

St. Catharines Heritage Permit Advisory Committee

Agenda

Thursday, March 25, 2021

Electronic Participation at 2:30 p.m.

As part of the City's commitment to safety during the COVID-19 pandemic, this meeting will be held electronically.

This Meeting may be viewed online at www.stcatharines.ca/youtube

Public Comments: The public may submit comments regarding agenda matters by contacting Michael Seaman, Heritage Planner at mseaman@stcatharines.ca by March 24, 2021 before 3:00 p.m. Comments submitted will be considered as public information and entered into public record.

-
1. **Call meeting to order (Chair)**
 - 2:30 p.m.
 2. **Recognition of Traditional Territories**
 3. **Additions / Deletions to the Agenda**
 4. **Motion to approve the agenda**
 5. **Motion to adopt the minutes of the previous meeting**
 - February 25, 2021
 6. **Declarations of Interest**
 7. **Presentations (invited guests)**

Michael Kemp, Owner	Regarding Item 8.1
Megan Hobson, Heritage Consultant	
Andrew Hellwig, Architectural Designer	
Mark Shoalts, Engineer, CAHP	
Ulrike Wiens, Owner	Regarding Item 9.1
Ian Graham, Rock Maple Niagara LTD., Agent	
Joseph & Barbara Colonna, Owner	Regarding Item 9.2
William Heikoop, Planner	and Item 9.3

Kim Learn, Owner
Glen Curnock, Architect, G. Curnock and Associates
Carla Parslow, Parslow Heritage Consulting
Christopher Lemon, Parslow Heritage Consulting

Regarding Item 9.4

8. Business arising from the minutes

8.1 29 Yates Street (Yates Street HCD)

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

Agent(s): Megan Hobson, Heritage Consultant, CAHP

Mark Shoalts, Professional Engineer, CAHP

File No.: 21 101358 HERT

- Proposed removal and replacement of side bay window and renovations

9. Business

a) 9.1 106 Dalhousie Avenue

Owner(s): Ulrike Wiens

Agent(s): Ian Graham, Rock Maple Niagara Ltd.

File No: 21 101475 00 HERT

- Proposed new shed to match existing residence on property

b) 9.2 8 Paxton Avenue

Owner(s): Joseph and Barbara Colonna

Agent(s): William Heikoop, Upper Canada Consulting

- Revision to a previously approved heritage permit application related to design changes and reduction in height.

c) 9.3 10 Paxton Avenue

Owner(s): Joseph and Barbara Colonna

Agent(s): William Heikoop, Upper Canada Consulting

- Revision to a previously approved heritage permit application related to design changes and reduction in height.

d) 9.4 9 Shelley Avenue

Owner(s): Kim Learn

Agent(s): Carla Parslow, Senior Cultural Resource Specialist

Christopher Lemon, Cultural Heritage Specialist

Glen Curnock, Architect, G. Curnock and Associates

e) 9.5 6 Paxton Avenue

Owner(s) Patrick and Susan McCurrie,

- Proposed Front Yard Fence concurrent with application (20 118795 to Vary Fence By-law 2014-68

10. **Items of Correspondence**

- a) Sub-Item 1 – Supporting information for 29 Yates Street
- b) Sub-Item 2 – Supporting information for 106 Dalhousie Avenue
- c) Sub-Item 3 – Supporting information for 8 Paxton Avenue
- d) Sub-Item 4 – Supporting information for 10 Paxton Avenue
- e) Sub-Item 5 – Supporting information for 9 Shelley Avenue

