



Town of Niagara-on-the-Lake

1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON L0S 1T0
905-468-3266 www.notl.com

REPORT #: CDS-23-198 **COMMITTEE DATE:** 2023-09-06
REPORT TO: Municipal Heritage Committee **DUE IN COUNCIL:** 2023-09-26
SUBJECT: 40 Platoff Street – Request for Comments – Construction of Two-Storey Addition

1. RECOMMENDATION

It is respectfully recommended that:

- 1.1 The Municipal Heritage Committee provides input on the Heritage Impact Assessment and concept drawings for a proposed addition at 40 Platoff Street (File No. HER-28-2023); and
- 1.2 The rear addition respect and conserve the engraved buff bricks with the names and dates of the former students.

2. EXECUTIVE SUMMARY

- The applicant has provided a Heritage Impact Assessment which assesses impacts to the cultural heritage resource at 40 Platoff Street as a result of a proposed building addition.
- Prior to finalizing a proposed design for the rear addition, and submission of a Heritage Permit Application, the property owner is requesting Municipal Heritage Committee input.
- The input of the Municipal Heritage Committee is requested on impacts to the cultural heritage resource as a result of the proposed addition and the proposed design for the addition.

3. PURPOSE

The purpose of this report is to request Municipal Heritage Committee (“MHC”) input on the concept drawings for an addition at 40 Platoff (the “subject property”). The subject property is a designated heritage property under Part IV of the *Ontario Heritage Act* (the “OHA”).

The proposed addition would consist of a residential unit with bedrooms and bathrooms, to be used by the property owners. A detailed written description of the proposed alterations, plans, conceptual building elevations and a site plan, are attached as **Appendix I**. The concept site plans and elevations are shown in Appendix B of the Heritage Impact Assessment.

4. BACKGROUND

4.1 Site Description and Surrounding Context

The house on the subject property is located on the west corner of Platoff Street and Davy Street. The house has a setback of 12.8 metres from Platoff Street and a setback of 11.63 metres from Davy Street. The subject property is oriented with its longer elevation and active entrance aligned

with Platoff Street. 40 Platoff Street also contains a detached coach house located towards the southwest corner of the subject property.

The building on the subject property was constructed in 1859 as the Niagara Public School. The structure has since retained its original scale, height, massing and most of its architectural elements. The only changes to architectural elements include replacing the original windows and doors and altering the door opening on the rear elevation (south elevation) and converting a door opening into a window opening on east elevation. Historical significance also lies in the carved bricks with the names of former students, located on the façade and the rear elevation of the building.

The two and a half storey former school building on the subject property is an example of Neo-Classical Architectural Style. It is a red brick construction with fieldstone foundation which is clad in buff brick. The dwelling has a symmetrical five bay façade (north elevation) on a rectangular plan. The roof type is gable with gable ends on east and west elevations with overhanging return eaves. The house also features buff brick and stone details, such as, quoins, denticulated window surrounds, a stringcourse running through all the elevations, and stone lintels and sills. The window openings of the house are rectangular with the exception of the entryway that contains a round/Roman arched opening with a semi-circular transom and sidelights. The transom contains fine tracery details and is capped with a stone lintel and keystone.

The surrounding context of 40 Platoff Street is mixed use with commercial use towards the north and residential use towards the south of the subject property (**Figure 1**). It is also located within the Town of Niagara-on-the-Lake National Historic Site of Canada as a character supporting resource. The subject property is just outside the Queen-Picton Heritage Conservation District (HCD) Plan area.



Figure 1 - Subject Property Outlined in Yellow

4.2 Policy Context

4.2.1 Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) provides the following guidance for heritage resources in section 2.6:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

Conserved: *means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-Provincial Policy Statement, 2020 | 42 maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.*

Cultural heritage landscape: *means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.*

The subject property is located within the Town of Niagara-on-the-Lake National Historic Site of Canada as a character supporting resource. The National Historic Site can be considered a cultural heritage landscape. Substantial impacts are not anticipated to the streetscape as a result of the proposed alterations due to the existing foliage of mature trees and the setbacks maintained from the Platoff Street and the Davy Street.

The subject property falls within the area of archaeological potential as identified in the Town's Archaeological Master Plan (2001). A stage 1-2 archaeological assessment was conducted for the rear yard of 40 Platoff Street. Through the subsequent results of the stage 1-2 Assessment, it was determined that the rear yard of the subject property contains no archaeological resources and therefore no impacts are anticipated as a result of the proposed addition.

