

St. Catharines Heritage Permit Advisory Committee

Minutes

Thursday, May 26, 2022

Electronic Participation at 2:30 pm

Members:

Holly Washuta
Andrew Humeniuk
David Bergen
John Bacher
John Crawley
Brian Narhi

Regrets:

Robert De Wolfe

Staff Liaison:

James Neilson, Heritage Planner, Planning and Building Services
Margaret Josipovic, Manager, Planning and Building Services

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

Andrew Humeniuk called the meeting to order at 2:39p.m, as Chair Brian Narhi was unavailable at the beginning of the meeting..

2. **Recognition of Traditional Territories**

Andrew Humeniuk 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 people over many generations.

3. **Additions / Deletions to the Agenda**

No Additions or Deletions

4. **Motion to approve the agenda**

Moved by: John Crawley

“That the SChPAC adopt the agenda for this SCHAC meeting held on Thursday, May 26th, 2022, copies having been previously distributed.”

CARRIED

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

Moved by: Holly Washuta

“That the SChPAC adopt the minutes of the previous meeting on Thursday, April 28th, 2022, as amended.”

CARRIED

6. **Declarations of Interest**

No declarations of interest

7. **Presentations (invited guests)**

Item 9.1

- Kevin and Joanne Burtch, Owner, 12 Power Glen

Item 9.2

- Ronald De Coteau, Agent, 24 Welland Avenue

Item 9.3

- James Reidy, Owner, 3 Peel Street
Bruce Corley, Heritage Consultant

8. **Business arising from the minutes**

No business arising from the minutes

9. **Business**

9.1 12 Power Glen

The owner Kevin Burtch presented the application for a heritage permit for the proposed pool house structure on 12 Power Glen. The house is one of the newer residences on the street, having been constructed in 2005. The current shed will be taken down for this construction and the new structure will not be visible from the front of the property. The colour of the structure would be similar to the house in order to blend with the home's aesthetics and be consistent with the heritage plan.

Holly Washuta asked if the applicant plans to include a roll-up door for this structure. Kevin responded that he was considering it, but it did not make it to the final site plan.

Motion By: David Bergen

"That the SCHPAC recommends approval of the proposed new outbuilding at 12 Power Glen"

CARRIED

9.2 24 Welland Avenue

Ronald De Coteau, the agent, went over proposed alterations to 24 Welland Avenue on behalf of the owners. The intent is to convert the residential component of this property into a two-unit dwelling. This requires a secondary opening along the side of the building. The second item is an alteration to the porch's columns. Those columns don't meet today's current building code and are in poor condition. Ronald De Coteau believes that those columns could be restored. He proposes to put a proper support structure inside the columns to provide additional support.

Andrew Humeniuk asked if currently there is support in columns or if it was decorative from the beginning? Ronald De Coteau said that it was decorative from the start. He is proposing to put a steel beam inside and wrap it with the existing wood. John Crawley said that the columns are similar to his property and suggested putting some kind of air space up at the base so that the air can flow up through the column and don't collect moisture. Holly Washuta asked if there were changes to the attached building at the corner. James Neilson said that today's application is just for the alterations to the residence and if the applicant wants to make alterations to the attached commercial building, he will have to submit a new application.

Motion By: John Bacher

“That the SChPAC recommends approval of the proposed alternations to 24 Welland Avenue”

CARRIED

9.3 3 Peel Street

The application regarding the demolition of the residential 3 Peel Street was presented by owner James Reidy and Heritage consultant Bruce Corley. The owner purchased this property because of its close proximity to his permanent residence so that he could have a parent live nearby.

Bruce Corley explained that he took a long time to investigate the property since last October and that demolition was not his first choice. The building was built sometime after 1952 based on his research which was provided in a heritage impact assessment. He provided an overview of the history of the property and of the construction of the existing building. The condition of the building is in a rough shape and has multiple problems due to poor/amateur craftsmanship. The building doesn't have a foundation, and lacks other structural features such as lintels across the windows. The building has been modified several times. It is not clear where the fireplace, windows and brick came from though they were scavenged from another building. Bruce Corley concluded that because of the state of the building, the building cannot be modified to year-round residents for the owner's parents.

All committee members agreed that it is reasonable to approve the demolition through the discussion.

Motion By: John Crawley

“That the SChPAC recommends approval of the proposed demolition of the residence at 3 Peel Street”

CARRIED

9.4 Heritage Committee Update

James Neilson spoke about adding more properties to the register. He presented 14 properties on Elizabeth Street which were brought forward by Andrew Humeniuk. James noted that the cultural heritage value of these properties is primarily contextual. They represent a period of growth and industrialization following the 1854 proclamation. James Neilson pointed out that those houses are just as important as those built by wealthy individuals because these structures point to an important part of St. Catharine's history built by the working class.

Motion By: John Bacher

“That the SChPAC received the information about the May 5th, 2022, SCHAC meeting”

CARRIED

10. Items of Correspondence

No items of correspondence

11. Date of next meeting

June 30th, 2022

12. Motion to Adjourn

Brian Narhi was able to join the meeting just as it was ending. An overview of the applications was provided to Brian and he provided his thoughts on the applications.

Moved by John Bacher

“That the SChPAC meeting be adjourned at 3:35 pm.”

CARRIED