



AGENDA
Heritage Advisory Committee

November 21, 2019
6:15 pm
Town Hall Auditorium
175 Queen Street East, St. Marys

Pages

1. CALL TO ORDER

2. DECLARATION OF PECUNIARY INTEREST

3. AMENDMENTS AND APPROVAL OF AGENDA

RECOMMENDATION

THAT the November 21, 2019 meeting agenda of the Heritage Committee be accepted as presented.

4. DELEGATIONS

5. CORRESPONDENCE

5.1 Letter from Dena and Larry McNutt

4

6. AMENDMENT AND ACCEPTANCE OF MINUTES

5

RECOMMENDATION

THAT the Minutes of the October 15, 2019 Heritage Committee meeting be approved.

7. BUSINESS ARISING FROM MINUTES

8. REGULAR BUSINESS

8.1 Heritage Conservation District Update

8.1.1 Heritage Permits

8.1.1.1 6 Water Street South 10

8.1.2 Sign Applications

8.1.3 Heritage Grant Applications

8.1.3.1 6 Water Street South 17

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

8.2.1 Heritage Permits

8.2.2 Municipal Register, Part 1 Staff Report

8.2.2.1 PW 79-2019 Church St. Bridge Project – Heritage
Advisory Committee 30

RECOMMENDATION

THAT PW 29-2019 Church St. Bridge Project – Heritage
Advisory Committee be received for information.

8.2.3 McDonald House Update

8.2.4 Junction Station Update

8.3 Municipal Register, Part 2 - List of Significant properties

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

8.5 CHO Report

8.6 Homeowner/Property owner letters

9. COUNCIL REPORT

10. OTHER BUSINESS

10.1 Driftscape App Update

11. UPCOMING MEETINGS

12. ADJOURNMENT

RECOMMENDATION

THAT the meeting of the Heritage Committee adjourn at ____p.m.

Oct. 30/19.

Att: Paul King

Dear Paul,

Thank you for your letter of Oct. 17th, 2018. Yes we are interested in having our property designated under the Ontario Heritage Act.

Our only concern is house insurance. We cannot afford higher rates. Do you have any advice about this issue. We would appreciate you calling us to discuss this issue.

Thanking you

Dena + Larry McNeill
345 Wellington St. S.
226 661 0332



MINUTES

Heritage Advisory Committee

October 15, 2019

6:15 p.m.

St. Marys Museum

177 Church Street South, St. Marys

Members Present: Barbara Tuer
Clive Slade
Janis Fread
Paul King
Michael Bolton
Sherri Winter-Gropp
Stephen Habermehl
Michelle Stemmler
Councillor Fern Pridham

Members Absent: Al Strathdee
Dan Schneider

Staff Present: Trisha McKibbin

1. CALL TO ORDER

The Chair called the meeting to order at 6:15 p.m.

2. DECLARATION OF PECUNIARY INTEREST

None.

3. AMENDMENTS AND APPROVAL OF AGENDA

Moved By Clive Slade

Seconded By Michelle Stemmler

THAT the October 15, 2019 meeting agenda of the Heritage Committee be accepted as presented.

4. DELEGATIONS

None.

5. CORRESPONDENCE

None.

6. AMENDMENT AND ACCEPTANCE OF MINUTES

Moved By Michelle Stemmler

Seconded By Janis Fread

THAT the Minutes of the September 9, 2019 Heritage Committee meeting be approved.

CARRIED

7. BUSINESS ARISING FROM MINUTES

None.

8. REGULAR BUSINESS

8.1 Heritage Conservation District Update

8.1.1 Heritage Permits

None.

8.1.2 Sign Applications

The Committee discussed that a letter has been submitted to the Building and Development Department regarding the request to remove the Dollar Store sign from the façade of 125 Queen Street East. The Committee also discussed the repainting of the Bowling Alley signage as well as the installation of a new hanging sign for the Foot Care Clinic at 104 Queen Street East. Inquiries will be made to Jason Silcox, Building Inspector, as a sign permit was not submitted for the Foot Care Clinic sign.

8.1.2.1 DEV 53-2019 127 Queen Street East Sign Application

The Committee discussed that once the new sign was installed the temporary sign located in the window should be removed.

Moved By Barb Tuer

Seconded By Michelle Stemmler

THAT DEV 53-2019 127 Queen Street East Sign Application report be received; and

THAT the Heritage Committee support the façade sign permit for 127 Queen Street East.

CARRIED

8.1.3 Heritage Grant Applications

Staff provided an update on the Façade and Heritage Grant. \$20,000 in grant funding has been applied for and approved to date. There is \$10,000 remaining in the budget for 2019 and it is expected that at least one or two additional applications will be submitted this year.

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

8.2.1 Heritage Permits

None.

8.2.2 Municipal Register, Part 1

8.2.2.1 Victoria Bridge Maintenance

Staff provided information on the maintenance to be conducted on the Victoria Bridge this fall. There is a small block in the north parapet wall that has disintegrated and will be replaced with a spare stone block that was used during the 2012 bridge refurbishment project. As the Ontario Trust holds an easement on the bridge, staff contacted the Trust to discuss the project and as it is maintenance no permit from the Ontario Trust is required.

8.2.2.2 6 Water Street South

Staff provided the Committee with an update on the work underway at 6 Water Street South. Staff were

given a tour of the property by the new owner. The Heritage and Façade grant applications have been shared with the owner and proposed work discussed. Work to exterior doors and windows is anticipated to start as early as next month.

