

March 9, 2022

MEMO TO: Municipal Heritage Committee

FROM: Jon Hindley, Corporate Administrative & Accessibility Clerk

SUBJECT: **Additional Item - Municipal Heritage Committee - March 9, 2022**

The following item is added to today's Municipal Heritage Committee meeting agenda.

NEW BUSINESS

Request for Alterations - 50 Wellington Street Attached



March 4, 2022
Sent via email

St. Thomas Municipal Heritage Committee
545 Talbot Street,
St. Thomas, Ontario.
N5P 3V7

Attention: Mr. Russell Schnurr, Chair

Re: 50 Wellington Street – Interior Renovations

Dear Mr. Schnurr

St. Joseph's Health Care (SJHC) has expressed interest in leasing the first and second floor of 50 Wellington Street – the former Wellington Street Public School. To facilitate their operational needs, SJHC is proposing to renovate the former classroom and corridor areas on these floors. Please see Attachment 2.

The renovations would affect the following two items identified in Schedule B of *By-law 145-96 Wellington Street School* (Attachment 1):

- Patterned tin-tiled ceilings
- Two-sided blackboard/cloakroom partitions located in the northeast and southwest classroom areas on the second floor

It is proposed that the blackboard/cloakroom partitions would be discarded or put into storage for a future use.

The existing tin ceilings are located approximately 11'-6" above existing floors in the classroom and corridors. Per the Attachment 3, new walls are proposed within the existing classrooms to divide the spaces into individual work areas. Nested beams are proposed to be placed on top of the engineered metal stud partitions. The new partition walls will extend approximately 10'-6" above the finished floor. The area above the proposed ceiling height of 9'-0" will support and hide any mechanical and electrical services and not affect the tin ceilings in these areas. Please see Attachment 3.

The current proposal has the majority of the corridors open so one can see and appreciate the tin ceilings. There are a couple of locations where a suspending an acoustic ceiling

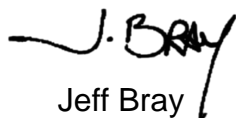
'cloud' feature that would require support points to the ceiling above. These connection points would consist of a clip at the ceiling location with a suspension rod or wire supporting the ceiling below. These connection points will be minimized where possible.

Through the renovation, existing penetrations through the tin ceiling will be filled and painted to restore the appearance of the tin ceiling.

The renovations also include the installation of a new HVAC system for the building. As they will no longer be required, the existing cast iron hot water radiators will be removed. Please note that the hot water radiators are not noted within the By-law.

Thank you for your consideration.

Sincerely,



Jeff Bray
Director of Parks, Recreation and Property Management

c. Jon Hindley, Corporate Administrative & Accessibility Clerk

attach

Attachment 1

CITY OF ST. THOMAS

BY-LAW NO. 145-96

A by-law to designate 50 Wellington Street,
in the City of St. Thomas, as a building
of historic and architectural value.

WHEREAS pursuant to the Ontario Heritage Act, R.S.O.
1990, c. 0.18, the Council of a municipality may by by-law
designate a property including buildings and structures
thereon to be of historic or architectural value or interest;


AND WHEREAS notice of intention to designate the property
at 50 Wellington Street, St. Thomas, Ontario, has been
duly published and served, and the report of the Conservation
Review Board has been considered;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE
CITY OF ST. THOMAS, ENACTS AS FOLLOWS:

1. There is hereby designated as being of historic and
architectural value or interest the property known as Wellington
Street Public School, 50 Wellington Street in the City
of St. Thomas, all of which is described in Schedule "A"
attached hereto, for the reasons set out in Schedule "B"
attached hereto.
2. The City Clerk is hereby authorized to cause a copy
of this by-law to be registered upon the title to the property
described in the aforementioned Schedule "A" in the proper
Land Registry Office.
3. The City Clerk is hereby authorized to cause a copy
of this by-law to be served upon the owner of the aforesaid
property and upon the Ontario Heritage Foundation and to
cause notice of this by-law to be published in the
St. Thomas Times-Journal.
4. This by-law comes into force on the day it is finally
passed.

