



## THE CORPORATION OF THE TOWN OF AMHERSTBURG

### OFFICE OF PLANNING AND DEVELOPMENT SERVICES

**MISSION STATEMENT:** *Committed to delivering cost-effective and efficient services for the residents of the Town of Amherstburg with a view to improve and enhance their quality of life.*

<b>Author's Name:</b> Clint Robertson	<b>Report Date:</b> December 9, 2021
<b>Author's Phone:</b> 519 736-5408 ext. 2142	<b>Date to Council:</b> December 13, 2021
<b>Author's E-mail:</b> crobertson@amherstburg.ca	<b>Resolution #:</b>

**To:** Mayor and Members of Town Council

**Subject:** Heritage Designation of 247 Brock Street and Proposed Alterations to the Heritage Attributes

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#### 1. **RECOMMENDATION:**

It is recommended that:

1. Council **DESIGNATE** the "St. Anthony School" at 247 Brock Street by municipal bylaw under Part IV the *Ontario Heritage Act*.

2. Council **APPROVE** the proposed alterations to the Heritage Attributes of the St. Anthony School as recommended in Attachment 4, and per the Proponent's concept drawings (Attachments 2 and 3), except the proposed finishes to the rear addition and replacement of the three doorway fanlights

3. Council **RECEIVE** an alteration request for the finish of the new addition to the St. Anthony School building at a future date, and upon further collaboration between the Proponent, staff and the Heritage Committee.

#### 2. **BACKGROUND:**

247 Brock Street, built 1910-11, is listed as a 'Property of Interest' on the Town of Amherstburg's Heritage Register. The property is not yet designated, but a Notice of Intent to designate the property was published on September 22, 2021, temporarily protecting the property for 120 days, with designation of the property anticipated before the temporary protection period ending.

Based upon Heritage Committee's September 2, 2021 recommendations, on September 13, 2021 Council directed Administration to issue a Notice of Intent to designate the property with the following Heritage Attributes identified for protection:

Exterior:

- Original location and placement on Brock Street, adjacent to St. John the Baptist Roman Catholic church;
- Rectangular, two-storey form on a raised basement;
- Hipped primary roof; gabled (pedimented) frontispiece; metal roofline cornices; secondary metal cornices atop doorways; exterior stone chimney;
- Masonry construction and limestone facades with sandstone detailing; the limestone main exterior stairs;
- Fenestration, symmetrical in arrangement; wooden sash windows; single and double doorways and assemblies with transom lights above.

Interior:

- two staircases with wood balustrades;
- interior spatial configuration;
- wood finishes comprising door and window casings, baseboards, and doors throughout.

At the time of the September 13, 2021 Council meeting, Council was made aware that the Proponent of the redevelopment of the property would be seeking permission in the near future to alter some of these heritage attributes and that Council would subsequently be required to consider the interventions, upon consultation with the Heritage Committee on the changes.

On August 12, 2021 the Proponent of the redevelopment first presented a redevelopment concept to the Heritage Committee. At the time, the Proponent heard concern from the Committee about changes to the roof.

Subsequently, the Proponent took the proposed interventions and redevelopment concept to the Heritage Committee on December 9, 2021. The Committee was supportive of the proposed alterations, except the cladding and finishes on the rear addition, and replacement of the fanlights above the three doorways, making the following motions:

1. *The proposed heritage feature alterations **BE SUPPORTED** with the exception of finishes on the rear elevator addition and the fan lights be maintained; and,*
2. *The finishes of the proposed rear addition **BE BROUGHT** to a special heritage committee meeting to be scheduled in January for further deliberation.*

The Proponent, who presented to the Committee, agreed to offer alternative options for the finish of the rear addition to the Committee for Committee consideration in January 2022. The Proponent also agreed to maintain the fanlights above each of the doorways, which differs from the attached concept drawing and intervention proposals from the Proponent. The Owner and Proponent are in support of the recommendations of this report.

### **3. DISCUSSION:**

The Heritage Planner has worked through numerous concepts with the Proponent of the redevelopment after the initial concept was presented to the Heritage Committee. The Heritage Planner sought to align the project as much as possible with heritage-conservation best practices, as per The Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada, 2010), known as “the Standards” (attached) to strike an appropriate balance between heritage conservation considerations, and the Proponents desired interventions.

