

THE ELEVENTH MEETING OF THE MUNICIPAL HERITAGE COMMITTEE

**COMMITTEE ROOM #304
CITY HALL**

DECEMBER 11, 2019

5:00 p.m. The meeting convened.

ATTENDANCE

Members

Russell Schnurr, Chair
Joe Docherty
Ryan Belanger
Michael Lindsay
Councillor Peters (Dep 5:43 p.m.)
Jennifer Childs

City Officials

M. Knapp, Corporate Admin & Accessibility Clerk

Others

Rob Fairfield, owner, 437 Talbot Street
George Qubty, owner, 12 East Street
Heather Garrett, agent, 12 East Street

Absent

Tino Clarke
Harrison Cole

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by J. Docherty - R. Belanger:

THAT: The minutes of the meeting held on November 13, 2019 be confirmed.

Carried.

NEW BUSINESS

Power Point from the Chair - Appendix "A"

The Chair provided the members with a Power Point presentation on the overview of the meeting.

Heritage Alteration Permit and Planning Report HAP-09-19 - 437 Talbot Street

Rob Fairfield, 437 Talbot Street explained the proposed alterations including repairing the deteriorating brick on the existing façade.

The members asked about the type of mortar mix that would be used.

Mr. Fairfield stated that the mortar mix would be similar to what was originally on the building.

Councillor Peters stated that the building used to be known as the Balmoral Hotel.

The members asked whether there were any architectural features on the top of the building.

Mr. Fairfield advised that there were architectural features on top of the building that he would try to maintain. He further advised that additional renovations would be completed in 2021 and that he would apply for another Heritage Alteration Permit at that time.

Motion by M. Lindsay - J. Childs:

THAT: The Municipal Heritage Committee recommends the issuance of a Heritage Alteration Permit for the property at 437 Talbot Street relating to Application HAP-09-19.

Carried.

CONFIRMED _____ CHAIRMAN

11th Meeting of the Municipal Heritage Committee - 2

Heritage Alteration Permit and Planning Report HAP-10-19 - 625 Talbot Street

The Chair stated that a tenant had broken the windows on the building and that the owner of the property had to replace them.

The members discussed suggesting to the applicant to consider an arched window or rectangular window with curved black glass above and to look into applying to the Community Improvement Program for funding.

Motion by Councillor Peters - J. Childs:

THAT: The Municipal Heritage Committee recommends the issuance of a Heritage Alteration Permit for the property at 625 Talbot Street relating to Application HAP-10-19 and if possible when replacing the windows, to consider an arched window or rectangular window with curved black glass above.

Carried.

Heritage Alteration Permit and Planning Report HAP-11-19 - 12 East Street

Heather Garrett, agent, 12 East Street provided the members with additional renderings that added architectural details and treatments to the building.

The members asked whether the building complied with accessibility regulations.

George Qubty, 12 East Street stated that the building did not have an elevator but that the main floor was accessible.

Motion by J. Childs - M. Lindsay:

THAT: The Municipal Heritage Committee recommends the issuance of a Heritage Alteration Permit for the property at 12 East Street relating to Application HAP-11-19 using the revised renderings as found at the end of Report MHC-10-19.

Carried.

UNFINISHED BUSINESS

Trinity Anglican Church - 55 Southwick Street - Sale of Property

The members discussed the upcoming sale of Trinity Anglican Church, the Committee's informational report to Council, and the possibility of listing or designating the property.

Local Planning Appeal Tribunal - 96 Moore Street

The members discussed the recent Order from the Local Planning Appeal Tribunal relating to 96 Moore Street.

Community Improvement Program - 277-283 Talbot Street

The Chair advised that funds were issued through the Community Improvement Program for the upper floors of 277-283 Talbot Street and that City staff were looking into the façade improvements on the first floor.

Doors Open - October 5, 2019

The members asked whether follow-up could be made with the Tourism Office regarding the success of the Doors Open event in October.

Downtown Murals

The members asked whether follow-up could be made with the Tourism Office regarding the "Wings" mural proposed for Talbot Street.

11th Meeting of the Municipal Heritage Committee - 3

Heritage Home Inventory/Proposed Listed Properties

Designation By-laws - 423-427 Talbot Street and 47 Jonas Street

NEXT MEETING

January 15, 2020 at 5:00 p.m. in Room #304, City Hall

ADJOURNMENT

6:08 p.m. The meeting adjourned.

