

AGENDA

Built Heritage Experts Panel

Wednesday, April 5, 2017

12:00 pm

Conference Room A

4th Floor, City Hall

ST. JOHN'S

AGENDA

BUILT HERITAGE EXPERTS PANEL MEETING

April 5, 2017 – 12:00 p.m. – Conference Room A, 4th Floor, City Hall

1. Call to Order & Approval of the Agenda

2. Delegation

3. Adoption of the Minutes

- a. Minutes of March 1, 2017

3. Business Arising

- a. Decision Note dated March 8, 2017 re: Review of Sub-List of Modern Buildings
- b. Decision Note dated March 28, 2017 re: City of St. John's Heritage Charter

4. New Business

- 1. Decision Note dated March 28, 2017 re: 33 Victoria Street, Upper Deck
- 2. Information dated March 27, 2018 re: City Retrofits of Buildings that Merit Designation

5. Date of Next Meeting

Date of Next Meeting – May 3, 2017

6. Adjournment

BUILT HERITAGE EXPERTS PANEL MEETING
March 1, 2017 – 12:00 p.m. – Conference Room A

Present Glenn Barnes NLAA, MRAIC, Chair
 Bruce Blackwood, Contractor
 Michael Philpott, Heritage Foundation of NL
 Matthew Mills, Provincial Association of Landscape Architects
 Lydia Lewycky, Atlantic Planners Institute
 Garnet Kindervater, Canadian Homebuilders NL
 Mark Whelan, Architect – Fougere Menchenton Architecture Inc.
 Sylvester Crocker, Manager of Technical Services
 Arthur MacDonald, Co-Lead Staff Member
 Maureen Harvey – Legislative Assistant

Adoption of Agenda

The agenda was adopted as presented on a motion by Lydia Lewycky and seconded by Garnet Kindervater.

Adoption of Minutes – February 1, 2017

Moved by Lydia Lewycky; Seconded by Matthew Mills

That the minutes of February 1, 2017 be adopted as presented.

CARRIED UNANIMOUSLY

Chairperson Glenn Barnes informed the group that he was please to attend the presentation of the Heritage Awards at a recent Council meeting.

Information Note dated February 23, 2017 re: Heritage Designation Review Criteria

During the last meeting of BHEP the Panel discussed the feasibility of updating the City's Heritage Designation Criteria to enable the designation of modern buildings.

The Panel discussed the feasibility of increasing the weight scale of post WWII developments and the possibility of grouping the VG Age category with the G Age category with a common weight scale. Upon reflection, staff feels that many of the structures built after the Great Fire of 1892, in particular those designed by John Thomas Southcott in the Second Empire style are worthy of their own weight scale category. Therefore, it is suggested that the Very Good (VG) Age category be given a weight scale of 8 (previously 5) and that the Good (G) Age category be given a weight scale of 5 (previously 2).

Recommendation**Moved by Garnet Kindervater; Seconded by Mark Whelan****That the Planning & Development Committee recommend approval of the amendments to the Heritage Designation Criteria as presented.****CARRIED UNANIMOUSLY****Decision Note dated February 23, 2017 re: Review of Sub-List of Modern Buildings**

During the Panel's meeting of February 1, 2017, 32 buildings were reviewed and the Panel recommended contacting 29 of the 32 property owners to see if they would be interested in having their building/structure designated as a municipal Heritage Building/Structure. The Panel also wished to have additional buildings added to the list. Please see attached Sub-list of modern buildings.

Planning and Development agreed with the list of 29 with the exception that the West End Fire Station be removed and substituted therefore with the City Hall building.

The Panel reviewed additional properties and recommended as follows subject to the property owner agreement:

It is recommended that only those that have agreed to be designated be considered at this time.