READ a First and Second time this 4th day of November, 1996.

READ a Third time and finally passed this 4th day of November,
1996.



City Clerk



Mayor

SCHEDULE "A"

**Lots 1, 2, and 3, East of Elgin Street between Wellington Street and Gladstone Avenue, Plan 23
and the School Lot, Plan 3, City of St. Thomas, County of Elgin**

Being the same lands as described in Instrument Number 350467.

Architectural Details

When viewed from afar, Wellington Street Public School looks like a plain block structure but upon closer examination, much detail is revealed. The exterior details are of the east, west, and north sides and pertain to the original 1898 construction only. Roof details are limited to the 1898 construction. The building is built of red brick on a stone block base and roughly follows a Romanesque style. The original 1898 structure can best be overviewed as a central square with four large rectangular portions rotated around the central square.

One chimney exists of the original four and is made of a red brick with a stone cap. The stone cap at some time had been replaced and the chimney brick was re-worked in 1995. The roof is made of slate and has copper flashings. Slate also exists on the dormers. The cornice details show molded brackets constructed in groups of three. The soffit and fascia are wooden with an overhang of approximately 36 inches.

There are cut stone sills on all windows. The windows are triple-paned on the ground, second, and third floors and are arranged in groups of two, three, and four, depending on location. Semi-circular upper panes occur on the second floor only, with a label surround over the semi-circular upper panes. There are cut stone lintels above the windows on the three sides. Basement windows were single-paned and spaced like the upper floor windows. There are seven dormers. Four have horizontally triple-paned windows above classroom areas and three have horizontally double-paned windows above the central circulation/office areas.

There is a molded label surround above all entranceways. There is dentil moldings above the entrances at the soffit. The masonry arch is corbelled. All entrances had double doors with sidelights. The original east and west entrances were flush with the back facade with a porch projecting from the back facade out to the forward facade.

The original windows at the east and west entrances have been filled in. Parapet caps on the east and west entrances replace what was once a continuation of the stringcourse at the lower elevation. The front (north) entrance has a cut stone archway. The side (east and west) entrances have masonry arches founded on sandstone pediments. The front entrance has both a transom and sidelights. The original front doors were recessed from the facade. The masonry is corbelled to meet the wall to the right of the parapet on the side entrances only. The lettering over the front entrance, "Wellington St." is raised and simulates logs. The words "Public School" follow the radius of the arch.

There are patterned tin-tiled ceilings throughout the ground, second, and third floors. The stairwells inside the east and west entrances have crafted newel posts. A two-sided partition used as a blackboard/cloakroom exists in the northeast and southwest classrooms on the second floor. There are two over two windows with a transom over the original classroom doors. There is original tongue-in-groove wainscoting along the entranceways, hallways, and classrooms.

No outsheds, portables, other buildings, fencing, or modern additions on the property are considered as significant details. The grounds were originally a park-like setting with mature trees and grassed areas.

Historical Details

The original school on this site was a four-room, brick school built in 1855 called the "Central School". The Central School replaced the two old one-room school buildings located at the corner of Walnut and Stanley Streets. In 1865, one of these old frame buildings was moved to the Central School site.

Evidently, crowding was a problem because it was reported in 1870 that classes of 70 to 80 pupils were confined to a 12 foot by 15 foot sized room all day. In 1872, an extensive addition was added to the Central School. During the late 1870's and 1880's, other school sites were selected in an attempt to alleviate the crowding.

