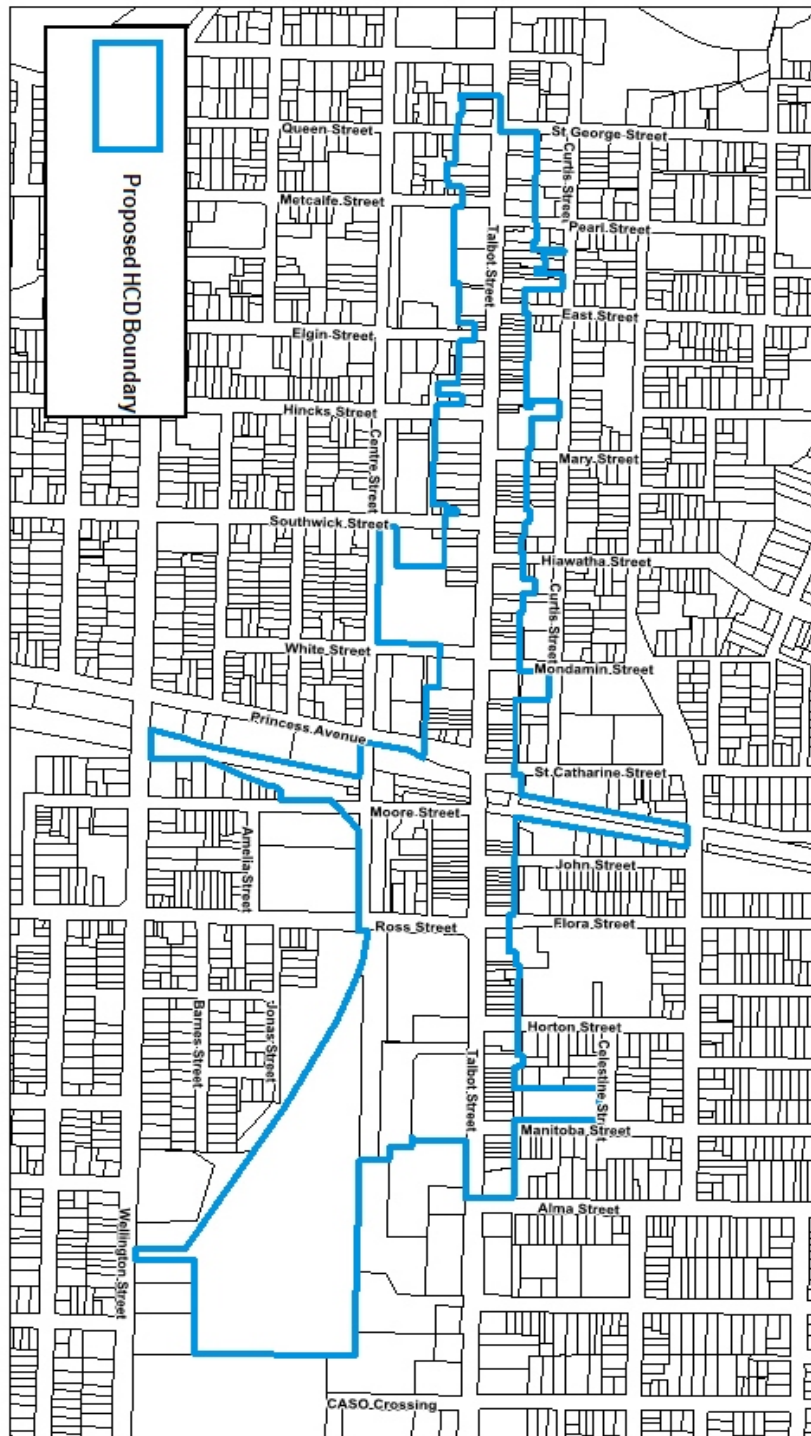


Upcoming Public Information Centre (PIC) #2 for the Downtown St. Thomas HCD Plan

Proposed HCD Boundary:



Project Newsletter #2 –
February 2018



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 **NON-CONTRIBUTING PROPERTY** within the proposed HCD boundary (see map on back page). A non-contributing property is one that does not directly support the Statement of Cultural Heritage Value or Interest and Heritage Attributes of the HCD. These properties may have been constructed more recently or may have been modified such that historic elements have been substantially altered, removed, or obscured.

The draft HCD Plan contains specific recommendations for policies and guidelines for non-contributing properties 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 Non-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:

- When making changes in the façade composition of non-contributing buildings, choose complimentary or compatible window and door openings, materials and proportions
- Avoid designing “blank walls” with no window and door openings

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

Roofs and Parapets

- Protect and maintain rooftop features by ensuring that water is properly drained through gutters, downspouts and roof drains
- Set rooftop mechanical equipment back from the roofline so that it is not visible from street level
- Keep the roofline so that it is at a similar line with the contributing HCD properties. Maintain flat or low pitched rooflines to be consistent with the HCD character.

Side and Rear Elevations

- Maintain and upkeep side and rear elevations in accordance with the City of St. Thomas Property Standards by-law
- Compliment the character of the HCD on rear elevations regarding material type, and proportion of material (e.g. brick/masonry or siding sizes compatible with surrounding buildings), and colour. Contemporary cladding materials are permitted on rear elevations of new construction, but should be compatible with the character of the area.
- Consider rear elevations not on corners for delivery access facilities, utility services, parking, outbuildings, satellite dishes, required roof vents, skylights, solar panels, and metal chimneys

Proposed Guidelines for Non-Contributing Properties:

Materials:

- Select materials that are complimentary of the character of the HCD when renovating facades of non-contributing buildings. It is recommended to use materials already commonly found in the HCD such as brick as a dominant material that help to transition the non-contributing building into its surroundings.

Paint:

- Choose a paint scheme that compliments the existing colours of the contributing properties in the HCD, based on a historic colour palette or neutral shades that compliment the historic character. Avoid overly bright or neon colours.

Storefronts:

- Avoid double height storefronts when making alterations to non-contributing properties
- Keep same glass to solid material proportions as in the surrounding HCD contributing properties
- Consider recessing the entrance similar to contributing HCD properties if making alterations to storefronts on non-contributing buildings

Windows

- Maintain the solid wall to openings proportions from the existing streetscape. Ground levels with store fronts should have higher proportion glazing while second and upper levels should have less than 50% glazing.
- Avoid covering up and filling in existing windows. If it is necessary to do that, adjust openings to match the proportions of the surrounding buildings in the HCD.

Additions

- Use materials that are complimentary to the character of the HCD, especially if materials are visible from street level
- Allow for contemporary materials on non-contributing buildings
- Design additions to non-contributing properties to an appropriate height to contributing properties, no greater than the height of the contributing buildings in the HCD
- Locate additions to non-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