



The Corporation of the City of Sault Ste. Marie
Municipal Heritage Committee
Agenda

Thursday, November 14, 2024

12:00 pm - 1:00 pm

Video Conference

Meetings may be viewed live on the City's Youtube channel
<https://www.youtube.com/user/SaultSteMarieOntario>

Pages

1. **Land Acknowledgement**

I acknowledge, with respect, that we are in Robinson-Huron Treaty territory, that the land on which we are gathered is the traditional territory of the Anishinaabe and known as Bawating. Bawating is the home of Garden River First Nation, Batchewana First Nation, the Historic Sault Ste. Marie Metis Council.

2. **Adoption of Minutes**

4 - 6

Mover _____

Seconder _____

Resolved that Minutes of Municipal Heritage Committee meeting of October 2, 2024 be approved.

3. **Declaration of Pecuniary Interest**

4. **Adoption of Agenda**

Mover _____

Seconder _____

Resolved that the Agenda for Municipal Heritage Committee meeting for November 14, 2024 as presented be approved.

5. **Business Arising**

5.1 **Museum Bell**

Mover _____

Seconder _____

Resolved that the Sault Ste. Marie Municipal Heritage Committee recommend to City Council that the Designated Heritage Property Tax Rebates for the 2023 tax year be paid to the qualified owners of designated heritage properties enrolled in the program;

1. 69 Church Street – Provincial Air Hanger
2. 875 Queen Street East – Insect Pathology Lab
3. 864 Queen Street – Algonquin Hotel
4. 119 Woodward
5. 10 Kensington Terrace – Unit #1
6. 10 Kensington Terrace – Unit #2
7. 10 Kensington Terrace – Unit #3
8. 115 Upton Road – 1902 Family Residence
9. 193 Pim Street Wellington Square Townhouses
10. 36 Herrick Street
11. 358-366 Queen Street East - Barnes-Fawcett Blocks
12. 242-246 Queen Street East – Hussey Block
13. 83 Huron Street – Machine Shop
14. 1048 Queen Street - Eastbourne
15. 54 Summit Avenue

and further that an inspection report and letter be sent to the property owners outlining the recommendations.

6. Sub-committee / Task Force Updates

6.1 Heritage Booklet and Tours

6.2 Heritage Trees

7. New Business

7.1 Museum - Pigeon Control

7.2 Municipal Heritage Committee Appointments

Applications will be accepted by the City Clerk until **4:30 p.m. Friday, December 6, 2024.**

7.3 Heritage Register

A sub-committee will be established in the 2025 to review the properties on the list.

8. Correspondence

8.1 911 Wellington Street

The property has been sold and V. McLeod will be meeting with the owner to provide information on Heritage home ownership and programs available.

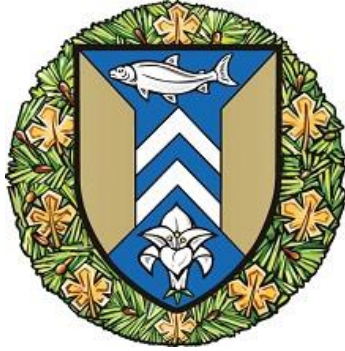
9. Next Meeting

10. Adjournment

Mover _____

Seconder _____

Resolved that this Committee now adjourn.



The Corporation of the City of Sault Ste. Marie
Municipal Heritage Committee
Minutes

Wednesday, October 2, 2024

12:00 pm

Video Conference

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Present: A. White, S. Walker, N. Curry, M. Bifano, S. Maragna, J. van
Haaften, L. Joyal, T. Johnson

Absent: K. Marshall, Councillor A. Caputo, E. Boucher

Officials: V. McLeod, S. Marchese

1. Land Acknowledgement

2. Adoption of Minutes

Moved by: L. Joyal

Seconded by: S. Walker

Resolved that Minutes of Municipal Heritage Committee meeting of September 4, 2024 be approved.

Carried

3. Declaration of Pecuniary Interest

None noted

4. Adoption of Agenda

Moved by: S. Maragna

Seconded by: J. van Haaften

Resolved that the Agenda for Municipal Heritage Committee meeting for October 2, 2024 as presented be approved.

