



December 2, 2021

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Heritage Planner
Planning Department
Town of Amherstburg

SUBJECT: HERITAGE EVALUATION

- **247 Brock Street, Amherstburg**
 - **The Lofts at St. Anthony**
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The subject lands are known municipally as 274 Brock Street in the Town of Amherstburg. Official Plan Schedule 'A' designates the subject site as 'Institutional' and the Comprehensive Zoning Bylaw (CZB) identifies the subject property as 'Institutional (I)'.

The existing iconic Amherstburg limestone brick façade building was originally constructed c 1911 as a four room schoolhouse operated as St. Anthony's Catholic School. The school was active from 1911 until 1971 when it closed as a school and was purchased for use as a youth center operating under the name of 'House of Shalom'. The House of Shalom Center was operated as a youth center from 1971 until 2020 when it was closed and sold.

The present owner of the building, Jones Realty Inc, is proposing the adaptive re-use of the existing 110 year old building into a 16 unit residential condominium building referred to as The Lofts at St. Anthony. The intent is to preserve the heritage and conserve the fine elements of the building that defines the heritage building.

There will be site amenities to compliment the adaptive re-use of the heritage building including significant landscaping, a 10 car garage, 22 parking spaces, four main floor units with patios while the upper floors complimented with balconies enclosed with black railings, and the inclusion of an elevator for accessibility.

The existing 110 year old building has not been designated by a heritage bylaw of Council to date. The owner has agreed to support the present designation of the former House of Shalom with the intent to preserve and conserve the heritage features that assist in identifying the building as a heritage landmark within the Town of Amherstburg.

Utilizing the National Parks Services Preservation Briefings (NPS Briefs) and the Ontario Heritage Foundation's Manual of Principles and Practices for Architectural Conservation, the following is a review of both internal and external features of the building known as the former House of Shalom. The draft Heritage Bylaw provisions being considered by the Heritage Committee and Council for adoption the under the Heritage Bylaw and how each identified feature will either be preserved without modifications, conserved through enhancement, or modified to accommodate the adaptive re-use.

ATTACHMENT 1

EXTERIOR FEATURES IN BYLAW	PROPOSED MODIFICATIONS, IF ANY
<p>1. Original location and placement on Brock Street, adjacent to St. John the Baptist Roman Catholic Church.</p> <p>(SITE PLAN, PICTURE 1)</p>	<ul style="list-style-type: none"> • No change to location, building to remain in existing location – refer to attached site plan below; • Refer to attached pictures showing viewscape with church and The Lofts; • Landscaping to be provided that will enhance heritage characteristics of the icon limestone façade.
<p>2. Rectangular, two-storey form on a raised basement;</p> <p>(PICTURES 2,3)</p>	<ul style="list-style-type: none"> • No additional storeys - will remain at two storey height; • No major additions to change the rectangular shape; • Exterior addition of an elevator to provide for accessibility compliance and unit functionality; • materials to be used include smooth faced architectural stone, vertical panel metal siding, and charcoal grey tinted glazing – complimentary to heritage features.
<p>3. Hipped primary roof; gabled (pedimented) frontispiece; metal roofline cornices; secondary metal cornices atop doorways; exterior stone chimney;</p> <p>(PICTURES 4, 5, 6, 7, 8)</p>	<ul style="list-style-type: none"> • New black metal shingled roof to match the roof on St. John's Church; • Roof to be amended with dormers to accommodate lofts – roofline will be continuous; • Gabled (pedimented) frontispiece; secondary metal cornices atop doorways; exterior stone chimney to remain and will have minor cleaning and repairs for the purposes of restoration and preservation; • Metal roofline cornices – deteriorated condition - to be replaced with black metal roofline cornice to compliment the roof and maintain historical roofline.
<p>4. Masonry construction and limestone facades with sandstone detailing; the limestone main exterior stairs;</p> <p>(PICTURES 4, 5, 6, 7, 8)</p>	<ul style="list-style-type: none"> • Minor cleaning and repairs of all façade's, sandstone detailing and main exterior stairs for the purposes of restoration and preservation; • Iconic to Amherstburg limestone facades, sandstone detailing, and limestone main exterior stairs to remain;