8.3 Municipal Register, Part 2 - List of Significant properties

The Committee asked for an update on the expression of interest for the Junction Station and the McDonald House. Councillor Pridham provided an update that Council is progressing with the process and that more information would be shared in the upcoming months.

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

8.5 CHO Report

No update at this time.

8.6 Homeowner/Property owner letters

No suggestions at this time.

9. COUNCIL REPORT

No update at this time.

10. OTHER BUSINESS

10.1 Doors Open 2019 - Review of Event

Staff provided a synopsis of the 2019 Doors Open Event and sought feedback from Committee members who attended or volunteered at the event. There was discussion that there was a good mix of locals and out of Town visitors who attended this year's event. Those in attendance came from such places as Brantford, Burlington, London, St. Thomas, Tillsonburg, Sarnia and Toronto. Destinations of interest this year were Central School Manor, Thames Vista Farm and the Waterworks Building.

For the first time, three guided bus tours were offered and were all fully booked. There was discussion on expanding the number of bus tours offered in 2021. There was also discussion on how to engage more people in regards to heritage in St. Marys.

Members of the Committee were thanked for their assistance in volunteering at sites and for making the day such a great success.

10.2 Driftscape App Update

Staff provided the Committee with an update on the project. Content, including audio recordings of the Heritage Interpretive Plaques have been completed by Paul King, verbiage and photographs for the individual sites have been completed and work continues on collecting information for the tours. Driftscape staff have been extremely helpful and are assisting in uploading the initial content to the site. Once the App is active, staff will conduct a soft launch of the App by reaching out to the Heritage Committee to test the content and functions of the App.

11. UPCOMING MEETINGS

Monday, November 11, 2019, 6:15p.m. at the St. Marys Museum

Regrets were shared by Clive Slade and Barb Tuer for the November meeting.

12. ADJOURNMENT

Moved By Fern Pridham

Seconded By Mike Bolton

THAT the meeting of the Heritage Committee Adjourn at 6:48p.m.

CARRIED

Chair

Committee Secretary



Town of St. Marys
PO Box 998
408 James Street South
St. Marys ON N4X 1B6
Tel: 519-284-2340 ext 243
Fax: 519-284-0902

I hereby make application for a Heritage Permit under the provisions of the Town of St. Marys Heritage Conservation By-law, being By-law No. 62-2012 pursuant to Section 33/34 and 42 of the *Ontario Heritage Act*, RSO 1990, c.18 for alteration or demolition as described in this application.

APPLICANT INFORMATION

Name:	<u>Jacqui Mijener</u>		
Mailing Address:	<u>26 Diana Court</u>	Box	
Phone Number:	Day (519) <u>2717147</u>	Alternate (519) <u>275-0458</u>	
Fax ()	<u> </u>	E-mail:	<u>jacquimijener@gmail.com</u>

PRESENT OWNER (IF DIFFERENT FROM APPLICANT)

Name:	<u>2685TH1 ONTARIO INC.</u>		
Mailing Address:	<u>241 DOVERCOURT RD., SUITE E, TORONTO, ON</u> ^{M6J 3C9}		
Phone Number:	Day () <u> </u>	Alternate () <u> </u>	
Fax ()	<u> </u>	E-mail:	<u> </u>

SUBJECT PROPERTY

Street No:	<u>6</u>	Street Name:	<u>WATER ST. S.</u>
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PURPOSE OF APPLICATION

<input checked="" type="checkbox"/> Building Alteration	<input type="checkbox"/> Building Addition	<input type="checkbox"/> New Construction
<input type="checkbox"/> Building Demolition	<input type="checkbox"/> Other	
Description of Proposed Work <u> </u>		
<u>Replacement of east entry door</u>		
<u>at North East corner to original</u>		
<u>scale, including framing for possible future</u>		
<u>transom installation</u>		
<u>Uncovering and replacing window</u>		
<u>North facing with tempered thermal</u>		
<u>pane glass. utilizing original exterior</u>		
<u>Casing</u>		



Town of St. Marys
PO Box 998
408 James Street South
St. Marys ON N4X 1B6
Tel: 519-284-2340 ext 243
Fax: 519-284-0902

ATTACHMENTS

- ☒ Signed letter authorizing applicant/agent to act on behalf of property owner
- ☒ Digital photographs of structure from the street(s) showing existing front and side elevations
- ☐ Drawings showing proposed alterations, addition or new construction
- ☐ Survey or site plan showing addition, new construction or building removal
- ☒ Manufacturer's brochures and/or product sample

DECLARATION

I, the undersigned Jacqui Mugener, am the authorized (owner/agent of owner) named in the above application and I certify the truth of all the statements or representations contained herein.

I understand that the issuance of a permit shall not be deemed a waiver of any of the provisions of any requirements of the Town of St. Marys Heritage Conservation District By-law or regulations made hereunder, notwithstanding anything included in or omitted from the plans or other material filed in support of, or in connection with the above application.

I acknowledge that in the event a permit is issued, any departure from plans, specifications or locations proposed in the above application is prohibited and such could result in the permit being revoked.

I further acknowledge that in the event the permit is revoked for any cause or irregularity or non-conformity with the requirements of the Town of St. Marys Heritage Conservation District Bylaw, or regulations made thereunder, there shall be no right of claim whatsoever against the municipal corporation or any official thereof and any such claim is hereby expressly waived.

