

THE CORPORATION OF THE CITY OF ST. THOMAS
AGENDA
THE SEVENTH MEETING OF THE MUNICIPAL HERITAGE
COMMITTEE

COMMITTEE ROOM 204

CITY HALL

5:30 P.M.

August 11th, 2015

MINUTES

Confirmation of the minutes of the meeting on July 14, 2015.

UNFINISHED BUSINESS

Heritage Conservation District

Process for establishing a conservation district.

Railway Bridge Designation

The report is going to Council on Monday, August 10, 2015. An update will be provided on whether Council supports beginning the Intent to Designate process or not.

NEW BUSINESS

Summer Co-op Students Update

The students will be in attendance to provide updates on their progress.

40 Alma Street – Application for Demolition Pages 2-29

The letter from the current property owners of 40 Alma Street, applying to Council for permission to demolish is going to Council on Monday, August 10, 2015 and will be referred to the Municipal Heritage Committee for consultation.

NEXT MEETING

September 8

ADJOURNMENT

JUL 31 2015

Thursday, July 30, 2015

City Clerks Dept.

**Application to Demolish
Re: 40 Alma Street St Thomas (designation Heritage)**

To whom it may concern :

By this letter we would like to apply to council for the demolition of the structure located at 40 Alma Street, St Thomas, Ontario. The building is currently designated as "heritage".

Heritage status was apparently applied for and granted the previous owners in the hopes of securing grant money to aid with repairs to the exterior of the building envelope. The previous owner(s) did not proceed with much needed repairs and improvements to the exterior and there is very little left of the original church on the interior as extensive renovations were done to accommodate the operations of the dance school.

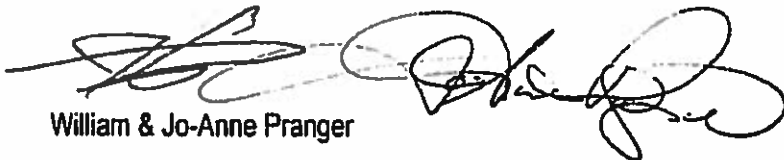
In April of 2013, the city filed a "property standards order" against the property with the previous owner that called for an engineer's report to aid in determining a list of repairs needed to restore the building to a state suitable for long term use and occupancy. To the best of our knowledge the previous owner did not comply with the order. We have since had an engineer perform a building inspection and prepare a report for review.

The report recommends demolition of the existing structure due to the potential cost of the repairs needed would exceed the cost of a new building of similar footprint. The report also lists the repairs needed if restoration were to be undertaken. The repairs listed include new structural steel (which would require engineered drawings) as well as repairs to the exterior to prevent further damage to the building base structure as can be seen in the attached report. The building envelope is compromised by cracks and damage to the exterior facade allowing penetration of moisture saturating and weaken the underlying structure over time.

Among the repairs called for in the report is the complete removal of the faux exterior facade in order to expose the underlying original brick for needed repairs. The faux exterior is attached to the original brick with wire mesh and lag. Two different masonry contractors agree that removing the existing facade is likely to damage the underlying brick to the point it will loose its integrity to support the existing structure.

We do not see a scenario where the existing building can be saved without an investment of money that would far exceed the value of the building.

I thank you in advance for your consideration in this matter


William & Jo-Anne Pranger

REFERRED TO	
MUNICIPAL HERITAGE COMMITTEE	
C. PECK, CHIEF BUILDING OFFICIAL	
FOR	
DISCUSS	<input type="checkbox"/>
REVIEW COMMENT	<input type="checkbox"/>
DISCUSS	<input checked="" type="checkbox"/>
FROM MARIA KONEFAL	

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INSPECTION REPORT

If you do not receive all pages please contact 519-615-8508.

Date: Jun 3, 2015 Project No: 20915
To: William Pranger
Attn: Bill
Re: 40 Alma Street, St. Thomas

No. of Pages 6

Comments:

See attached;

- 1) Inspection report.

If you require any further information, please contact me at the office.

Thank you,

Distribution:

PER: Dwayne C. Buck, P.Eng.

