

THE FOURTH MEETING OF THE MUNICIPAL HERITAGE COMMITTEE

**COMMITTEE ROOM #304
CITY HALL**

MAY 9, 2019

5:31 p.m. The meeting convened.

ATTENDANCE

Members

Russell Schnurr, Chair
Joe Docherty
Harrison Cole
Ryan Belanger
Michael Lindsay
Jennifer Childs

Absent

Tino Clarke
Councillor Peters
Craig Crane

City Officials

M. Knapp, Corporate Admin & Accessibility Clerk

Others

Jenn Varga, 24 Centre Street
Andy Sheridan, 527 Talbot Street
Bernie Sheridan, 527 Talbot Street
Matt Litwinchuk, student
Sabrina Mayer, student

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by H. Cole – J. Childs:

THAT: The minutes of the meeting held on April 11, 2019 be confirmed.

Carried.

NEW BUSINESS

Request for Designation – 24 Centre Street

Ms. Varga stated that she and her mother lived at 24 Centre Street and wished to have it designated as a heritage property. Many parts of the house were still original and she would like to restore some parts of it as well.

The members discussed the property including its original location and suggested that research be completed and a report be written by the Committee.

The Chair thanked Ms. Varga for submitting her request.

Heritage Alteration Permit - 527 Talbot Street – Appendix “A”

The members discussed the Heritage Alteration Permit application for 527 Talbot Street and accompanying report from the Planning Department.

The members asked the applicants to match the brick as much as possible to the existing brick as stated in the Planning Report HCR-03-19.

The members also suggested that the decorative trim be replaced with something similar in keeping with the policies and guidelines in Section 4.3.2.3 of the Heritage Conservation Plan.

Motion by H. Cole – J. Docherty:

THAT: The Municipal Heritage Committee recommends the issuance of a Heritage Alteration Permit for the property at 527 Talbot Street relating to Application HAP-03-19.

Carried.

CONFIRMED _____ CHAIRMAN

4th Meeting of the Municipal Heritage Committee - 2

Summer Student Funding Revision

The Chair stated that there was a small revision to the summer student funding and another \$1,000 was required from the Committee's budget.

Motion by M. Lindsay – H. Cole:

THAT: The Municipal Heritage Committee approve the additional \$1,000 from the Committee's budget towards the hiring of the summer student.

Carried.

St. Thomas Heritage Churches Map

Mr. Litwinchuk gave an overview of the map and summary that he and Ms. Mayer had created of the churches in St. Thomas.

The members discussed the various churches that they wished to be added to the walking tour maps.

Site Plan Control Committee Meeting

The Chair advised that he and Mr. Lindsay attended a Site Plan Control Committee meeting pertaining to a property on Flora Street.

Parks and Recreation Master Plan Stakeholder Sessions

The Chair gave an overview of the Parks and Recreation Master Plan stakeholder sessions that he had attended.

The members discussed putting together a formal letter from the Committee for consideration of heritage aspects relating to the Parks and Recreation Master Plan.

St. Thomas Transit Strategic Plan – Stakeholder Meeting

The Chair stated that two Downtown Development Board members, including himself, had met with the Director of Environmental Services and Stantec Consulting Ltd. regarding comments for the St. Thomas Transit Strategic Plan.

36-44 St. Catharine Street – Designated Property

The Chair stated that a portion of the building at 36-44 St. Catharine Street had collapsed and that he would inquire about further details with the Building Department.

Positioned for Growth Study Consultation

M. Lindsay stated that he had attended a Positioned for Growth Study Public Consultation session at Memorial Arena on May 8th, 2019.

UNFINISHED BUSINESS

96 Moore Street

The Chair advised that the province may be changing rules relating to the Local Planning Appeal Tribunal.

389 and 393 Talbot Street

Doors Open Event

M. Lindsay stated that he had met with the Tourism Coordinator and the Doors Open event would be held in St. Thomas on October 5th, 2019 with 14 venues and a spooky theme. Actors from the Princess Avenue Playhouse would be participating in the event.