Jacqui Mugener
Signature of Property Owner/Applicant

Nov. 11/19
Date

FOR OFFICE USE ONLY

Date Received (Complete) _____	Received By (Signature): _____
Review and Approval/Denial	
Planning Staff: _____	Date: _____
HCDA Committee: _____	Date: _____
Council: _____	Date: _____

Trisha McKibbin

From: Jacqui Misener <jacquimisener@gmail.com>
Sent: November 11, 2019 11:15 AM
To: Trisha McKibbin
Subject: 6 Water Street - Exterior Window



[EXTERNAL]

Sent from my iPad





Sent from my iPad



Trisha McKibbin

From: Jacqui Misener <jacquimisener@gmail.com>
Sent: November 10, 2019 3:51 PM
To: Trisha McKibbin
Subject: The Door Store #2 - The Flour Mill, 6 Water Street

[EXTERNAL]





Push & Pull hardware \$325

3 x 4" hinges \$75

Deadbolt \$ 85

From: The Door Store <info@thedoorstore.ca>

Date: October 24, 2019 at 4:15:49 PM EDT

To: jacquimisener@gmail.com

Cc: traceypritchard14@gmail.com

Subject: Re: doors

Talk soon,
Leila



Application Form
Town of St. Marys Designated Heritage Property Grant Program

IMPORTANT: The following material must accompany your application:

1. Completed application form.
2. Recent photographs or digital images in JPEG format which provide an overview of the building's exterior.
3. Recent photographs or digital images in JPEG format of the specific area for the proposed project.
4. A detailed description of the proposed project with a minimum of two cost estimates prepared by bona fide contractors. The estimates must clearly list labour and material costs.
5. Architectural drawings/design plans showing building façade and proposed façade improvements.
6. Proof of ownership.
7. Proof of Heritage Designation for property subject to the application.
8. Written authorization from property owner to apply for grant in cases where the applicant is not the property owner.
9. Site Plan or Survey.
10. Proof that property taxes and water rates to date have been paid.
11. Proof of a valid Heritage Permit issued by the Town of St. Marys.

Heritage Property Municipal Address: (number, street, postal code) _____

6 WATER ST. S.

Applicant Information:

Date of application: _____

Nov 11, 2019

Name of Applicant: _____

Mailing address of Applicant: _____

24 26 Piana Court, Stratford

Telephone: 519-271-7147 Email Address: jacquimiser@gmail.com

Is the applicant the property owner? ☐ Yes ☒ No (If no, please complete the section below.)

Property Owner Information:

Name: 2685741 ONTARIO INC.


Mailing Address: 241 DOVERCOURT RD. SUITE E
TORONTO, ON M6T 3C9

Telephone: _____ Email Address: traceypritchard14@gmail.com

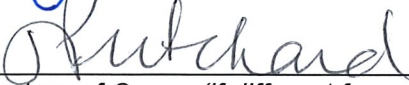
PLEASE NOTE: All the attachments listed above must be included before the application can be considered.

Declaration:

1. I, the undersigned, am the owner, or authorized agent, named above and hereby apply for a Town of St. Marys Designated Heritage Property Grant.
2. The information I have provided is true and accurate to the best of my knowledge.
3. I understand that the project may not proceed until I have received confirmation of acceptance for the grant request and **permission in writing** to proceed from the Building Department.


Signature of Applicant

Nov 11 / 19
Date


Signature of Owner (if different from Applicant)

Oct 28 / 19
Date

For further information please contact:

Trisha McKibbin
Director of Corporate Services
Town of St Marys
PO Box 998
175 Queen Street East
Tel: 519-284-2340 ext 241
Fax: 519-284-2881
Email: tmckibbin@town.stmarys.on.ca

The personal information on this form is collected under authority of Section 11 of the Municipal Act 2001, SO 2001, c. 25 and will be used solely to administer the Town of St. Marys Designated Heritage Property Grant Program.

Cheryl Forman

From: Trisha McKibbin
Sent: November 8, 2019 4:08 PM
To: Cheryl Forman
Subject: FW: Heritage Quotes - The Flour Mill, 6 Water Street.
Attachments: ST.MARYS QUOTES HERITAGE.pdf

Trisha McKibbin, Director of Corporate Services
Town of St. Marys – Town Hall
175 Queen St. E., P.O. Box 998, St. Marys, ON. N4X 1B6
T: 519-284-2340 x 241
F: 519-284-2881



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From: jacquimisener@gmail.com [mailto:jacquimisener@gmail.com]
Sent: November 8, 2019 2:06 PM
To: Trisha McKibbin <tmckibbin@town.stmarys.on.ca>
Subject: Heritage Quotes - The Flour Mill, 6 Water Street.

[EXTERNAL]
Hello Trisha;

Attached please find the quotes from Festival City Glass. We plan to use the thermal/tempered option #4.

Cheers,
Jacqui

From: Festival City Glass <festivalcityglass@gmail.com>
Sent: November 1, 2019 3:50 PM
To: jacquimisener@gmail.com
Subject: Heritage Quotes

Hello Jacqui

Please find attached quotes.

The first quote is for the big window. We have offered the Plate Glass Option and Thermo-pane options. Both Options also have the option to be tempered.

You can get away without doing tempered, however we highly recommend tempered as it is safer and stronger. With a window this big non tempered glass can break quite easily. Even trying to get it into the building to install puts it at risk to break.