DCBUCK

ENGINEERING

INSPECTION REPORT

To: William Pranger

Project #: 32015

Re: Bldg Inspection – Structural
40 Alma Street
St. Thomas, Ontario
June 3, 2015

DC Buck Engineering was contacted to provide an inspection at the above mentioned location to review the existing building structure in response to the Property Standards Order issued by the City Of St. Thomas against the property dated April 15, 2013. The following was observed;

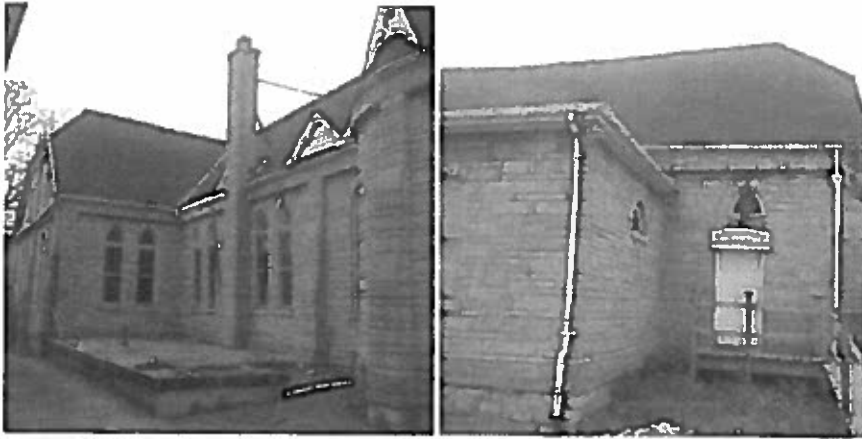
1. The building consists of existing "Church" type commercial building with exterior stone veneer (faux) over original load bearing brick construction with wood framed roof. Existing foundations consists of combination of stone, brick, block walls and poured concrete knee walls.
2. The following structural deficiencies were observed during our visual inspection;
 - Roof rafter split and roof sagging located at the south west end of building,
 - Exterior walls along the north and south side of building pushed outwards (interior side leaning out approximately 5" at top of wall).
 - Multiple areas of cracks and broken brick at various locations. Deteriorated and crumbling location brick pillaster located at the north west end of main building.
 - Brick mortar joints are loose and weakened at multiple locations behind the stone veneer.
 - Multiple areas of cracked, settled, failed existing foundation walls including crumbling stone foundation at the east side entrance stair and deteriorated foundation at west addition.
3. The following pictures depicting above mentioned deficiencies;



Exterior Elevations

DCBUCK

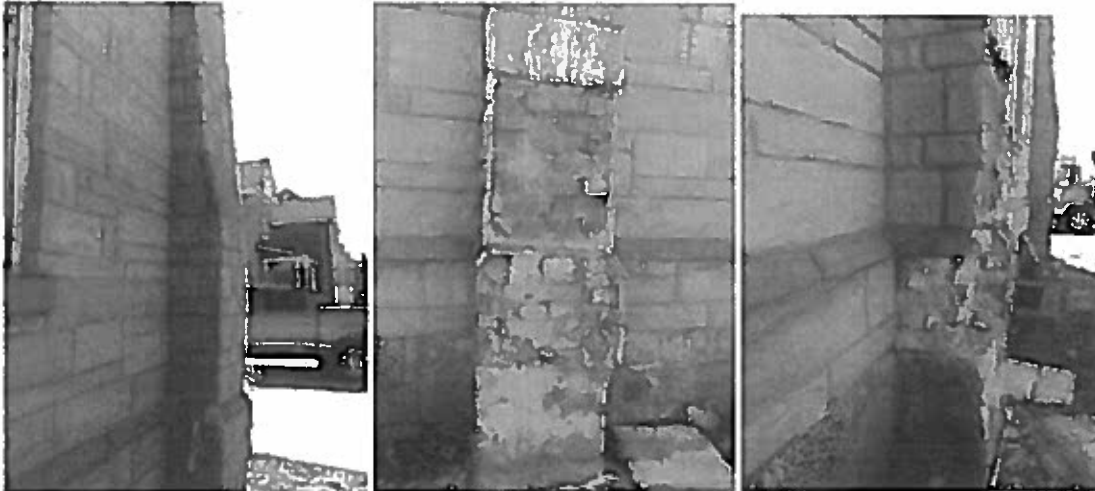
· ENGINEERING ·



Exterior Elevations



Exterior faux stone pulling away from brick behind (both pics, water infiltration)



