

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

COMMITTEE ROOM 204
CITY HALL

5:30 P.M.

March 23rd, 2016

MINUTES

Confirmation of the minutes of the meeting held on February 24, 2016.

NEW BUSINESS

Sale of Alma College Property

Holy Angels Parish – Proposed Renovations **Pages 2-10**

UNFINISHED BUSINESS

City Hall Annex Windows **Pages 11-16**

Heritage Conservation District

77 Metcalfe Street

Talbot Street Murals

NEXT MEETING

To Be Determined

ADJOURNMENT

Knapp, Melanie

From: Frank Lattanzio [frank.lattanzio@gmail.com]
Sent: March-21-16 3:56 PM
To: Melanie Knapp
Subject: Fwd: Holy Angels Parish
Attachments: 15-05-0014 Roofing_Feb_3_2016.pdf; East Elevation.pdf

Hi Melanie,

Please include this item on our agenda.
Thank you.

Frank.

----- Forwarded message -----

From: Chris Willie <chris.willie@pow.ca>
Date: Tue, Mar 1, 2016 at 1:22 PM
Subject: Holy Angels Parish
To: frank.lattanzio@gmail.com
Cc: Joe Liebregts <joeliebregts@hotmail.com>, Gary Minall <gminall@dol.ca>

March 1, 2016

Reference: 15-05-0014

Frank:

I was given your name by Chris Peck at the City of St. Thomas as the contact for the Heritage Committee.

We are working with the Parish at Holy Angels in St. Thomas in replacing the roofing at the low roof area located at the south-east corner of the building. The current roof is a built up assembly that has gravel installed in an asphaltic top pour.

There is currently a pressure treated wood ramp installed on it. We are removing the ramp assembly and proposing to install a new landing platform and stair to grade. This is a required exit from the Nave area.

We are proposing a galvanized steel railing and stair assembly.

The proposed roof replacement will be thicker than the existing system. This will affect a door threshold that opens onto the roof assembly from the rear Choir Room area. We are proposing to modify or replace this door inside the existing opening. The door is not original to the building, but we believe the opening is. The stone on this wall area was replaced back in 2002.

The existing heritage designation listing doesn't appear to have been updated since 2002. Can you please confirm that the proposed roofing replacement will not have any impact on the heritage designation listing for the building.

We can provide final documentation for the committee to review once we are able to clear up the above noted items.

Please advise.