This Quote Includes Removing the wood that is currently boarding up the window. Installing glass & trim around the glass.

I am assuming the actual arch above the window is staying as is, this price does not include any work within the arch.

The second quote is for the Glass To Wood Door. Because it is a door you have to do tempered glass. We have included a tempered plate and tempered thermo pane option.

Thank you, & greatly appreciated,
Mellisa

--

Offering

Custom Glass Shower Enclosures * 24 Hour Emergency Locksmith Services
Automatic Operators * Custom Framing * Automotive, Residential & Commercial Film
Mirrors * Screen Doors * Commercial Entries * Vinyl Windows

Festival City Glass

485 Romeo St South

Stratford, Ont

N5A 4V3

Phone 519-271-5182

Fax 519-273-5480

<http://www.festivalcityglass.com>

festivalcityglass@gmail.com



485 Romeo Street S
Stratford, Ontario
N5A 4V3
Phone (519) 271-5182
Fax (519) 273-5480
Email festivalcityglass@gmail.com

TO: Jacqui Misener
FROM: Festival City Glass
DATE: November 1, 2019
RE: 6 Water Street, St. Marys

To Supply & Install

1. One (1) 6mm Clear Float Glass Approximately 102" High x 73" Wide

Price: \$2781.71 + H.S.T.
Two Thousand Seven Hundred Eighty One Dollars Seventy One Cents Plus H.S.T.

2. One (1) 6mm Clear Tempered Float Glass Approximately 102" High x 73" Wide

Price: \$3307.95 + H.S.T.
Three Thousand Three Hundred Seven Dollars Ninety Five Cents Plus H.S.T.

3. One (1) 6mm Clear Thermo-pane Approximately 102" High x 73" Wide

Price: \$3214.80+ H.S.T.
Three Thousand Two Hundred Fourteen Dollars Eighty Cents Plus H.S.T.

4. One (1) 6mm Clear Tempered Thermo-pane Glass Approximately 102" High x 73" Wide

Price: \$3678.20+ H.S.T.
Three Thousand Six Hundred Seventy Eight Dollars Twenty Cents Plus H.S.T.

The Price To Add Low E (Energy Efficiency) To The Thermo-pane Options is \$370.50 + H.S.T. Extra

All Prices Above Include Removal Of Wood Currently In Opening. Installation Of New Glass, & Trim To Interior (Trim May Not 100% Match Trim On Other Windows)

Delivery For Option 1 Is Approximately 5 Business Days
Delivery For Option 2 Is Approximately 10 - 15 Business Days
Delivery For Option 3 Is Approximately 15 - 20 Business Days
Delivery For Option 4 Is Approximately 20 - 25 Business Days

Site Measurements Required

50% Deposit Required At Time Of Go Ahead, Remainder Due Upon Completion

Price is valid for 30 Days

Price based on work being completed during regular FCG Hours (Monday to Friday
8am-4pm)

Thank you if you have any questions please call me at [519-271-5182](tel:519-271-5182)

Daniel



485 Romeo Street S
Stratford, Ontario
N5A 4V3
Phone (519) 271-5182
Fax (519) 273-5480
Email festivalcityglass@gmail.com

TO: Jacqui Misener
FROM: Festival City Glass
DATE: November 1st, 2019
RE: Quote Glass To Wood Door

To Supply & Install

1. One (1) 6mm Clear Tempered Glass 27" x 46" – Reusing Wood Stops Already On Door – Includes Labour

Price: **\$254.15 + H.S.T.**
Two Hundred Fifty Four Dollars Fifteen Cents Plus H.S.T.

2. One (1) 5mm Clear Tempered Thermo-pane 27" x 46" – Reusing Wood Stops Already On Door – Includes Labour – This Would Require Enough Space For Wood Stops Plus 3/4" For Glass.

Price: **\$288.10 + H.S.T.**
Two Hundred Eighty Eight Dollars Ten Cents Plus H.S.T.

These Prices Are Valid If you Bring The Door To Our Shop Or If Installed At The Same Time As Other Window Quoted.

Delivery For Option 1 Would Be Approximately 5 Business Days
Delivery For Option 2 Would Be Approximately 15-20 Business Days

We Would Need You To Bring Door In For Us To Get Measurements Before We Order Glass Unless You Can Guarantee Sizes.

50% Deposit Required At Time Of Go Ahead, Remainder Due Upon Completion
Price is valid for 30 Days
Price based on work being completed during regular FCG Hours (Monday to Friday 8am-4pm)

Thank you if you have any questions please call me at [519-271-5182](tel:519-271-5182)
Daniel

Cheryl Forman

From: Trisha McKibbin
Sent: November 8, 2019 4:08 PM
To: Cheryl Forman
Subject: FW: Estimate from Build - The Flour Mill, 6 Water Street
Attachments: Build logo email.jpg; Untitled attachment 00035.html; misener_stmarys.pdf; Untitled attachment 00038.html

Trisha McKibbin, Director of Corporate Services
Town of St. Marys – Town Hall
175 Queen St. E., P.O. Box 998, St. Marys, ON. N4X 1B6
T: 519-284-2340 x 241
F: 519-284-2881



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From: jacquimisener@gmail.com [mailto:jacquimisener@gmail.com]
Sent: November 8, 2019 2:04 PM
To: Trisha McKibbin <tmckibbin@town.stmarys.on.ca>
Subject: Estimate from Build - The Flour Mill, 6 Water Street

[EXTERNAL]
Hello Trisha;

Attached please find the estimate from Build.

