



MINUTES
Heritage St. Marys

November 11, 2017
9:00am
St. Marys Museum
177 Church Street South

Members Present: Chair Larry Pfaff
Mayor Strathdee
Councillor Pope
Paul King
Sherri Gropp
Michelle Stemmler
Mary Smith
Janis Fread
Stephen Habermehl

1. CALL TO ORDER

Chair Larry Pfaff called the meeting to order at 9:00am.

2. DECLARATION OF PECUNIARY INTEREST

None declared.

3. AMENDMENTS AND APPROVAL OF AGENDA

Moved By Stephen Habermehl

Seconded By Sherri Gropp

THAT the November 11, 2017 Heritage Committee meeting agenda be approved as presented.

CARRIED

4. DELEGATIONS

None.

5. CORRESPONDENCE

All committee members had received the electronic version of this publication.

6. AMENDMENT AND ACCEPTANCE OF MINUTES

Moved By Mary Smith

Seconded By Paul King

THAT the minutes of the Heritage Committee meeting of October 14, 2017 be accepted as circulated.

CARRIED

7. BUSINESS ARISING FROM MINUTES

Covered under subsequent agenda items.

8. REGULAR BUSINESS

8.1 Heritage Conservation District Update

The HCDAC met Monday evening, October 16, 2017. Two heritage permit applications were considered. One was returned to the applicant for further discussion.

The second was for structural improvements to the river-facing façade for one of the cluster of buildings at 48-50 Water Street South owned by Avery Gazel. The HCDAC has approved this application following some discussion about the placement of one of the pillars to support a covered deck overlooking the river.

Trisha informed the committee that the owners of properties within the HCD have received notification about the Heritage Property Tax Rebate program and their eligibility for that program. There has been some interest by owners planning to apply. There will be an information meeting sometime in early January for all property owners eligible to apply before the deadline at the end of February for the retroactive rebate on the 2017 tax levy.

Moved By Janis Fread

Seconded By Paul King

THAT the St. Marys Heritage Committee supports the decision of the Heritage Conservation District Advisory Committee to approve the Heritage Permit Application for work for the riverside façade of 48-50 Water Street South.

CARRIED

8.2 Municipal Register, Part 1 - Designations/designated property matters

8.2.1 VIA Station

8.2.1.1 Heritage Permit Application

The Town of St. Marys will be making modifications to the window into the operator's bay in the interior of the Via Station to accommodate ticket sales through a window at an accessible level. Jason Silcox, Building Inspector, has submitted a Heritage Permit application on behalf of the municipality. The committee reviewed the support material attached to the Heritage Permit application and agreed that the modifications were reasonable and essential.

Moved By Stephen Habermehl

Seconded By Michelle Stemmler

THAT the St. Marys Heritage Committee recommends approval of the Heritage Permit application submitted for the Via Station.

CARRIED

8.2.2 Junction Station

Nothing to report.

8.2.3 McDonald House

Nothing to report.

8.2.4 Andrews Jeweller

Renovations are underway but nothing new has been revealed.

8.2.5 Public Library

A permanent banister has been installed at the front steps to look more like the original brass railing than the temporary one did.

8.2.6 Old Water Tower

Trisha reported that the Public Works department requested an application for a Heritage Permit for work to install a new building to accommodate a new reservoir at the site of the 1899 pumphouse building. However, the submission of this permit will be delayed until

more design work is completed. As far as Trisha is aware, no changes are planned for the exterior of the designated limestone building.

8.3 Municipal Register, Part 2 - List of Significant properties

The letters to the owners of listed properties will be mailed out very soon. These owners will be invited to a public meeting November 30, at 6 p.m. where staff will present information about the benefits and other implications of listing significant houses as part of the Municipal Register. The Planning Advisory Committee has been invited to attend and so has the Heritage Committee.

Chair Larry suggested that some members should try to attend as we have been working as a committee to make the list ready for public presentation for a number of years.

He also asked Trisha to circulate information regarding the meeting to the Heritage Committee beforehand so that they will have the same information as the property owners. Of the members of the Heritage Committee, Janis Fread and Al Strathdee live in houses that are proposed to be part of the list.

8.4 Heritage Grant Applications

Nothing at this time of the year. The funds are expended.

8.5 Properties of interest or at risk (not necessarily designated)

8.5.1 West Ward School

Work is underway to gut the interior of the building to prepare for creating apartments in this space. Nothing to report about a site plan for the rest of the property.

8.5.2 North Ward School site

A new site plan may be presented to Council on November 20 with a public meeting following in early January.

8.5.3 Wellington Street Bridge

It is on schedule. The forms for the sides are in place and will be poured soon.

8.5.4 Repairs to Flood Wall

The portion of the flood wall scheduled for repairs is the area that curves around the river bank adjacent to the Water Street parking lot. Some minor preliminary work might be done this fall but the main portion of the project will take place in 2018.

8.6 CHO Report

Nothing to report at this time.