Thanks

Chris Willie, M.A.A.T.O., CAHP, APTI

Senior Project Coordinator

POW PETERMAN

Consulting Engineers

50 Samnah Crescent

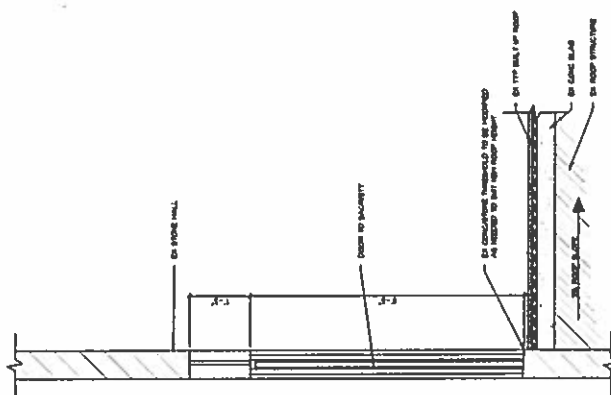
Ingersoll, Ontario N5C 3J7

P: 519 425 5000 ext 251

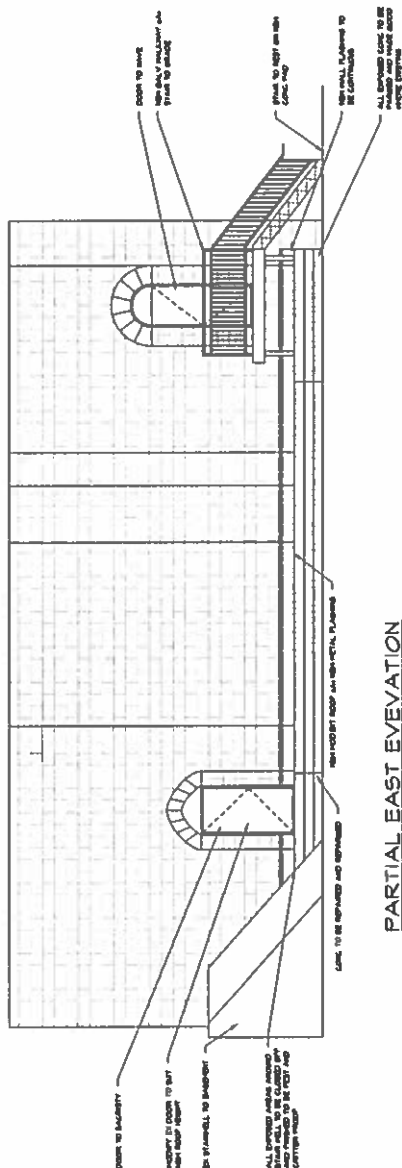
F: 519 425 5001

E: chris.willie@pow.ca

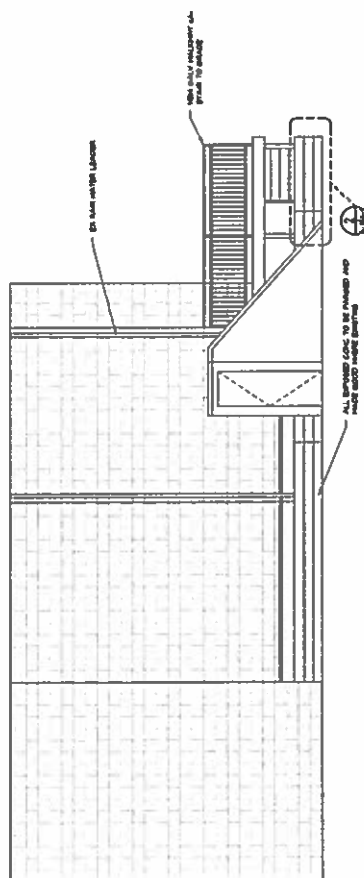
W: www.pow.ca/pow peterman



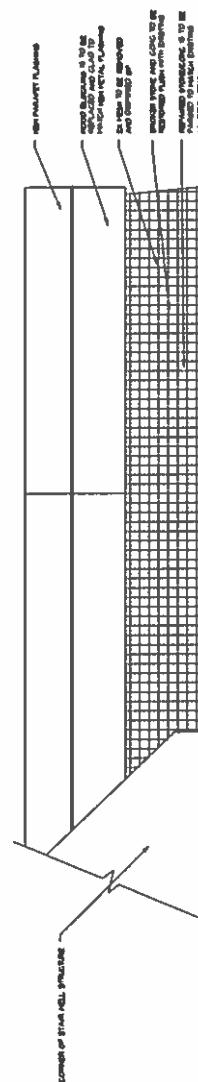
DOOR SECTION



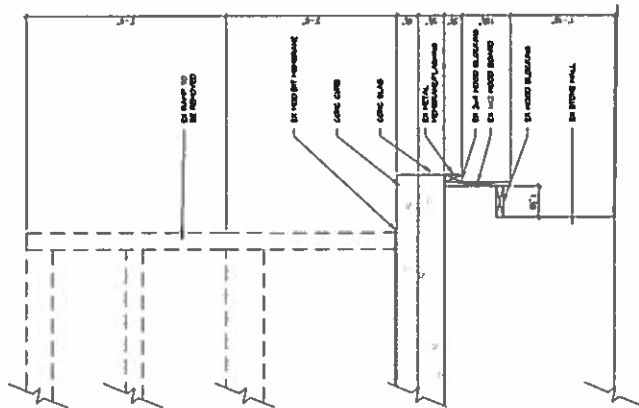
PARTIAL EAST ELEVATION



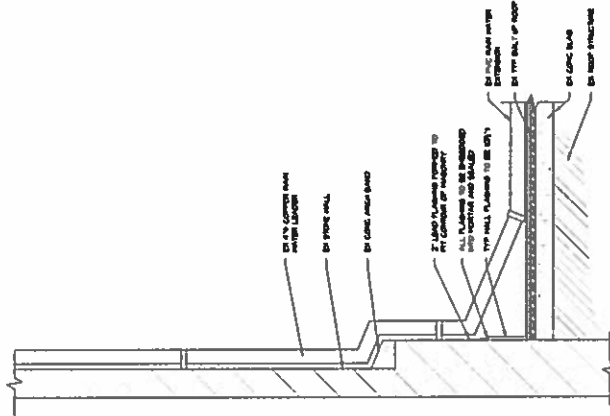
PARTIAL SOUTH ELEVATION



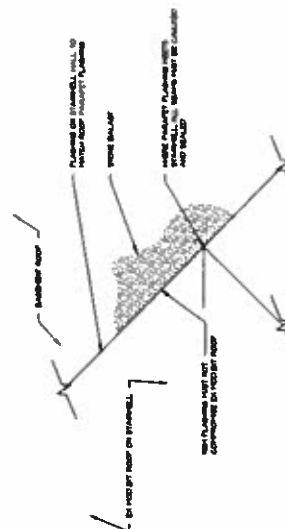
③ WALL REPAIR DETAIL



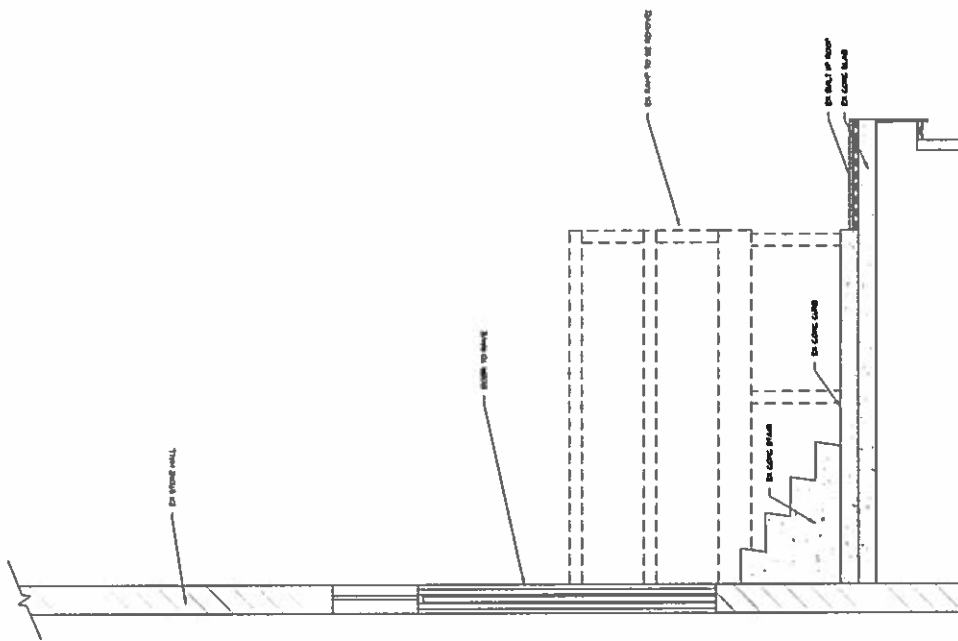
 ROOF EAVE SECTION



WALL SECTION



STAIRWELL CORNER DETAIL



DOOR SECTION

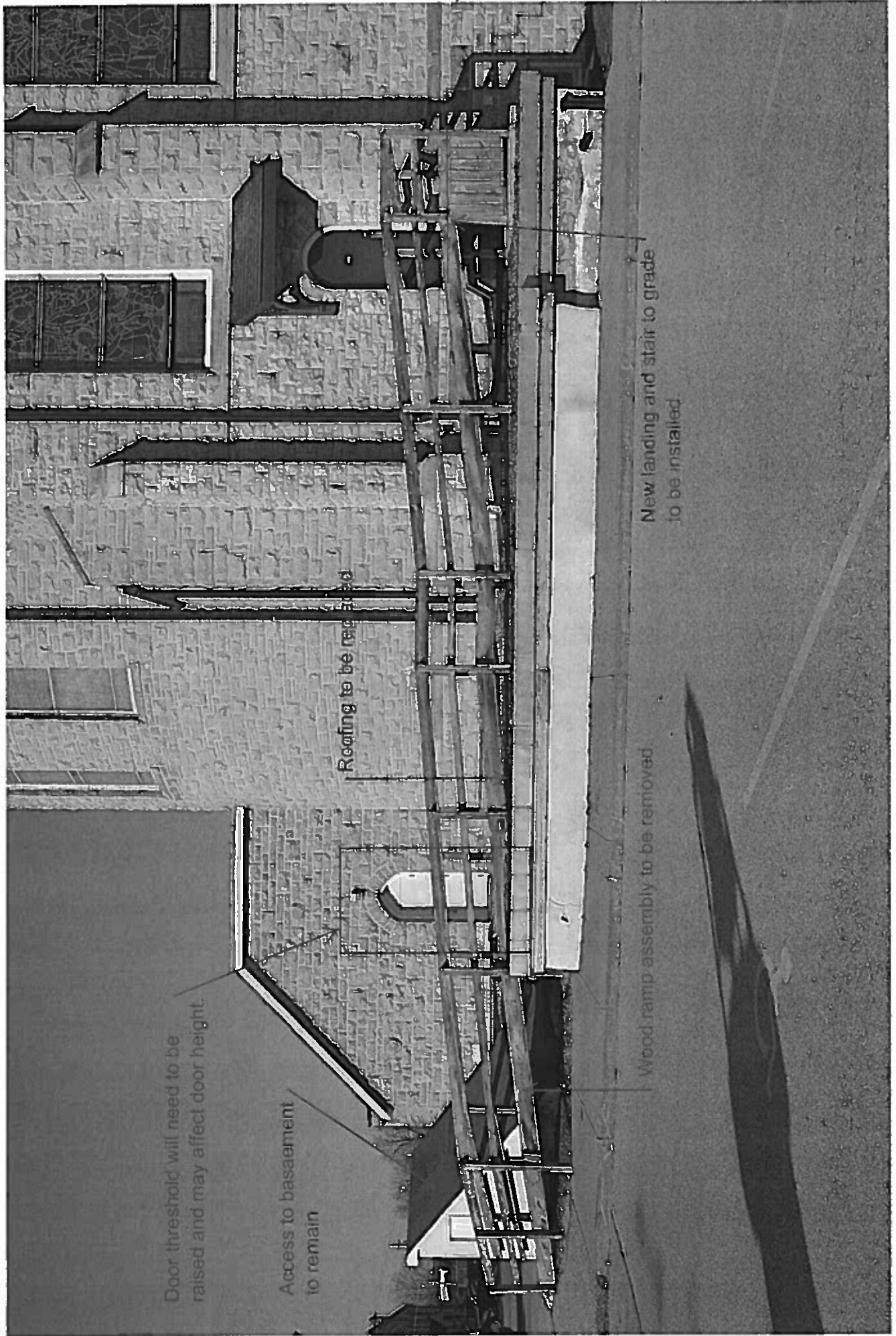
Door threshold will need to be raised and may affect door height.

Access to basement to remain

Roofing to be replaced

Wood ramp assembly to be removed.

New landing and stair to grade to be installed.



CITY OF ST. THOMAS

BY-LAW NO. 31-2002