Cheers,
Jacqui

From: rory mcdonnell <rory@build4u.ca>
Sent: November 6, 2019 8:50 AM
To: jacquimisener@gmail.com
Subject: Estimate

Jacqui,

Attached is an estimate for 6 Water Street.

Regards,
Rory



Estimate

Date: November 5th, 2019
Regarding: 6 Water Street South, St. Marys Ontario

Please find following our estimate:

A) Restore Window

- remove existing wood infill from existing window frame
- supply and install one piece 6mm tempered glass with setting blocks and sealant
- Fabricate and install new Accoya wood stops profiled to match other windows as closely as possible
- Painting is not included

\$ 3 210.00

Option - substitute insulated sealed unit in lieu of 6mm tempered glass. Add. \$ 1 540.00

B) Front Door

- Remove existing aluminum door, frame, wood built out wall
- Fabricate Accoya wood door frame, stops, transom frame with infill plywood panel
- Install owner supplied door and hinges, lock
- Supply and install new door closer, weatherstripping
- Painting is not included

\$ 2 931.00

Notes - HST is additional.

Terms

50% deposit at contract signing, balance drawn monthly based on progress of work.

Notes

2% per month (24% per annum) interest on overdue accounts. Accounts due when rendered.

Trusting this to be satisfactory, we remain,
Yours truly,

You are hereby authorized to complete the work
as initialled above

Rory McDonnell

Customer

Date

Cheryl Forman

From: Trisha McKibbin
Sent: November 8, 2019 4:07 PM
To: Cheryl Forman
Subject: FW: Estimate for 6 Water Street south, St. Mary's

Trisha McKibbin, Director of Corporate Services
Town of St. Marys – Town Hall
175 Queen St. E., P.O. Box 998, St. Marys, ON. N4X 1B6
T: 519-284-2340 x 241
F: 519-284-2881



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From: jacquimisener@gmail.com [mailto:jacquimisener@gmail.com]
Sent: November 8, 2019 2:09 PM
To: Trisha McKibbin <tmckibbin@town.stmarys.on.ca>
Subject: Estimate for 6 Water Street south, St. Mary's

[EXTERNAL]
Hello Trisha;

Please see below. This quote would be a comparable to Build.

Cheers,
Jacqui

----- Forwarded message -----

From: **sam claveau** <sam.claveau@gmail.com>
Date: Fri, Nov 8, 2019 at 10:55 AM
Subject: Estimate for 6 Water Street south, St. Mary's
To: <traceypritchard14@gmail.com>

Hello Tracey Pritchard.

Please find below my estimate for the work to be done at your property at 6 Water Street south, in St. Mary's ON. as we discussed.

All labor hours will be charged at a rate of \$40/hour. And times will include travel time and tool set up. Time and cost will not include rubbish removal. All exposed wood surfaces will be primed only. Final paint to be applied by others.



-To make a new custom door jamb, complete with hardwood threshold and weather stripping and hardware, machine matched to an existing door provided by you and pre-hung. Time: 16 hours. Material cost: \$800.

Total: \$1440

- To remove existing steel door and surrounding interior and exterior cladding and framing from the door jamb to the masonry. Time: 5 hours.

Total: \$200

- To frame rough opening for new door. Time: 4 hours. Material: \$375.

Total: \$535

- To hang new door into the new rough opening complete with spray foam insulation and exterior weatherproof sealant caulk. Time: 3 hours. Material: \$75

Total: \$195

-To insulate framed wall and re-clad interior and exterior in primed wood, and weatherproof caulk exterior to masonry. Time: 16 hours. Material: \$650

Total: \$1290

Grand Total: \$3660.00 (+tax)

Please feel free to contact me if you have any questions regarding this estimate.
I look forward to hearing from you soon.

Best Regards.

Sam Claveau.
5197196877

Trisha McKibbin

From: Jacqui Misener <jacquimisener@gmail.com>
Sent: November 11, 2019 11:15 AM
To: Trisha McKibbin
Subject: 6 Water Street - Exterior Window



[EXTERNAL]

Sent from my iPad





INFORMATION REPORT

To:	Chair and Members of the Advisory Committee
Prepared by:	Jeff Wolfe, Asset Management and Engineer Specialist
Date of Meeting:	21 November 2019
Subject:	PW 79-2019 Church St. Bridge Project – Heritage Advisory Committee

INFORMATION

This report presents information related to the Church St. Bridge Rehabilitation Project planned for 2020 as part of the Town of St. Marys Capital Plan.

RECOMMENDATION

THAT PW 29-2019 Church St. Bridge Project – Heritage Advisory Committee be received for information.

BACKGROUND

The Church Street Bridge on Church Street South which spans Trout Creek was originally constructed in 1884 of St. Marys limestone by local stonemasons, Messrs. James Clyde and James Elliott. The bridge was designed by Mr. W. Williams who was also the architect of the old Park St. Bridge (now replaced). The structure was designated in 1979 by the Town of St. Marys as being of architectural value or interest. At the time the two-arched structure was one of two surviving stone bridges in Town. The Victoria Bridge is still a stone bridge but rehabilitation work in the past saw the parapet walls of the structure replaced with limestone not native to St. Marys. As a result, the Church St. Bridge is the only remaining stone bridge in St. Marys constructed completely of St. Marys limestone. The Church St. Bridge went through a major rehabilitation in 1979 where the structure was filled with granular material, the deck was replaced and the parapet walls reconstructed. It is assumed that the original stone was reused in 1979. The Town anticipates another rehabilitation in 2050 where the concrete deck will need to be completely replaced. At that time, many of the components in this proposed rehabilitation will again be replaced.