Heritage Alteration Permits

437 Talbot Street



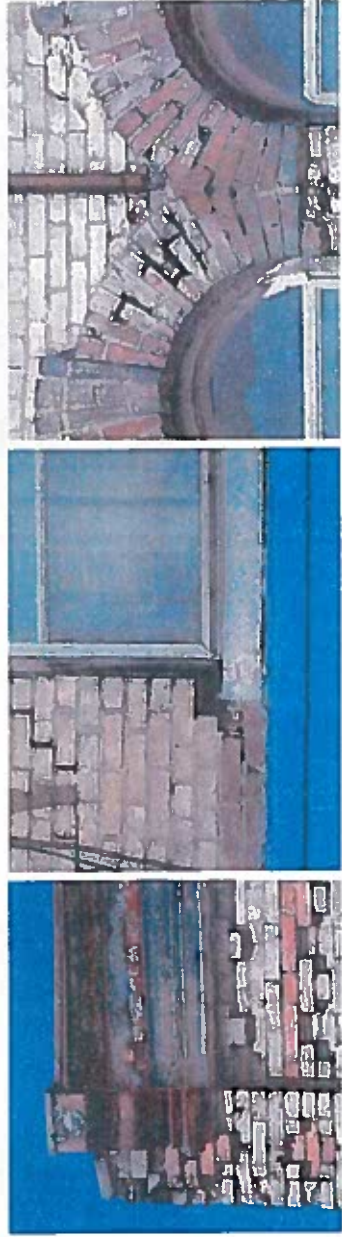
- structure intervention that affects the external appearance of a building or repointing and repairing masonry, cleaning masonry of paint or grime, or painting or staining
- removal of parapets, External Insulation and Finish Systems, siding or facade screen from walls or installation of new wall materials in order to preserve existing wall structure

4. Explain the reasons for undertaking the alterations and describe how the proposal conforms to the Part IV Individual Designation by-law or Part V Heritage Conservation District Plan design guidelines. Attach additional details if needed.

*- Repair as requested by the City of St. Thomas.
- We will be using the same colour mortar
and bricks for the repairs
- No structural work will be done.*

Heritage Alteration Permits

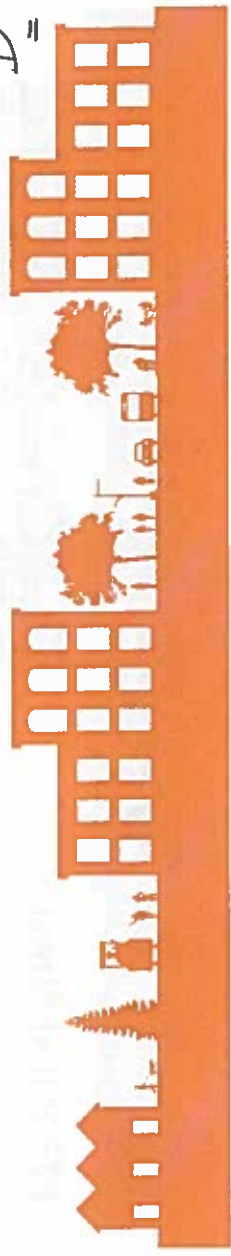
437 Talbot Street



St. Thomas Municipal Heritage Committee

December 11th, 2019

Appendix "A"



Heritage Alteration Permits

437 Talbot Street



Heritage Alteration Permits

625 Talbot Street

4. Explain the reasons for undertaking the alterations and describe how the proposal conforms to the Part IV individual designation by-law or Part V Heritage Conservation District Plan Design Guidelines. Attach additional page(s) if needed.

Previous tenants broke the glass on the windows. The "three" windows face the front of the building. We are looking for authorization to get remove the broken window & replace with new windows of the exact same size. There will be no alteration or change to the facade of the building.



STAFF COMMENT:

The applicant is seeking to replace windows that were broken as a result of a previous tenant's activity. In my opinion, the proposed heritage alteration permit would be in keeping with the policies of the Downtown St. Thomas Heritage Conservation District Plan as they relate to contributing buildings.