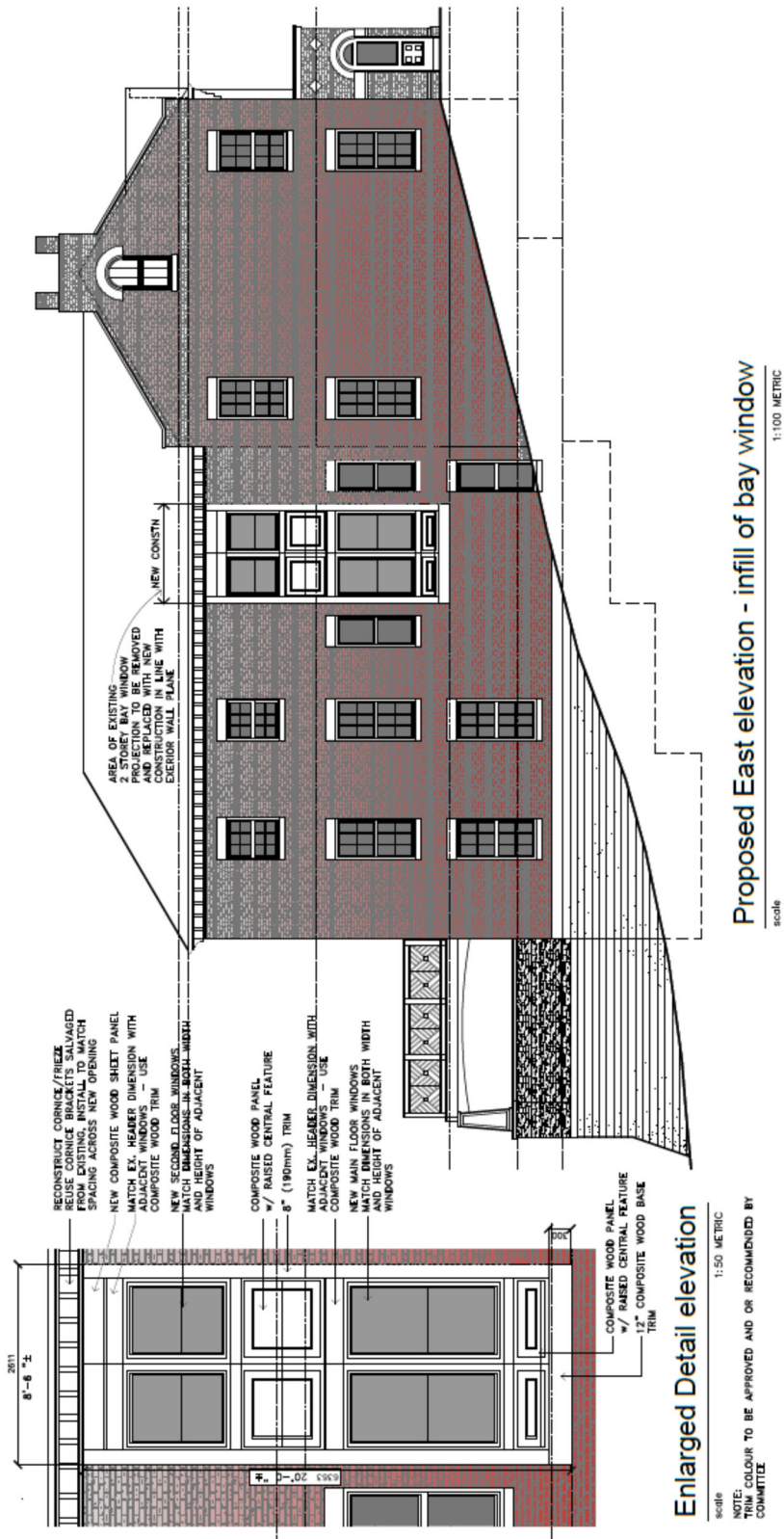
11. **Date of next meeting**

- April 29, 2021

12. **Motion to Adjourn**

Sub- Item 1 -

Supporting information for 29 Yates Street



Proposed East elevation - infill of bay window

1:100 METRIC

scale

Enlarged Detail elevation

1:50 METRIC

NOTE: TRIM COLOUR TO BE APPROVED AND OR RECOMMENDED BY COMMITTEE

drawing	drawing no.
proposed bay window replacement elevation	sk-1
	plot
	revised
	drawing

A. ISSUED TO CLIENT FOR ADDITION TO HIA AND COMMITTEE SUBMISSION
20210307 – AAH

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29 Yates Street

APPENDIX B2: HISTORIC DOCUMENTATION - INTERIOR

These interior photos of 29 Yates Street were provided by the current owner and document the interior prior to his ownership. When he acquired the property, a previous owner had removed much of the plaster and lathe, including decorative plaster features and some heritage features were removed or damaged at that time. Replacement of flooring throughout, with the exception of the Minton tiles in the portico, is currently underway and existing baseboards have been removed. The current condition of the interior is documented in Appendix A: Photo Documentation of the *Heritage Impact Assessment* (Hobson, 2021). These photos are provided as a historic record of the interior features and finishes. The captions identify heritage features and heritage features that will be preserved are underlined. The following notation indicates how the heritage feature will be preserved:

- * to be preserved *in situ*
- ** to be salvaged and stored on site
- *** to be salvaged and re-purposed elsewhere



ENTRANCE PORTICO – *wood doors with raised panels, *Minton tile floor



ENTRANCE HALL – wood flooring, wood door frames with raised panels, wood baseboard, plaster crown moulding, plaster ceiling medallion, radiator cover with marble top (damaged), ***wood staircase with scroll newel post



1ST FLOOR DOUBLE PARLOUR – wood flooring, wood baseboard, wood window and door frames with raised panel dado, plaster crown moulding, plaster arch with brackets, plaster ceiling medallion, *wood fireplace mantle with cast iron insert and tiled surround



1ST FLOOR OFFICE – wood baseboard, wood window trim, plaster crown moulding, plaster ceiling medallion, *painted brick fire surround with wood mantle

29 Yates Street_ADDENDUM 18 March 2021_HIA 11 Feb 2021 Revised 13 Mar 2021



LIVING ROOM – wood flooring, wood baseboard, wood window frames with raised panels, marble mantle with cast iron insert (already removed)



2ND FLOOR HALLWAY – wood flooring, wood staircase, wood baseboard, wood door frame with raised panels