REPORT

The Town has its bridge and culvert structures inspected every two years as outlined in the Ontario Structure Inspection Manual (OSIM). The OSIM inspections have identified the Church St. Bridge as in need of repair for several years. Specifically, spalling in the concrete deck and deterioration of the stone masonry in the parapet walls. The rehabilitation work will require the closing of Church St. so the replacement of the Wellington St. Bridge in 2017 was necessary to provide a suitable detour route. The Town's draft 2020 capital plan proposes to rehabilitate the Church St. Bridge parapet walls and concrete deck. The project would have the following components:

- **Replacement of the steel handrail on the west side of the sidewalk.** The existing black steel handrail has several locations experiencing heavy corrosion from winter salting operations. The new handrail would reduce the spindle opening size from the current 5"

opening to a 4" opening. The new black steel handrail will also be side mounted rather than the current flush mounting to the concrete deck. This will provide an additional 150mm (6") width to allow the Town's sidewalk machine to more comfortably cross the bridge without coming into contact with the structure. The handrail would resemble the existing handrail.

- ***Isolated deck spalls repairs.*** This will involve removing any soft or hollow concrete and patching with a concrete repair product. The appearance would match the existing concrete deck top.
- ***Parapet Wall Reconstruction.*** This will involve completely removing the existing parapet walls and rebuilding them with new limestone blocks. Aside from the stone units that are obviously damaged, the remaining stone will be saturated with road salt and will have swelled over time. The type of limestone found near St. Marys is not very durable. When released from the in-situ compression, the stone tends to swell and fracture. The stones in place lower in the bridge, like the arches, pier and abutment, keep the stone in a stable form because of the pressure from above. The stones in the parapets, especially the top coping stones are badly disintegrating because of the release from pressure. It is proposed to use the same dimensions as the existing parapets. Because of variations in crafting, the dimensions may not be exact, but should be within a few centimeters. There is anecdotal evidence that the reconstruction of the Queen Street Bridge, about 1984, planned on the salvage of much of the stone. However, when it came to testing the units, staff understand that most failed and new quarried stone was brought in from Eastern Ontario at an extra cost to the contract. It is hoped that St. Marys limestone can be sourced for the main part of the parapets, but BM Ross (the Town's bridge engineering consultant) is recommending that a stronger, more durable, crystalline limestone be used for the top coping for the same reasons mentioned above. This type of stone was used to repair the parapets of the Queen St. Bridge in 2012 and came from eastern Ontario. If there is no source available from St. Marys, then it is proposed that the entire parapet be made from the more durable stone from other sources. The steel beam guiderail that was installed in 2017 would not be required to be installed. This was a temporary measure recommended because of the deteriorated state of the parapets and because of the increase in traffic expected while the Wellington St. Bridge was closed for replacement. It should be noted that, even reconstructed with new stone, the proposed parapets will not meet the requirements of the Canadian Highway Bridge Design Code, (CAN/CSA-S6). The impact resistance of the stone masonry wall cannot be calculated with any reliability. The re-application of steel beam guiderail will increase the resistance to lateral impact loads by spreading out the impact force, but still would not satisfy the strength requirements.
- ***Streetlight Replacement.*** The streetlight poles and globes that were installed in 1979 will be replaced with similar steel poles and decorative fixtures. The fixtures will be LED. The steel poles are vulnerable to impact from snow plows with side wings so an attempt will be made to reinstall the poles slightly offset in the parapet wall to the west.
- ***Wing Wall Masonry Repairs.*** Minor mortar repairs will be completed on the wingwalls of the bridge. These mortar repairs will match the appearance of the existing mortar.

SUMMARY & IMPLICATIONS

The Church St. Bridge is a designated heritage structure constructed of St. Marys limestone masonry. The bridge's parapet walls are severely deteriorated and require reconstruction. The bridge deck requires significant patch work and the wing walls require minor repointing. The work is planned for spring of 2020. Staff are attempting to source local limestone to rebuild the parapet walls but may need to source other limestone if locally sourced material is not available or if Council determines the cost to do so makes the work unaffordable.

STRATEGIC PLAN

- ☒ This initiative is supported by the following priorities, outcomes, and tactics in the Plan.
 - Pillar #1 Infrastructure:
 - Outcome: Given the Town-owned heritage assets, a maintenance schedule ought to be agreed to by Council in prioritizing which of these assets will be the recipient of discretionary funding.
 - Tactic(s): Prioritize heritage assets, in terms of importance and develop maintenance schedule and budget accordingly.

OTHERS CONSULTED

BM Ross & Associates

ATTACHMENTS

Church Street Bridge Designation Bylaw
2019 Church St. OSIM Bridge Inspection

REVIEWED BY

Recommended by the Department

Jeff Wolfe
Asset Management / Engineering Specialist

Jed Kelly
Director of Public Works

Recommended by the CAO

Brent Kittmer
CAO / Clerk

BY-LAW NUMBER 16 OF 1979

OF THE CORPORATION OF THE TOWN OF ST. MARYS

BEING a By-law to designate the property known municipally as the Church Street Bridge as being of architectural value or interest.