Carried

5. Business Arising

5.1 Designated Property Grant - Kensington Terrace

Moved by: A. White

Seconded by: S. Walker

Resolved that the Sault Ste. Marie Municipal Heritage Committee approve payment of a grant for \$15,000 to the Algoma Condominium Corporation No. 6 for the roof replacement at Kensington Terrace.

Carried

5.2 Designated Property Grant - Cenotaph

Moved by: T. Johnson

Seconded by: J. van Haaften

Resolved that the Sault Ste. Marie Municipal Heritage Committee approve payment of a grant for \$2604.58 to the Royal Canadian Legion Branch 25 for the restoration of the Cenotaph.

Carried

6. Sub-committee / Task Force Updates

6.1 Heritage Booklet and Video Tours

The sub-committee is working on a draft booklet to be presented to the Municipal Heritage Committee.

6.2 Heritage Trees

Pictures were taken of most of the trees. The next step is to complete evaluation sheet for each tree which includes measurements and history of tree.

7. New Business

7.1 Yard Locker Designation

The yard locker designation will be going to the December 2, 2024 meeting of City Council.

9. Next Meeting

November 6, 2024

8. Correspondence

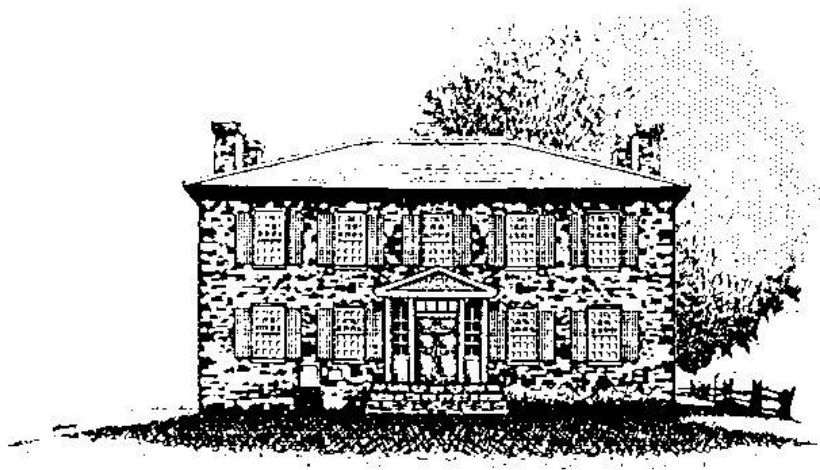
10. Adjournment

Moved by: S. Walker

Seconded by: M. Bifano

Resolved that this Committee now adjourn.

Carried



Sault Ste. Marie Municipal Heritage Committee
Designated Heritage Property Tax Rebate Program
2024 Annual Property Inspection

Date of Inspection: September 18, 2024

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69 Church Street – Provincial Air Hanger

Recommend – Letter Required

2024

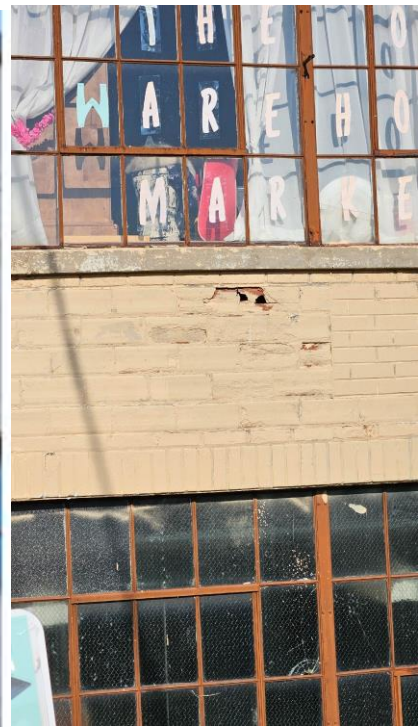
- Steps on the east side of the antique entrance are being replaced
- Some windows have been fixed recently
- Broken glass in windows (suspected vandalism) north and west
- Spalling in several areas around the building, most issues appear on light stone.
 - For future crack in brick at south (no concern-monitor)
 - Crack in brick at west side cracking north face brick at sills
 - Spalling brick west towards queen
 - Cracking of brick and top of North Columns
 - On the northwest side of the building, next to the Bush plane giftshop, appears to be leak in the brickwork
- On the northwest side of the building, next to the Bush plane giftshop, appears to be leak in the brickwork
- Paint peeling, repaint white roll-up door
- The wall where the stairs join needs work to be stable after stair renovation
- Damage to the door as they have drilled through it
- A few shingles missing below “M” (south side)
- ABS pipe from door

