

**THE TENTH MEETING OF THE MUNICIPAL HERITAGE COMMITTEE**

**COMMITTEE ROOM #304  
CITY HALL**

**NOVEMBER 13, 2019**

5:00 p.m. The meeting convened.

**ATTENDANCE**

**Members**

Russell Schnurr, Chair  
Harrison Cole  
Ryan Belanger  
Michael Lindsay  
Councillor Peters  
Joe Docherty

**City Officials**

M. Knapp, Corporate Admin & Accessibility Clerk

**Others**

Yolland Thibeault, owner, 631 Talbot Street  
John Miller, agent, 631 Talbot Street  
Peter Hetu, owner, 539 Talbot Street  
Joe Vieira, owner, 539 Talbot Street

**Absent**

Tino Clarke  
Jennifer Childs

**DISCLOSURES OF INTEREST**

Nil.

**MINUTES**

Motion by H. Cole - J. Docherty:

THAT: The minutes of the meeting held on October 16, 2019 be confirmed.

Carried.

**NEW BUSINESS**

**Heritage Alteration Permit and Planning Report HAP-07-19 - 631 Talbot Street**

Mr. Thibeault, owner, 631 Talbot Street explained the proposed alterations including repairing brick on the existing façade, replacing windows and reconstructing the concrete porch on the back of the property.

Mr. Miller explained that 300 matching bricks had been sourced for the repairs of the existing brick on the building.

The members inquired whether the side step on the building was accessible.

The Chair stated that accessibility standards are addressed by the building permit process rather than the Heritage Alteration Permit process.

Motion by H. Cole - R. Belanger:

THAT: The Municipal Heritage Committee recommends the issuance of a Heritage Alteration Permit for the property at 631 Talbot Street relating to Application HAP-07-19.

Carried.

**Heritage Alteration Permit and Planning Report HAP-08-19 - 539 Talbot Street**

Mr. Hetu, owner, 539 Talbot Street explained that the City issued a Notice of Non Conformity for the building and he and Mr. Vieira had obtained the services of an architectural firm to help with the required repairs.

CONFIRMED \_\_\_\_\_ CHAIRMAN

## 10th Meeting of the Municipal Heritage Committee - 2

Mr. Vieira, owner, 539 Talbot Street explained that they would like to repair and repoint the existing brick, repair and rebuild the corbelling and cornices, replace the wood cladding, and repair the metal flashing on the building.

The members discussed the materials required for the proper repairs and reconstruction of the existing roofline.

The members suggested contacting a local restoration consultant for unused materials and the tourism division relating to the mural on the side of the building.

Motion by J. Docherty - Councillor Peters:

THAT: The Municipal Heritage Committee recommends the issuance of a Heritage Alteration Permit for the property at 539 Talbot Street relating to Application HAP-08-19, provided that:

- (a) If there is a part of the building that is beyond repair and cannot be restored, the applicants use materials and forms that restore by existing evidence or replace in kind or with sympathetic materials.

Carried.

### Sidewalk Patio Program

The Chair advised that the sidewalk patio program was on hold until a suitable company was obtained to construct the sidewalk patios.

### 277-283 Talbot Street - Façade Improvements

The Chair advised that staff are looking into whether any approvals from the Municipal Heritage Committee are needed for work being undertaken at 277-283 Talbot Street.

### Ontario Heritage Trust Event - November 28, 2019

The members received an invitation to an event in London on November 28, 2019 called Heritage Matters in Conversation: Rethink. Revitalize. Renew put on by Ontario Heritage Trust.

### Trinity Anglican Church - Sale of Property

The members discussed the upcoming sale of the Trinity Anglican Church and agreed to prepare an informational report to Council about the church.

### Committee Appointment Applications

The members were reminded that applications for Committee Appointments were due by November 15, 2019.

## UNFINISHED BUSINESS

### Heritage Home Inventory/Proposed Listed Properties - Appendix "A"

The members discussed the list of properties including additional information, methodology for evaluation of each property, and having the Fanshawe students help with the project.

### Designation By-laws - 24 Centre Street, 423-427 Talbot Street, and 47 Jonas Street

The Chair stated that the owner of the property at 24 Centre Street was no longer interested in property designation.

No update had been received regarding the reports to Council for 423-427 Talbot Street and 47 Jonas Street.