WHEREAS Section 29 of The Ontario Heritage Act, 1974 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest; and

WHEREAS the Council of the Corporation of the Town of St. Marys has caused to be served on the owners of the lands and premises known as the Church Street Bridge at St. Marys and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks; and

WHEREAS no notice of objection to the proposed designation has been served on the clerk of the municipality;

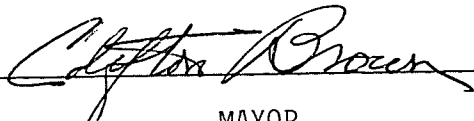
THEREFORE the Council of the Corporation of the Town of St. Marys ENACTS AS FOLLOWS:


- 1) There is designated as being of architectural value or interest the real property known as the Church Street Bridge at St. Marys, more particularly described in Schedule A hereto.
- 2) The municipal solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule A hereto in the proper land registry office.
- 3) The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ a first time this 23rd day of January, 1979.

READ a second time this 23rd day of January, 1979.

READ a third time and FINALLY PASSED this 23rd day of January, 1979.


MAYOR


CLERK

SCHEDULE A

THE CHURCH STREET BRIDGE

This 80' span, completed on Oct. 13, 1884, was built of St. Marys limestone, by local stonemasons, Messrs. James Clyde and James Elliott at a cost of \$3,800. The bridge was designed by Mr. W. Williams who was also the architect of the old Park Street Bridge (now replaced).

This graceful 2 arched structure, which blends harmoniously into the landscape along Trout Creek, should be designated at this time in order to preserve it, along with the Victoria Bridge, as the only surviving examples of stone bridges in the Town.

TOWN OF ST. MARY'S

BRIDGE INSPECTION REPORT

2019



Ontario Structure Inspection Manual - Inspection Report:

Site Number:

1

Inventory Data:

Structure Name:	Church Street Bridge		
Main Hwy / Road #:	<input type="text"/>	On <input type="checkbox"/> Under <input type="checkbox"/>	Crossing Type: Navigable Waterway
Road Name:	Church Street		
Structure Location:	Over Trout Creek		
Northing:	<input type="text" value="4789821"/>	Easting:	<input type="text" value="488554"/>
Owner(s):	<input type="text" value="Town of St. Marys"/>	Heritage Designation:	<input type="text" value="Designated And Listed"/>
MTO Region:	<input type="text" value="Southwestern"/>	Road Class:	<input type="text" value="Local"/>
MTO District:	<input type="text" value="London/Stratford"/>	Posted Speed:	<input type="text" value="50"/> No. of Lanes: <input type="text" value="2"/>
Current County:	<input type="text"/>	AADT:	<input type="text"/> % Trucks: <input type="text"/>
Geographic Twp.:	<input type="text"/>	Special Routes:	<input type="text"/>
Structure Group:	<input type="text" value="Arches"/>	Surface Type:	<input type="text" value="Concrete"/>
Structure Type:	<input type="text" value="Earth Filled Arch"/>	Detour Length Around Bridge:	<input type="text"/> (km)
Total Deck Length:	<input type="text" value="33"/> (m)	Fill on Structure:	<input type="text" value="0"/> (m)
Overall Str. Width:	<input type="text" value="9.4"/> (m)	Skew Angle:	<input type="text" value="0"/> (Degrees)
Total Struct. Area:	<input type="text" value="310.2"/> (sq.m)	Direction of Structure:	<input type="text" value="North/South"/>
Roadway Width:	<input type="text" value="6"/> (m)	Number of Spans:	<input type="text" value="2"/>
Span Length(s):	<input type="text" value="11.5"/> (m) <input type="text" value="11.5"/> (m) <input type="text"/> (m) <input type="text"/> (m) <input type="text"/> (m)		
Bridge Condition Summary:	<input type="text" value="Repairs recommended"/>	Bridge Condition Index:	<input type="text" value="56"/>
MTO Number:	<input type="text"/>	BMROSS File Number:	<input type="text" value="BR619"/>

Historical Data:

Year Built:	<input type="text" value="1884"/>	Last Biennial Insp:	<input type="text" value="2017"/>
Current Load Limit:	<input type="text" value="N/A"/> (tonnes)	Last Bridge Master Insp:	<input type="text"/>
Load Limit By-Law #:	<input type="text"/>	Last Evaluation:	<input type="text"/>
By-Law Expiry Date:	<input type="text"/>	Last Underwater Insp:	<input type="text"/>
Min.Vert. Clearance:	<input type="text"/> (m)	Last Condition Survey:	<input type="text"/>
Rehab. Date:	<input type="text"/>	Rehab. Cost:	<input type="text"/> (\$)

Rehab. History:

Distribution slab and structure rehabilitation about 1978. Deck patch repairs 2007. Curb repairs 2007.



