

Minutes

Thursday August 25, 2022

Electronic Participation at 2:30 pm

Members:

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

Regrets:

Robert De Wolfe

Staff Liaison:

James Neilson, Heritage Planner, Planning and Building Services

1. Call meeting to order (Chair)

Chair Narhi called the meeting to order at 2:31 p.m.

2. Recognition of Traditional Territories

Chair Narhi 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

Addition: James Neilson

- An application for a demolition at 1 Lakeport in the Port Dalhousie Commercial Core Heritage Conservation District and replacement with a new structure (Item 9.5)

Addition: Brian Narhi

- Update on Doors Open (Item 9.6)

4. Motion to approve the agenda

Moved by: John Crawley

“That the SCHPAC adopt the agenda as amended for this SCHPAC meeting held on Thursday August 25, 2022, copies having been previously distributed.”

CARRIED

5. Motion to adopt the minutes of the previous meeting

Moved by: Holly Washuta

“That the SCHAC approve the minutes of the SCHAC meeting held on Thursday July 28, 2022.”

CARRIED

6. Declarations of Interest

No declarations of interest

7. Presentations (invited guests)

Item 9.1

- James Vanderburgh, Owner
14 Main Street

Item 9.2

- Ryan Goncalves, Owner
28 St. Paul Street

Item 9.3

- Jovica and John Stankovic, Owner
44 Lock Street

Item 9.5

- Leigh Brown and Don Evans, Owners
1 Lakeport Road

8. Business arising from the minutes

No business arising from the minutes

9. Business

9.1 14 Main Street

James Vanderburgh spoke about the proposed alteration to 14 Main Street. The Applicant intends to reconstruct a second storey back deck which had been previously removed. The applicant provided an overview of the application and mentioned some challenges that he will face at the Committee of Adjustment due to lot line encroachments and setbacks.

David Bergen mentioned that older heritage homes do not always comply with legal boundaries and mentioned that his property line cuts through his front porch.

No questions or concerns were brought up by the members before the vote.

Moved by: John Bacher

“That the SCHPAC recommends approval of the proposed alterations to 14 Main Street.”

CARRIED

9.2 28 St. Paul Street

Ryan Goncalves, the owner of 28 St. Paul Street, spoke about the current renovations to the building in order to accommodate a new restaurant on the main floor with the upper floors being used to host private events with a patio and lounge area for guests. The proposal before the Committee is for a new front door, signage and lighting. Ryan provided an overview of the application including examples of the new door, the signage material and appearance and the proposed lighting scheme.

Brian Narhi mentioned the reversibility of the signage and lights. Ryan noted that the signage and lights would only be illuminated at night. There is existing electrical wiring which can be used. Additionally, the flood lights at the top of the building can be removed and filled in if necessary. Ryan mentioned that if there is pushback from neighbours about the lights later on, then they can be removed.

Brian Narhi asked about the renovations and if there was anything discovered. Ryan mentioned how the interior floor structure and brick have issues but that they are attempting to keep the original structure visible as part of the new restaurant's ambiance. Ryan stated that they are proud to be in the heritage building and hope to maintain the history and character of the building.

John Crawley does not have objections but asked about the upper levels of the building considering they were previously residential. Ryan described that they plan to alter the residential area into a “private dining experience”, as well as a lounge, and an outdoor patio space where the existing pergola is located. The upstairs will also be more focused on private and corporate events since there are not many spaces like that in St. Catharines.

No questions or concerns were brought up by the members before the vote.

Moved by: John Bacher

“That the SChPAC recommends approval of the proposed alterations to 28 St. Paul Street.”

CARRIED

9.3 44 Lock Street

John Stankovic, the owner of 44 Lock Street, provided an overview of his proposed alterations which include new siding, windows and a change to the front entrance. The residence is in need of improvements as it was previously not in good shape.

Brian Narhi asked if the new windows are just going to fit into the current openings and are not going to be enlarged. John said that the plan is to keep the existing window openings. Brian also mentioned that the house has a bit of a “Hollywood connection” as an early owner was the cousin of Mary Pickford. The owner’s son, John Mantley was also a prominent Hollywood figure.

Holly Washuta requested to see pictures of the back of the house. There were no current images included, but architectural plans of the back of the house were shown. James Neilson mentioned that the windows in the plans are not accurate and that the Applicant has agreed to use double-hung windows which were not shown in the plans.

No questions or concerns were brought up by the members before the vote.

Moved by: Holly Washuta

“That the SChPAC recommends approval of the proposed alterations to 44 Lock Street including double-hung windows, and recladding of the siding with wood panel siding, stucco and stone veneer.”

CARRIED

9.5 44 Lock Street

Leigh Brown, one of the representatives from the Dalhousie Yacht Club spoke about the removal of a washroom structure that has been on the property for about 40 years. The intention is to replace the existing structure with a new washroom and shower facility. The new washroom facility will be on the existing structure's footprint, while a deck will connect the structure to a new shower facility.

David Bergen mentioned that there are no complaints and that everything looks good.

Brian Narhi expressed concerns due to the proximity to the Canal lock and asked if there may be any issues during construction due to soil removal or ground-breaking, and whether this might impact any archeology. The applicant plans on using existing footings as well as any new footing will be further away from the canal. Brian mentioned that there may have been other additional structures in the vicinity and that it is possible they may find items given the sites long history of use. Brian recommended paying close attention for signs of any items, but otherwise he had no objections.

No questions or concerns were brought up by the members before the vote.

Moved by: David Bergen

"That the SCHPAC recommends approval of the proposed demolition of the washroom facility at 1 Lakeport Road

And that the SCHPAC recommends approval of the proposed replacement washroom and shower facility"

CARRIED

9.4 Heritage Committee Update

Brian Narhi mentioned that there are no Heritage Committee updates because they did not have a meeting last month.

9.6 Doors Open

Brian Narhi thanked members for participating in "Doors Open". There was a good turnout with about 70 people attending.

John Bacher mentioned that the event at the BME Church was another successful event with about 70 people attending.

Andrew Humeniuk talked about the success of their event at the Brown Homestead with about 550 people attending. Andrew asked if there was anyway to continue with the walking tours without waiting for the next doors open and to offer it from time to time.

Brian Narhi suggested a survey for future walks where the participants could talk about impressions and concerns to engage with the audience. Andrew mentioned that they surveyed people at their location.

Holly Washuta talked about updating some of the text of the Yates Street walking tour brochure. The brochure didn't have any information on some of the houses as well as the gardens and landscaping.

James Neilson mentioned that there were people who came from outside St. Catharines to attend the event.

No motion was passed

10. Items of Correspondence

David Bergen mentioned that he will not be attending the next meeting.

11. Date of next meeting

September 29, 2022

12. Motion to Adjourn

Moved by John Bacher

"That the SChPAC meeting is adjourned at 3:20 pm."

CARRIED