29 Yates Street_ADDENDUM 18 March 2021_HIA 11 Feb 2021 Revised 13 Mar 2021

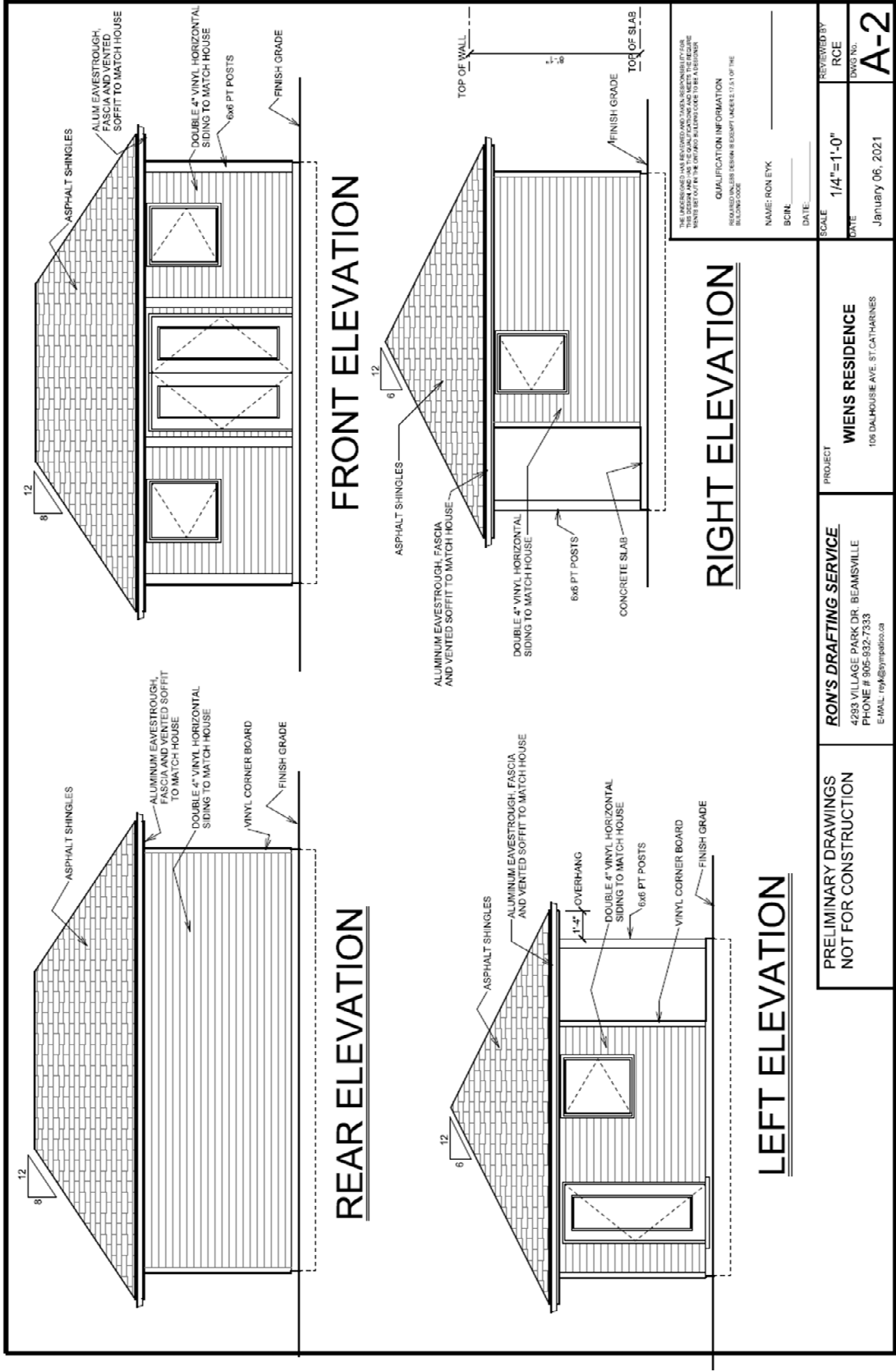


2ND FLOOR BEDROOM – wood flooring, wood baseboard, wood window frames, *cast iron fire insert, **cast iron radiator



2ND FLOOR KITCHEN – wood flooring

29 Yates Street_ADDENDUM 18 March 2021_HIA 11 Feb 2021 Revised 13 Mar 2021



CITY OF ST. CATHARINES
LOT GRADING PLAN

LOT 50 AND 52, REGISTRAR'S COMPILED
PLAN No. 700 PLAN No. 700

STREET & No. 106 DALHOUSIE AVENUE

OWNER

BUILDER ROCK MAPLE NIAGARA LTD

EXISTING ELEVATIONS

Date Levels Taken JANUARY 5, 2021

FINISHED GRADING

Date Levels Taken

Proposed Grading Certificate

I HEREBY CERTIFY THAT THE PROPOSED GRADING WILL BE COMPATIBLE WITH ADJACENT LANDS AND THAT ALL SURFACE DRAINAGE ORIGINALLY FLOWING THROUGH, ONTO OR OVER THIS SITE IS BEING ACCOMMODATED, AND THAT THIS LOT WILL DRAIN SATISFACTORILY TO THE PRESENT EXISTING GRADES OF ADJACENT PROPERTIES.

Signature ROY S. KIRKUP Date JANUARY 15, 2021

Firm KIRKUP MASCOE URE SURVEYING LTD.

Accepted by: _____ Date _____

MUNICIPALITY

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As Constructed Grading Certificate

I HAVE TAKEN THE FIELD ELEVATIONS SHOWN (100.0) WITH RESPECT TO THE FINAL GRADING AND DO HEREBY CERTIFY THAT THE BUILDING CONSTRUCTED AND GRADING OF THE LOT IS IN CONFORMITY WITH THE PREVIOUS SUBMISSION FOR A BUILDING PERMIT. I FURTHER CERTIFY THAT THIS LOT WILL DRAIN SATISFACTORILY AND SUCH GRADING HAS NOT ADVERSELY AFFECTED ADJACENT PROPERTIES