4.2.2 Ontario Heritage Act, R.S.O. 1990, c. 0.18

The subject property at 40 Platoff Street is designated under IV of the OHA. Section 33 of the OHA states:

Alteration of property

33 (1) No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes in the by-law that was required to be registered under clause 29 (12) (b) or subsection 29 (19), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration. 2019, c. 9, Sched. 11, s. 11.

Municipal approval and a Heritage Permit are required for approval of the proposed addition. The applicant intends to apply for a heritage permit with more detailed drawings after obtaining MHC input on the proposed design.

Designating By-law #3996-05 for the subject property indicates that the reasons for designation include the "lands and entire exterior of the dwelling including the decorative brickwork, stone lintels and sills and fanlight." The Designating By-law is attached as **Appendix II**.

5. DISCUSSION / ANALYSIS

The development proposal for the 1850s structure includes a two-storey addition on the south elevation. The addition measures 5.2 metres by 11.6 metres. The new structure would partially cover the south elevation. The applicant has provided two design options, one with a 1.5 storey flat roof addition (**Figure 2**) and one with a two-storey gabled roof (**Figure 3**).



Figure 2 – Proposed 1.5 storey flat roof addition



Figure 3 – Proposed two-storey gable-roof addition

In general, the addition is largely reversible and the construction methodology being used would not substantially negatively impact the existing former school structure. Rather than attaching the proposed addition to the house by means of rebar through the brick, the roof and wall connections are proposed to be adhered to the existing brick building using a reversible adhesive which is suited to use on brick. The addition is proposed to be lower in height than the 1850s structure. The design of the proposal is in contrast to the historic structure. Sympathetic design is proposed through the neutral shades of horizontal siding as exterior cladding, similar gabled roofline and pitch as the existing structure and the proposed fenestrations compliment the historic building.

The CHIA also identifies the heritage attributes that contribute to the CHVI of 40 Platoff Street. These include:

All elements related to the Neo-Classical architectural style of the house, including:

- *Two-and-a-half storey height and massing;*
- *Symmetrical façade oriented towards Platoff Street;*
- *Steeply pitched end gable roof with return eaves;*
- *Red brick construction and brick with students' names carved into brick;*
- *Buff brick quoins;*
- *Buff brick stringcourse and frieze;*
- *Stone sills and stone sills with slight point;*
- *Windows and window openings, including:*
 - *Windows with stone lintels and sills;*

- *Denticulated window surrounds;*
- *Door openings in the north elevation, including:*
 - *Semi-circular fanlight with tracery; and*
 - *Stone arch with keystone*
- *Foundation of fieldstone faced with buff brick.*

All elements related to the contextual value, including:

- *Location of the building on the property and its contribution to the continuity and character of the Platoff Street and Davy Street streetscapes;*
- *Mature tress within the subject property; and*
- *Balance of building to its surrounding landscape.*

The proposed addition would partially cover the south elevation, thereby covering the window openings, buff brick quoins on southwest corner, and the buff brick stringcourse running through the elevations (see **Figure 4**). The addition would not be visible from the Platoff Street as it is located behind the former school building. From Davy Street mature trees and foliage currently obstruct views to the south elevation.



Figure 4: View of South Elevation and the Existing Heritage Attributes. Photo by Sumra Zia, August 2023.

During a survey to the subject property, staff noted engraved buff bricks with names and dates of former students of Niagara Public School on the south elevation (**Figures 5 and 6**). These may date back to the 1860s when the structure was being used as a school. The staff is of the opinion that these should be conserved as they are an important aspect of the history of the building.



Figure 2: View of Engraved Buff Bricks on South Elevation. Photo by Sumra Zia, August 2023.



Figure 3: View of Engraved Buff Bricks on South Elevation. Photo by Sumra Zia, August 2023.

5. STRATEGIC PLAN
Not applicable

6. OPTIONS

Not applicable.

7. FINANCIAL IMPLICATIONS

Not applicable.

8. ENVIRONMENTAL IMPLICATIONS

Not applicable.

9. COMMUNICATIONS

Input from the MHC will be provided to the applicant through the meeting Minutes.

10. CONCLUSION

The applicant has submitted concept drawings and an HIA for an addition at 40 Platoff Street. The Municipal Heritage Committee is asked to provide preliminary comments on impacts to cultural heritage resources at the subject property.

11. PREVIOUS REPORTS

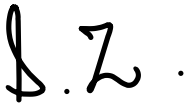
Not applicable.

12. APPENDICES

- **Appendix I** – Cultural Heritage Impact Assessment
- **Appendix II** – Designating By-law

Respectfully submitted:

Prepared by:



**Sumra Zia, B. Arch, Dip. Architectural Conservation
Heritage Planner II**

Recommended by:



**Denise Horne, MA, Dipl. Heritage Conservation, CAHP
Heritage Planner**