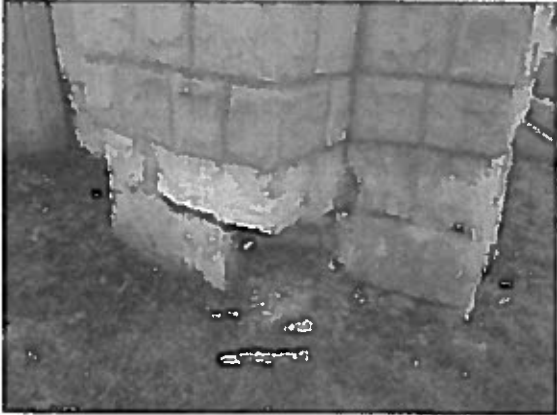
Buttress damaged (faux stone and brick damaged, water infiltration)

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Buttress damaged (faux stone and brick damaged, water infiltration)



Foundation stone damages (water infiltration)



Foundation stone damages (water infiltration)

Buttress total collapse

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Interior pictures looking east



Interior pic looking south

Interior pic looking north



Conclusions:

1. The building in its current condition is unsafe and not suitable for occupancy. We recommend repairs or demolition to the existing structure. If repairs option is to be completed they should be addressed in a timely manner.
2. The existing damages consisting of faux stone and brick damages are all related to water infiltration which caused frost expansion damages and weakening of the mortar joints. Recommendations for repairs would be to remove all the existing faux stone exterior and then repair any damaged brick areas and re-point the entire structure. Refinishing options would have to be reviewed.
3. The existing roof damages of the split rafters and sunken roof area are caused by the weakened support walls and the movement of them to the exterior. These can be linked to the above mentioned deteriorated brick walls. Recommendations for repairs include for installation of a new steel frame column structure at the buttress locations anchored through the buttress and tied at the top of the columns with a tie beam. These frames would also require new concrete foundations and wood framing repairs and some roof replacement.
4. The existing foundations are deteriorated and crumbling in multiple locations. Foundation repairs will be required around the perimeter of the building and include for replacement of some sections of foundation walls, new water proofing and dimple board as well.
5. The existing eaves troughs have multiple damaged sections and downspouts that also contribute to the water infiltration damages to the walls and foundations. These sections should be repaired and downspouts to direct water away from the building.
6. The above mentioned repairs may not be a feasible option due to costs for the repairs may exceed the value of construction of a new building with comparable footprint.
7. Prior to any work be completed all repair options, or demolition option or replacement option will require complete engineering design and stamped drawings. We can complete these plans if required.

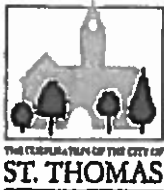
We trust this report is satisfactory for your use for the review of existing building structure. This inspection is based on a limited non-destructive visual inspection only and may not contain all the damages to the existing building. This report does not provide any warranty, either expressed or implied on the building or the inspected area. If you require any further information regarding this matter, please contact the undersigned at your convenience.

Yours truly,
DC Buck Engineering

A handwritten signature in black ink that reads "Dwayne C. Buck".

Dwayne C. Buck, P.Eng.





City of St. Thomas
P.O. Box 520
545 Talbot Street
St. Thomas, ON N5P 3V7
BCIN 21068
(519) 631-1680

PROPERTY STANDARDS ORDER

By-Law No. 12-99
PURSUANT TO SUBSECTION 15.1 (3) OF THE BUILDING CODE ACT

ISSUED TO:

