

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

**COMMITTEE**  
**ROOM #304**

**5:30 P.M.**

**August 14, 2018**

**MINUTES**

Confirmation of the minutes of the meeting held on July 10, 2018.

**NEW BUSINESS**

**Holy Angels Church - Alteration Request**

Joe Liebrechts will be in attendance to discuss the request for alterations at Holy Angels Church. **Pages 2-14**

**UNFINISHED BUSINESS**

**Heritage Mapping Student Update**

**Potential Alma College Redevelopment**

**Plaque Presentation - 763-767 Talbot Street**

**Heritage Conservation District Update**

**Food Basics Site Plan Review**

**NEXT MEETING**

To be determined.

**ADJOURNMENT**

BACKGROUND

The Parish has now consolidated for Admin. purposes - HA, SA and Aylmer

The Parish is preparing for their next 5 - 10 Yr Capital Campaign

The Parish is labouring under a remaining \$1.3 million debt (began in 2000 as \$800,000 elevator became an unplanned \$5.3 million Historical Restoration)

Some Parishioners recommended demolition and rebuild instead. They will be back...!!!

The Condition Study is recommended by the Diocese every 20 years - 70% required before tendering. Sustainability within declining community is critical

The Property Committee had prioritized their needs to properly develop AAA's Report Scope of Work

Agree with most of AAA's recommendations

AAA was not able to answer all questions - these must be answered by "Others"

Need to research thoroughly in advance of tough questions anticipated at "Town Hall Mtg" (Diocese requirement)

The Parish wants to eliminate all "Surprises" as early in the process as possible - AAA's Design Scope, Capital Campaign Scope, Timing (Diocese)

Scope of Future Work – (Heritage Designation)

- 1) Exterior Masonry Repairs – Church and Rectory (Photo #1)
- 2) Stained Glass Windows – Storm window ventilation upgrade (Photo #2)
- 3) Front Stairs – Repairs , Fire Egress

 architects inc.

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July 13, 2018

Project No. 1651.00

Holy Angels' Parish  
502 Talbot Street  
St Thomas, Ontario  
N5P 1C2

St. Anne's Parish  
20 Morrison Drive  
St. Thomas, Ontario  
N5R 4S6

Att: Bob Bray

Re: FINAL DRAFT  
Limited Building Condition Assessment Report  
Holy Angels' and St. Anne's Parishes, St. Thomas

Dear Bob

Attached is the Final Draft of the Limited Building Condition Assessment (LBCA) for the two parish sites.

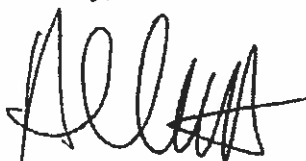
This draft report includes revisions following a comprehensive review by the Parish Building Committee and Diocese.

The LBCA provides the Parish with annual budgeting to maintain the building throughout the next ten years. Spreadsheets form the backbone of the LBCA:

- Ten Year Budget Plan - summarizes costs associated with the Implementation Plan and schedules those costs on a year-by-year basis, estimating costs for future years, adjusted for annual cost escalation.
- Implementation Plan - provides a detailed listing of anticipated maintenance and replacement costs in 2018 dollars.

Please contact us with any questions or comments you may have with respect to the report.

Yours truly,



 architects inc.

Allan Avis  
B. Arch, OAA, MRAIC, CAHP

copy: Dino DiMurro, Diocese of London

S:\00 - ACTIVE JOBS\1651 St. Anne & Holy Angels Parishes, St. Thomas\Report\20180713  
Limited Building Condition Assessment Report - Final Issue.wpd

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60 West Street  
Goderich Ontario N7A 2K3

T 519 524 5313  
F 519 524 5253

## Purpose of this Report

This Report involves investigations and assessment of the following specific, building systems and elements:

### Holy Angels' Site:

- Sanitary and storm sewer systems at church building.
- Life-safety compliance for church and rectory buildings.
- Porch and stairs at main church entry.
- Protective glazing at leaded glass windows in church.
- Exterior masonry at church and rectory.