## NEXT MEETING

CONFIRMED \_\_\_\_\_ CHAIRMAN

10th Meeting of the Municipal Heritage Committee - 3

December 11, 2019 at 5:00 p.m. in Room #304, City Hall

ADJOURNMENT

6:08 p.m. The meeting adjourned. —

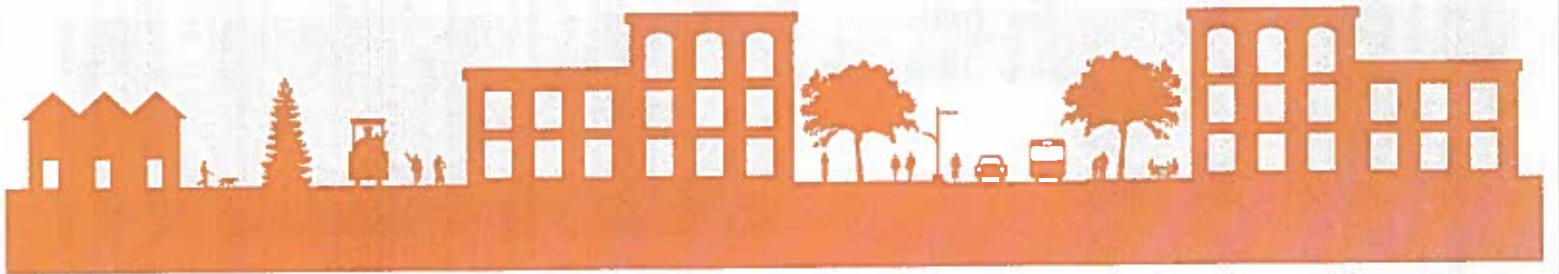
CONFIRMED \_\_\_\_\_ CHAIRMAN



Appendix "A"

# St. Thomas Municipal Heritage Committee

November 13<sup>th</sup>, 2019



## Heritage Alteration Permit

631 Talbot Street



## Heritage Alteration Permit

### 631 Talbot Street



## Heritage Alteration Permit

### 631 Talbot Street

- Falling Bricks

Within the Façade Patterns section of the HCD Plan (4.3.2.3), there are policies that state a desire to, "maintain and restore existing windows and doors in their original sizes. If interior room configurations are changed avoid visual changes that affect the exterior façade" and "maintain and restore existing architectural elements that divide and break up the façade into smaller sections". While it appears as though the windows on the upper floors were reduced at some point in time for the purposes of installing smaller windows, the applicant does not intend to replace the entire window but only replace the lower slider portion. As such, the proposal would be in keeping with this section as the proposal would maintain the existing façade elements.



The proposed reconstruction of the steps and porch on John Street would be covered by subsection 4.3.2.11 that speaks to Side and Rear Elevations. While there is general direction on property standards and cladding materials on side and rear elevations of buildings, the policies and guidelines do not provide specific direction on what is being proposed other than that alterations should be complementary to the character of the HCD. As the applicant is proposing to reconstruct what currently exists, it would appear as though it would be consistent with the direction in this subsection.

# Heritage Alteration Permit

539 Talbot Street



# Heritage Alteration Permit

539 Talbot Street

City of St. Thomas  
**PROPERTY STANDARDS**  
**NOTICE OF NON-CONFORMITY**

Order No: 238-2024-001 Order Date: 18 July 2024

NOTICE APPLIES TO:  
 Municipal Address: 539 Talbot Street St. Thomas, ON N5P 1C3  
 Legal Description: PLAN 37 PT LOT N/8 TALBOT W/8 MONDAMIN

NOTICE ISSUED TO:  
 OSMAN PROPERTIES INC  
 155 Bently Street  
 London, ON N6B 4M4

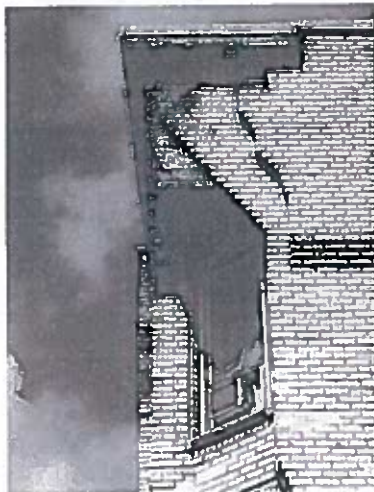
**TAKE NOTICE** that the property described herein is owned by you, or in which you have an interest, and has been designated as a Protected Structure (those designated by the City of St. Thomas, or as a Protected Structure has been found to be not in compliance with the provisions set out in the City's Property Standards By-law No. 20-2018 as amended.

**YOU ARE HEREBY ADVISED** that pursuant to Subsection 11.6.1 of Section No. 20-2018 and Section 10.1 (2) of the Building Code Act, S.O. 1995, c.23, as amended, the violations set out in the attached Schedule "A" are observed and the property owner has compliance with the specified conditions. The terms and conditions of this notice and the attached Schedule must be complied with as set forth in Subsection 11.6.2.