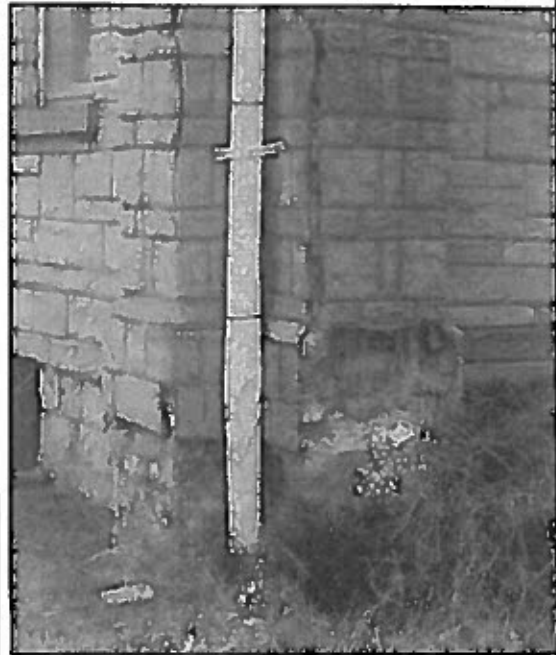
Inspection Date: April 15, 2013

ELIZABETH CHRISTINA MORGAN
40 Alma St.
ST THOMAS ON, N5P 3A8

Municipal Address: 40 Alma St.,
Legal Description: PLAN 43 PT LOTS 8,9 W/S ALMA

TAKE NOTICE that as owner of 40 Alma St., you are hereby ordered to carry out the repairs or the works described below on or before: April 26, 2013.

Item	By-Law Section	Particulars of the Repairs or other Works to be Effected
1	Deficiency	The exterior brick/stone walls and foundation are showing signs of cracking and deterioration an engineer's report is required to verify the structure is sound and to list the repairs that are required to fix the foundation and walls.
	4.3.3	If, in the opinion of the officer, there is doubt as to the structural condition, construction material, or service systems of a building or structure or parts thereof, the officer may order that such building or structure or parts thereof be examined by a professional engineer, licensed to practice in Ontario and employed by the owner of the building or its authorized agent, and that a written report, which may include drawings for any remedial work designed by the engineer, and giving details of the findings of such examination be submitted to the officer.



☐ A building permit is required.

An owner who fails to comply with an order that is final and binding is guilty of an offence and on conviction is liable to a fine up to \$25,000.00 for a first offence and of up to \$50,000.00 for any subsequent offence. A Corporation, if convicted is liable to a fine of up to \$50,000.00 for a first offence.

In the event that you fail within the time provided to carry out the repairs or works required to be effected, the Corporation of the City of St. Thomas may do so at the expense of the owner. Should this office do inspections after this order is confirmed, the cost of these inspections and the cost to register the order on title shall be invoiced to the owner and if not paid be added to the property taxes.



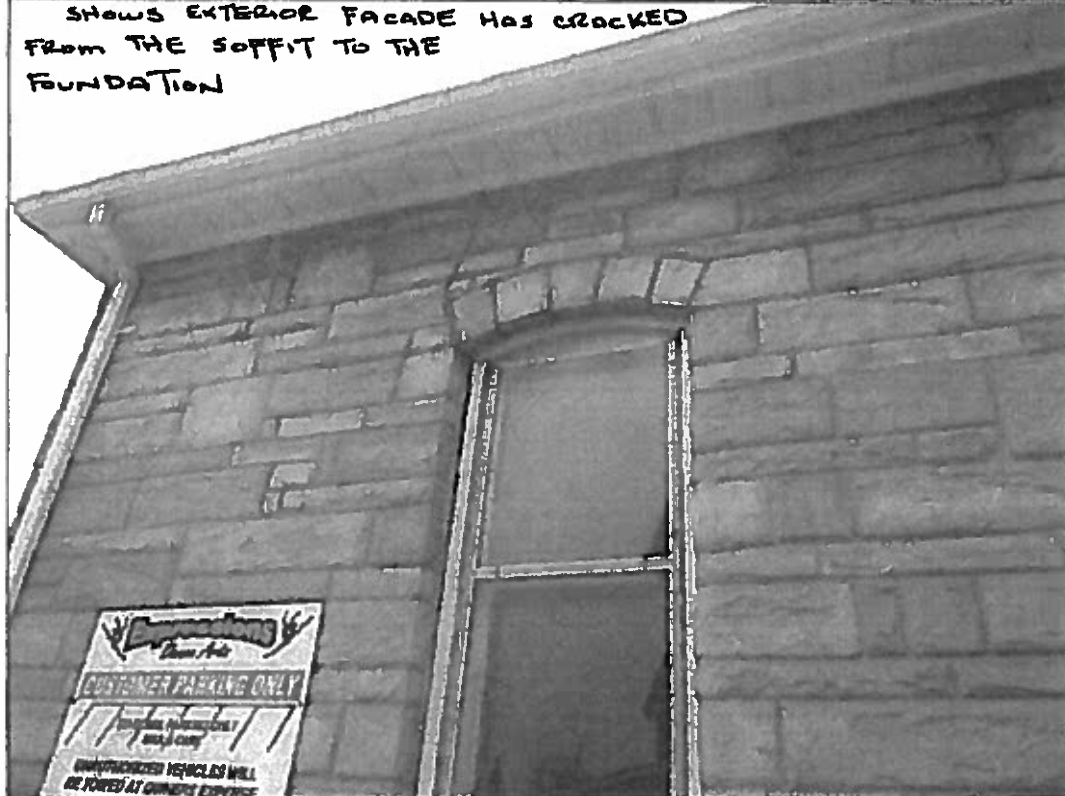
40 ALMA ST.