Ontario Structure Inspection Manual - Inspection Report:

Site Number:

1

Field Inspection Information:

Date of Inspection: 07/18/2019
 Inspector: Andrew Ross
 Inspecting Firm: B. M. Ross and Associates
 Others in Party:
 Equipment Used: Chain, Camera, Hammer, Tape Measure, Canoe
 Weather: Clear
 Temperature: 28 °C

Additional Investigations Required:	Priority			Estimated Cost
	N/R	Normal	Urgent	
Detailed Deck Condition Survey:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0
Corrosion Potential Survey:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0
Detailed Coating Condition Survey:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0
Underwater Investigation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0
Fatigue Investigation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0
Seismic Investigation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0
Structure Evaluation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0
Total Cost:				0
Special Notes:				
Next Detailed Inspection:				
				2019

Replacement Value:

Structure Type: Bridge Structure Area: 310 (sq.m)
 Replacement Cost: \$ 1,999,500 Complexity Factor: 1.5
 Price per sq. m.: \$ 4,300.00

Note: Replacement cost calculation is based on the above price per square metre, the total deck or structure area for the existing structure and the chosen complexity factor. This cost may not be a suitable value when budgeting to replace a structure.



Ontario Structure Inspection Manual - Inspection Report:

Site Number:

1

Repair and Rehabilitation Required:

Element:	Repair and Rehabilitation Required:	Priority				Estimated Construction Cost
		6 to 10 yrs.	1 to 5 yrs.	Within 1 yr.	Urgent	
Decks	Patch repair deck top	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	79000
Barriers	Masonry repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	140000
Abutments	wingwall, masonry repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5000

Sub-Total: \$224,000

Associated Work Required:

Mobilize / Demobilize		24000
Approaches		0
Traffic Control	Closed	10000
Utilities		0
Right of Way		0
Environmental Study		0
Engineering		38700
Other		0
Contingencies		29600

Total Cost: \$326,300



Ontario Structure Inspection Manual - Inspection Report:

Site Number:

1

Element Data:							
Element Group:	Decks				Length:	33	
Element Name:	Deck Top - Thick Slab				Width:	6	
Location:					Height:		
Material:	Cast-in-place Concrete				Count:	1	
Element Type:					Total Quantity:	198 m2	
Environment:	Benign				Not Inspected:	<input type="checkbox"/>	
Protection System:	None				BCI - Element Condition Values:		
Condition Data:	Exc.	Good	Fair	Poor	TEV	CEV	
			65%	35%	\$69,300	\$18,018	
Comments: Spalls and delaminations.							
Recommended Work: 1-5 years Patch repair deck.							

Element Data:							
Element Group:	Decks				Length:	11.5	
Element Name:	Soffit - Thick Slab				Width:	7.3	
Location:					Height:		
Material:	Masonry				Count:	2	
Element Type:					Total Quantity:	167.9 m2	
Environment:	Benign				Not Inspected:	<input type="checkbox"/>	
Protection System:	None				BCI - Element Condition Values:		
Condition Data:	Exc.	Good	Fair	Poor	TEV	CEV	
		100%			\$58,765	\$44,074	
Comments:							
Recommended Work: None							

Element Data:							
Element Group:	Barriers				Length:	33	
Element Name:	Barrier/Parapet Walls				Width:	0.56	
Location:	E/W				Height:	1.05	
Material:	Masonry				Count:	2	
Element Type:					Total Quantity:	175.6 m2	
Environment:	Severe				Not Inspected:	<input type="checkbox"/>	
Protection System:	None				BCI - Element Condition Values:		
Condition Data:	Exc.	Good	Fair	Poor	TEV	CEV	
		40%	30%	30%	\$17,560	\$7,375	
Comments: Some scaling of stones on road face and top. Steel beam guiderail added in 2017.							
Recommended Work: 1-5 years Reconstruct walls.							

Ontario Structure Inspection Manual - Inspection Report:

Site Number:

1

Element Data:							
Element Group:		Abutments			Length:		7.4
Element Name:		Abutment Walls			Width:		
Location:					Height:		1.4
Material:		Masonry			Count:		
Element Type:					Total Quantity:		20.7 m2
Environment:		Benign			Not Inspected:		<input type="checkbox"/>
Protection System:		None			BCI - Element Condition Values:		
Condition Data:		Exc.	Good	Fair	Poor	TEV	CEV
			100%			\$18,630	\$13,973
Comments:							
Recommended Work: None							

Element Data:							
Element Group:		Abutments			Length:		3.7
Element Name:		Wingwalls			Width:		
Location:					Height:		3.31
Material:		Masonry			Count:		4
Element Type:					Total Quantity:		49 m2
Environment:		Benign			Not Inspected:		<input type="checkbox"/>
Protection System:		None			BCI - Element Condition Values:		
Condition Data:		Exc.	Good	Fair	Poor	TEV	CEV
			92%	4%	4%	\$17,150	\$12,108
Comments: Spalls on southwest wing, mortar missing on northwest wing.							
Recommended Work: 1-5 years Repoint loose or missing mortar.							

Element Data:							
Element Group:		Piers			Length:		7.3
Element Name:		Shafts/Columns/Pile Bents			Width:		1.5
Location:					Height:		2
Material:		Masonry			Count:		1
Element Type:		Masonry			Total Quantity:		35.2 m2
Environment:		Benign			Not Inspected:		<input type="checkbox"/>
Protection System:		None			BCI - Element Condition Values:		
Condition Data:		Exc.	Good	Fair	Poor	TEV	CEV
			100%			\$31,680	\$23,760
Comments:							
Recommended Work: None							



Looking South



West Elevation



BMROSS
engineering better communities



Soffit



Southwest Wingwall



BMROSS
engineering better communities



Deck Top



Northwest Wingwall



BMROSS
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West Parapet



South End of Deck