Approved:   
 Planning & Building Standards Officer  
 City of St. Thomas  
 175 Bently Avenue  
 London, ON N6B 4M4

OSMAN PROPERTIES INC  
 175 Bently Avenue  
 London, ON N6B 4M4

- Notes:**
- Please consult the Agency responsible for further information or to discuss necessary assistance.
  - The enforcement officer by this notice is to be executed and inspected and approved.
  - Failure to comply with this notice would result in the violation of the "Notice of the Property Standards By-law No. 20-2018".
  - An Owner who fails to comply with an Order of the Property Standards Officer (issued under the Building Code Act) and who is found to be in violation of the Building Code Act, 1995, shall be liable for the costs of enforcement of the Building Code Act, 1995, and shall be liable for the costs of enforcement of the Building Code Act, 1995, and shall be liable for the costs of enforcement of the Building Code Act, 1995.
  - If a notice of non-compliance is issued by the City, the Municipality may carry out the work for the correction of the violation if the owner and owner of the lot fail to do so for the property as a priority day to compliance with Section 11.6 of the Building Code Act.



-27-  
**SCHEDULE "A"**

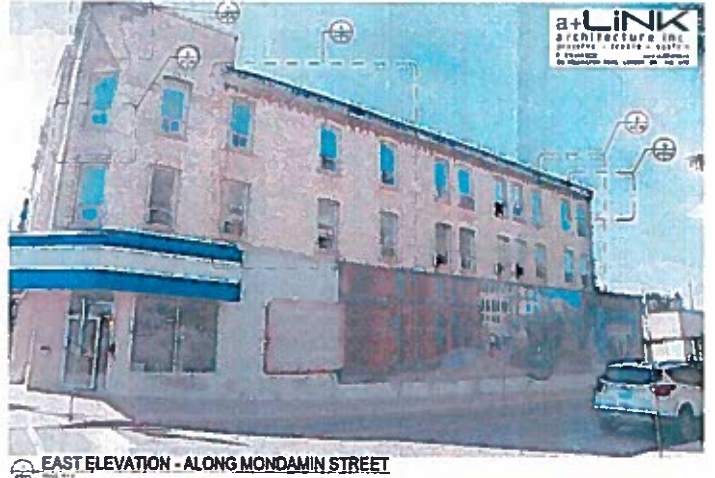
Municipal Address: 539 Talbot Street St. Thomas, ON N5P 1C3  
 Legal Description: PLAN 37 PT LOT N/8 TALBOT W/8 MONDAMIN

The following violation(s) of the City of St. Thomas Property Standards By-law No. 20-2018 (PSSB), the Building Code Act, 1995 (BCA) and/or the Ontario Building Code, O.Reg. 332/12 (OBC) were observed at the above noted address:

ITEM	DESCRIPTION and LOCATION
	The brick is deteriorating at the top corner of Talbot and Mondamin Street (see photos attached)
	<b>REFERENCE</b>
	PSSB 4.3.1 An Owner shall maintain all exterior walls, and other exposed surfaces, not inherently resistant to deterioration in good repair.
1.	Without restricting the generality of Subsection 4.3.1, good repair includes: <ul style="list-style-type: none"> <li>a) treated with a protective coating of paint or preservative;</li> <li>b) maintained in good repair to prevent deterioration due to weather, insects, rodents or other elements;</li> <li>c) free from loose and unsecured or improperly secured objects and material which may create an unsafe condition; and</li> <li>d) insulated in accordance with the provisions of the Ontario Building Code.</li> </ul>
	<b>REQUIRED ACTION</b>
	Repair the brick to be free of any conditions which may create a safety hazard, repair deteriorating portions. <del>CONTACT THE CITY OF ST. THOMAS FOR MORE INFORMATION</del>