Signature _____ Date _____

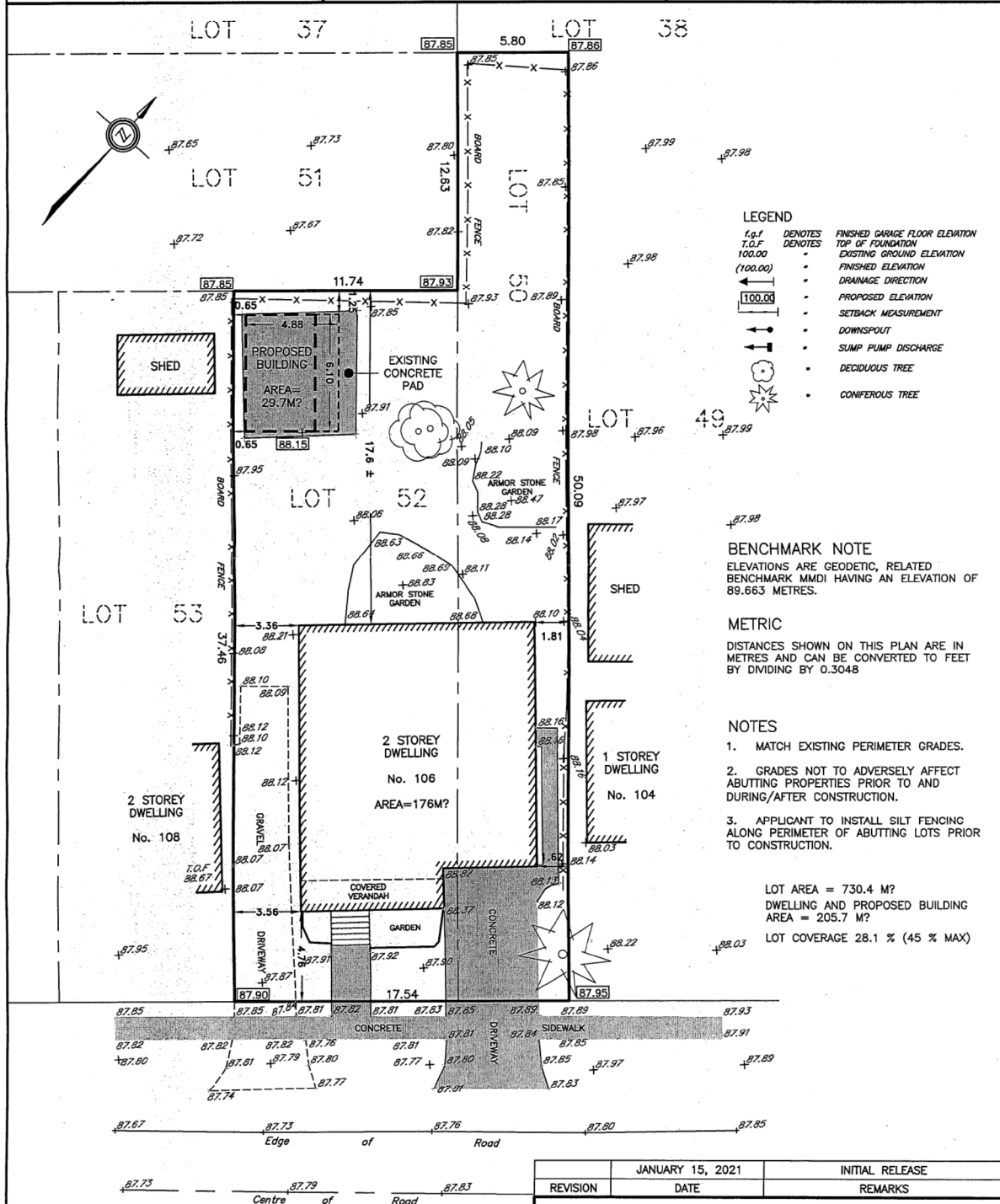
Firm KIRKUP MASCOE URE SURVEYING LTD.

Accepted by: _____ Date _____

MUNICIPALITY

SCALE 1 : 200

0 5 10 15 metres



REVISION	JANUARY 15, 2021	INITIAL RELEASE
	DATE	REMARKS

KIRKUP • MASCOE • URE
SURVEYING LTD.

49 EASTCHESTER AVENUE, ST. CATHARINES, ONTARIO L2P-2Y6
TELEPHONE (905) 685-5931, FAX (905) 641-4424
E-MAIL info@niagarasurveyors.com
www.niagarasurveyors.com

FILE: 2020-0278

DWG FILE : 20-0278 Gradeplan

Sub-Item 3 – Supporting information for 8 Paxton Avenue
Sub-Item 4 – Supporting information for 10 Paxton Avenue



**UPPER CANADA
CONSULTANTS**
ENGINEERS / PLANNERS

Upper Canada Planning
& Engineering Ltd.
3-30 Hannover Drive
St. Catharines, ON L2W 1A3
T: 905-688-9400
F: 905-688-5274

File: 20123
March, 17, 2021

To: Michael Seaman, MCIP, RPP, CAHP, MEDS – Heritage Planner
City of St. Catharines
50 Church Street
St. Catharines ON L2R 7C2

Re: Heritage Permit Application
8 & 10 Paxton Ave., St. Catharines

On behalf of our client Mr. Joseph Colonna, please accept these applications 8 and 10 Paxton Ave. in Port Dalhousie for lands legally known as Part 1 of Lots 1 and 2, Lake Section No. 6 Plan No. 7 (Village of Port Dalhousie) and Part of Lot 30, Plan No. 90 Designated as Lot 3, Registrar's compiled Plan No. 703.

The proposed dwellings received approval on the necessary consent and minor variance application on Feb. 26th, 2021. The applications included a severance of the existing property and relief for a number of setbacks. City Staff and the Committee of Adjustment determined that the proposed development is consistent with the built form of the surrounding cottage area neighbourhood.

The same proposed properties currently have approved heritage permits, however due to changes from the consent and minor variance process and update to the Heritage Permit is required. One of the conditions of approval notes that this required before final approval of the consent and a building permit application can be made.

Please accept this cover letter, application, and fee along the associated details enclosed. It is our hope that this can be reviewed at the next available Heritage Committee meeting.

Submitted with this letter, please find enclosed the following:

- Heritage Permit Applications & Associated Fees
- Architectural Drawings (Building Elevations, Floor Plans, Site Plan)
- Consent Sketch

If any further information is required, or if there are question/concerns with the application, please contact the undersigned to discuss.

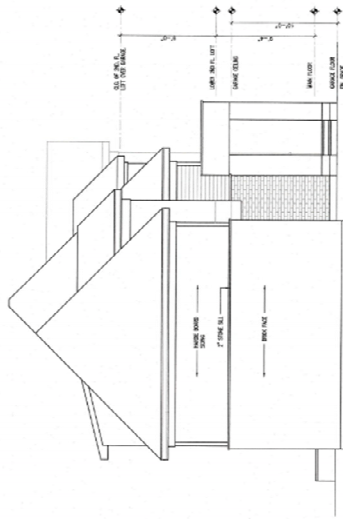
Sincerely,

William Heikoop, B.U.R.Pl.
Planner
Upper Canada Consultants

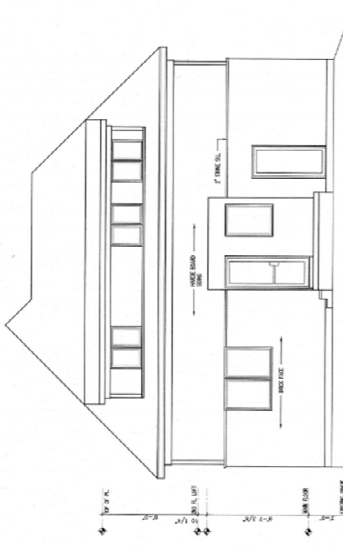
cc. Joseph G.A. Colonna Architect Inc.