8.7 Homeowner/Property owner letters

Paul has sent the letters to the property owners who were discussed at last month's meeting. Committee members suggested that letters should also go to the new owners of the Crosthwaite house at 157 Queen Street West; John Rinn for improvements to the valances and parapet of the four stores in the Gregory Block; Bruce Barnes for repainting the facade of Eclectic Treasure; the new owner of the designated commercial building at 115 Queen Street East. (This space will host the annual Christmas show and sale of the Stonetown Arts group, November 25, 26, 27 and December 1 and 2.)

Committee members also suggested a few properties that have apparently sold but the transaction has not yet closed. These included 236 Jones Street East (Sparks/Smink house), the cottage restored by Jack and Nicole Taylor at 149 Wellington Street North and the LeBerg house at 157 Maiden Lane.

8.8 Sign Bylaw

A report on the challenges of the sign bylaw will be presented to the Strategic Planning Committee on November 20.

8.9 Cultural Planning: Strategic Plan

Trisha circulated a 20-page chart – a progress report on the implementation of the six pillars of the St. Marys Strategic Plan. It is a dense document and will require some time to read and absorb. Trisha suggests that committee members study this report and bring questions or comments to the December meeting.

9. COUNCIL REPORT

Councillor Pope said that most council items had already been dealt with. She did point out that work on the 2018 budget is already underway. Also, she advised that in 2018, there will be work done to prepare for work in 2019 on rebuilding the street and

sidewalks from the Wellington Street Bridge to Queen Street. This will include creating as many accessible entrances as possible along this section of the street. There may be implications concerning the facades of some buildings within this section of the HCD.

10. OTHER BUSINESS

10.1 Official Plan Review

Paul had circulated two documents electronically for review and discussion. In an 8-page document, he has extracted the heritage elements from the OP and considered whether some of the language needs revision or improvement. He has also made some suggestions for additional elements – such as the protection of viewscales, a community design strategy and the protection of trees.

Trisha explained that the next steps in the OP revision process will be the planner's presentation of discussion papers to council. Heritage is the topic of one of these papers. Following its release, there will be a chance for the public to comment. Committee members agreed that the draft review prepared by Paul should be forwarded to the planner so that its recommendations can be considered in the preparation of the Heritage Discussion paper.

Committee members feel that the guiding principle of this committee is not "preservation at all costs." Nor does this committee consider itself to be "competing" with economic concerns. The language of the AOP should be changed to reflect cooperative work towards common goals – the benefit of the town – rather than suggesting adversarial positions as the current one does in a few places.

Paul pointed out that the interview with heritage planner Marc Denhez emphasizes the economic advantages of preserving existing building stock. Marc Denhez served on the OMB for many years and understands the issues. The article containing this interview could also be forwarded to the planner.

Chair Larry Pfaff expressed the committee's appreciation of Paul's comprehensive review and recommendations and called for the following motion:

Moved By Stephen Habermehl

Seconded By Sherri Gropp

THAT the St. Marys Heritage Committee approves the recommendations prepared by committee member Paul King concerning the Official Plan review and requests that they be forwarded to the Planner as he prepares his discussion papers.

CARRIED

10.2 Report on National Trust Conference in Ottawa

Trisha McKibbin attended the National Trust Conference in Ottawa in October. One of the sessions dealt with Bill C-323, a private member bill proposing federal financial support for heritage properties across Canada by providing a tax credit for rehabilitation costs to historic properties. Private member bills rarely get very far through the legislative system but this bill has passed second reading and is in the committee stage. Trisha said that support in the form of letters or emails to members of parliament is crucial at this stage. (Everyone at that session of the conference was asked to send messages on the spot.)

Moved By Paul King

Seconded By Michelle Stemmler

THAT the St. Marys Heritage Committee send a message of support for Bill C-323 to Member of Parliament for Perth-Wellington, John Nater.

CARRIED

Individual committee members are also urged to send support and can do so by email: John.Nater@parl.gc.ca.

For more information, Trisha has provided this website:

<https://www.nationaltrustcanada.ca/get-involved/hcf-news/voice-your-support-federal-incentives-rehabilitation-canadas-historic-places>

Also, Paul King wrote an article for the spring issue of CHOnews explaining Bill C-323 and its proposals. (The Heritage Committee heard Paul's explanation of Bill-C-323 at the March meeting.) The bill was introduced by a Conservative MP, Peter Van Loan, and so the Liberals have many arguments arrayed against the proposals. Paul also outlined these.

NOTE: Immediately following the meeting, Paul emailed committee members the electronic version of the Spring 2017 issue of CHOnews. His article on Bill C-323 is on the first page.

10.3 Time Capsule

11. UPCOMING MEETINGS

The December meeting date is Saturday, December 9. It will be the annual Christmas potluck and so will begin later than the usual time. The business portion will begin at 10:30 followed by a potluck lunch.

Committee members' "significant others" are welcome to join us for lunch.

12. ADJOURNMENT

At 10:15am on a motion from Sherri Gropp.

Larry Pfaff, Chair