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EXTERIOR FEATURES IN BYLAW	PROPOSED MODIFICATIONS, IF ANY
	<ul style="list-style-type: none"> • Black railings (wrought iron look) to be included to showcase balconies and provide for compliance with the OBC; • Balconies will be built as stand alone structures and fastened in a way that can be easily removed and will not permanently affect the integrity of the stone façade.
<p>5. Fenestration, symmetrical in arrangement; wooden sash windows; single and double doorways and assemblies with transom lights above</p> <p>(PICTURES 4, 5, 6, 7, 8)</p>	<ul style="list-style-type: none"> • Window fenestrations/arrangements to remain unchanged; • All window glass to be clear glass (no tint) and energy efficient; • Original double hung (1 over 1 sashes) have had aluminum storm windows added by previous owner; • New black vinyl windows with combination of double-hung (1 over 1 sashes) and additional header fixed units to replicate original windows. Clear window glazing; • New double hung doors with replicated fan shaped glass transom with view to improving entrance, creating welcoming entrance, and creating safe access.

INTERIOR FEATURES IN BYLAW	PROPOSED MODIFICATIONS, IF ANY
<p>1. Entrance staircases with wood balustrades;</p> <p>(PICTURE 9)</p>	<ul style="list-style-type: none"> • Minor cleaning and repairs for purposes of preserving and conserving the original grand main entrance stairwell; • Minor cleaning and repairs for purposes of preserving and conserving the original decorative railings and balustrades of the grand main entrance and staircase; • Secondary entrance on east side of building to be closed and interior space incorporated into the residential unit. Interior stairwell to be removed. Exterior entrance, and stairs to be maintained.
<p>2. Interior spatial configuration;</p>	<ul style="list-style-type: none"> • Corridors to be maintained supporting the continuation of the interior spatial configuration.

INTERIOR FEATURES IN BYLAW	PROPOSED MODIFICATIONS, IF ANY
<p>3. Wood finishes comprising door and window casings, baseboards, and doors throughout</p> <p>(PICTURES 9,10)</p>	<ul style="list-style-type: none"> • Original stone walls to be re-exposed with minor cleaning and repairs for the purposes of restoration; • Original masonry arches over doorways and doorway mouldings to undergo minor cleaning for the purposes of preserving and conserving the significant interior attributes; • Original hardwood floor to be cleaned, minor repairs for the purposes of restoring and conserving; • New black vinyl windows with combination of double-hung (1 over 1 sashes) and additional header fixed units to replicate original windows; • All window glass to be clear glass (no tint) and energy efficient; • New double hung doors with replicated fan shaped glass transom with view to improving entrance, creating welcoming entrance, and creating safe access; • All existing trimwork is to undergo minor cleaning and repair and restored where possible for re-establishing in the residential units.

CONCLUSION:

The adaptive re-use of the existing building will provide for the preservation and conservation of a 110 year heritage building within the historic Town of Amherstburg. The minor modifications identified are required to ensure the energy efficiency, safety for the inhabitants, and compliance of the adaptive new use of residential with OBC regulations, and for the conservation of the building and features.