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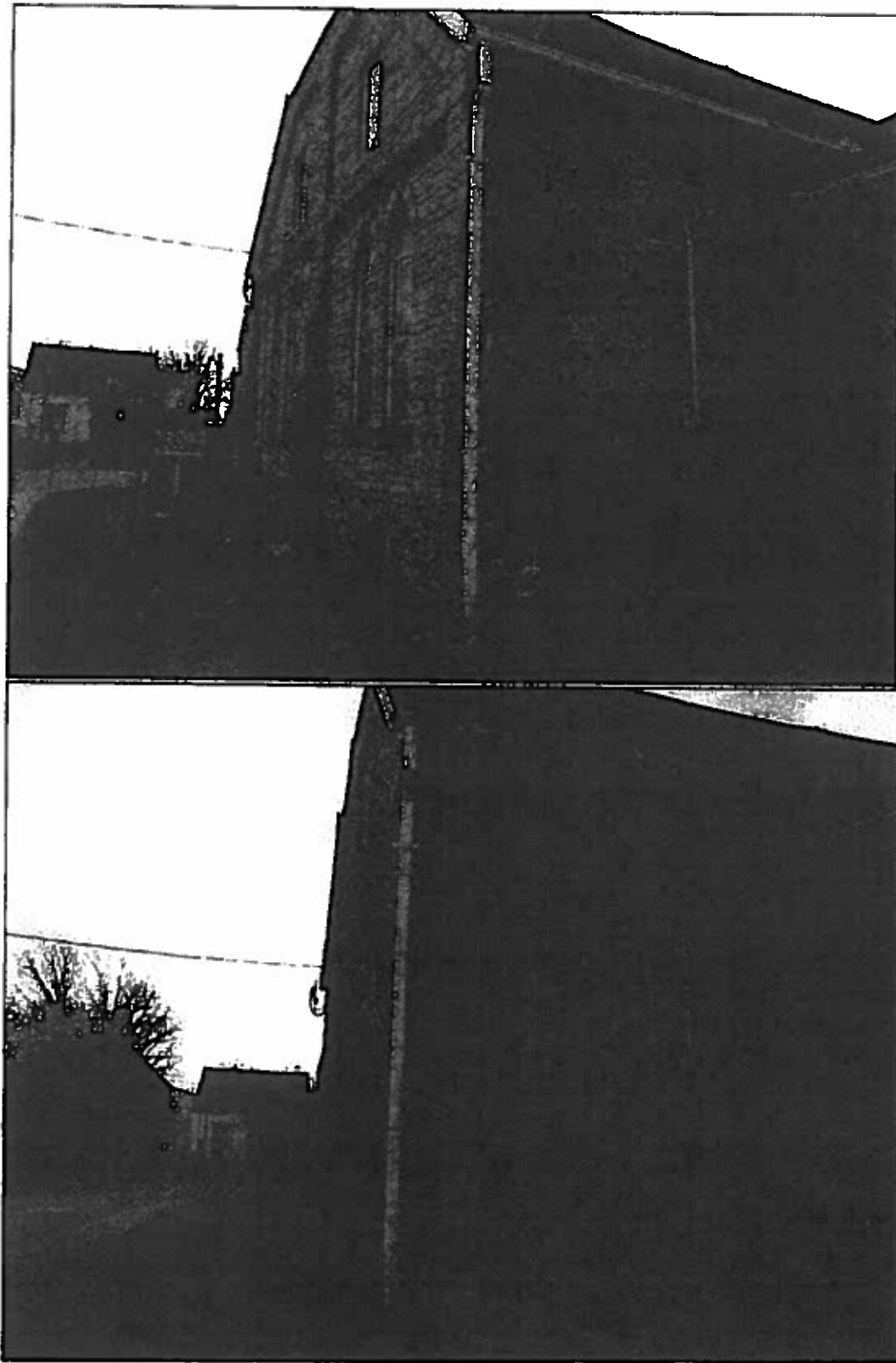
APRIL 9/2013