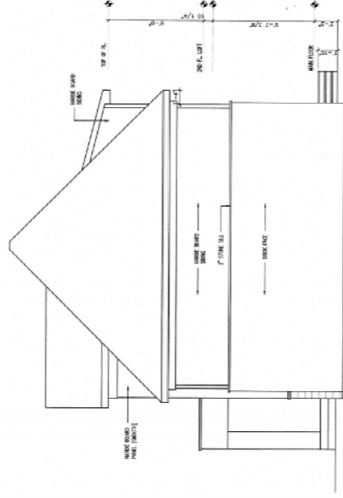
8 Paxton Ave Front Elevation
Scale: 1/8" = 1'-0"



8 Paxton Ave Left Elevation
Scale: 1/8" = 1'-0"



8 Paxton Ave Rear Elevation
Scale: 1/8" = 1'-0"



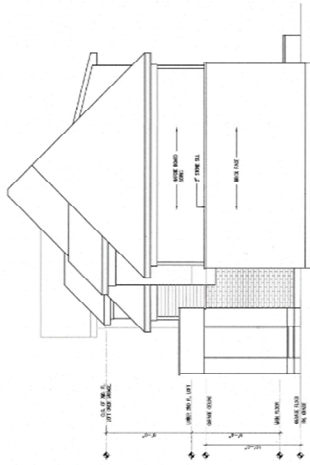
8 Paxton Ave Right Elevation
Scale: 1/8" = 1'-0"



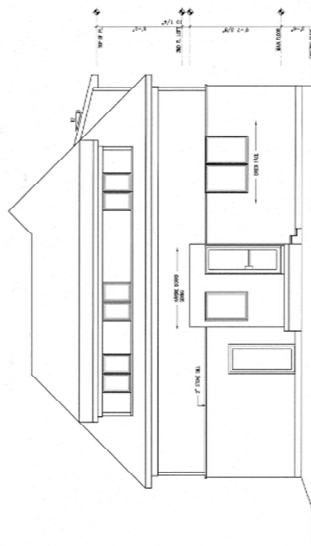
(ORIGINAL)



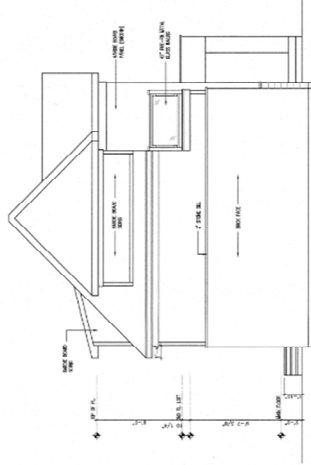
10 Paxton Ave Front Elevation



10 Paxton Ave Right Elevation



10 Paxton Ave Rear Elevation



10 Paxton Ave Left Elevation



Sub-Item 5 – Supporting information for 9 Shelley Avenue

Note: Full HIA report available from the Heritage Planner upon request.



Heritage Impact Assessment: 9 Shelley Avenue, Part of Lot 1, Broken Front on the Lake, Louth Township, Lincoln County, now City of St. Catharines, Niagara Region, Ontario

Project number: PHC-2021-017

Report Type: Original

Report Date: 10 March 2021

City of St. Catharines

Proponents: Kim Learn

Address: 9 Shelley Ave., St. Catharines, Ontario, L2N 5L4

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1. Executive Summary

Parslow Heritage Consultancy, Inc. (PHC) was retained by Kim Learn (the Proponent) to prepare a Heritage Impact Assessment (HIA) for 9 Shelley Avenue, St Catharines, Ontario (Project Area). The Proponent is undertaking the HIA at the request of City of St. Catharines as part of the application process to obtain a demolition permit and subsequent building permit for the redevelopment of the Project Area.

A site visit was conducted on 22 February 2021. The assessment documented the interior and exterior of the structure as well as the property and surrounding neighborhood. The Project Area at 9 Shelly Avenue includes a small gable roofed structure of frame construction located on the northern limit of a small residential lot.

Shelley Avenue serves as the western limit of the Port Dalhousie Heritage Conservation District (HCD). While on site it was observed that many of the structures on Shelley Avenue are of new construction, with three examples presenting as having been completed in approximately the last five years, an assessment supported by review of available satellite imagery.

Historic research indicates that 9 Shelly Avenue is derived from the structure erected by Erwin Paul Wallace c.1930. Since construction, the property has undergone repeated modifications transforming it from seasonal use to primary residence, a process that has degraded the structural fabric of the residence and negated the intrinsic cultural value of the structure.

While the design value of the structure associated with 9 Shelley Avenue has been compromised the contextual and associative value of the property remains. The physical layout of the property reflects the context in which the property evolved. The property is small, retaining its original proportions, maximizes the availability of outdoor space and minimizes the footprint of the physical structure on the lot. The overall composition of the lot and surrounding area contrasts with the regular and uniformed nature of residential subdivisions of the same period.

It is recommended that the footprint of the extant structure be maintained and that the redevelopment of the property include a landscape plan focused on maintaining the pedestrian scale of the property and delineating and accenting the aspects of the property that reflect the “cottage” style of the area. The landscape plan should incorporate the use of hedges and/or low fences to delineate the boundaries of the property and maintain an open and inviting atmosphere in keeping with the “Cottage Enclave”.

It is further recommended that the exterior finish of the proposed structure be achieved using a material and color scheme that minimizes the vertical dimensions of the structure.