12 East Street



Heritage Alteration Permits

Heritage Alteration Permits

437 Talbot Street

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

The City of St. Thomas issued the applicant a Notice of Non-Conformity (Order No. PSN-19-042) regarding the deterioration of the facade of the building at 427 Talbot Street. To address the needed repairs the applicant is required to obtain a Heritage Alteration Permit. Specifically, the applicant is seeking to repair and repaint the existing brick. These specific requests are highlighted in the supporting material.



Repair & Repaint



Avoid changes to existing facade elements



Use appropriate techniques/materials for repair

Within the Facade Patterns section of the HCD Plan (4.3.2.3), there are policies that state a desire to, "maintain and restore existing parapets and rooflines" and "avoid changing the existing facade elements by removing and altering architectural elements". The guideline section provides that, "should there be a part of the building that is beyond repair and cannot be restored, use materials and forms that restore by existing evidence or replace in kind or with sympathetic materials". The repairs and reconstruction that is proposed would be in keeping with the policies and guidelines of this section in the Plan.

The HCD Plan also provides direction with respect to materials in subsection 4.3.2.4. Based on the nature of the proposed work, the brick and woodwork policies and guidelines would apply. The policies in the brick subsection speak to, maintaining and restoring brick masonry by using appropriate techniques for repointing and using compatible mortar, and choosing materials that are similar in kind, colour, strength and durability when using mortars and masonry units to replace existing deteriorated units. Through the supporting documentation, the applicant has shown the areas of deteriorating brick that they are looking to repair, and they have indicated that they will be utilizing a similar colour of brick and mortar.

Heritage Alteration Permits

625 Talbot Street



Heritage Alteration Permits

12 East Street

4.6.2 Building Heights

The policies related to building height primarily relate to new buildings within the Talbot Street corridor and provide a maximum height of four-stories with a preference of two and three-stories. While the policies are directed toward development on Talbot Street, there is reference to transitioning taller buildings adjacent to lower density buildings.

The existing buildings along Talbot Street that are adjacent to the subject lands are three-stories in height with East Street transitioning to a two-storey residential neighborhood. The proposed three-storey building would be in keeping with the policies of the HCD Plan.

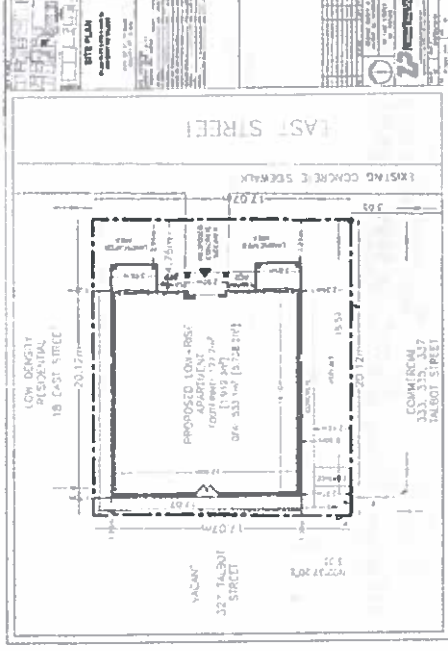
4.6.3 Roofing

The guide lines in this subsection of the HCD Plan allow for contemporary roofing materials and select colour palettes, however, the policies speak to flat roofs or very low-pitched roofs. It is important to note that these roofing preferences are directed toward buildings that front on to Talbot Street and the policies do allow for other roof types within the railway lands on a case by case basis.

While there are no policies in this section of the Plan that speak to roofing for properties in this specific development location, there is allowance for deviation from the preferred flat and very low-pitched roofs in other areas outside of Talbot Street.

Heritage Alteration Permits

12 East Street



Heritage Alteration Permits

12 East Street

4.6.5 Building Materials

The policies of this section direct the reader to incorporate brick into the building facade given that the dominant facade composition of the HCD is brick. However, there is the allowance for the use of other historic building materials on new construction and provision of the blending of traditional and contemporary building materials to reflect the historic precedents of the HCD but also distinguish between old and new design.

The design of the building as submitted does propose to use buff brick for the facade. While this would be in keeping with the policies of the HCD, there is little architectural detail in what was illustrated. It was suggested that horizontal red brick lines similar to what exists at 241 Talbot Street would be beneficial to help break up the blank brick walls on the exterior of the building and incorporate some of the historical brickwork in the area.