### St. Anne's Site:

- Code review, relative to the conversion of the original rectory area into parish office use.
- HVAC equipment at church, rectory and parish centre.
- Conditions of roofing systems at church, rectory, parish centre and storage shed.

### The Purpose of the Report is to:

- identify current equipment/materials/systems conditions as either good, fair or poor;
- indicate component's anticipated and remaining service life;
- provide priority recommendations for maintenance, repair and replacement, as appropriate;
- provide budget cost estimates, including construction cost, professional fees, contingency; and
- provide anticipated timelines for design, procurement and construction.

### Items Outside of this Report's Mandate

The following observed items are outside of this Report's mandate and are presented to the Parish as follow-up matters:

- absence of universal washroom at both sites,
- plaster damage at east wall of nave, near elevator, appears to coincide with phased roofing project.

### 11. Exterior Front Stairs

As recommended above, the north exterior stairs should be considered part of the emergency egress facility, in addition to being the traditional, ceremonial entrance to the church. Therefore, the stairs must be maintained in serviceable condition. Removing the stairs completely is not an option. Reducing the width of travel area on stairs to a minimum of approximately 9' should be acceptable.

It is reported that in 1992-93 the existing stairs have received a 2" covering of cementitious material over the original stone stairs and landing. This material has developed wide cracks and widespread delamination. Deterioration of the coating is creating uneven surfaces and loose material with wide gaps, resulting in potential trip hazards. The coating system is at the end of its service life. Removal and replacement is required.

- Use of rock salt for deicing of exterior stairs and sidewalks should be discontinued and alternative, less corrosive deicing products employed.

Prior to finalizing a future, long-term solution, it is recommended that invasive testing be executed to confirm how the stairs are constructed and if there are foundations. This testing would involve digging test pits adjacent to stair sidewalls and either removing a section of stair, or core drilling through same. The information obtained may refine the proposed solutions and change budget costs.

We are encouraged with the absence of visible signs of frost heaving and settlement of the stair structure. This tends to indicate that foundations are present and/or soils conditions have adequate bearing capacity and low frost susceptibility.

It is recommended that the following work be undertaken immediately:

- move the two centre railings closer together, to be placed approximately 10' apart and closer to the church, to place base-plates well behind riser face and re-anchor securely;
- for stair risers located between relocated railings, remove cement coating for height of risers, using grinders to create straight, clean cuts at top and bottom of removed materials;
- apply colour contrasting paint strip along edge of new nosing;
- install barricades at top of bottom of stairs to outside of this central modified stair area; conduct invasive testing and disassembly, in these side stair areas, as discussed above.

The above interim action will address immediate concerns for building egress and safe use of the stairs, and provide 2-3 years of time to develop and implement a longer-term solution.



— Potential long-term solutions include the following:

- a) Remove cementitious coating system, installed c1993 throughout stairs, inspect and clean underlying stone substrates and install new polymer modified coating system to provide new tread and riser finish.

Approximate range of construction cost: \$101,500.00

Approximate service life: 20 - 25 years.

- b) Remove existing stone stair system, complete with stone units and cementitious coating, install lean-concrete backfill with topping of limestone screenings; install new stone units with dry joints or with flexible, sealed joints. Existing foundations would be retained and reused .

Approximate range of construction cost: \$472,500.00

Approximate service life: 50 - 100 years.

- c) Remove existing stone stair system and foundations. Install new lean-concrete backfill and stepped, poured-in-place concrete structure with foundation walls, overlay stepped concrete with plastic landscape grid and new finished stone treads and risers, laid with open joints and/or with closed joints with flexible sealant. Secure stone units in place with brass or stainless steel pins. Water penetrating around stone units can easily flow through the plastic grid and exit the stair system.

Approximate range of construction cost: \$675,000.00

Approximate service life: 50 - 100 years.