The alterations as proposed maintain the contextual and associative values of the property and work to enhance the Port Dalhousie Heritage Conservation District, providing for retention of the history of the “Cottage Enclave” and supporting the economic prosperity of area.

2. Personnel

Carla Parslow, Ph.D., CAHP	Senior Cultural Resource Specialist
Christopher Lemon, B.Sc., Dip. Heritage	Cultural Heritage Specialist

Acknowledgements

Kim Learn	Property Owner
Glen Curnock	Architect, G. Curnock and Associates

3. Introduction and Description of Property

3.1 Description of Property

Parslow Heritage Consultancy, Inc. (PHC) was retained by Kim Learn (the Proponent) to prepare a Heritage Impact Assessment (HIA) for 9 Shelley Avenue, St Catharines, Ontario (Project Area). The Proponent is undertaking the HIA as part of the application process to obtain a demolition permit and subsequent building permit for the redevelopment of the Project Area.

The property at 9 Shelley Avenue is located on the western boundary of the Port Dalhousie Heritage Conservation District (HCD) (ASI, 2000; St. Catharines, n.d.). The cultural heritage value or interest of 9 Shelley Avenue was not directly assessed during the development of the Port Dalhousie HCD, but its inclusion within the limits of the Port Dalhousie HCD places 9 Shelley Avenue under Part V Section 42 (1) of the *Ontario Heritage Act* (Ontario, 1990). Based on the boundaries of the Port Dalhousie HCD, 9 Shelley Avenue is identified on the City of St. Catharines listing of *Designated Properties Under the Ontario Heritage Act* (Revised April 2019) and identified under the City of St. Catharines By-Law 2003-63 (St. Catharines, 2019).

The Project Area is comprised of a 0.02-acre section of Lot 1, Broken Front on the Lake, Township of Louth, Historic County of Lincoln, granted by the Crown to Captain Peter Ten Broeck in 1796. The Project Area is municipally identified as Lot 5 TP PL 154, Louth, City of St. Catharines (Appendix D).

The Project Area contains a single storey two bay hip roofed structure clad in beige stucco.

3.2 Present Owner Contact Information

Kim Learn
9 Shelley Avenue
St. Catharines, Ontario
L2N 5L4

5.2 Site Analysis

The Project Area at 9 Shelley Avenue includes a one storey two-bay rectangular structure with medium hip roof of frame construction. The main façade faces northeast with the main entrance located on the southwest side. The exterior of the structure is clad in beige stucco with structural openings accented with square trim clad in the same beige stucco. The structure resides upon a concrete block foundation, the exterior of which is clad in a concrete parge coat. The roof of the structure is clad in brown three-tab asphalt shingles. All soffit, fascia, and rain gutters are of modern aluminum. The rear of the structure has been augmented by a small rectangular addition with no basement that utilizes a shed roof and is clad in the same beige stucco.

The Project Area at 9 Shelley Avenue is constructed in the architectural style known as “Bungalow”, a style popular in Southern Ontario between 1900 and 1945 (Blumenson, 1990;176).

The residence does not display any design details of note and does not present with intact exterior features of historical significance. The only original feature present on the exterior is the rectangular plan. The exterior finishes are indicative of modern construction, with the stucco surface likely being utilized to conceal a layer of rigid insulation.

Overall, the structure retains very little of its as-built configuration. All original exterior finishes have been replaced over time, including all original windows and doors. The structure also presents an altered elevation from its original form due to the addition of the block foundation.

The structure resides on a small 0.02-acre rectangular lot that in addition to the residential structure contains a parking pad, pergola and a small back and side yard (Figure 1).

From the time of initial construction 9 Shelley Avenue has undergone numerous changes. The building has been lifted and a foundation added, an addition was constructed on the rear and free-standing garage was constructed and later demolished in the southwest corner of the property. It is unknown when these alterations occurred, but aerial images indicate the presence of the garage in 1969 (Image 5).

Interior assessment of the structure indicates the interior layout has undergone modification and its current configuration likely does not reflect the original as-built floor plan and is more in keeping with the architectural finishes of the mid-20th century.

Analysis of the interior of the home suggests the extant structure was originally constructed without a basement. It is presumed the rectangular structure was later lifted, and the extant concrete block foundation erected and a basement added. The assumption that the structure was raised and a foundation added is based on examination of the sill plate and the joinery between the sill plate, the foundation and the floor joists. A secondary sill plate of dimensional lumber is located between the block foundation and the original bottom plate, which was constructed of large circular sawn material. It is presumed this large circular sawn material represents original construction as the housings for the floor joists have been cut into this timber and the entire structure now rests on the modern dimensional lumber. There is also a distinct color difference between dark original material and the more modern material, with presents with a much lighter colour (Images 24-26).

It is also evident that multiple structural changes have been made to the floor. These alterations include the removal of sections of subfloor, alterations to floor finishes and the alteration of structural elements resulting in a structurally weakened floor structure. There is evidence of the abandonment of and subsequent construction of a new stair opening. These alterations are evident in the framing members of the floor structure. The subfloor around the current stairs exhibits rough saw cuts and a closed stair opening was observed on the southeast side of the structure, which contained a portion of hand-hewn timber which is temporally incongruent with the chronology of the home.

As a result of the concealment of the underlying structure of the exterior of the home with modern stucco, and the presence of aluminum finishes, it was not possible to fully assess the overall condition of the structure. As noted in the *Port Dalhousie Heritage Conservation District Guidelines for Conservation and Change*, ““quick fix”, “maintenance free” and “magic remedies”” (ASI et al, 2001:4-2) of which stucco, and aluminum finishes can be grouped can conceal and potentially accelerate the degradation of underlying conditions. Based on the condition of the interior of the structure it is likely the new exterior finishes were installed as a way of concealing exterior issues. The interior exhibits signs of neglect resulting in heaving and unlevel floors, and the presence of quick fix repairs and installations which have culminated in a structure in need of significant repair. Personal communications with the project architect, Glen Curnock, corroborate the findings of the site inspection.