4.6.7 Entrance Doors

This subsection also appears to be directed toward commercial retail buildings and storefronts within the HCD that front Talbot Street. While the majority of the policies speak to those commercial storefronts, there is a policy that speaks to door materials. The door, as shown in the rendering submitted with the application, would be in keeping with traditional styles along East Street.



Heritage Alteration Permits

12 East Street

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

The applicant applied for Site Plan approval for a residential development on vacant lands at 12 East Street at the beginning of November 2019. Through that review process, it was identified that the lands were within the City's Heritage Conservation District boundary and would require a heritage alteration permit. Specifically, the applicant is seeking to construct a three-storey, eight-unit apartment building. This proposal is outlined and justified by the applicant in the supporting material.

4.6.2 Window Design

The policies for window design allow for contemporary materials and a desire to incorporate similar dimensions and shapes to historic development. Positioning of the windows on upper stories should be evenly spaced with an appropriate vertical alignment that is compatible with the surrounding properties.

Based on the materials that were submitted, and through the consultation process, it was suggested that the window design be revised to provide more architectural detail that is consistent with what is currently on the streetscape. While the style of the windows themselves would be in keeping with the policies of the HCD Plan, a soldier course or segmented arch of brickwork above the window opening would be consistent with the style of window openings of the adjacent properties.

Heritage Alteration Permits

12 East Street



FRONT ELEVATION



Heritage Alteration Permits

12 East Street

4.6.8 Paint or Cladding Colours

The guidelines in this section suggest the selection of neutral paint or cladding colours. The cladding colour as provided in the submission are neutral and consistent with what is in the area.

4.6.9 Architectural Details/Style

Policies in this subsection provide that new buildings should be designed that are contemporary and representative of current design trends while being sympathetic to the heritage character of the district. There is further direction that new buildings should not attempt to recreate heritage characteristics through reproduction of those historic designs and styles.

As it was indicated previously in the report, through consultation with the applicant, it was suggested that the proposed building incorporate architectural elements in its design to reflect styles in the area. While it is not suggested that the applicant provide an exact replication of those styles, providing more architectural detail would assist in breaking up the blank walls as currently illustrated in the design.

STAFF COMMENT:

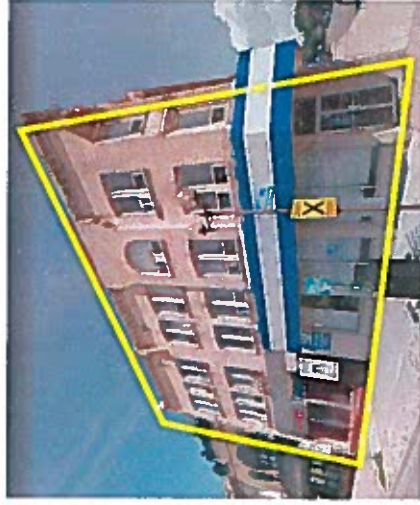
The applicant is seeking to construct a three-storey residential apartment on a vacant parcel of lands at 12 East Street. Subject to minor revisions outlined in the report related to brickwork design and window openings, in my opinion, a heritage alteration permit to allow for the development would be in keeping with the policies of the Downtown St. Thomas Heritage Conservation District Plan as they relate to new development.

Heritage Alteration Permit Updates

631 Talbot Street

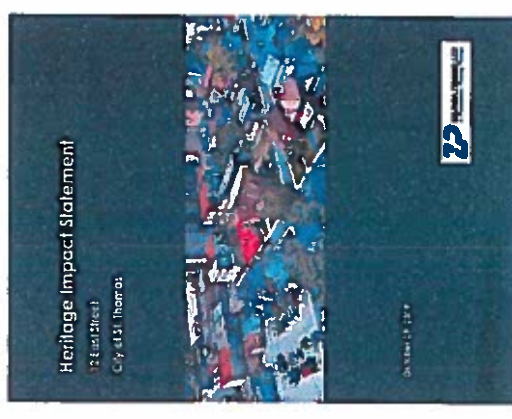


539 Talbot Street



Heritage Alteration Permits

12 East Street



The design of the proposed development complements the prevailing residential character of East Street and is in-keeping with the intent of the heritage conservation district plan. However, after discussions with Staff we feel more architectural details from the surrounding commercial buildings could be incorporated into the proposed building. These potential architectural treatments could include the introduction of a horizontal line of red bricks, similar to the adjacent building at 341 Talbot Street, and more brick detailing especially above windows and doors.

