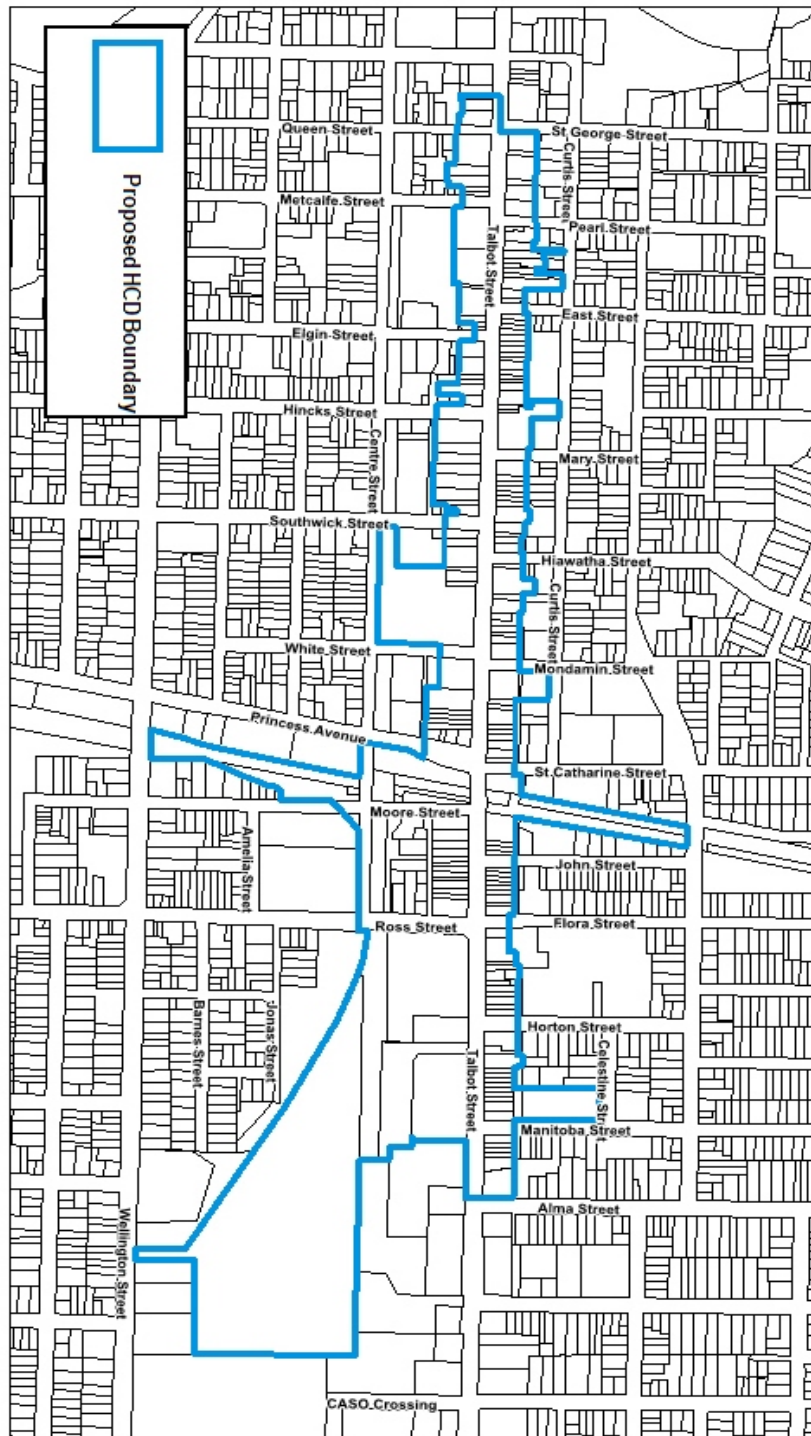


Upcoming Public Information Centre (PIC) #2 for the Downtown St. Thomas HCD Plan

Proposed HCD Boundary:



Project Newsletter #2 –
February 2018

St. Thomas Downtown HCD Plan

The City of St. Thomas is holding a Public Information Centre for the Downtown St. Thomas Heritage Conservation District (HCD) Plan.

Date: Tuesday, March 6th, 2018

Time: 6:00pm-8:00pm

Place: Canadian Southern Railway Station (CASO Station)
Anderson Hall 750 Talbot Street,
St. Thomas ON N5P 1E2

Why are you receiving this notice?