2023

- Concrete pad on east side near lower end of hanger has lots of cracking.
- On east wall some bricks are coming loose appears under window next to steps. Lots of spalling all along the east side of the building.
- Need to fill mortar in places mainly on east side lots of spalling on northeast corner and north side.
- Broken windows northside at market spalling around windows on north side, cracked windows on west side.
- Some spalling on west side around windows, paint peeling shakes on south side still missing and cracking on southeast corner the wall is cracking, almost meter long split in a few parts.
- As reported since 2021 (or before) the steps on the east side leading to the vintage market are very dangerous. Rebar is exposed, concrete is falling apart, metal nails are very wobbly. Frank made a report to the building inspectors.

2022

- East side staircase is in need of repairs including - Metal support structure under stairs, handrail on south side is loose/disconnected at bottom stair
- On east side staircase sixth stair is cracked and uneven - repair attempted but still a hazard not level return poor patch job breaking off
- Only one window on west side in need of repair.
- Peeling paint on east side reported in 2021 and 2020 has been repainted in last here weeks
- One shake missing on south façade and a few more broken



Photos of brickwork



Photo of broken window.



Photo of staircase being replaced



Photo of hanger doors

875 Queen Street East – Insect Pathology Lab

Recommend – Letter Required

2024

- Spalling brickwork
 - Spalling of brick at front entrance and rear of building
 - Cracking and holes on foundation under windows under metal stairs on south side
 - South east corner of building next to parking lot has great deal of spalling and mortar damage
 - Spalling of canopy
- Window sills on south side need to be repainted
- Flashing under some windows on south and east sides need to be fixed either gone or falling off
- East side garage door can be repainted, wooden ledge is looking unstable
- Fascia on northeast side on upper level is bubbling out and still needs repair.
- Damage is progressing fascia at east side entrance
- Metal grate or vent on south side facing west is bent and is staining the wall
- On the east side the small grate/vent has cracks and holes in the surround stonework
- Front steps: Top 2 steps were fixed but not bottom two which are cracked. Ramp is cracked
- Leaching at front entrance canopy suggests poor roof / water damage
- Flooding in the building recently points to foundation issues
- Soffit repairs: Paint from soffit dripping down brick and entry door soffit to be fixed (water damage)
- Fix trim: south aluminum window and east facing windows (basement)

2023

- South side foundation still needs to be sealed.
- Concrete sills under east side windows need to be repointed.
- Holes above the lower window on the south side still need to be filled sills under some windows of south side need repointing.
- Fascia on northeast side on upper level is bubbling out needs repair.
- Concrete sill under east side window needs to have holes filled. Some spalling on southeast wall.
- Metal stairs in back/southside are rusted and bent from snow plow but not sure if part of designation. Front steps evened out, but ramp still needs repairs, lost concrete and uneven.
- Recommend rebate this year but advise that if issue that have been noted for several years are not addressed by next year, then may be recommend for next year.

2022

- Stair railing on south side – connection to posts rusted, bent and broken, both sides.
- Ramp at front of building and stairs require repair
- Lower roof overhang north side needs fresh paint.
- Holes above basement windows on South side need to be sealed
- East side delivery door could be repainted to prevent further damage.
- Mortar on Southwest side windows end sills need repair.
- Holes above basement windows on South side need to be sealed.



Photo: Fascia is bubbling

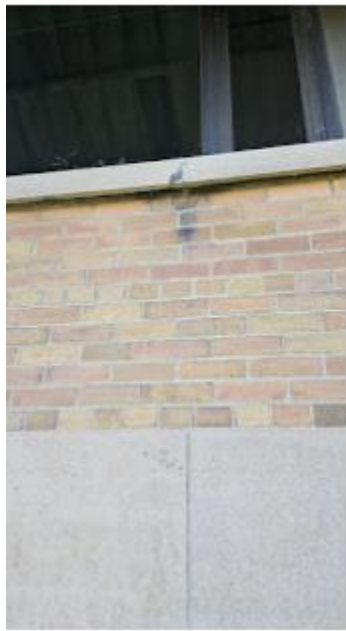


Photo: Sill needs repair



Photo of brickwork



Photo of front stairs



Photo of front Canopy

864 Queen Street – Algonquin Hotel

Tax rebate recommended.