A by-law to designate 502 Talbot 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. 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 502 Talbot Street, St. Thomas, Ontario, has been duly published and served, and no notice of objection has been received to such designation;

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 502 Talbot 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 the 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 11th day of March, 2002.

READ a Third time and finally passed this 11th day of March, 2002.

Peter J. Leack, City Clerk

Peter Ostojic, Mayor

History

This beautiful stone church, is the third church to sit on this property on the south side of Talbot Street at the west side of White Street. The property here has been in use by the Catholic Church since it was first deeded by Archibald McNeal in 1831 for the "sole and singular purpose of the Catholic church and cemetery." The first mass was said on Christmas Day 1831. The original cemetery on this site was removed to Sunset Drive in 1874. This was the second church built in St. Thomas after the Anglican Church (1824) on Walnut Street. It is the first Catholic church built in this region of Southwestern Ontario. This church is responsible for the eventual establishment of churches in London, Dunwich Township, West Lorne, Aylmer and Fingal during the 1830's and 1840's.

The original frame church, which faced Talbot Street, stood in centre of the property and the cemetery was adjacent to and east of the church. In 1871, when the Canada Southern Railway was purchasing property for the right of way through St. Thomas, a portion of the church property was sold to the rail company. By the end of November, 1872, a new brick church was built in place of the framed one. The original church was moved and used as a separate school until it was destroyed by fire. In 1878 and 1879 a Convent and School were built to the south and east of the church, with the Sisters of St. Joseph in charge of education. The elementary school and the Convent were an integral part of the community for many years. A secondary school also was built on this property. In 1994 the school buildings and the convent were demolished.