4th Meeting of the Municipal Heritage Committee - 3

Previous Potential Designations

H. Cole requested that the previously researched potential designation properties be added as an agenda item for the next meeting.

NEXT MEETING

June 13, 2019 at 5:30 p.m. in Room #304, City Hall

ADJOURNMENT

7:00 p.m. The meeting adjourned.

Appendix "A"



PLANNING & BUILDING SERVICES DEPARTMENT

t. (519) 633.2560 f. (519) 633.6581

9 Mordant Street
St. Thomas, Ontario, N5P 2T9

City of St. Thomas
Received

APR 29 2019

City Clerks Dept.

MEMO

DATE: April 26th, 2019
ATTENTION: Melanie Knapp, Secretary, Municipal Heritage Committee
SUBJECT: Heritage Alteration Permit
527 Talbot Street
HAP-03-19

Please find attached a notice of receipt for Heritage Alteration Permit within the City of St. Thomas. The applicant has consulted with Planning & Building Services Department Staff and the application has been deemed complete.

As per the Heritage Alteration Permit process, the attached material is being provided for your circulation to the Municipal Heritage Committee for consideration and recommendation to Council. In scheduling a meeting with the Municipal Heritage Committee and the applicant, please copy the Planning & Building Services Department for our records.

Through the consultation process, Planning & Building Staff have attached a report for the Municipal Heritage Committee's consideration.

If you have any questions, please contact the Planning & Building Services Department.

Regards,

A handwritten signature in black ink that reads "Crystal Penney".

Crystal Penney
Planning & Building Services Coordinator



PLANNING & BUILDING SERVICES DEPARTMENT

t. (519) 633 2560 f. (519) 633 6581

9 Mondamin Street
St. Thomas, Ontario, N5P 2T9

NOTICE OF RECEIPT FOR HERITAGE ALTERATION PERMIT
(Section 42(3) of the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended)

April 26th, 2019

Andy Sheridan
527 Talbot Street
St. Thomas Ontario
N5A 1C3

Re: Notice of Receipt
Heritage Alteration Permit
File No.: HAP-03-19
Property: 527 Talbot Street

Pursuant to Section 42(3) of the Ontario Heritage Act, as amended, this letter is notice that the information and material required through the City of St. Thomas' Application for Heritage Alteration Permit has been provided and the application is thereby considered complete.

Council of the City of St. Thomas has 90 days from the issue of receipt of this notice to make a decision to grant or refuse this application.

The Secretary of the Municipal Heritage Committee has been circulated this notice and application for inclusion on the next available meeting agenda date. You will receive a separate notice of confirmation of your Municipal Heritage Committee meeting date and time. It is advisable for you or a representative to attend this meeting to present and respond to questions on your Heritage Alteration Permit application.

Please contact the Planning & Building Services Department at 519-633-2560 if you have any questions.

Yours truly,

A handwritten signature in black ink that reads "Crystal Penney".

Crystal Penney
Planning & Building Services Coordinator

cc: Melanie Knapp, Corporate Administrative and Accessibility Clerk, City of St. Thomas



PLANNING & BUILDING SERVICES DEPARTMENT

t. (519) 633.2560 f. (519) 633 6581

9 Mendonville St.
St. Thomas, Ontario N5P 2K9

Corporation of the City of St. Thomas
APPLICATION FOR A HERITAGE ALTERATION PERMIT

Pursuant to Section 33(2) and Section 42(2.1) of the Ontario Heritage Act

OFFICE USE:	Date Application Received: <u>APR 03 2019</u>	Consultation Date: <u>March 24, 2019</u>
	Date Application Deemed Complete: <u>APR 24 2019</u>	File Number: <u>HAP 03-19</u>

OWNER/APPLICANT

1. Property Owner
Name: ANDY SHERIDAN, BEENIE + BEENAA SHERIDAN
Address: 527 TALBOT ST.
Postal Code: N5P 1C3 Phone: 519-859-6024 Fax: 519-637-2302
Email: andy.sheridan@elginreality.ca

2. Agent/Applicant
Name: _____
Company: _____
Address: _____
Postal Code: _____ Phone: _____ Fax: _____
Email: _____

Who is the primary contact?