2024

- Spalling brickwork: on the south facing wall next to the down spout, and spalling sandstone on north window (minor)
- Mortar missing and chunks of stone breaking off the foundation
- Bricks cracking and mortar missing around doors on east entrance
- Gutter on the east side has been repaired
- Outlet exposed on the south side next to main entrance
- Only minor issues that they are gradually repairing
- Concerns for cracked bricks in newer part of main entrance.

2023

- Spalling on southeast side near drainpipe and repointing needed on east side on protruding stonework. Spalling on north side most notably on northeast corner.

2022

- The building is very, very well-maintained.
- Some mortar joints need repair.
- Southeast corner shows water damage/algae cause by pipe.
- Wood above window looks weathered.
- All recommendations from 2021 have been completed.



Photo: Brickwork near drainage pipe

119 Woodward

Tax rebate recommended.

2024

- Foundation stones around back door
- North and west sides have cracked stones and missing mortar
- Moss growing on windows and foundation on north side
- Basement window on south side has cracking in stone work
- Multiple air conditioning units are poorly placed in windows.
- Hanging wires and air conditioners on make-shift platforms
- Vegetation growing out of gutter on south side
- Wire hanging down from roof on south side
- Chimney severely spalling/cracking
- Columns on porch have and around windows and doors have cracked stones
- No change to mortar holes by window
- Cracked concrete lintels
- Moss in basement window sill
- Front porch needs repairs

2023

- Fix mortar and holes under window sills on northside
- Fix mortar / repaint above windows and doors on eastside in porch area.
- Repaint some windows. Repainting above windows on southside some pieces of sill missing.
- Chimney may need repair in a few years.
- Some boards are rotting on the front porch.
- Slabs on columns peeling one cracked about to fall, chunk of stone missing in northern column on east side.



Photos of brickwork

10 Kensington Terrace - Upton House

Tax rebate recommended.

2024

- Windows are in the process of being repainted
- Roofing has been replaced and looks great.
- Mortar missing on chimney, work will be scheduled as per owner

2023

- Windows are in the process of being repainted.
- Materials have been purchased just waiting on the company to install the new roof.
- Recommend tax rebate.

2022

- Building is two units, with new owners (Perry) in back unit.
- This is a well-maintained home.
- Windows trim repainting is underway, south side (Unit 1)
- West side windows in front unit have paint peeling.
- Roof replacement noted in last year's report has not occurred.



Photo: Kensington Terrace roof and windows

115 Upton Road – 1902 Family Residence

Tax rebate recommended.

2024

- Cracks in foundation stone on west side, hole in the mortar
- Veranda nicely painted deck
- Siding:
 - peeling away where the eaves are leaking.
 - Chipping / cracked on north side near lower stone section
 - Siding on south side near side entrance is cracked in several places
- Window on west/backside needs repainting
- Wood decoration above window on south side needs repair and refinishing and fascia and wooden decorations on north side of house need repainting
- South-east gutter not installed properly – causing damage to siding below
- Trim is bubbling above window on south side
- Paint is peeling on upper porch features and on columns
- Columns in process of being re-done, the column on the right side towards the road is loose
- Recommend starting repaint spindles
- Cornice (right) severely damaged

2023

- Hole in foundation next to porch/veranda still present on north side, fix hole and install splash guard to keep water from the drain spout going into the foundation.
- Painting is needed above most windows, shutter missing on south side, fascia above south side window needs repainting.
- Fascia could be repainted vegetation on east south side gutters.
- Veranda steps are rotting and loose, needs repainting, piece missing on veranda roof, rotten wood under rail on north side.
- North side porch broken railing, repaint back porch.

2022

- Paint peeling on veranda roof and veranda floor has boards that require replacing.
- Loose siding, 3rd floor window shutter fallen.
- The north side gutter has been removed and south side gutter has vegetation and needs to be cleaned or replaced.
- Paint peeling above windows.
- The back porch remains unpainted.



Photo: Foundation repair



Photo: Gutters



Photo: Foundation Repair



Photo: Veranda

193 Pim Street Wellington Square Townhouses

Tax rebate recommended.

