

St. Catharines Heritage Permit Advisory Committee

Minutes

Thursday, March 31, 2022

Electronic Participation at 2:30pm

Members:

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

Regrets:

None.

Staff Liaison:

James Neilson, Heritage Planner, Planning and Building Services
Tami Kitay, Director, Planning and Building Services

Council:

Councilor Ward 6, Carlos Garcia

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

Robert De Wolfe called the meeting to order at 2:31 p.m.

2. **Recognition of Traditional Territories**

Robert De Wolfe acknowledged that the land which we call St. Catharines and the Niagara region is the ancestral territory of Haudenosaunee and Anishinaabe peoples, many of whom continue to live and work here today. This Land is covered by the Upper Canada Treaties and the Dish with One Spoon Wampum agreement. Today this Land is home to many First Nations, Metis, and Inuit Peoples – who share the land with us. This Land Acknowledgement is a statement that reminds us that our standard of living is directly related to the resources and friendship of Indigenous peoples.

The St. Catharines Heritage Permit Advisory Committee
not found.

is an Advisory Committee of City Council



3. **Additions / Deletions to the Agenda**
None.

4. **Motion to approve the agenda**

Moved by: John Bacher

“That the SChPAC adopt the agenda for this SChPAC meeting held on Thursday, March 31th, 2022, copies having been previously distributed.”

CARRIED

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

Moved by: Brian Narhi

“That the SChPAC adopt the minutes for the SChPAC meeting held on Thursday, February 24th, 2022, copies having been previously distributed.”

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CARRIED

6. **Declarations of Interest**

None.

7. **Presentations (invited guests)**

1. Steve Hudson, Owner, 67 Dalhousie Avenue (Item 9.1)
2. Melaina Gasbarrino, Owner, 37 Lock Street (Item 9.2)
3. Matthew Speck, Owner, 98 Queen Street (Item 9.3)
4. Wendy and Scott Hobbs, Owner, 101 Main Street (Item 9.4)
Michael Mirynech, Architect
5. Sheldon Sulman, Owner, 21 Pine Street (Item 9.5)
Lou Marcantonio, Architect
Chris Riou, Heritage Consultant
6. Matteson Deluca, Owner, 9 Pine Street (Item 9.6)

Mark Shoalts, Heritage Consultant
Lou Marcantonio, Architect

7. Debbie and Rob Inglis, Owner, 21 Verdun Avenue (Item 9.7)
Chris Uchiyama, Heritage Consultant
Micheal Mirynech, Architect

8. **Business arising from the minutes**

- None

9. **Business**

9.1 Proposed addition of an accessory building to a Part V property in the Port Dalhousie Heritage Conservation District – 67 Dalhousie Avenue

Steve Hudson gave a presentation outlining the proposed shed on the property. Councilor Carlos Garcia noted there is no garage currently on the property and asked if Steve ever considered building a garage? Steve responded that the property is not wide enough to accommodate a garage. David Bergen commented that he had no concerns with the proposed addition.

Moved by: John Bacher

“That the SChPAC recommends approval of the proposed ancillary structure at 67 Dalhousie Avenue.”

CARRIED

9.2 Proposed alterations to a Part V property in the Port Dalhousie Heritage Conservation District – 37 Lock Street

Melaina Gasbarrino gave a presentation describing the proposed alterations to the property. Councilor Garcia asked how challenging adding in a driveway would be due to the slope of the driveway. Melaina responded that the construction company did not indicate any issues with adding a driveway but that it would require the replacement of a portion of a sidewalk. Councilor Garcia asked if the parking location in front of the front door would be any issue. Melaina responded that it would not be an issue to their knowledge. Robert De Wolfe inquired if it were possible to move the driveway towards the left as to not block the front door. Melaina stated that the left side of the property has a slightly higher grade but that is something they can look at if necessary. David Bergen supported Melaina’s decision to keep the driveway to the right for safety reasons in the winter. Holly Washuta shared that there is a special application involved in adding a driveway. James Neilson added that the applicant is aware that a specific permit is required and that heritage permits are issued first as a part of the process. John Bacher noted that the heritage district plans do not restrict or prohibit the applicant to construct a driveway. James added that the board and batten siding of the building which was previously denied by the Committee can be omitted from the applicant and be revisited down the road.

