

St. Catharines Heritage Permit Advisory Committee

Minutes

Thursday, December 16, 2021

Electronic Participation at 2:30 p.m.

Members:

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

Absent:

Dr. David Bergen

Staff Liaison:

James Neilson, Heritage Planner, Planning and Building Services

Council:

Councillor Ward 6, Carlos Garcia

Guests:

Vanessa Hicks – Morningstar Mill
Arnie Magnotta – 37 Lock Street
Dev Bingham – 132 Main Street

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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**

Moved by: Dr. John Bacher

“That the SCHPAC adopt the agenda for this SCHPAC meeting held on Thursday, December 16, 2021, copies having been previously distributed.”

Carried

5. Motion to adopt the minutes of the previous meeting

Moved by: Dr. John Bacher

“That the SCHPAC approve the minutes of the SCHPAC meeting held on Thursday, November 25, 2021 as amended.

Carried

6. Declarations of Interest

7. Presentations (invited guests)

1. Arnie Magnotta, Owner, 37 Lock Street
Regarding Item 9.1
2. Dev Bingham, Architect, 132 Main Street
Jim and Christine Prendergast, Owners
Regarding Item 9.2
3. Vanessa Hicks, Heritage Consultant, MHBC
Regarding Item 9.3

8. Business arising from the minutes

- None

9. Business

- 9.1 37 Lock Street – Request to alter a Part V property in the Port Dalhousie Heritage Conservation District

Owners of 37 Lock Street have applied to renovate their residence. The owner provided drawings and the proposed work includes making a previous enclosed porch more permanent through the creation of a new entrance to the house; a new porch; and board and batten on the façade to replace the existing stucco. Council Garcia asked if the front door will be moved and the owner said it will be in roughly the same location, just moved a few inches over. Holly Washuta asked if there is a driveway to the house, and the owner responded that there is only on-street parking.

The members questioned the proposed cladding and whether the existing stucco could be retained to be consistent with the guidelines.

Moved by: John Bacher

“That the SChPAC recommends approval of the proposed alterations to 37 Lock Street with the condition that the existing stucco façade is maintained.”

Carried

9.2 132 Main Street - Request to alter a Part V property in the Port Dalhousie Heritage Conservation District

The owners of the property have applied for a rear addition that is consistent with the character of the neighborhood. The applicant is looking for approval to extend the roofline, remove some of the structure behind the existing roofline and add a second floor to the house. A dormer is proposed for the front of the house. The height of the extended roof would be similar to neighbouring properties. Staff noted this is not a demolition and just an alteration to the existing property.

Moved by: John Bacher

“That the SChPAC recommends approval of the proposed alterations to 132 Main Street.”

Carried

9.3 Morningstar Mill – Request to alter a Part IV property

The applicant’s heritage consultant had previously met with the committee to provide an overview of proposed alterations to Morningstar Mill. They are now here to apply for a permit for proposed alterations to the site which are described below.

1. Removal of the waterwheel, which was added in the 1990’s,
2. Removal of the viewing platform, which was also added in the late 1990’s
3. Improve the existing dam by either:
 - i. Removing dam in whole and reconstruct it
 - ii. Or shore-up, meaning adding new concrete elements to strengthen the dam in order to survive a 100-year rainfall events.
4. New sluice gates are needed with an electrical component for opening and closing of the gates
5. Replace safety cables which are necessary for maintenance workers

6. Extend drive shaft under the sawmill
7. Penstock restoration/replacement with electrical mechanisms
8. Replace water intake with American White Oak
9. Grist mill re-pointing
10. New viewing area, upper and lower areas proposed
11. Mill pond edge rehabilitation, introduce new vegetation

The applicant's heritage consultant also provided mitigation measures to be taken while works are done on site, and in regard to the proposed alterations., They also noted the importance of a cultural heritage master plan for the site. The heritage consultant answered questions regarding materials used for different structures, the importance of a future conservation master plan, support from the city and regional involvement in the project.

Moved by: John Bacher

"That the SCHPAC recommends approval of the proposed alterations to the Morningstar Mill

And that the SCHPAC recommends the implementation of the mitigation measures proposed by the MHBC in their Heritage Impact Assessment

And that the SCHPAC recommend that the city undertake a Cultural Heritage Master Plan for the Mill in the future to help guide the long-term heritage strategy for the property, and that the existing designation by-law should be updated as part of or following completion of this strategy."

Carried

10. Items of Correspondence

- None

11. Date of next meeting

- January 27, 2022

12. Motion to Adjourn

Moved by: Holly Washuta

"That the SCHPAC meeting be adjourned at 3:44 pm"