopt the Agenda for this SCHPAC meeting held on February 11, 2021, copies having been previously distributed.”

CARRIED
5. **Motion to adopt the minutes of the previous meeting**
D Moved by: Holly Washuta

“That the Minutes from the SCHPAC meeting of December 17, 2020, be approved.”

CARRIED
6. **Declarations of Interest**
None
7. **Presentations (invited guests)**

Larissa Brodsky, Architect
Leah Wallace, Heritage Consultant
Ann Tasonyi, Owner
Gerald Darcie, Owner

Michael Kemp, Owner
Megan Hobson, Heritage Consultant
Andrew Hellwig, Architectural Designer
Mark Shoalts, Engineer, CAHP

Lou Marcantonio, Architect
Sally McGarr, Owner
Christopher O'Connor, Proposed restaurant proprietor

Regarding Item 8.1

Regarding Item 9.1

Regarding Item 9.2

8. Business arising from the minutes

8.1 17 Peel Street (Port Dalhousie HCD)

Owner(s): Ann Tassonyi and Gerald Darcie

Agent(s): Larisa Brodsky, Larisa Brodsky Architect. Inc.

Heritage Consultant: Leah Wallace, MA, MCIP, RPP

File No.: 20 119108 HERT

This Item was considered in two parts:

Part a) Proposed demolition of Existing Cottage

Part b) Proposed new dwelling

Ms. Brodsky, Architect discussed the proposal which was previously considered at the December 17, 2020 meeting of the SCHPAC and provided new information to the committee. The key piece of new information was a structural assessment prepared by Hank A. P. Huitema, M.Eng., P. Eng, Senior Structural Engineer with Kalos Engineering Inc. The report outlined a number of areas in which the current dwelling is not conforming to the Ontario Building Code and recommended a series of 10 upgrades to the structure if it was to be retained. The letter noted “that given the extent and cost of the recommendations, a full replacement may be a more prudent solution”.

Ms. Leah Wallace, Heritage Consultant provided some highlights of the heritage impact assessment which was completed for the property. It was noted that Peel Street is now an eclectic mix of mostly renovated and new buildings of varying styles. It was indicated that the example cited by the committee at the December 17, 2020 meeting located at 7 Abbey Lane (At Peel) where a cottage was preserved with a contemporary addition did not resonate as a good approach as the opinion was expressed that the historic cottage was totally subsumed by a modern addition that is not appropriate to the street. The opinion was noted that 17 Peel Street does not add to the streetscape but rather tends to detract from it, it is unknown what it really looked like from the beginning, is not an important building or a nice building and is substandard. It was the opinion of the consultant that the most important aspect of the cottage enclave were the narrow streets and closeness of the buildings.

The Committee discussed the merits of the existing building. Co-Chair Narhi indicated that he rated the building as a category 3, however, in consideration of O. Reg 9/06 it was noted that the building does have associative value as part of the general trend of the cottage enclave, contextual value and supports the prevailing historic character of the neighbourhood. It was noted that the restriction on access to City Directories at the library resulting from Covid 19 precludes the gathering of exhaustive information about the occupants of the building during its history.

Member Bergen indicated that he concurred with the Co-Chair in that the building had been occupied continuously since it was built. He indicated that he was concerned that he would find it difficult to find an older house in Port Dalhousie and the Cottage District in particular that was in conformity with all current building codes and is therefore concerned about the use of this argument to support demolition of a contributing structure.

Councillor Garcia noted that the committee has received structural reports in the past which pointed to significant flaws that led to a conclusion that demolition was necessary, however in this instance while the engineer noted certain improvements and repairs that should be made it did not say that the building has to come down.

Member Washuta indicated that the decision should be based on the outcome of the evaluation of the building in accordance with the committee's rating system.

It was noted by the Heritage Planner that the committee had previously voted to discontinue use of the rating system, which had been based on those in use in Cities such as Kingston due to concerns about its applicability to the St. Catharines context, in particular within neighbourhoods of simple, vernacular homes which collectively form a cultural heritage landscape. In the absence of a new rating system at the present time the committee could use the old system as a reference point. It was also noted that the standard across Ontario is to evaluate heritage properties in accordance to how they compare with the Ministry criteria for determining cultural heritage value or interest under O. Reg 9/06. Under O. Reg 9/06 if a building meets at least one criterion it is considered worthy of designation.

Member Bacher noted that in the Heritage District Plan demolitions are to be discouraged.

Ms. Brodsky, the project architect, was asked for clarification. It was noted that it was impossible to make the cottage accessible as it is very small.

Member Humeniuk indicated that in reviewing the engineer's report he believed that there would be little left of the structure once deficiencies were rectified. It was noted that issues of height cited by the applicant were known when the building was purchased.

Moved by: Andrew Humeniuk

Seconded by: Holly Washuta

“That the St. Catharines Heritage Permit Advisory Committee recommend approval of the heritage permit application for 17 Peel Street for the demolition of existing building on the site on the understanding that the existing building is to be replaced by one single new building is intended.”

CARRIED

Moved by: Dr. John Bacher

Seconded by: Holly Washuta

“That the St. Catharines Heritage Permit Advisory Committee recommend approval of the heritage permit application for 17 Peel Street for the proposed new building on the site.”

CARRIED

9. **Business**

9.1 29 Yates Street (Yates Street HCD)

Owner(s): Michael Kemp, President DBK Homes Inc.