- d) Remove existing stone stair system and foundations. Install new lean-concrete backfill and poured-in-place concrete stairs and landings. Construct landings and stair flights as slabs-on-grade. A variety of concrete finishes are available.

Approximate range of construction cost: \$760,000.00

Approximate service life: 25 - 50 years.

- e) Same as d) above, but adding in-slab heating for snow and ice melting. Slab thickness will be increased and heavier structural reinforcing incorporated to prevent movement and fracturing of concrete. Approximately 4" of rigid insulation is required below concrete. Heating would be provided by an added heat exchanger and glycol loop onto existing boiler system, or installing a new, dedicated boiler at north end of basement.

Approximate range of construction cost: \$150,000 to \$175,000 (cost premium in addition to d) above).

Approximate service life: 25 - 50 years.

For each of the above solutions would include:

- new black aluminum guard railing at outside edges of stairs and stainless steel handrails,
- slip-resistant, colour contrasting nosings.

On a comparative basis, Option B above appears to provide the best combination of service life and overall value. However, any final selection of a preferred option should be deferred pending the results of the invasive testing

## 12. Protective Glazing at Leaded Glass Windows

Sunrise Stained Glass previously assessed and provided a plan, dated 29-Sep-2015, to install protective glazing at leaded windows. A copy of that report is contained in the Appendix.

Sunrise's assessment and recommendations are consistent with our experience in preserving leaded glass windows. Ventilation of the space between exterior protective glazing and leaded windows is essential to avoid overheating of the interstitial air space, which will soften the lead coming in the stained glass window, resulting in deformation and failure. Venting will also reduce moisture damage and premature failure of painted wood window components between layers of glass.

It is recommended that the seven stained-glass windows in each east and west nave walls, plus the four stained-glass windows in the apse, be refurbished as follows:

- remove metal screens at apse window and do not reinstall,
- remove existing exterior glazing and aluminum framing,
- scrape, sand and paint wood frame components,
- modify existing, removed exterior glazing to incorporate aluminum vents with integral insect screens,
- add additional ventilation holes in flashing above bottom ventilator panel,
- reinstall aluminum framing with new stainless steel screws,
- reinstall exterior glazing panels.

## 13. Exterior Masonry

We generally concur with Bartlett Restoration's 26-May-2015 assessment of exterior masonry. Bartlett's assessment is provided in the Appendix.

### Holy Angels Church

#### Anticipated work:

- localized spot pointing of mortar joints at various locations throughout exterior walls, including walls adjacent to north front entry landings and stairs, and at buttress pier at east nave wall,
- replace deteriorated masonry units, adjacent to steps and landings at west exterior stairs from nave, and install cut stone units instead.