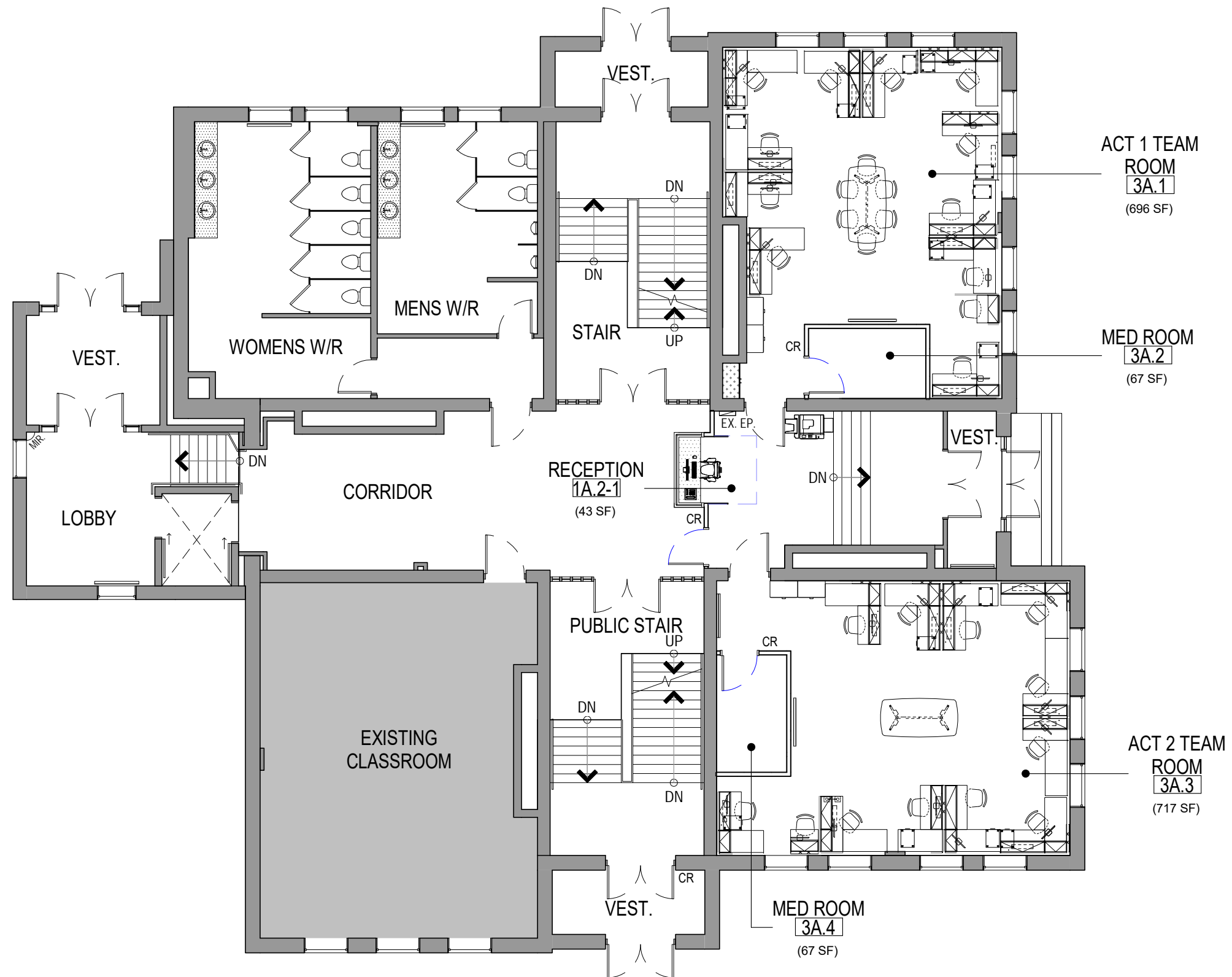
The site of the Central School was one of the first in the province to have a "Model School", the forerunner of today's teachers' colleges.

By the mid-1890's, enrollment was again reaching record levels and building the current Wellington Street School was the choice of action. Upon its building, the school had the most advanced building components of the day, including heating and ventilation with hot air and water closets to be automatically flushed. Wellington Street School was officially opened on January 27th, 1899.

New offices and a gymnasium were added to the south of the building in 1976. Modern design windows, a new furnace, and an updated library were also added at this time.

Wellington Street Public School has been the core school for the French Immersion Program, a successful program wherein students are taught a half day in both of Canada's official languages. With a now twenty-five year proven track record, the program is very popular with students and parents.