You have been identified as a property owner/business owner of a **CONTRIBUTING PROPERTY** within the proposed HCD boundary (see map on back page). A contributing property is one that directly supports the statement of Cultural Heritage Value or Interest and Heritage Attributes of the proposed HCD. These properties were constructed between the 1870s and 1930s, either as part of the commercial core or railway industry, and retain historic building fabric or heritage features that distinguish them as older buildings of a particular era, type, or place.

The draft HCD Plan contains specific recommendations for policies and guidelines that provide a framework for managing changes to conserve the heritage 'look and feel' of downtown St. Thomas. The PIC is your opportunity to learn more about these recommendations and provide comments/concerns before Council gives consideration to the HCD Plan. The following pages contain excerpts from policies proposed for contributing buildings. **See the City's website for detailed policies guidelines and implications of the HCD Plan.**

Have a Question?

For more information about the HCD project, please visit the City's website at: <http://www.stthomas.ca/content/downtown-st-thomas-heritage-area-study>

Or contact:

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Proposed Policies for Contributing Properties:

Maintenance:

- Adhere to property maintenance standards of the City of St. Thomas Property Standards By-law as it applies to all properties within the municipality

Setbacks:

- Match existing setbacks or setbacks of adjacent properties when making alterations

Façade:

- Maintain and restore existing architectural elements that divide and break up the façade into smaller sections
- Avoid covering up and building in existing openings
- Avoid changing the existing façade by removing or altering architectural elements

Materials:

- Avoid painting surfaces (especially exterior) such as brick masonry with acrylic paints
- Clean masonry with gentle techniques where original brick has been heavily soiled, has graffiti or paint that is damaging to the masonry
- Avoid abrasive cleaning methods, such as sandblasting, sanding disks and grinders
- Maintain and restore brick masonry by using appropriate techniques for repointing and using compatible mortar
- Choose an appropriate mortar when repointing historic masonry
- Choose materials that are similar in kind, colour, strength and durability when using mortars and masonry units to replace existing deteriorated units
- Conserve historic metal features on front facades
- Re-apply appropriate paint or coating to decrease corrosion rate
- Stabilize deteriorated metals by reinforcement and weather protection
- Determine the metal type and appropriate cleaning method
- Retain and repair wood that contributes to the character of the building or HCD
- Replace in kind when repair is not feasible
- Apply coatings which are compatible and only after proper surface preparation, such as cleaning with tri-sodium phosphate
- Retain historic glass, particularly decorative leaded or stained glass, when possible
- Replace in kind irreparable or missing glass panels, whenever repair is not possible
- Avoid covering up original facades and elements with materials that do not compliment the HCD

Signage

- Adhere to the City of St. Thomas signage by-law
- Install signage in a manner that avoids covering windows or important elements of the building façade
- Avoid internally illuminated and projecting signs

Proposed Policies for Contributing Properties:

Storefronts:

- Conserve, maintain and restore features such as display windows, doors, transoms, cornices, corner posts and the materials they are made from, wherever possible
- Avoid altering the geometry of the storefronts, such as recessed shop entrances and the width of the building and the display windows
- Replace in kind or in a manner compatible to the character of the HCD where conservation and restoration of original storefront materials is not possible

Windows

- Conserve, repair and maintain rather than remove original window features
- Retain original wood framed windows wherever possible
- Replace original windows when they cannot be repaired. Keep current proportions and glazing configuration. Keep operable
- Avoid blocking or altering the shape and size of existing historic window openings
- Avoid replacing original windows with units that are radically different than original in proportion, colour, functionality and configuration
- Allow for replacement of contemporary windows with other contemporary windows. Maintain the original shape and opening of the window

Roofs and Parapets

- Conserve, maintain and restore roof and parapet features and original historic roofing materials
- Maintain the original roof shape and pitch
- Set features such as mechanical equipment, penthouses and other rooftop elements back from the façade line

Side and Rear Elevations

- Maintain, repair, conserve or restore original cladding materials on side or rear elevations where possible
- Compliment the character of the HCD on rear elevations regarding material type, and proportion of material. Contemporary cladding materials are permitted on rear elevations of new construction, but should be compatible with the character of the area

Additions

- Design additions to contributing properties to an appropriate height to contributing properties, no greater than the height of the existing building
- Design massing for new additions that is subordinate to the existing building. Additions should not cover or overwhelm the original structure.
- Locate additions to contributing buildings at the back of the building
- Use shapes and massing that are compatible with the historic building and create a harmonious look with the surrounding buildings
- Preserve original material when designing additions and minimize the removal of original building structure and materials
- Choose materials on additions that are distinguishable as contemporary design, and do not mimic historic architecture but complement its character