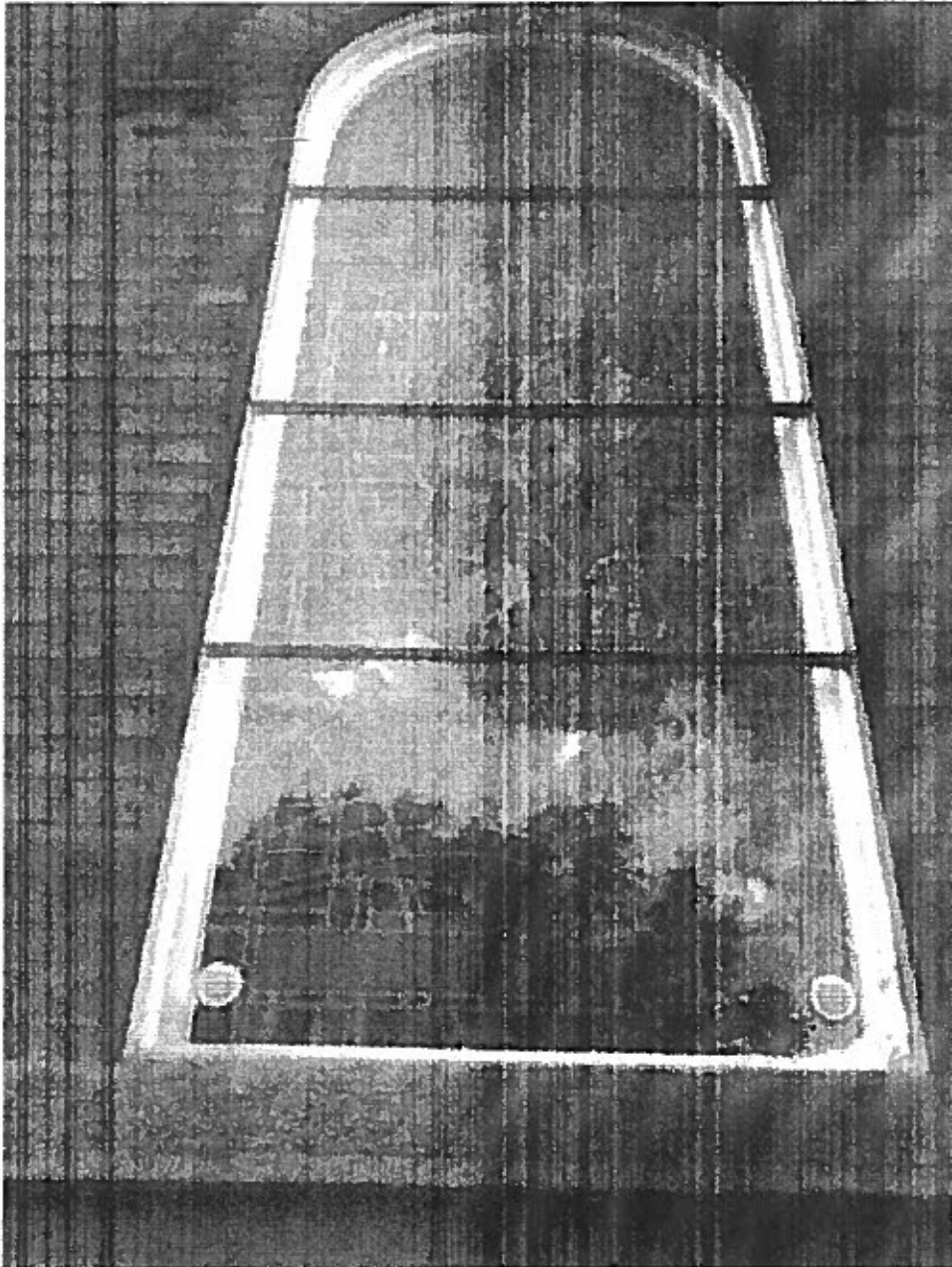
### Holy Angels Rectory

#### Anticipated work:

- cut out pointing of 100% of mortar joints at south wall and porch stone columns,
- localized spot pointing of mortar joints throughout other walls,
- partial disassembly and reconstruction of chimney, including installation of lead-coated cap flashing and 100% pointing of remaining chimney mortar joints,
- partial disassembly and resetting of stone at porch columns and stairs and 100% pointing of remaining mortar joints at these elements.

- previously for the Nave windows
- Sealing of glass with Tremco Dymonic FC caulking

Below I have enclosed a picture of this style of stormglazing. More examples of our stormglazing can be seen at St. Peter's Basilica in London.



Our estimate for the stormglazing of the Apse windows would be \$2,470.00 per window, or a total of \$9,880.00 plus HST.

Please let me know if you have any questions regarding this report or if you would like me to come to meet with your committee and explain this project in more detail.