Image 6: Front façade, facing Shelley Avenue, note proximity of right side of building to neighbour.

6. Evaluation of Cultural Heritage Value and Interest

6.1 Criteria for Determining Cultural Heritage Value or Interest

Ontario Regulation 9/06 prescribes the criteria for determining the Cultural Heritage Value or Interest (CHVI) of a property in a municipality. The regulation requires that, to be designated, a property must meet “one or more” of the criteria grouped into the categories of Design/Physical Value, Historical/ Associative Value and Contextual Value (MHSTCI 2006a). Table 2 lists these criteria, and identifies if the criteria is met by 9 Shelly Avenue; these criteria categories are expanded on below.

Table 2: Criteria for determining Cultural Heritage Value or Interest (CHVI)

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
The property has design value or physical value because it,		
I. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	The current structure is not rare, many examples of small seasonal-use structures exist in the surrounding area both within and outside the limits of the HCD.
II. displays a high degree of craftsmanship or artistic merit, or	N	The structure displays construction methods consistent with homeowner (DIY) style construction.
III. demonstrates a high degree of technical or scientific achievement.	N	The residence does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it,		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	9 Shelley Avenue is associated with the development of seasonal recreational structures popularised in the early to mid 20 th century.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Nothing was identified that suggests the property has the potential to yield unique information pertaining to a community or culture.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a	N	None observed, the structure is of vernacular design and construction.

community.		
The property has contextual value because it,		
I. is important in defining, maintaining or supporting the character of an area,	Y	This property is important in defining, maintaining or supporting the "Cottage" character of the area.
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	The property is linked to the past use of the area as a recreational seasonal cottage area.
III. is a landmark.	N	The property and structure are not landmarks.

6.1.1 Physical or Design Value

The property at 9 Shelly Avenue is a poor example of the cottage bungalow indicative of the "Cottage Enclave" of the Port Dalhousie HCD. While small in size, displays a hip roof and is of vernacular design, 9 Shelley Avenue does not reflect the essence of a seasonal home of the early to mid-20th century as described in the *Port Dalhousie Heritage Conservation District Study Heritage Assessment Report* (ASI 2000), cottages are usually covered in clapboard and have large double hung windows and porches (ASI 2000:3-7). The property at 9 Shelly Avenue exhibits none of these features; it has no porch or veranda and the exterior lacks the described vernacular clapboard style reflected in other structures in the area.

While derived from the original structure likely constructed between 1929 and 1934 for Erwin Paul Wallace, 9 Shelley Avenue has undergone repeated modifications transforming it from seasonal use to primary residence, a process that has negated the intrinsic cultural value of the structure.

6.1.2 Associative or Historical Value

While the structure does not conform, support or enhance the historic value of the "Cottage Enclave", the overall composition of the lot reflects the seasonal occupation indicative of the early to mid-20th century and supports the intent of the "Cottage Enclave" of the Port Dalhousie HCD.

The residence is set well back from the street allowing for clear sight lines the length of Shelly Avenue to the shore of Lake Ontario. The placement of the structure in close proximity to the northeast lot line maximizes open space on the rest of the lot and provides for and encourages the enjoyment of the outdoors.

6.1.3 Contextual Value

The physical setting of the property has contextual value. As stated above the physical layout of the property reflects the context in which the property evolved. The property is small, retaining its original proportions, maximizes the availability of outdoor space and minimizes the footprint of the physical structure on the lot. The overall composition of the lot and surrounding area contrasts with the regular and uniformed nature of residential subdivisions of the same period.

8. Description of Proposed Site Alteration

It is proposed that the current structure be demolished and a new two storey structure of comparable footprint be constructed on the extant foundation (Appendix B).

The propose rebuild will employ a three-bay design with gable roof and covered porch. The proposed design would work to enhance the front façade and maintain the spirit of the cottage atmosphere. The exterior design proposes large windows providing an open and inviting appearance. The exterior will be clad in a composite vertical siding reminiscent of traditional wood siding. An open patio is proposed for the southwest side of the structure encouraging outdoor living and preserving open space.

The proposed design would make use of the existing concrete block foundation and as such maintain the current setback from Shelley Avenue. The design will also retain the existing parking pad and maintain a landscaped front back and side yard, in keeping with the current configuration of the property. The use of an open-air parking pad allows the space to be utilized for both vehicle parking and for additional yard space. By not utilizing a permanent garage the limited size of the property is maximized and the more spacious scale of Shelley Avenue, as identified in the Heritage Assessment Report is retained (ASI, 2000).

The proposed two-storey construction is compatible with the existing two storey residences located to the northwest, east and north of the Project Area and will serve as a transitional buffer between the Port Dalhousie HCD and ongoing construction occurring adjacent to the boundaries of the HCD, thereby helping to preserve the sight lines of the neighborhood.

The alterations as proposed to 9 Shelley Avenue embrace the spirit of considerations for redevelopment as outlined in the *Port Dalhousie Heritage Conservation District: Guidelines for Conservation and Change* (ASI et al, 2001) and provides for the continued community feel of the neighborhood, retention of unique vernacular applications of architectural form, and provides for the continued economic prosperity and enjoyment of the larger HCD.

As illustrated in Appendix B the proposed alterations will retain the extant cement block foundation and retain the current configuration of the lot.

9. Measurement of Development or Site Alteration Impact

The proposed two storey structure is presented as the option that embraces the greatest breadth of considerations as set out in the *Port Dalhousie Heritage Conservation District: Guidelines for Conservation and Change* (ASI et al, 2001). As stated the HCD endeavors to (ASI et al, 2001: 3-1):

“ensure the wise care and management of the heritage character of the area. Physical change and development are to be managed in a way that the components buildings, streets, beaches and open spaces are either protected or enhanced”.