The current proposal will affect the following attributes: the hipped roof; the facades; the fenestration; and the front staircase. The interventions are outlined below, and summarized in an attachment.

Roof - The interventions to the roof will comprise the introduction of dormers to create usable living space in the attic which doesn’t currently exist. The roof at the rear of the building will also be affected where a new elevator and stairway addition will rise along the back (East) wall and through a section of the eaves. The roof will also be tied into this new addition with a connection between the existing roof and the addition. The metal roofline cornices will be affected (interrupted or removed) where new roofline dormers and the rear addition meet the cornices.

Facades - The facades will be affected with the introduction of balconies as well the expansion of a window opening at each balcony location to create a doorway for balcony access. Additionally, areas around the foundation will be excavated to create patios for basement units. Each of those basement units will require the expansion of a window opening into a door/ or the creation of a new opening. Additionally, some of the foundation windows at the location of the sunken patios will also be expanded. As previously indicated, a new addition containing an emergency staircase and elevator at the rear of the building will rise along the back wall, obscuring some of that façade fabric. The Proponent proposed that the new addition will be clad in a combination of architectural metal siding and standing seam metal cladding, with a smooth-finished, buff-grey coloured simulated stone base. A ground-level, one-storey foyer comprising charcoal-tinted glazing will serve as the entry into stair case and elevator addition.

Fenestration – as mentioned above, the window arrangement will be affected with some of the windows being expanded to create balcony and patio-access doorways. The original wooden sashes /frames will be replaced. The Proponent was advised to get estimates for restoration of the existing windows, with an estimate coming in at more than double for restoration of the existing sashes compared to replacement of the sashes.

Front Staircase – the front interior staircase will be removed to create areas for living units, and the interior special configuration associated with that staircase will be modified accordingly.

While the interventions to the building and the heritage attributes are significant, the Heritage Planner is comfortable that most of the proposed changes sufficiently balance an approach of minimal intervention (Standard 3) with the need to enable a viable re-development and living units, and to enhance the accessibility of the building with a new

emergency exit staircase and elevator. The Heritage Planner can support all of the proposed changes except for the replacement of the doorway fanlights.

It is anticipated that the Proponent will also seek to amend the designation bylaw in the future to subdivide the St Anthony School building and surrounding land from the undeveloped remained of the property east of the building.

**4. RISK ANALYSIS:**

There are no risks involved in endorsing the recommendations of the report. The property Owner and Proponent are in support of the contents of this report.

**5. FINANCIAL MATTERS:**

There are no direct financial implications of endorsing the recommendations of the report.

**6. CONSULTATIONS:**

Frank Garardo, Manager of Planning Services  
Kevin Fox, Policy and Committee Coordinator

**7. CONCLUSION:**

This report is provided by the Town of Amherstburg Heritage Planner to assist Council in making recommendations about the designation of, and interventions to subject property.

While the interventions to the subject property are significant, the Heritage Planner and the Heritage Committee is able to support most of the redevelopment proposal concept as presented, except for the replacement of the fanlights and the choice of finishes on the rear addition. The Proponent will present alternate rear addition finish options to staff and the Heritage Committee, which will later be provided to Council for consideration.

  
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Clint Robertson  
Heritage Planner

**(Insert Typist Initials)**

**DEPARTMENTS/OTHERS CONSULTED:**

**Name:**

**Phone #: 519                      ext.**

**NOTIFICATION :**

Name	Address	Email Address	Telephone	FAX



## Report Approval Details

Document Title:	Heritage Designation of 247 Brock Street and Proposed Alterations to the Heritage Attributes.docx
Attachments:	<ul style="list-style-type: none"><li>- ATTACHMENT 1 - DRAFT DESIGNATION BY-LAW.docx</li><li>- ATTACHMENT 2 - ALTERATION REQUEST.pdf</li><li>- ATTACHMENT - 3 PROPOSED CONCEPT DRAWINGS.pdf</li><li>- ATTACHMENT 4 - SUMMARY OF PROPOSED ALTERATIONS TO HERITAGE ATTRIBUTES.docx</li></ul>
Final Approval Date:	Dec 10, 2021

This report and all of its attachments were approved and signed as outlined below:

Tiffany Hong

A handwritten signature in black ink, appearing to read 'Tiffany Hong', with a stylized, cursive script.

Tony Haddad

A handwritten signature in black ink, appearing to read 'Tony Haddad', with a stylized, cursive script.

Valerie Critchley