Yours truly

Roger Chapman

*London's Most Experienced Stained Glass Craftsmen*  
[www.sunrisestainedglass.com](http://www.sunrisestainedglass.com)

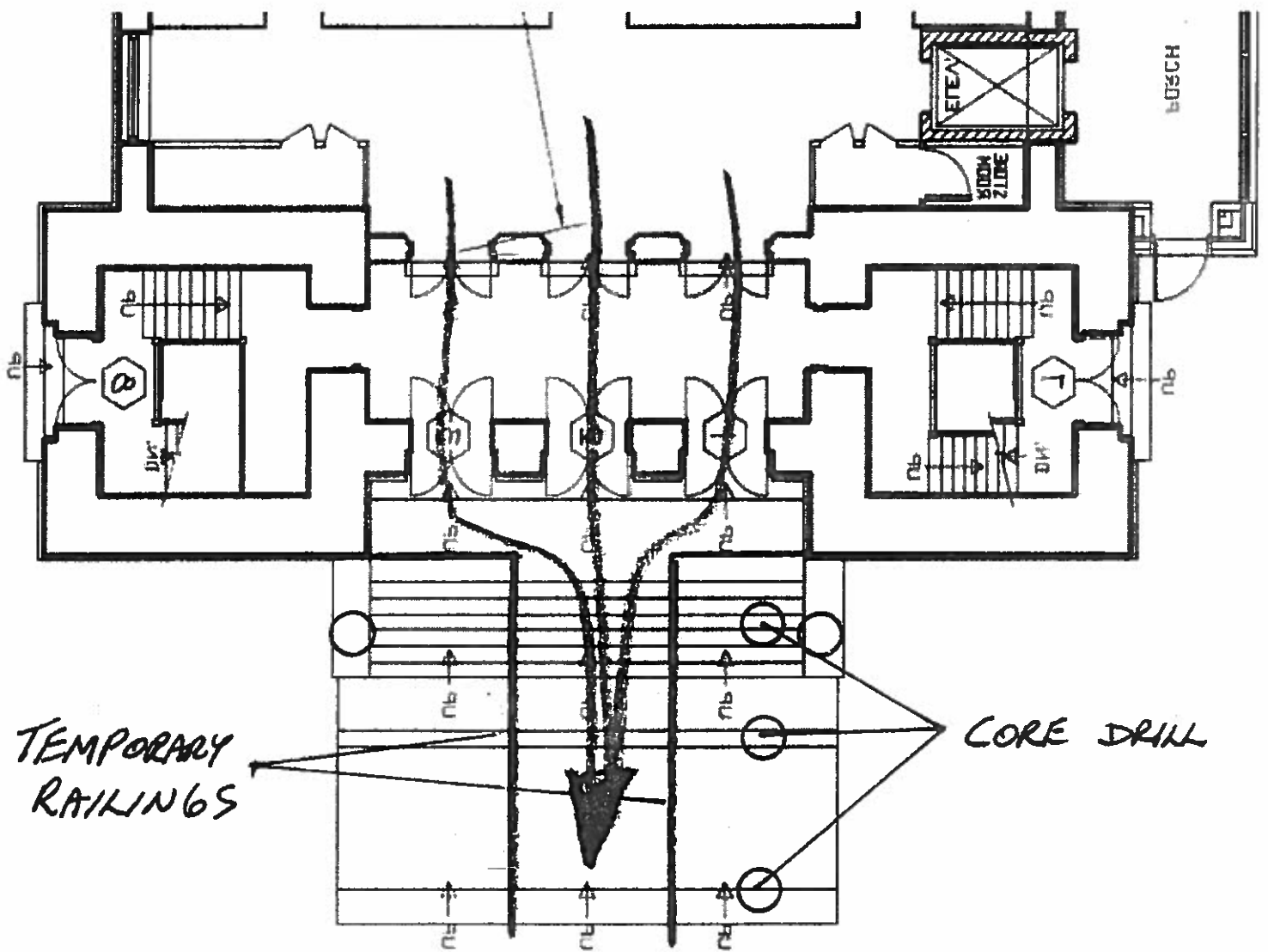




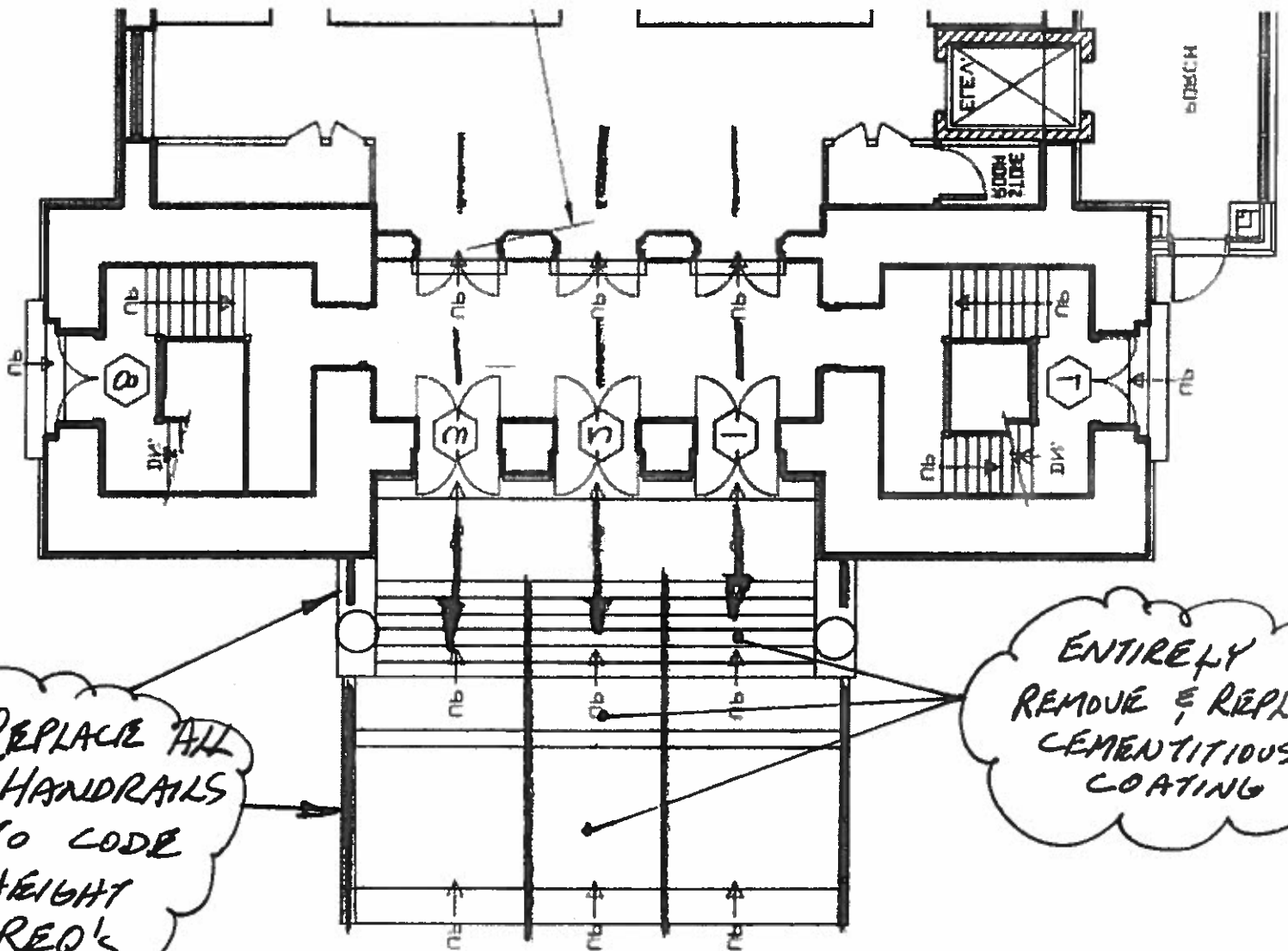








Location:		Holy Angels Church 502 Talbot St. St. Thoma	
Project:		Front Stair Repa AAA Recomm's	
Drawn By:	Scale:	Drawing#:	
J.L.	NTS	Front S	
Date:	8/9/2018	Short	



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