Moved by: John Bacher

“That the SChPAC recommends approval of the proposed alterations to 37 Lock Street

And that the proposed board and batten siding not be recommended for approval at this time as per a previous decision by the Committee.”

CARRIED

9.3 Proposed alterations to a Part V property in the Queen Street Heritage Conservation District – 98 Queen Street

Matthew Speck gave a presentation outlining the proposed alterations to the porch and rear addition. Brian Narhi commented that the pediment and porch may be older than it appears and more contemporary with the rest of the house than the 1920s and asked if that was a piece of pressed tin that’s on the inside. Matthew responded that he believed it was tin and that the porch’s materials and design suggest a later construction date than the original house. Brian asked if it were possible to cut in behind the pediment as to preserve the semi original feature and then building the cantilever garage roof behind it. Matthew stated that it would be possible to leave it as a type of façade. John Crawley added that he had photos of the original house and that the porch was likely added in the 1920s and that the gable is likely painted wood and not pressed tin. James Neilson noted that the fire insurance plans from 1913 indicate that the porch is not original to the building, though the second floor balcony is a remnant of the original porch. Councilor Garcia asked if the front door has always been located on the right. Matthew stated that at some time during the 20s the entrance was moved.

Moved by: Holly Washuta

“That the SChPAC recommends approval of the proposed alterations to 98 Queen Street.”

CARRIED

9.4 Proposed alterations to a Part V property in the Port Dalhousie Heritage Conservation District – 101 Main Street

Michael Mirynech began the presentation by giving an overview of the proposed alterations for the property. Councilor Garcia asked if the additions are intended to be made of board and batten? Michael stated that it would be a vertical siding to maintain consistency with the addition at the back of the house that has a vertical siding. Councilor Garcia asked how much lower the roof is for the second story edition than the main house. Michael responded that it was approximately a foot lower.

Moved by: David Bergen

"That the SChPAC recommends approval of the proposed alterations to 101 Main Street."

CARRIED

9.5 Proposed alternations to a Part V property in the Port Dalhousie Heritage Conservation District – 21 Pine Street

Lou Marcantonio and Chris Riou began the presentation by outlining the proposed alterations for the property. Robert De Wolfe asked James Neilson to clarify that staff is suggesting that this application is deferred to the NPCA. James responded that the applicant needs approval from the NPCA and there is a process involved in confirming the setback distance required from the bank at the rear of the property. Lou stated that their application went in the last few days, however the NPCA has been out there a few times and has requested to know where that line is but there are no other issues. Lou noted that if the NPCA approves this and the Committee indicates something else, the NPCA can always amend their approval. James added that the main concern is the setback from the front façade and that setting the addition back further may encroach on the setback required from the bank at the rear. Robert stated that he would feel better if he heard from the NPCA. Brian Narhi asked if there was anything in the guidelines that state how far back the new addition should be from the front. James replied that there is not a specific guideline, but additions are supposed to be subordinate to the original building and should be located towards the rear as much as possible. Chris Riou sought clarification on where the setback is measured from. James responded that the setback is measured from the front of the house and not the front of the porch. Councilor Garcia asked if the roof line of the addition is lower than the main house and by how much. Lou replied that the roof of the addition is just under a meter below the peak of the existing house. Andrew Humeniuk and John Bacher expressed concern with the proposed setback. Lou noted that the addition has been moved back as per the guidelines. Brian Narhi sought clarification on the overall depth of the addition. Lou responded that it was 40 feet. Brian inquired if it were possible to reduce it to 37 or 35 feet instead of 40 feet, and if that would impact the amount of useable space. Lou explained how the space is planned to be used on the floor plan and suggested that they would be open to setting the addition back another 2 feet to create a 5-foot setback from the front façade.

Moved by: John Bacher

"That the SChPAC recommends approval of the proposed alterations to 21 Pine Street.