Rather than making these revisions to the elevations as this time, our client would like to wait in order to receive additional feedback from the St. Thomas Heritage Committee.

277-283 Talbot Street



Update:

Residential component for upper floors has been completed and funds processed

The facade project has not been completed and certainly not in accordance with the plans submitted. No funds have been provided for the facade improvements.

Outstanding building code matters that still need to be addressed for the lower floor.

Building staff following up with owners to have the situation rectified. Of course, the facade work will need to have the lens of the HCD process on it.

Heritage Home Inventory Update



ST. THOMAS HERITAGE HOMES INVENTORY

Updated to 2016



Address	Year Built	Style	Notes
277 Talbot Street	1910	Art Deco	Heritage Home
279 Talbot Street	1910	Art Deco	Heritage Home
281 Talbot Street	1910	Art Deco	Heritage Home
283 Talbot Street	1910	Art Deco	Heritage Home

Heritage Home Inventory
The Heritage Home Inventory is a comprehensive list of all the homes in St. Thomas that are considered to be of historical or architectural significance. The inventory is used to identify and protect these homes, and to provide information to the public about their history and value.



Address	Year Built	Style	Notes
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Potential Heritage Designations

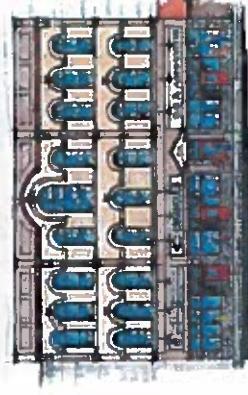
423-427 Talbot Street
Social Services Building



47 Jonas Street
New York Central Ball Park



277-283 Talbot Street



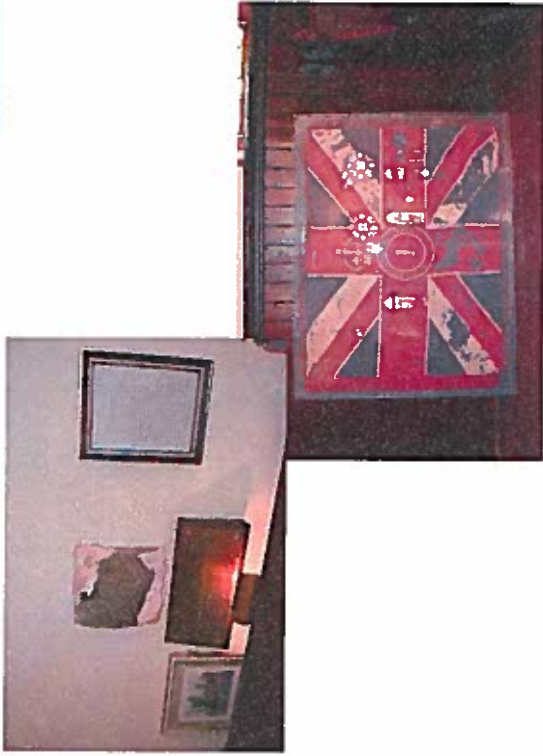
CIP - May 19, 2017

Application focused only on the top two floors (façade and residential infill)

Heritage Committee – June 13th, 2017 for our information

HCD not in place yet

Trinity Church



Trinity Church



S. Trinity Anglican Church 35 Southwick Street

Trinity Anglican Church was built in 1877 in response to the need for a church in the area. The building was built with the hope that the laborer would be educated in this which brings in the Catholic faith. Trinity is the home of the retired students of the 91st Battalion (St-Thomas) overseas unit during WWII. Trinity is also blessed with a beautiful collection of stained glass windows.



Bells and Bells

When it is half seven volume a bell? An idea a pro with should be written a paper in honor a preacher. No bell tower was ever built for the Old Church. When the congregation moved to Trinity in 1877, they took the bell with them. This bell was cast in the 1850s and has been ringing ever since. It is a large bell's good 4-7 year service with good tone.



The bell of the Old Church. The bell was cast in the 1850s and has been ringing ever since. It is a large bell's good 4-7 year service with good tone.

Victoria Building Banner



Trinity Church



St. Thomas Municipal Heritage Committee

December 11th, 2019