SJHC Elgin ACT



MAIN FLOOR PLAN

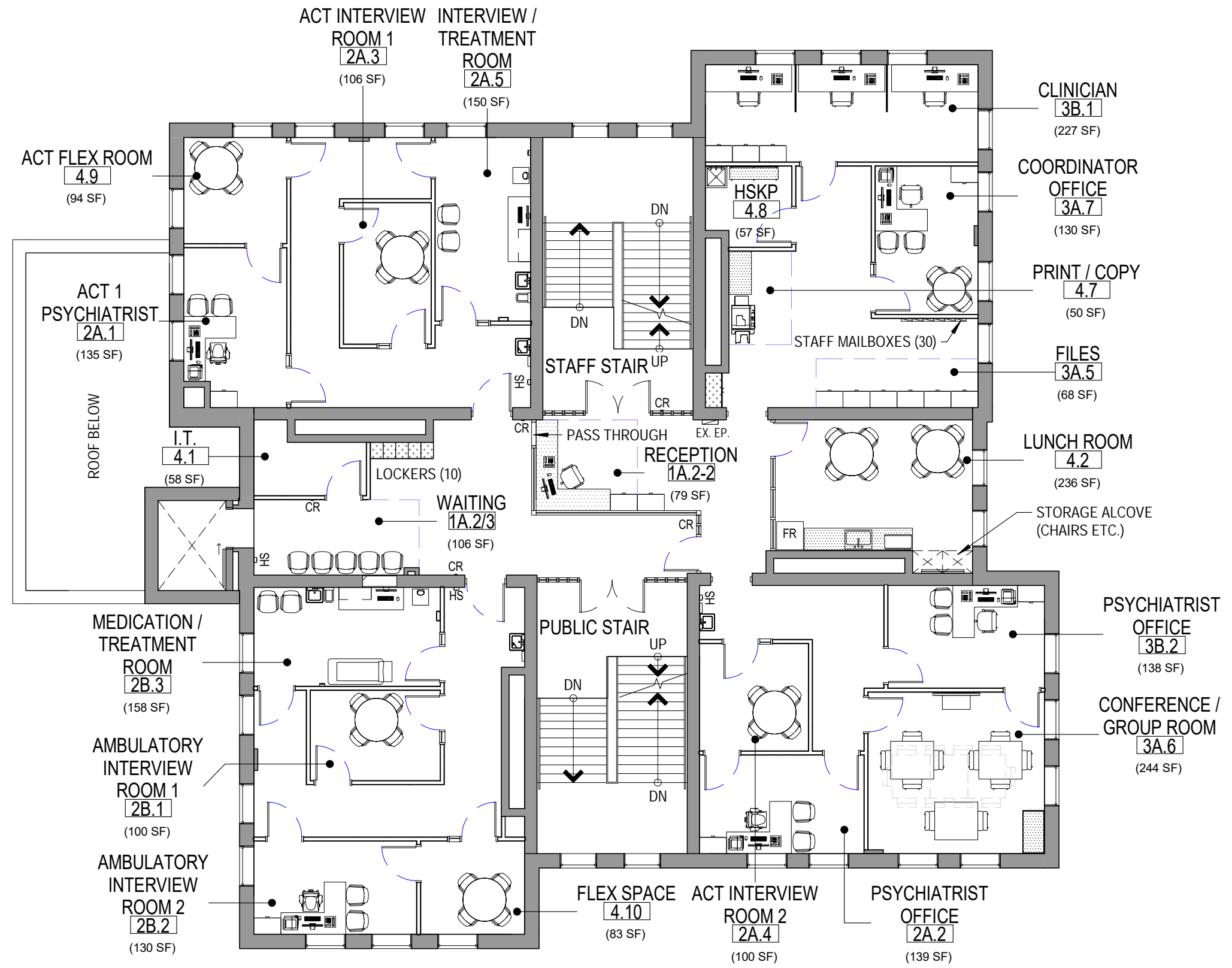


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DATE: 02/11/21



SJHC Elgin ACT



SECOND FLOOR PLAN



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SJHC