Agent(s): Megan Hobson, Heritage Consultant

File No.: 21 101358 HERT

- Proposed removal of rear wing, side porch and renovations

Michael Kemp, President of DBK Homes Inc. gave a presentation describing the proposed renovations to the property at 29 Yates Street. The renovations included removal of a portion of the rear of the building, removal of an historical bay window and replacement with a new window, removal of a side porch, removal of shutters, refurbishment and return of some shutters to the front elevation and storage elsewhere, repointing original brick, replacement of existing windows with the exception of the windows on the front façade which will be restored and returned. It was also indicated that they were going to remove the exterior doors from the front portico and storing them. They indicated that they were originally going to make an all-black colour scheme for the windows

and trim and have instead decided to retain it as it is. The demolition is proposed for the back extension only. It was indicated that the house is being renovated for sale to a future owner. It was indicated that they were not going to reinstall the original front second balcony as the photos that exist of the feature are not 100% clear in the details. Mr. Kemp indicated that the proposal as written in the presentation “to replace all original brick” was an error. The intent is to replace the mortar but not the brick. Replacement is proposed only where the deterioration of the brick makes the brick unsalvageable.

Andrew Hellwig, Architectural Designer for the project was asked to provide details of the proposed revised double bay window on the east side elevation. Limited detail was available, and it was confirmed by the Heritage Consultant that this part of the project was not evaluated in the Cultural Heritage Resource Assessment. Ms. Hobson indicated that the HIA would need to be revised to include reference to the new window detail.

Councillor Garcia asked why the owners wished to remove a character defining bay window and replace it with a new bay window of a different design. Mr. Shoalts indicated that there is serious damage in the bay window due to neglect over the years. He indicated that the cost of repairing the window was prohibitive if the window is replaced it should be clearly modern. It could be restored but it will be costly.

Chair Narhi indicated that he would prefer if the new bay window incorporated some details reflecting the original trim. It was noted that the removal of the side porch was previously brought up to the SCHAC about a decade ago. At that point the committee decided that it was a heritage feature and should stay. It was noted that the exterior doors are over 100 years old and are part of the original building. The same concerns were noted with respect to tiling in the entranceway and stained-glass windows in this area, marble fireplaces, interior trim and baseboards. It was recommended that any brick salvaged from the rear addition to be demolished should be used in the restoration.

Member Washuta noted that the building is one of the oldest houses in the City and it was important to preserve authentic historic detailing. It was indicated that Member Washuta is opposed to the removal of the side porch.

The proposal for the bay window renovations would be considered through a future proposal for a minor revision to the heritage permit approval. Such proposal should include in the complete application an updated Heritage Impact Assessment which considers the proposed renovations to the bay window.

Moved by: Dr. John Bacher

Seconded by: Brian Narhi

“That the St. Catharines Heritage Permit Advisory Committee recommend approval of the heritage permit application for 29 Yates Street for the partial demolition of the rear addition and side porch and alterations presented, with the exception of the proposal to remove the east bay window which was received after the submission deadline, subject to:

- Retention of the doors on the front elevation.
- Retention of detailed window trim from the existing east side bay window in the proposed updated bay window.
- The applicant bringing forward an application for a minor revision to the heritage permit to consider renovations to the side bay window.

CARRIED

9.2 28 Lakeport Road (Port Dalhousie HCD)

Owner(s): McGarr and Associates Inc.

Agent(s): 2M Architects Inc.

File No.: 28 21 101430 HERT

- Proposed restoration of exterior, roof, siding, windows trim
- Restoration of Covered walk structure
- Replace side yard steps up to Hogan's Alley
- Remove existing Bar Patio and replace with new container kitchen and 2nd Patio

Lou Marcantonio, 2M Architects described the proposal for the property which includes renovations and restoration of the store building fronting onto Lakeport and updates to the Hogan's Alley side of the property which include the addition of a bar made from an adapted shipping container. It was noted that the ground floor would be a commercial use, the upper floor would be residential. It was not known if the upper floor would be an apartment or short term residential. The work to the Lakeport side of the property includes window replacement, painting, structural reinforcement.

Christopher O'Connor described his proposal for the Hogan's Alley side of the property which includes a modified shipping container bar, an outdoor seating area, planting and signage. The business is proposed to be called the Port

Dalhousie Supply Company Limited. A company which celebrates the uniqueness of Port Dalhousie.

Chair Narhi asked if there was any attempt to introduce greenery into the metal frame above the patio.

Moved by: Dr. John Bacher

Seconded by: Holly Washuta

“That the St. Catharines Heritage Permit Advisory Committee recommend approval of the heritage permit application for 28 Lakeport Road for restoration of exterior roof siding, windows trim, restoration of covered walk structure, replacement of steps up to Hogan’s Alley and removal of existing Bar Patio with new container kitchen and second patio.”

CARRIED

10. Items of Correspondence

- Supporting information for 17 Peel Street
 - o Application Information
 - o Heritage Impact Assessment
 - o Structural Report
- Supporting information for 29 Yates Street
 - o Application Information
 - o Heritage Impact Assessment
- Supporting information for 28 Lakeport Road
 - o Application information

11. Date of next meeting

Thursday, March 25, 2021

12. Motion to Adjourn

Moved by: Dr. John Bacher

“That the SCHPAC meeting be adjourned at 4:57 pm.”