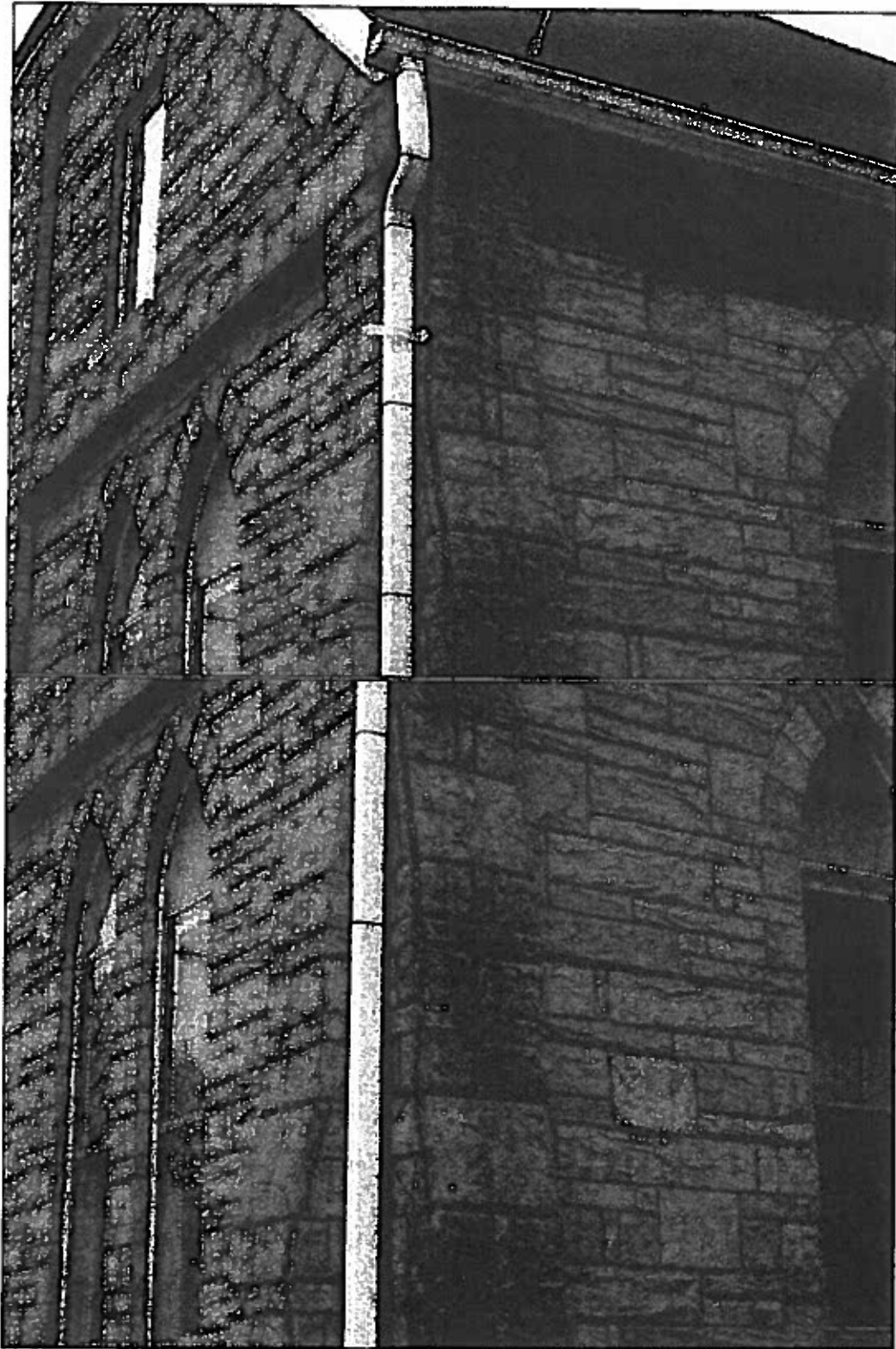
SHOWS EXTERIOR FACADE HAS CRACKED
FROM THE SOFFIT TO THE
FOUNDATION