Registered Owner Applicant/Agent

*Note: Unless otherwise requested all communications will be sent to the Applicant.

*Please Indicate the method of communication you would like to be contacted by.

Phone Email Fax Mail

PROPERTY INFORMATION

1. Municipal Address: 527 Talbot St. St. Thomas N5P 1C3
2. Legal Description: PT 15 16 BTH TALBOT ST. AND LAWRENCE ST PL 37
ST. THOMAS AS SH E4 05 632; ST. THOMAS

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?
 Alteration to Building/Property New Construction Demolition

2. Check all types of work that would happen in your proposed project:

- demolition of a building or part of a building, such as a building façade
- removal of a building to a different location on site or to another site
- erection of a new building, a new façade, a new storefront, an addition to an existing building, a new garage or a new fence or wall
- structural intervention that affects the external appearance of a building
- repointing and repairing masonry, cleaning masonry of paint or grime, or painting or staining
- removal of parging, External Insulation and Finish System, siding or façade screen from walls or installation of new wall material to replace or cover existing wall material
- alteration of doors and windows, their heads and their surrounds, or cutting of new door and window openings in walls
- alteration of roofline or skyline by changes to cornices, overhangs, eaves, parapets, chimneys, domers, rooftop equipment, towers and roof shape, or alteration of historic roof coverings such as slate
- removal or addition of architectural detail, such as storefront cornices, decorative brickwork, stone trim, brackets, window shutters, awnings, porches and balconies
- erection of a sign
- alteration of streets and their boulevards, squares, parking lots

3. Please list below, any documents included with this submission (drawings, site plan, specifications, photographs and other documents as needed to illustrate the project). Requirements will depend on the scale of the project.

SEE SCHEDULE 'A'

4. Explain the reasons for undertaking the alterations and describe how the proposal conforms to the Part IV individual designation by-law or Part V Heritage Conservation District Plan design guidelines. Attach additional page(s) if needed.

SEE SCHEDULE 'A'

APPLICANT DECLARATION

By making this application, permission is hereby granted to any Municipal staff members and Municipal Planning Consultant to enter upon the premises described in this application at a reasonable time for the purpose of inspecting the property in relation to the proposed application and for distributing information concerning the same. This information is being collected pursuant to the Ontario Heritage Act, Municipal Act, and Freedom of Information Act. The information contained herein will be distributed to bodies and agencies prescribed by legislation and regulation and also to interested parties.

If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application (Appendix A). If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Application information is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. In accordance with the Act, it is the policy of the City of St. Thomas to provide public access to all Planning Act applications and supporting documentation submitted to the City.

I ANDY BERNSE + BESSIE SHEKMAN, the Owner or Authorized Agent, hereby agree and acknowledge that the
(Print name of Owner or Authorized Agent)

Information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M. 56, I hereby consent to the City of St. Thomas making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

Collection of Personal Information:

Personal information on this form is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. The information will be used for the purposes of administering the heritage permit application and ensuring appropriate service of notice of receipt under Section 33(3) and Section 42(3) of the Ontario Heritage Act. Questions about this collection should be directed to the Director of Planning and Building Services, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9, (519) 633-2560.

AFFIDAVIT OR SWORN DECLARATION

I, ANDY SHEKMAN of ST. THOMAS in the province of ON.
name of applicant City

make oath and say (or solemnly declare) that the information required under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act and provided by the applicant in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the ST. THOMAS on this 3 day of APRIL, 20 19.
City Day Month Year

Andy Shekman
Signature of Owner or Authorized Agent

APRIL 3/19
Date

Crystal Marie Penney
Signature of Commissioner of Oaths, etc.

April 3/19
Date

Crystal Marie Penney, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of St. Thomas.
Expires September 18, 2019.