The property at 9 Shelley Avenue has undergone modifications to the original structure that diminish the character of the “Cottage Enclave” of the Port Dalhousie HCD; this includes the addition of modern stucco to the exterior coupled with the current modern vinyl windows and aluminum door.

9 Shelley Avenue is situated on the extreme western limit of the Port Dalhousie HCD and as such is not located within the nucleus of the identified “Cottage Enclave”, centered on Considine, Abbey, Mansfield, and Paxton Avenues (ASI, 2000; ASI et al, 2001). As such, properties located on the perimeter of the HCD could provide a transitional buffer between the nucleus of the HCD and the surrounding residential infrastructure located outside the limits of the HCD. There is currently a three storey new build occurring adjacent to the HCD, overpowering the architectural scale of the HCD and as a result detracting from the cultural viewshed which contributes to the HCD.

The alterations to 9 Shelley Avenue as detailed in Appendix B can serve to insulate the intended atmosphere of the “Cottage Area” by providing a graduation of scale between the limits of the HCD and the surrounding area. The overwhelming scale of new construction adjacent to the Subject Property are clearly depicted in images 32, 33, 35.

The *Port Dalhousie HCD Guidelines for Conservation and Change* do not aim to prevent or discourage change within the district and in fact can:

“encourage new development, construction and any public works where it is clearly demonstrated that such changes will have no adverse effect upon the heritage attributes of the district and will positively contribute to the character of the area” (ASI et al, 2001: 3-2).

The site alterations proposed for 9 Shelley Avenue embody the spirit of the HCD’s priorities by:

- ▶ Protecting remaining sight lines by providing a buffer between the nucleus of the “Cottage Enclave” and the surrounding residential development;
- ▶ Employing a modern compact building form that maintains open space and embraces the use of outdoor areas in keeping with the intent of “cottage culture”;
- ▶ Does not detract from or pose an adverse effect upon the heritage attributes of the district as the extant structure has been subject to extensive modification already and does not serve to enhance the heritage attributes of the district.

The proponent wishes to maintain the open space associated with the property; the most practical way of achieving this objective is to construct a two storey structure. The proposed structure that

will utilize a three-bay design with gable roof and covered porch and work to enhance the street exposure of the property and maintain the spirit of the cottage atmosphere.

10. Considered Alternatives, Mitigation and Conservation Methods

The 990 square feet (0.02 acres) which comprise the entirety of the Project Area make alteration to the existing structure within the guidelines established by the *Port Dalhousie Heritage Conservation District Guidelines for Conservation and Change* challenging.

There is not sufficient room to the rear of the extant structure to accommodate alterations, nor does the lot allow for alterations to occur on an inconspicuous side of the structure. Expansion to the southwest would result in the loss of all open space and increase the development footprint on the property, detracting from the overall aesthetic of the property, including the spacious scale of Shelley Avenue (ASI *et al*, 2001).

The development plan as outlined in Appendix B was achieved following assessment of the existing structure and an evaluation of the objectives of the project. The design presented takes into account the intent of the Port Dalhousie HCD and proposes a design that aims of minimizing the impact to the surrounding area.

10.1 Design Considerations

Initial consideration was given to the repair of the existing floor structure and the retention of the exterior walls. Analysis of the existing structure revealed that extensive structural augmentation would be needed to repair the existing floor structure which would result in the near total replacement of the existing structure material. Evaluation of the existing wall structure resulted in similar findings, thereby negating the ability of the current to support any augmentation. Overall reuse of the existing structure was deemed impractical and would result in reduced usable space.

Given the outlined considerations, demolition of existing superstructure while retaining the existing foundation into newbuild provided the most desirable outcome. The design as proposed retains the original footprint and reduces the extent of the current rear addition, thereby maximizing the open space available.

Given that the “Cottage Enclave” of the Port Dalhousie HCD is a dynamic cultural landscape that has evolved since the beginning of the 20th century, the proposed changes provide for a continuum of the design elements of the past while meeting the need of contemporary use.

10.2 Mitigation and Conservation Methods

It is recommended that the footprint of the extant structure be maintained and that the redevelopment of the property include a landscape plan focused on maintaining the pedestrian scale of the property and delineating and accenting the aspects of the property that reflect the “cottage” style of the area.

It is further recommended that the exterior finish of the proposed structure be achieved using a material and color scheme that minimizes the vertical dimensions of the structure.

12. Summary Statement and Conservation Recommendations

12.1 Summary Statement

Apart from the single-story elevation, the structure at 9 Shelley Avenue does not embrace the character of the "Cottage Enclave" of the Port Dalhousie HCD. The addition of modern stucco to the exterior of 9 Shelley Avenue coupled with the current modern vinyl windows and aluminum doors do not enhance or embrace the atmosphere of the Port Dalhousie HCD.

9 Shelley Avenue is situated on the extreme western limit of the Port Dalhousie HCD and as such is not located within the nucleus of the identified "Cottage Enclave" as presented in the reports pertaining to the Port Dalhousie Heritage Conservation District (ASI, 2000; ASI et al, 2001). As such alterations to the property pose minimal direct impact to the overall aesthetic of the HCD.

The alterations to 9 Shelley Avenue as detailed in Appendix B can serve to insulate the intended atmosphere of the "Cottage Area" by providing a graduation of scale between the limits of the HCD and the surrounding area.

12.2 Conservation Recommendations

As outlined in Section 10, implementing a landscape plan that incorporates the use of hedges and or low fences to delineate the boundaries of the property and maintain an open and inviting atmosphere would serve to enhance the atmosphere of the "Cottage Enclave".

It is recommended that the footprint of the extant structure be maintained and that that the redevelopment of the property include a landscape plan focused on maintaining the pedestrian scale of the property and delineating and accenting the aspects of the property that reflect the "cottage" style of the area.

It is further recommended that the exterior finish of the proposed structure be achieved using a material and color scheme that minimizes the vertical dimensions of the structure.

