



MINUTES

Heritage Conservation District Advisory Committee

January 15, 2018

6:15p.m.

St. Marys Museum

177 Church Street South

Members Present: Barb Tuer
Stephen Habermehl
Dan Schneider
Mike Bolton

Member Regrets: Bill Galloway
Tony Winter

Council Present: Mayor Al Strathdee

Staff Present: Trisha McKibbin

1. CALL TO ORDER

Barb Tuer called the meeting of the Heritage Conservation District Committee to order at 6:16pm.

2. DECLARATION OF PECUNIARY INTEREST

None Declared

3. AMENDMENTS AND APPROVAL OF AGENDA

Moved By Mike Bolton

Seconded By Dan Schneider

THAT the January 15, 2018 Heritage Conservation District Advisory Committee agenda be accepted as presented.

CARRIED

4. DELEGATIONS

None.

5. ACCEPTANCE OF MINUTES

Moved By Stephen Habermehl

Seconded By Mike Bolton

THAT the October 16, 2017 Heritage Conservation District Advisory Committee Minutes be accepted as presented.

CARRIED

7. REPORTS

7.1 115 Queen Street East Heritage Permit Application

A Heritage Permit Application for 115 Queen Street East was forwarded by the Building and Zoning Department to the St. Marys Heritage Conservation District Committee for review and comment. The Committee would like to thank the applicant for the work being put into the building.

Moved By Stephen Habermehl

Seconded By Dan Schneider

THAT while the Heritage Conservation District Committee acknowledges that vinyl is not the preferred material, the windows are located at the rear of the building, and the St. Marys Heritage Conservation District Committee recommends the heritage permit application, as submitted, for 115 Queen Street East for the replacement of three (3) main floor windows and five (5) second floor windows be approved.

CARRIED

7.2 201 Queen Street East

A Heritage Permit Application for 201 Queen Street East was forwarded by the Building and Zoning Department to the St. Marys Heritage Conservation District Committee for review and comment.

During the discussion on this application the HCD Committee reviewed the applicant's letter to Jason Silcox, Building Inspector, and dated January 5, 2018. The letter states the "neither the subject lands nor the existing

structure(s) on those lands have been identified as being of cultural heritage value.” As a property located within the Heritage Conservation it belongs to an area that “is a place of special character that is distinguishable from other areas of a community”. The heritage Conservation District Plan (2.6 Statement of Objective – Non-Heritage Buildings, pg. 33-34) states that the guiding objective for the District are “to retain non-heritage buildings that are sympathetic to the district character; and to ensure renovations or improvements to non-heritage buildings are sympathetic to the overall character of the district and streetscape.”

The Committee also discussed that other Tim Horton franchises have utilized architectural styles and elements that are in keeping with the character of the communities in which they are located. These include, but are not limited to, franchises in St. Jacobs, Port Carling, Muskoka Region, Port Dover and Corner Brook, Newfoundland.

Moved By Mike Bolton

Seconded By Dan Schneider

THAT the St. Marys Heritage Conservation District Committee cannot recommend a heritage permit for the application, as submitted, for 201 Queen Street East. The Committee would encourage minor alterations to the design that are sympathetic and utilizes the Key Heritage Features as outlined in section 2.5, pg. 30-32 and 4.6 Practices and Guidelines – Main Street Commercial Walls, pg. 62-64 of the Heritage Conservation District Plan:

1. Awnings – Awning are architectural elements found, and encouraged, in the Heritage Conservation District. (HCD Plan – 4.6 Main Street Commercial Walls – Awnings, pg.64) The design of the awnings proposed in the application do not match the Practices and Guidelines found within the Heritage Conservation District Plan - “Awnings should be made of canvas and be retractable and should complement and not obscure the architectural details of the building. Plastic and sheet metal awning as well as fixed back-lit signs in the shape of awnings are unsuitable in the District”. It is recommended that the applicant look at the retractable awnings in the District as examples of what could be used on their building.
2. Sign Board – West Elevation – Out of respect and deference for the Cenotaph located to the west of the property, it is recommended that the signboard proposed to be located on the west elevation be removed from the proposal.

3. Signage – The Town of St. Marys’ Sign Bylaw 33-2005 prohibits internally illuminated signs in the Central Commercial District. The HCD Plan – 4.7 Streetscape and Landscape – Building Signage, pg. 66-67 speaks to building signage. “Commercial signs should be seen as a potential to contribute to, rather than detract from, the character of the area; they should comply with the Sign By-Law (no. 33-2005).” It is recommended that goose-neck fixtures be used to illuminate the sign on the south façade.

CARRIED

8. OTHER BUSINESS

The Committee requested that the link to the Planning Advisory Committee (PAC) meeting that included the discussion paper on Cultural Heritage be circulated to members of the Committee.

9. UPCOMING MEETINGS

February 12, 2018 - 6:15pm, St. Marys Museum, 177 Church Street South

10. ADJOURNMENT

Moved By Stephen Habermehl

THAT this meeting of the HCDAC adjourn at 7:17p.m.

CARRIED

Barb Tuer, Chair