Application Revised: September 2018


APPENDIX A – AUTHORIZATION OF OWNER

If the applicant is not the owner of the subject lands, please complete the owner authorization concerning personal information as set out below.

I, Andy Services ~~Business~~ ^{LLC} ~~LLC~~ am the owner of the subject lands, and I authorize

ANDY SHERMAN to act on our behalf as the agent for the submissions required for all matters relating to the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

APRIL 3/19
Date


Signature of Owner

APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

In addition to the application fees listed in this application package, please note that where the City requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all fees incurred by the City.

***Please note, Appendix B must be completed by the owner, not the authorized agent.**

I, Amy SHEHAD, am the owner of the subject lands, and I understand that further fees may be incurred by the City throughout the planning process and that I am responsible for reimbursing all fees.

April 3/19
Date


Signature of Owner



Report No.
HCR-03-19

File No.
HAP-03-19

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored: 4/26/2019
Meeting Date: 5/09/2019

Department: Planning & Building Services Department

Attachments

- Schedule A to the Heritage Alteration Permit Application
- Façade Upgrade Elevation and Detail Drawing

Prepared by: Kevin McClure, Planner

Subject: Heritage Alteration Permit for 527 Talbot Street – Andy Sheridan

ORIGIN:

An application has been submitted by Andy Sheridan on behalf of himself and Bernie and Brenda Sheridan for a heritage alteration permit to allow for the update and repair of the upper portion of the front façade and parapet of 527 Talbot Street.

City staff consulted with the applicant March 29th, 2019 respecting the proposed heritage alteration permit. A formal application was received and deemed complete on April 4th, 2019, however, the applicant indicated that additional design drawings were to be completed for inclusion in the submission. Those architectural drawings were received by Staff on April 25th, 2019.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

The applicant's property is adjacent to 519 Talbot Street (Yurek Pharmacy) that is currently undergoing façade reconstruction. Due to the nature and extent of the work that is being undertaken at the adjacent property, the applicant is looking to utilize the scaffolding and trades-people that are there to repair the deteriorating upper façade and parapet. City Building Department staff have been on the roof and have confirmed that the brick is deteriorating. Photographs were also submitted as part of Schedule A to the application that is attached.

As can be seen in the attached drawings, the applicant is looking to remove the metal eavestrough, decorative trim, and the old parapet, and reconstruct a new parapet with a rowlock course and then paint the exposed brick to match the existing paint on the building.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 527 Talbot Street has been identified as a contributing building within the Downtown St. Thomas Heritage Conservation District Plan. As such, policies in Section 4.3 as they relate to contributing resources would apply for the review of a heritage alteration permit.

Based on the proposed work, the policies relating to Façade Patterns (4.3.2.3), Materials (4.3.2.4), Paint (4.3.2.5), Roofs and Parapets (4.3.2.10) would apply.

Within the Façade Patterns section of the HCD Plan, there is a policy that speaks to the maintenance and restoration of existing parapets and rooflines. This is further built on in the Roofs and Parapets section of the Plan with a policy that speaks to the conservation, maintenance and restoration of character defining roof and parapet features and original historic roofing materials. The guidelines in 4.3.2.10 provide further direction that repairs are to be based on historical evidence or replacement in kind or with sympathetic materials when roof materials are deteriorated. There is also direction with respect to the protection and maintenance of rooftop features by ensuring that water is properly drained through gutters, downspouts and roof drains. What is being proposed

would be in keeping with the policies and guidelines in Sections 4.3.2.3 and 4.3.2.10 of the Plan.

The HCD Plan provides direction with respect to materials in Section 4.3.2.4. Based on the nature of the proposed work, the brick policies and guidelines would apply, specifically, the policies that relate to choosing materials that are similar in kind, colour, strength and durability when using mortars and masonry units to replace existing deteriorated units. The applicant is proposing to use a similar brick and pattern to match the existing brick below and, while the brick policies states that painting brick surfaces is to be avoided, the existing brick on the building is already painted. This avoidance of painting brick is further stated in paint policies in Section 4.3.2.5, however, there is recognition that there are paints available that are appropriate for brick surfaces that do not create a risk for deterioration of the masonry. Based on what the applicant has proposed, the work would be in keeping with the policies and guidelines in Section 4.3.2.4 and 4.3.2.5 of the Plan.

