



Essex Municipal Heritage Committee (EMHC)

Special Meeting Minutes

Thursday, March 10 2022 - 5:00 PM

Location: Electronic Zoom Meeting

Accessible formats or communication supports are available upon request. Please contact the Planning Department at essexplanning@essex.ca or 519-776-7336 extension 1128

“The EMHC is the resource base for information and knowledge for Council, administration and the community on all matters of heritage”

Present: Laurie Brett, Chair
Anthony Paniccia, Vice-Chair
Councillor Steve Bjorkman, Committee Member
Perry Basden, Committee Member
Jaqueline Baldwin, Committee Member
Joe Lucas, Committee Member

Also Present: Rita Jabbour, Staff Liaison, Manager Planning Services
Sarah Aubin, Recording Secretary / Planning Assistant

Regrets: Richard Kokovai, Committee Member
Laurie Kowtiuk, Committee Member
Phil Pocock, Committee Member

1. Call to Order

The Chair called the meeting to order at 5:04 PM

2. Declarations of Conflict of Interest

There is no conflict of interest

3. Adoption of Published Agenda

3.1 Essex Municipal Heritage Committee Agenda for March 10 2022

EMHC22-03-11

Moved by Vice Chair Paniccia

Seconded by Member Basden

That the published agenda for the March 10 2022 Essex Municipal Heritage Committee Regular Meeting, be adopted as presented.

Carried

4. Adoption of Minutes

4.1 Essex Municipal Heritage Committee Minutes for February 17 2022

EMHC22-03-12

Moved by Member Basden

Seconded by Vice Chair Paniccia

That the minutes of the Thursday February 17 2022 Essex Municipal Heritage Committee Regular Meeting, be adopted with an amendment to item 7.7, to show that Member Basden provided the comment regarding the Colchester School stories.

Carried

5. New Business

5.1 Demolition of Listed Building 15-17 King Street (Harrow Antique Shop)

The committee members discuss the heritage alteration application provided by Sebastian Schmoranz with regards to 15-17 King Street, (Harrow Antique Shop). Rita Jabbour, Manager Planning Services, Staff Liaison explained the application to the members.

Ms. Jabbour advised the members that after hearing Mr. Schmoranz presentation they can decide to support the Notice of Intention to Demolish, or they can choose to recommend that Council initiate the designation process for the subject property. She continued to state that the application for heritage alteration was submitted on March 4th 2022 and that the applicant is required to provide Council with a 60 day notice of their intention to demolish. She stated that if the alteration is supported by the Committee and Council, a demolition permit could be issued on May 4th 2022.

Ms Jabbour reminded the members why they listed the subject property. She states that the building has ties to TB Adams and was one of the earliest blocks in Harrow Centre, being built in 1883.

Applicant, Sebastian Schmoranz, presented the committee with a presentation and advised of his desire to keep the current façade and to install lighting fixtures that currently look like the new fixtures that are being installed due to the Harrow Street scape.

Mr. Schmoranz, advised the members that his intentions for the subject property is to renovate, improve, secure and keep the historic aspects of the subject property. He advised that should any of the façade become damaged, they will ensure that it is rebuilt to ensure the integrity and historical value of the building. He advised that he plans to have the law firm, dental office and potentially an accounting firm within the building. His intent is newer windows, and to provide a 6-unit apartment above the commercial space, as well as remove the rear

portion of the building to allow for further parking space for unit rentals and customers.

Mr. Schmoranz, continued to express his desire to save the historical aspects, and façade. He stated that he has chosen two contractors that have previous experience in maintaining the integrity of historical buildings when renovating and ensures that this will be first and foremost the most important aspect. He advised that if members have any historical information regarding the property, he would like to have it for when the renovations are complete so he can display them in his Law and Dental Offices.

Member Basden questioned if the interior walls were connected to the neighbouring buildings.

Mr. Schmoranz advised that they are not. He advised that his engineer cut small holes in the walls to reveal that there are gaps between the structural walls and that when demolition happens it will not affect the neighbouring structures and the gap will also provide a vibration barrier.

Member Baldwin advised that HEIRS (Harrow Early Immigration Research Society) has an abundance of information on the property and she will provide to the applicant, committee members and administration.

Rita Jabbour advised the members that the next steps, if the Committee approves the application, including bringing their motion forward to the March 21st regular council meeting in support of their notice of intention to demolish. She continued to advise that Sebastian will be a delegate at the meeting and will provide a presentation again to Council. She stated that Council will use the Committee's motion to make their decision on the proposal.

EMHC22-03-13

Moved by: Vice Chair Paniccia

Seconded by Member Basden

That the Committee supports the heritage application to demolish listed property 15-17 King Street (Harrow Antique Shop) in Harrow.

Carried

6. Public Presentations

7. Unfinished Business

8. Reports from Administration

9. Correspondence

10. Notices of Motion

11. Adjournment

EMHC22-03-14

Moved by: Vice Chair Paniccia

Seconded by: Member Deputy Mayor Bjorkman

That the meeting be adjourned at 5:55 P.M.

12. Future Meetings

March 31 2022 at 5:00 pm Location: Electronic Meeting via Zoom