2024

- Mortar missing on wall north side and around windows on east side
- Holes above basement window on east side should be filled
- Grout work could be done on brick (minor)
- Cracked brick under octagon window

2023

- Some mortar lost / needs repainting on east side near steps same above the window near the porch roof.
- Spalling of bricks around door on the porch.
- The upper fascia could be repainted.
- The porch could be repainted.

2022

- Properties are very well maintained, and the owners have completed a number of major repairs in recent years.
- 193m Street.
- Some brickwork repair needed.



Photo: Spalling brick

36 Herrick Street

Tax rebate recommended.

2024

- Spalling in bricks near roof above windows on south side / front
- Spalling and mortar missing on north side/back wall
- Drain from air conditioning unit on east side should be moved out from the wall
- Spalling on chimney, mostly north side
- Lower front steps need repairs
- Fix / patch below cornice / moulding
- Stairs need to be fixed

2023

- On the north side the fascia on the lower roof is rotting.
- Fix concrete steps (lower steps).

2022

- Property is well maintained.
- Work was completed on the upper front steps in 2022.
- Peeling shingles.



Photo: Stairs



Photo: Molding and Chimney



Photo: Roof and brickwork



358-366 Queen Street East - Barnes-Fawcett Blocks

Recommend – Letter Required

2024

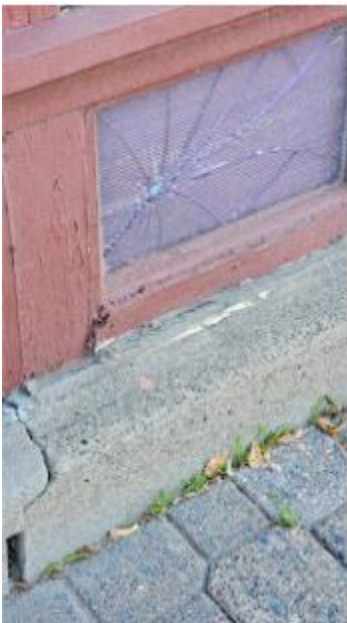
- Cracked stones and concrete all along foundation especially at the entrances
- Wires are still protruding from the wall and need to be removed.
- Some repairing of entrance possible but large white spot is still there from last year.
- Broken window beside entrance, right entrance near ground level
- Needs repainting in a few spots

2023

- Board joints at corner of entrances need fill.
- Loose wires not addressed.
- Repaint porch / entrance ceiling.
- Fix concrete steps all along south side not addressed from last year.
- Broken glass on the eastern entrance near the ground.

2022

- Concrete curb needs repair - especially in the center entrance
- Old electric cable under soffit of Barnes Block requires repair
- Window sills and trim above picture window repainted 2022.



Phot: Broken Glass



Photo: Loose wires



Photo: Porch Ceiling



Photo: Loose wires



Photo: Cracked concrete

242-246 Queen Street East – Hussey Block

Tax rebate recommended.

2024

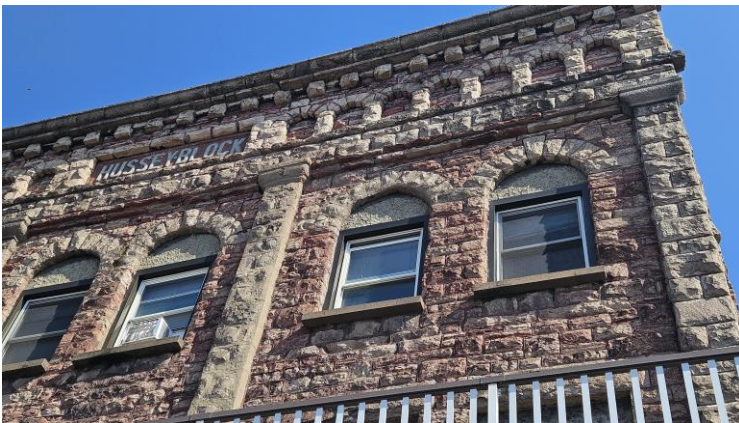
- Mortar appear to be fixed under windows
- Well maintained

2023

- Some mortar is lost under upper windows on the south side.

2022

- Property is well maintained, no recommendations for 2022.