STAFF COMMENT:

In my opinion, the proposed heritage alteration permit would be in keeping with the policies of the Downtown St. Thomas Heritage Conservation District Plan as they relate to contributing buildings.

Respectfully submitted,



Kevin McClure, MCIP, RPP
Planner

527 Talbot St. Application for a Heritage Alteration – Schedule A

With the work being done at Yurek's Pharmacy (519 Talbot St.) the contractors contacted us in regards to our building, specifically, the top portion of our facade.

Items of concern:

- Parapet wall.
- Overhanging eaves.
- Decorative trim below eaves.

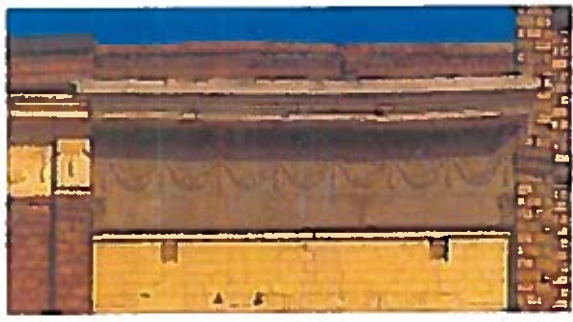
We are proposing that we remove the parapet wall, the eaves, and the decorative trim and replace it with brick (where needed) and do a corbelling at the top of the building with a proper capping to eliminate any further damage to the building.



Eaves are rotting and allowing water to get inside of the building. Wood is rotting. Yurek's are removing their eaves.

Decorative trim under the eaves is in very poor repair. When we updated our facade in 2004 we covered the bottom portion of trim with wood and plastic decal's from Rona because the trim was falling apart.

Parapet wall, Falling apart. Eaves leaking and has fallen below drain. The water sits there and drains on to the sidewalk (and who know where else).



Schedule A continued...

Q: What are we proposing to do?

A: Corbelling the top portion of the building and painting it the same colour as the brick below.



Note: this is just an example of corbelling.

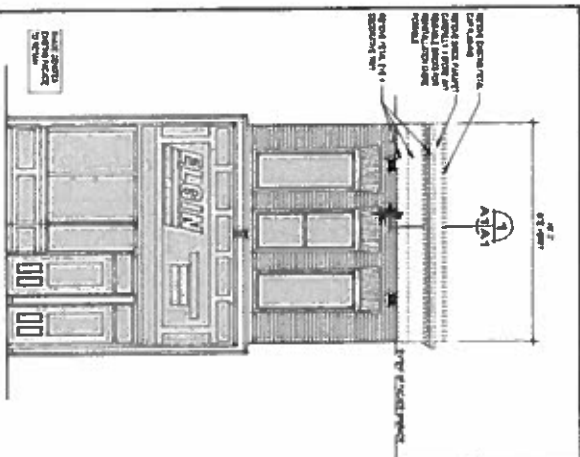
We are meeting with the engineers of the Yurek's project on Monday April 8th and hope to have more specific drawings to you later on next week. I wanted to submit these forms to get the ball rolling since time is of the essence. In a perfect world I would like to take advantage of the economies of scale and share the scaffold that Yurek's are using. From what I understand, the scaffold will be up for 2 months.

If you have any questions, let me know (obviously).