Elgin ACT



MAIN FLOOR REFLECTED CEILING PLAN

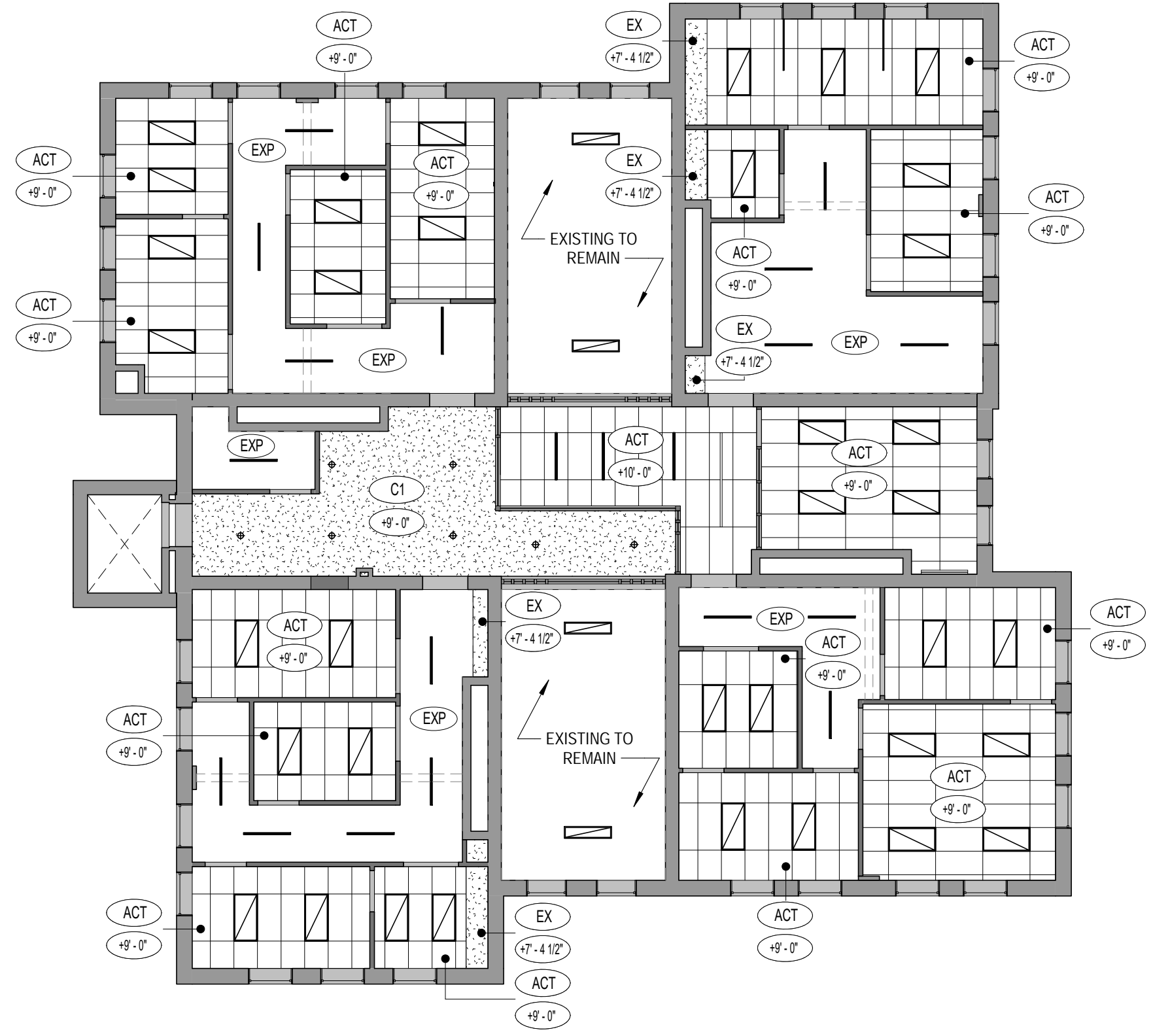


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DATE: 08/17/21



SJHC Elgin ACT



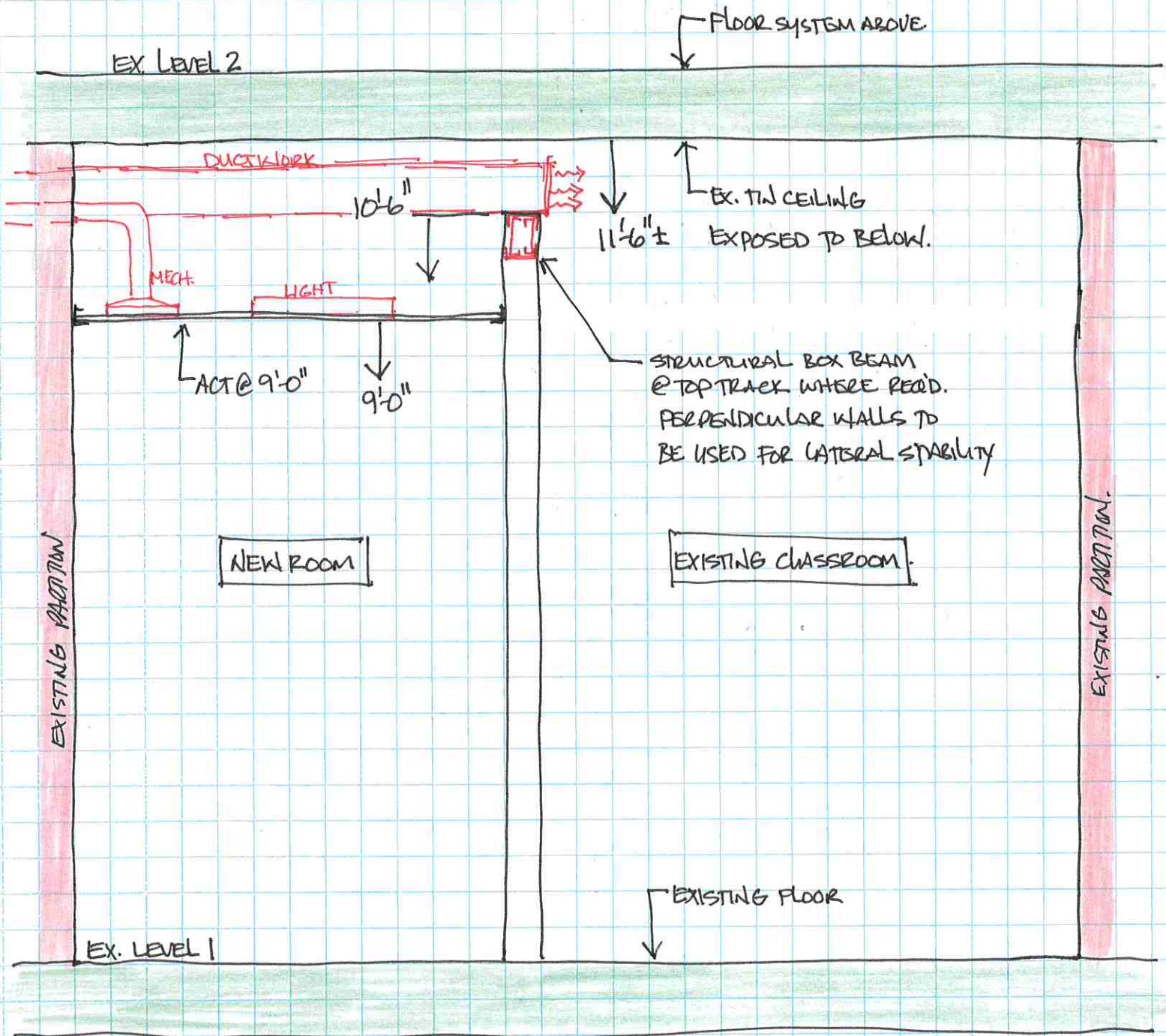
SECOND FLOOR REFLECTED CEILING PLAN



SCALE: 3/32" = 1'-0"

DATE: 08/17/21





50 WELLINGTON STREET.
ST. THOMAS

-EIGHT ACT PROGRAM.-

aTRR
2022-03-08
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