83 Huron Street – Machine Shop

Tax rebate recommended.

2024

- Spalling and piece of stone reported in 2023 has been repaired.
- Mortar repairs on the east side have been completed along with temporary fixes to the windowsills around the building. Future work includes permanent solution.
- Northside there is foam in the window where cables pass through recommended to put a cover to conceal the hole
- Some spalling on the stones and mortar needs fixing on entire building but it still looks in good condition and no immediate concerns
- New chinking looks fantastic. Continue restoration in phases for remainder of building
- South eave to be fixed
- Recommended alternate cap that blends with window casing

2023

- Spalling in several places on the south side and archways, holes filled with insulation.
- Lots of sills have pieces of brick/stone still broken and need to be addressed for safety.
- North side window has a hole that has been filled with a sponge need fixing has been addressed before.
- Issues identified last year have not been addressed and have worsened.

2022

- The property is well maintained.
- North side second floor second and third window from West end of building – sill has gaps, and the masonry is crumbling.
- East side - Sill has large chunks missing - above this, there is a piece of stone above the window that is loose above the sidewalk.

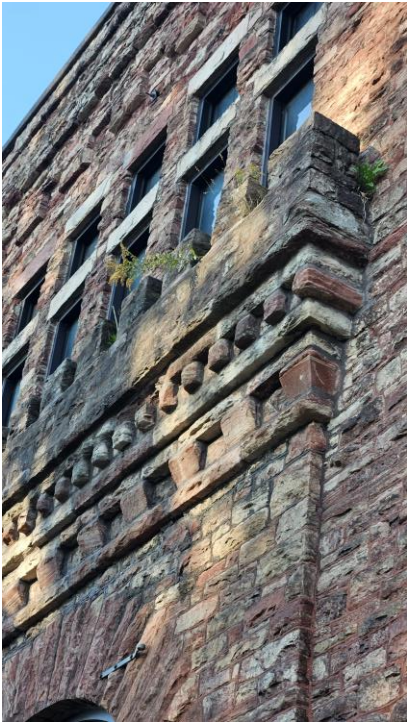
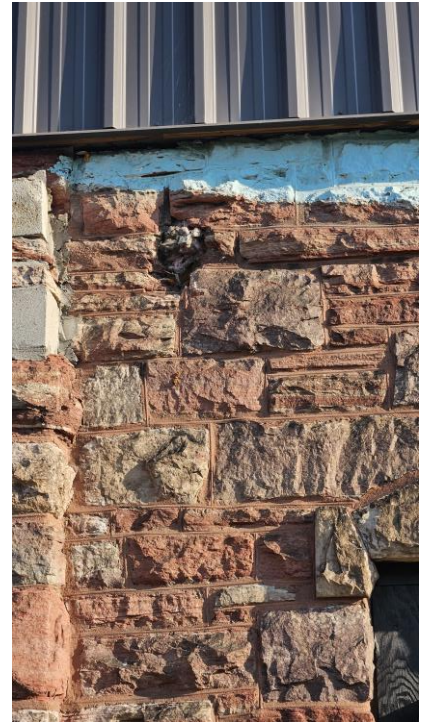


Photo: Spalling brickwork



1048 Queen Street - Eastbourne

Tax rebate recommended – Letter required

2024

- Cracks, spalling and missing mortar on north and east sides
- Fascia needs repainting on all sides of the building
- The chimney on the north side needs to have cracks fixed.
- Front porch needs repainting
- Fascia on front porch is bowing and cracking
- Uncovered wires on front porch steps
- Spalling and cracks on west column / chimney
- Wires hanging down from the roof on west side are an eye sore and not conclusive with the heritage façade
- Cornices to be repainted as starting to peel

2023

- The chimney on the north side needs to have cracks fixed.
- Spalling under window on north side and on the west side.
- Fascia accents need to be repainted, primarily on the north side.
- The front porch needs repainting steps, as well as the steps on the east side, rot in some places needs repair.

2022

- Side doorsteps (east entrance) are older and will soon need replacing.
- Home is in well kept condition and is immaculately landscaped.



Photo: Spalling brick work

54 Summit Avenue

Tax rebate recommended.

2024

- Spalling of 2 stones / bricks below 2nd floor window on south side
- Spalling brick below window (minor)