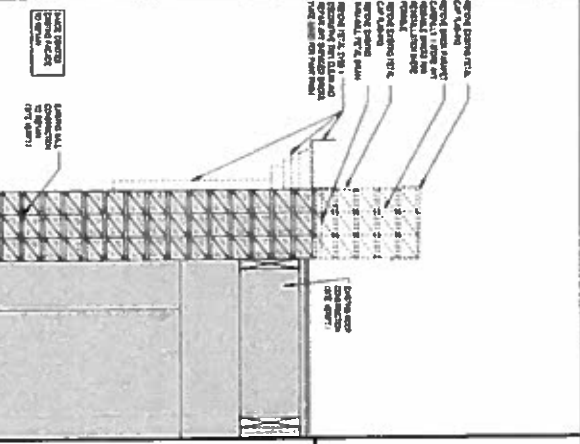
Thanks,

Andy Sheridan

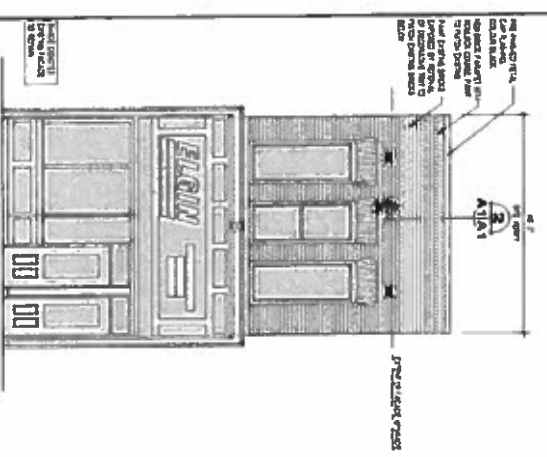
Bernie & Brenda Sheridan



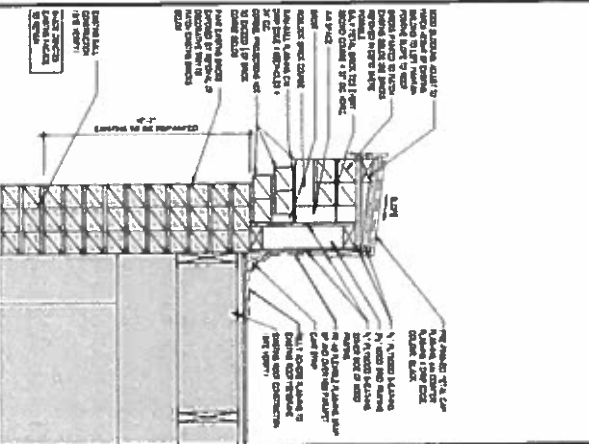
DEMO: MAIN ELEVATION
SCALE: 1/4" = 1'-0"



DEMO: SECTION 1
SCALE: 1/4" = 1'-0"



MAIN ELEVATION
SCALE: 1/4" = 1'-0"



SECTION 2
SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
1. ALL DEMOLITION, EXISTING, REMOVAL, ERECTION, FINISHES AND ALL OTHER WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
 2. DEMOLITION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
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TYPICAL DEMOLITION NOTES:

1. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
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20. DEMOLITION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL OTHER APPLICABLE CODES AND REGULATIONS.

<p>SPRIET ASSOCIATES</p> <p>ARCHITECTS</p> <p>527 TAUBOT ST ST THOMAS</p>	<p>LINCOLN ARCHITECTS LONDON LTD. engineers</p> <p>115 BROADWAY, LONDON, E1C 1DT</p>	<p>DATE: APR 25 2021</p> <p>SCALE: AS NOTED</p> <p>DESIGNER: TCO</p> <p>DRAWN BY: TCO</p> <p>PROJECT NO: 21911</p>	<p>CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCY TO THE PM BEFORE PROCEEDING WITH THE WORK</p> <p>A - detail no. B - location sheet C - detail sheet</p> <p>A B/C</p>	<p>SCALE: 1/4" = 1'-0"</p> <p>A1</p>
		<p>527 TAUBOT ST ST THOMAS</p>	<p>DATE: APR 25 2021</p> <p>SCALE: AS NOTED</p> <p>DESIGNER: TCO</p> <p>DRAWN BY: TCO</p> <p>PROJECT NO: 21911</p>	<p>CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCY TO THE PM BEFORE PROCEEDING WITH THE WORK</p> <p>A - detail no. B - location sheet C - detail sheet</p> <p>A B/C</p>