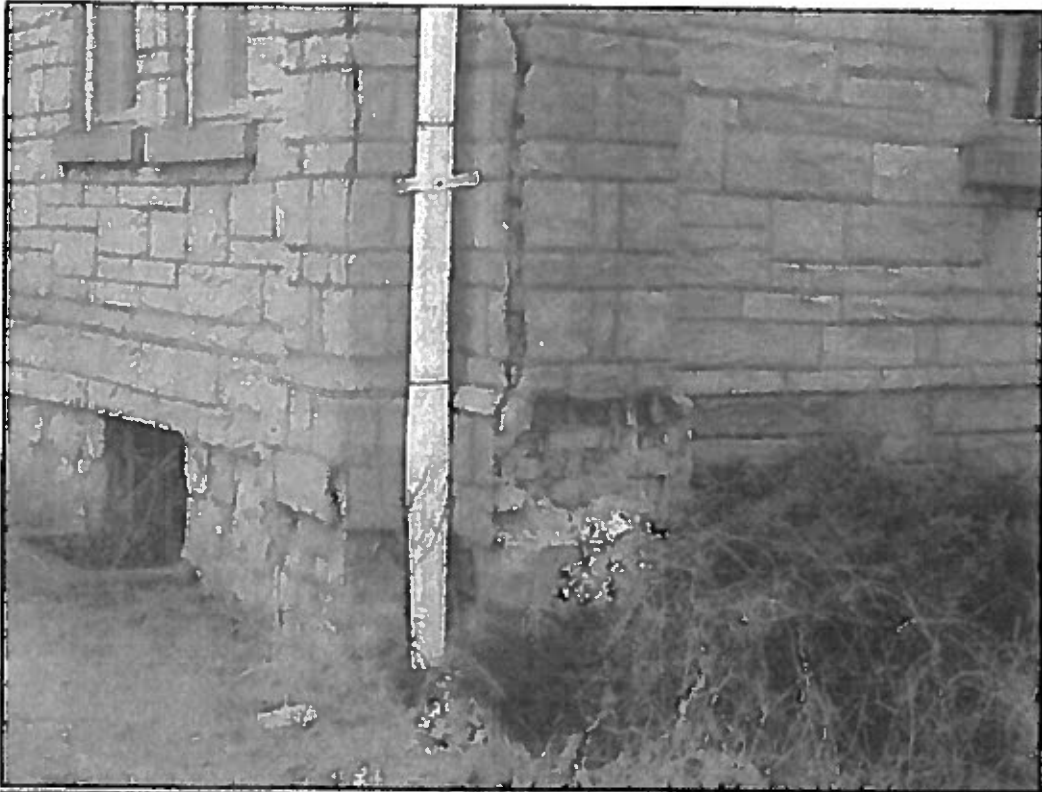












THERE APPEARS TO BE
A PLASTER FACADE
COVERING ORIGINAL
CLAY BRICKS.