The current stone church was built in 1911 and cost about \$72,000. This church is one of seven stone churches in the Catholic Diocese and is one of two stone churches in St. Thomas. The second church was demolished on February 26, 1910 and the present church was dedicated one year later on February 25, 1911. The large stained glass window in the front facade is reported to have won first place at the St. Louis World's Fair in 1904 and was purchased for this building. The church bell that is mounted in the parking lot recalls the historical links to the original church, the school and other churches, as this bell was also used by the Catholic Church in Port Stanley.

The parish residence sits directly west of the church. This is the second residence to stand on this portion of the property. The first frame was demolished in 1905 and the present residence was built in 1906 on virtually the same site as the first. It is the last remaining residence on the south side of Talbot Street, west of Stanley Street. It is perhaps the best example of early Edwardian style residences in this city. Both the Church and the residence offer a continuous link to the Talbot Street community and to St. Thomas' religious heritage.

Architectural Details - the Church

This Romanesque building is constructed of quarried limestone, which gives it a strong and very grand, stately appearance. It is constructed with buttressed walls, heavily arched doorways and windows, a raised foundation and twin towers. All the stained glass windows and doors in this church are framed with semi-circular arches. The roof is constructed of slate and rises to a steep peak above the main entrance.

The raised foundation allows for placement of a grand staircase entrance in the north or front facade which faces Talbot Street. The entrance is comprised of three large paneled wooden doors. Each of the doors swings inward to the church interior. Over each of the doorways is a heavy stonework frontispiece which rests upon a series of simple stone columns that gives the appearance of a vaulted roof over the entrance. A three panel stonework window is formed over each of the doors and under the heavy stonework arch. Centred above the front entrance is a large stained glass window, set into another stone arch, which is supported by twin stone columns. There are two recesses along this part of the facade which may have been intended for statuary. Large square stone towers frame either side of the front facade. A large octagonal louvered belfry sits on each tower and a copper sheathed spire rises from each belfry. A simple Latin cross adorns each spire, with a matching cross at the centre peak of the north and south facades. Another alcove sits in the peak of the north facade, over the large stained glass window.

Each of the two towers, on the front face, contain two sets of windows. In the lower level there are two smaller windows, formed by three columns supporting the stone arch. A smaller window is set in the arch. On the upper level of the towers, a single window mirrors the construction of the front entrances, including the use of the arch and frontispiece. The towers have three stone drip ledges installed at various heights.

The east and west facades are virtual mirror images of each other. The most prominent architectural details in the walls are the six buttresses and seven elongated, arched windows placed symmetrically along both of the facades. Each of the wall sections between the buttresses rise and extend above the edge of the steeply peaked roof. These extensions also mirror the frontispiece of the front entrance. The semi-circular arched windows sit upon a solid stone ledge and a stone drip ledge extends from buttress to buttress. Each of the buttresses has two stone caps which form drip ledges. A ground level entrance is housed in each of the towers, in both the east and west facades. These two entrances mimic the front entrance in detail, with the exception that both are recessed and provide shelter from inclement weather. Also a smaller round window is inset above the arch over the doorways.

The semi-circular Chancel wall projects from the rear facade of this church. There are four symmetrically placed smaller windows about the upper level of the Chancel wall. A small entrance sits above the grade at the far southern end of the east facade. On the west facade this is a covered entrance allowing access from the parish residence to the vestry.

The Church, Interior Features:

The church interior has numerous features which should be considered for preservation. Among the items are the Baldachin over the altar, the marble altar, the Stations of the Cross and one set of pews complete with kneelers. It is understood that these items may be placed elsewhere in the church depending on the changes to the Liturgy. The interior of the church reflects the exterior design in its stately and handsome design.

The Residence:

This stately home is constructed in the Edwardian style of the early 20th Century. For the purpose of this designation the front facade, which faces Talbot Street is most important. Constructed of pressed red brick, this building's most significant feature would be the large wrap-around covered verandah that crosses the entire front facade and continues along the east side of the house. The verandah retains much of its original design including the pine tongue and groove flooring and plain support columns capped with ionic capitals. Each of the columns rest upon a stonework base. There are a series of three more columns on either side of the raised front entrance stairs. The porch railing is simply designed with classical balusters and plain handrails.

The double hung windows used in this building are all placed carefully into the design plan. Each window rests on a stone ledge and a stone lentil is used above each window adding strength and weight to the building. Two identical windows site between single windows in the upper level of the front facade. The front entrance is placed symmetrically under these windows in the lower level. A large entrance door is complemented by small sidelights of stained glass on each side. The two lower windows site balances on either side of the front entrance. A pedimented dormer, with two small windows, sits in the roof at attic level and is reflected in the pediment set into the verandah roof, over the front stairs. Identical dormers are found in the east and west facades. The eaves are extended and are punctuated by a series of three Italianate-like brackets at the corners and underneath each side of the dormers. The roof was originally covered with slate.