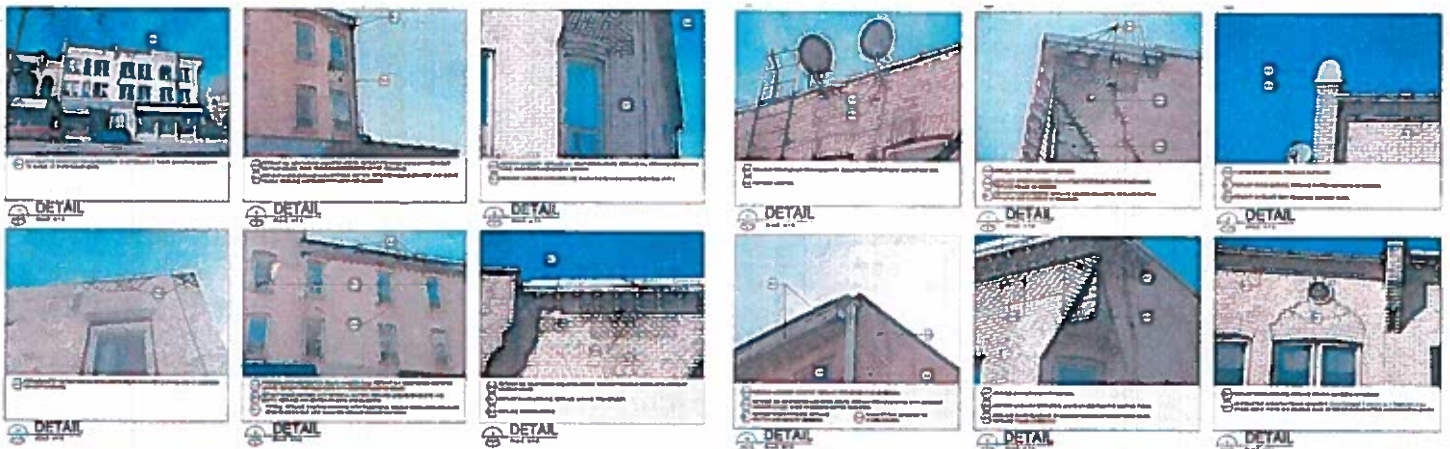
# Heritage Alteration Permit

## 539 Talbot Street



# Heritage Alteration Permit

## 539 Talbot Street







## Downtown Patios Update



## 277-283 Talbot Street



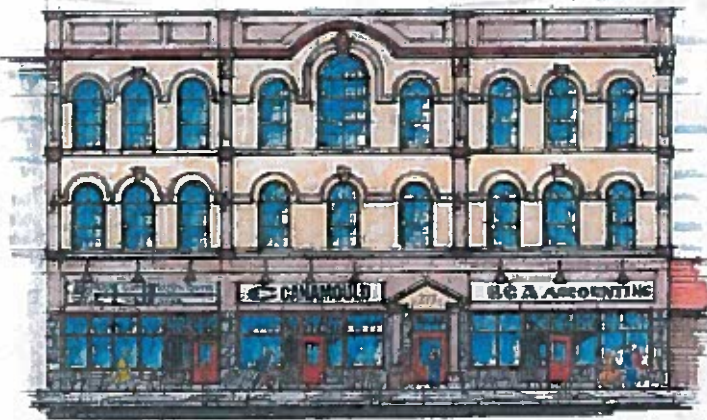
CIP - May 19, 2017

Application focused only on the top two floors  
(façade and residential infill)

Heritage Committee – June 13<sup>th</sup>, 2017 for our  
information

HCD not in place yet

# 277-283 Talbot Street



## Ontario Heritage Trust Event



Heritage Matters in Conversation: Rethink, Revitalize, Renew.

### About this Event

Join the Ontario Heritage Trust and special guests on Thursday, November 28, 2019 for an evening event featuring a keynote address by Joe Berndge and a panel discussion on the intersection of community, culture, place, and economy.

An afternoon bus tour will also be offered and will celebrate and share innovative conservation achievements in London and broaden thinking about possibilities for our treasured heritage places.

**Date And Time**  
Thu, November 28, 2019  
3:00 PM - 10:00 PM EST  
[Add to Calendar](#)

**Location**  
The Factory  
100 Kellogg Lane  
London, ON N5W 0B4  
[View Map](#)

### Heritage Matters in Conversation

The Factory, 100 Kellogg Lane, London, ON

6:00 p.m. (doors open)

Program: 6:30 p.m. - 10:00 p.m.

Tickets: \$20 Students \$15

#### Keynote and Panel Discussion Details:

**Keynote Speaker:** Joe Berndge, Urban Strategies' Adjunct Professor in Geography and Planning at the University of Toronto. Author of *Perfect City*

**Moderator:** Glyn Bowerman, Spacing Radio

**Panel Discussion:** Panelists will provide different and innovative perspectives about how and why heritage places are not only integral to economic revitalization, but also to the identity of communities. Panelists are:

- Moeag Kloeze, Brew Master, Mudtown Station Brewery and Restaurant, Owen Sound
- Alissa Golden, Heritage Project Specialist, City of Hamilton
- Steve Cordes, Executive Director, Youth Opportunities Unlimited (YOU) London
- Doran Ritchie, Infrastructure and Resources Manager, Sauguen Orlway Nation

Followed by a Networking Social with local sector and industry leaders about the unique ways heritage places are activated and celebrated. Free refreshments and cash bar.

Free parking at the venue. The building is accessible.

<https://www.eventbrite.com/e/heritage-matters-in-conversation-rethink-revitalize-renew-tickets-74859174807>

# **St. Thomas Municipal Heritage Committee**

**November 13<sup>th</sup>, 2019**