And that the proposed addition should be set back 5 feet from the front façade of the residence."

CARRIED

9.6 Proposed demolition of a Part V property in the Port Dalhousie Heritage Conservation District – 9 Pine Street

Matteson Deluca gave a presentation describing a proposed demolition on the property. Lou Marcantonio and Mark Shoalts also provided input on the residence. Mark noted that while the building is lacking original materials on the front façade, the form and massing is in keeping with the heritage district. Lou Marcantonio noted that the existing home could be moved to the left onto a new foundation and a new home could be constructed at the back, however adding onto the back of the existing residence be challenging. John Bacher commented that he appreciated the applicant's flexibility and attempt to prevent any demolition. Andrew Humeniuk agreed with Mark's comment on the value of the front section and that it should be kept. Andrew added that he has no objection to the removal of the additions behind the house. Councilor Garcia sought clarification if the new part of the house will be an addition at the back or a separate house. Lou responded that the cottage will be separate and may move to the left but will maintain the existing setback. James Neilson suggested that the application be deferred to a future meeting so that the applicant can make revisions and the Committee can make a more informed decision.

Moved by: John Bacher

"That the SChPAC recommends deferral of the application for 9 Pine Street until plans that show the retention for the original structure have been submitted along with plans for a proposed new residence that meet the guidelines of the Heritage District."

CARRIED

9.7 Proposed demolition of a Part V property in the Port Dalhousie Heritage Conservation District – 21 Verdun Avenue

Chris Uchiyama, Micheal Mirynech, and Debbie Inglis gave a presentation and overview of the proposed demolition on the property. Brian Narhi asked if some of the elements of the existing house will be salvaged and incorporated in the new build. Debbie responded that there are a few elements that they want to save including a stone fireplace in the basement, the front door, the French doors in the living room, and the brick on the fireplace on the main floor. Robert De Wolfe asked how structurally sound the house is as there has been a few alterations. Debbie replied that their builder indicated that the foundation in the basement is uneven and has shifted in the past few years resulting in flooding in the basement. Debbie added that the floor on the main level is also shifting and would need to be torn down and rebuilt.

Councilor Garcia requested that James share what the guidelines say about demolitions in the heritage district. James stated that any building built prior to 1950 is considered a contributing heritage building within the district and the district discourages demolition of any contributing buildings. James added that this building was built in 1943. Andrew Humeniuk, David Bergen, and Robert De Wolfe expressed that they do not support the proposed demolition of the building due to its status as a contributing building. Michael asked Chris if any other heritage districts in the province have a cut-off date for contributing buildings.

Chris noted that this is one of the earlier heritage conservation districts and that the guidance document is a 'Guideline' rather than a "Plan", and that more recent Heritage District Plans tend to include an inventory that identifies contributing versus non-contributing buildings. Chris added that this is the only one that she knows of that has a specific cut-off date. James stated that it is a council approved document and while there may not be other heritage districts like it in Ontario, this is the guideline for this heritage district.

Michael asked the committee to identify any specific heritage elements. Robert replied that the date of construction makes it a contributing heritage building. John Crawley commented that he did not see any redeeming heritage features especially in the context of the neighboring house and the proposed design of the house in more in line with the heritage district. Holly Washuta shared that the Committee used to have a rubric that outlined the different factors to save the house from demolition. Andrew recommended not going back to the scoresheet as it had some flaws in that its values were skewed towards a less progressive approach to heritage preservation Robert stated that that is a separate subject and in this point in time a motion needs to be made.

Moved by: John Crawley

"That the SChPAC recommends approval of the proposed demolition of 21 Verdun Avenue."

NOT CARRIED

9.8 Heritage Committee Update

James Neilson gave an update about the Heritage Committee and the heritage register.

Motion by: John Bacher

"That the SChPAC receive the information from James Neilson."

CARRIED

10. Items of Correspondence

No items of correspondence.

11. Date of next meeting

Thursday April 28th, 2022

12. Motion to Adjourn

Moved by: John Crawley

“That the SChPAC meeting be adjourned at 4:55 pm.”

CARRIED