Interior Features:

While much of the home remains structurally as it was, some of the rooms have been converted to accommodate its use as offices and meeting places. A large beveled glass wall and doorway separates the front entrance from the main lobby. The extensive use of woodwork throughout the house reflects the high level of craftsmanship found in the early 20th century homes. It is suggested that the parish residence gets its sense of importance not only from its stately exterior design, but also the intense care that has been taken to preserve the interior design of the home.

CAPITAL PROJECT FOR 2016

Project Name:

City Hall Planning Department Office Improvements

Department:

Parks Recreation & Property Management ~ Property Division

Estimated Gross Cost:

\$ 70,000



Funding Sources:

Tax Funded	Previously Approved	Grants	D.C. Reserve	Water Reserve	San. Reserve	Stm. Reserve
\$70,000						

PROJECT DESCRIPTION:

Staff is proposing to renovate the Planning Department's office area to help with staffing needs of the Building Department. The proposal will provide a 'one stop shop' location for the department.

The design concept proposes opening up the joining centre wall and main office area for a public meeting area. Also included is the renovation of the two existing offices and the old 'Parking Office' to accommodate 3 new staff members to the department.

TOTAL:

\$70,000

Milestone #1: Feb 2016, Milestone #2: Mar 2016, Milestone #3: Jun 2016

CAPITAL PROJECT FOR 2012

Project Name:

City Hall Annex – Window Replacements

Department:

Environmental Services

Estimated Gross Cost:

\$30,000



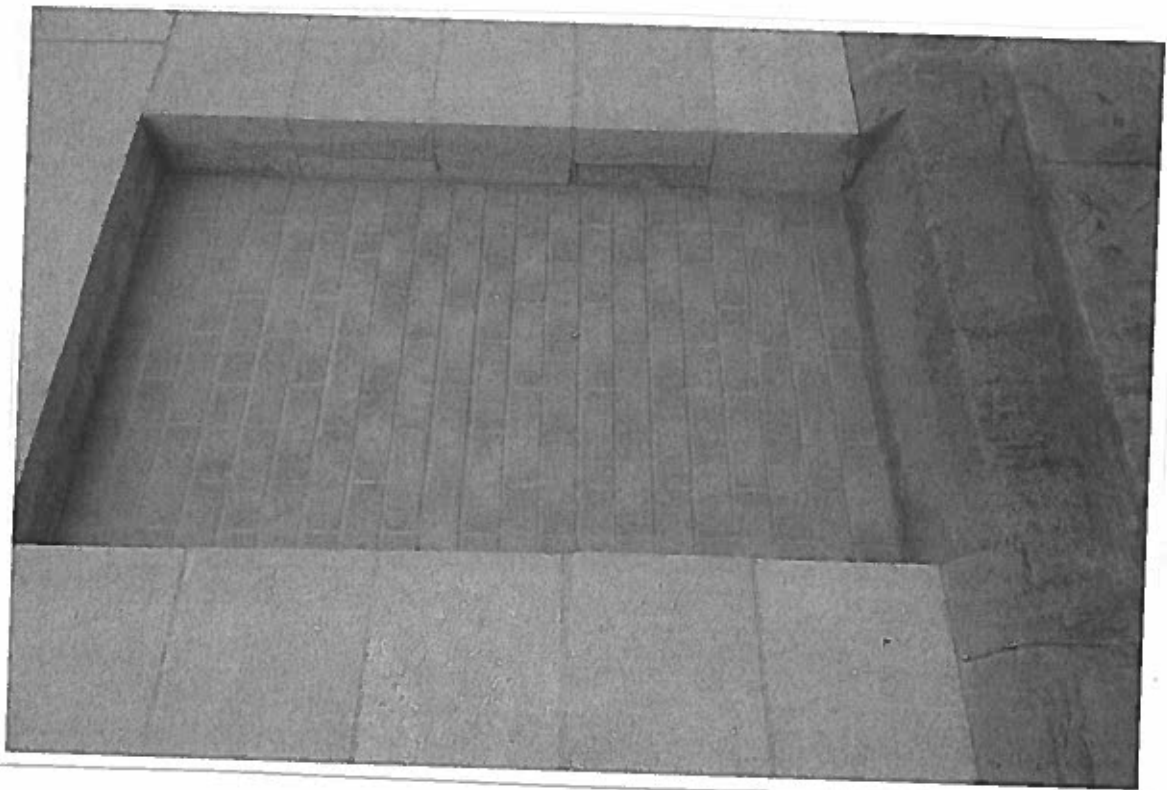
Funding Sources:

Tax Funded	Previously Approved	Grants	D.C. Reserve	Water Reserve	San. Reserve	Stm. Reserve
\$30,000						

PROJECT DESCRIPTION:

The windows in the City Hall Annex buildings require replacement in order to reduce overall heating/cooling costs and to deal with water damage issues. The windows along the east side of the building on the second floor and the planning area windows need to be replaced.

-13-



Corporation of the City of St. Thomas
Tender No. 2012-055
Replacement of Windows
City Hall Annex Building

Wood Windows
Section 08521
Page 1

PART 1 - GENERAL

1.1 General Requirements

- .1 Conform to Division 1 General Requirements.

1.2 Related Work

- .1 Section 06100 Rough Carpentry
- .2 Section 06200 Finish Carpentry
- .3 Section 07920 Joint Sealants
- .4 Section 09900 Painting

1.3 Work Included

- .1 The work covered by this section includes the supply of all metal clad wood framed windows shown on the Drawings, complete with all related accessories required to do a complete job.

1.4 Quality Assurance

- .1 Windows shall be capable of meeting the test requirements for air leakage, water leakage and wind load resistance of CAN/CSA-A440.
- .2 Warranty windows shall be warranted to be free from defects in manufacturing, materials and workmanship for 10 years. Insulating glass shall be warranted for 20 years.

1.5 Shop Drawings

- .1 Submit shop drawings showing materials, finishes, and construction details.

PART 2 - PRODUCTS

2.1 Materials

- .1 Aluminum clad ultimate casement crank out as manufactured by Marvin Windows and Doors, Warroad, Minnesota. Windows O,P,Q,R,M and N.
- .2 Aluminum clad wood magnum tilt turn/hopper windows as manufactured by Marvin Windows and Doors, Warroad, Minnesota. Windows F,G,H,J and K.
- .3 Aluminum clad wood ultimate double hung windows as manufactured by Marvin Windows and Doors, Warroad, Minnesota. Windows A,B,C and D.
- .4 Glazing: shall be Clear Lowe 11 argon gas. Glazing finish shall be clear.
- .5 Interior of window shall be pine with white primed finish.
- .6 All exterior to be clad with extruded aluminum 0.050 inch (1.3mm) thick. Colour will be from select colour range.
- .7 All operable windows to have insect screen panels.
- .8 All windows to have Ridgeland A - 1446 clad special casing profile.

2.2 Fabrication

- .1 The manufacturer shall assume all responsibility for the design of the assembly, reinforcing, furring and anchoring to suit each specific condition.

PART 3 - EXECUTION

3.1 Installation

- .1 Apply a good bead of quality caulking to the entire perimeter of the window opening. All sides should be caulked on the exterior surface of the wood blocking. All windows to be installed from building exterior.
- .2 Set the window in the opening and level the sill, shimming where necessary.
- .3 Square and plumb the window in the opening. If the wall is not plumb, some shimming may be required behind the nailing fin. Shim between the side jamb and block as required to square the window.
- .4 Secure the window in place. Check for squareness while securing the window.
- .5 An appropriate flashing must be installed across the top of the unit.

Corporation of the City of St. Thomas
Tender No. 2012-055
Replacement of Windows
City Hall Annex Building

Wood Windows
Section 08521
Page 3

- .6 Loosely pack the space between the stud and the window with insulation material. Do not pack insulation too tightly as this may force the jambs to bow and the insulation loses its insulating value.
- .7 Install mullion covers on casement windows and screens on all units.
- .8 Adjust all hardware for a smooth window operation.
- .9 Install wood trim to transition between existing wood casings.

3.2 Clean Up

- .1 On completion of the work of this section, all protection erected under this section shall be removed, all damage to this work and to the work of other trades resulting from the execution of the work of this section shall be made good, and all surplus materials, debris, tools, plant, and equipment shall be removed from the premises, and the building(s) and site left in a condition satisfactory to the Consultant.