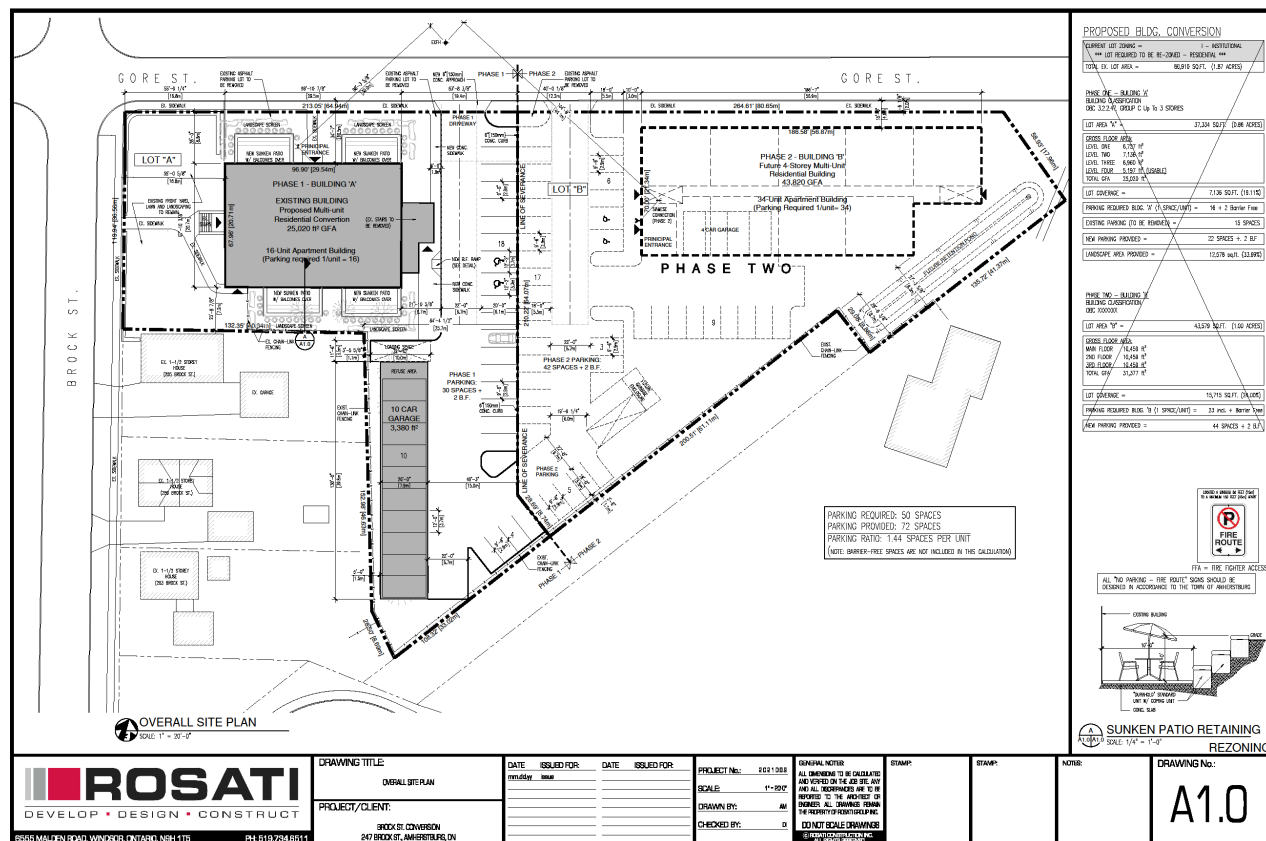
It is my professional opinion that the minor modifications identified above will compliment the existing heritage attributes that comprise the historical building while preserving and conserving the heritage characteristics of the building known as the Lofts of St Anthony.

Should you have any questions or comments, do not hesitate to contact me.

Regards,

Lassaline Planning Consultants

JM Lassaline
Jackie Lassaline BA MCIP RPP



PICTURE 1 – St John the Baptist RC Church:



Picture 2 – North Elevation:



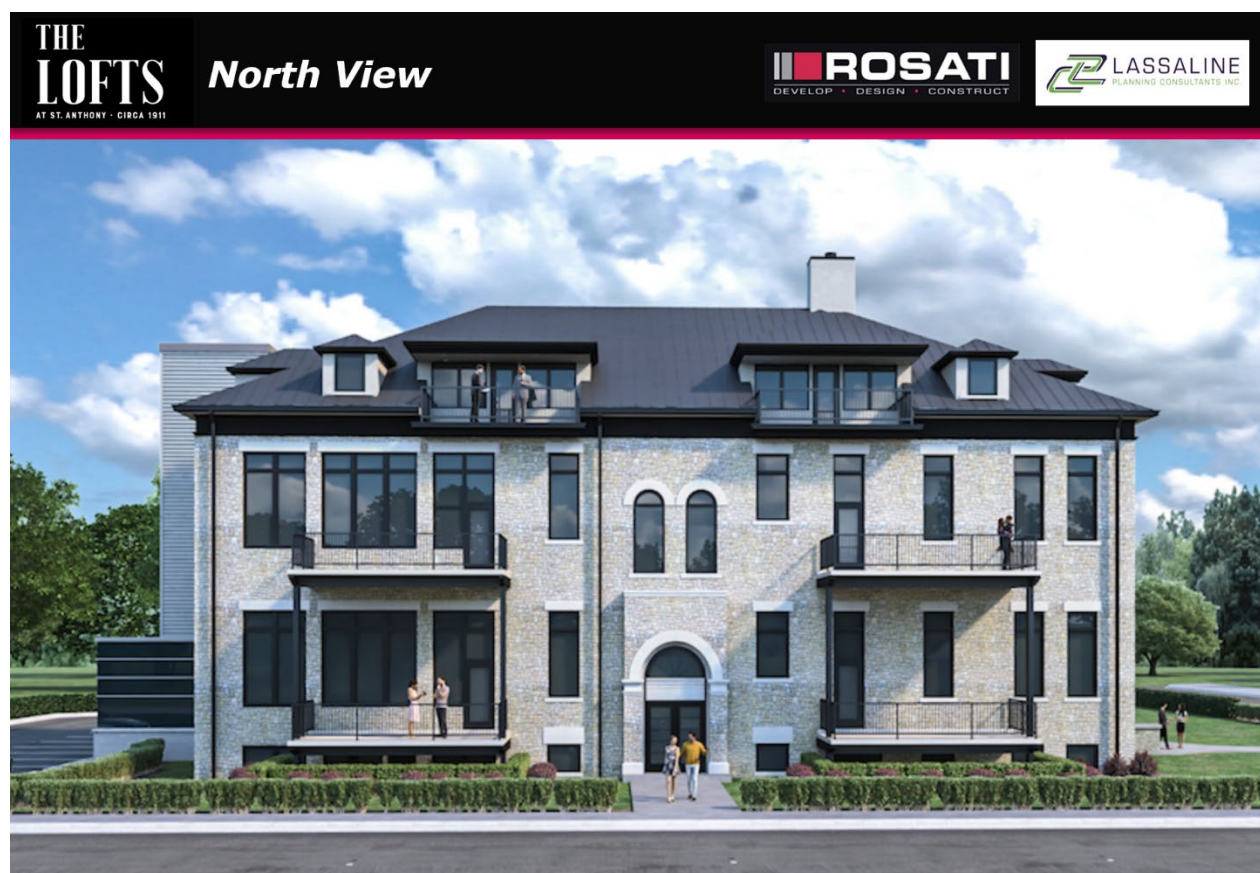
Picture 3 – West elevation:



Picture 4 – North-East View:



Picture 5 – North View:



Picture 6 – South View:



Picture 7 – North-West View:



Picture 8 – South-West View:



Picture 9 – Entrance:



THE LOFTS

AT ST. ANTHONY • CIRCA 1911

Interior Finishes

ROSATI

DEVELOP • DESIGN • CONSTRUCT

LASSALINE

PLANNING CONSULTANTS INC.

Original masonry walls are re-exposed and restored.

Original masonry arches and doorway mouldings are being maintained and/or restored

Original stone walls and masonry arches are being uncovered and restored

Original masonry walls are re-exposed and restored.