Location	Selected for Designation
City Hall	Yes
12 Rostellan Street – The Silver Residence	Yes
77 Circular Road – Ewing Residence	Yes
2 Maple Street	No
18 Maple Street	Yes
11 Sycamore Place	Yes
8 Elm Place	Yes
12 Pine Bud Avenue	No
7 Sycamore Place	No
6 Beech Place	Yes
7 Beech Place	Yes
42 Poplar Avenue	No
38 Poplar Avenue	No
37 Poplar Avenue	Yes
32 Poplar Avenue	No

30 Poplar Avenue	Yes
26 Poplar Avenue	No
24 Poplar Avenue	No
25 Poplar Avenue	No
27 Poplar Avenue	No
44 Poplar Avenue	No
46 Poplar Avenue	No
48 Poplar Avenue	No
60 Poplar Avenue	No
54 Poplar Avenue	No
1 Stoneyhouse Street	No
3 Stoneyhouse Street	No
4 Stoneyhouse Street	No
2 Milbanke Street	No
4 Milbanke Street	No
6 Milbanke Street	No

Discussion concluded with agreement as follows:

1. Decision Note to be prepared for the Panel's consideration at its next meeting
2. Members to forward Arthur any other properties thought to be worthy of designation
3. This matter be retained on the Panel's agenda as a running item as it is a topic that warrants regular consideration and review.

Decision Note dated February 23, 2017 re: City of St. John's Heritage Charter

During the Panel's meeting on February 1, 2017 the Panel reviewed a proposed Heritage Charter to help facilitate heritage application reviews. The Panel recommended that the Charter be revised to include definitions and illustrations to help in the decision making process. It was acknowledged that the Charter will not only help the City/Panel in their review but will also help the applicant identify the components of a heritage application submission. It is intended that the Charter work in unison with the City's future Heritage By-law and not as a substitute.

The Panel reviewed the content of the draft and agreed it is a valuable document that will help the Panel and the City guide heritage into the future.

Discussion concluded with agreement that Arthur update the document based on the Panel's discussion and include additional sketches to support the incorporation of new builds as well as an Article addressing the compatibility of front yard landscaping along the streetscape. Once modified, the draft will come back to the Panel.

Decision Note dated February 7, 2017 re: 189 Water Street, Façade Renovations

The City received an application for renovations to the front façade of 189 Water Street.

The subject property is located in Heritage Area 1, located in the Commercial Downtown (CD) District and zoned Commercial Central Retail (CCR). The building is designated by Council as a Heritage Building. A copy of the building's Statement of Significance is enclosed for your review.

According to the City of St. John's Act a building designated by the council shall not be demolished or built upon nor shall the exteriors of a designated heritage building be altered, except with the approval of Council.

The building's interior will be divided into two separate storefronts each with their own entrance off Water Street. The development will remove the arched windows and concrete panels and will be replaced with wooden panels and large storefront windows capped with a fascia board similar to other historic buildings along the streetscape. The applicant intends to maintain as much as possible the original brickwork behind the existing façade. Though the design of the panels and window openings are asymmetrical, the design animates the street and is considered an improvement over the existing façade.

In light of the above, it is recommended that the request to renovate the front façade of 189 Water Street as submitted, be approved.

Recommendation:

Moved by Garnet Kindervater; Seconded by Michael Philpott

That the request to renovate the front façade of 189 Water Street be approved as submitted.

CARRIED UNANIMOUSLY

Decision Note dated March 1, 2017 re: 125 Water Street, Application for Signage

The City received an application to erect signage on the Alt Hotel located at 125 Water Street. The subject property is located in Heritage Area 2. There are a total of seven signs being proposed – 3 awning signs and 4 wall signs.

Garnet Kindervater retired from the meeting at 1:07 pm.

Recommendation:

Moved by Mark Whelan; Seconded by Lydia Lewycky

That the application to install signs at 125 Water Street be approved as submitted.

CARRIED UNANIMOUSLY**Discussion on Contemporary Buildings in Heritage Areas**

The Panel entertained discussions based on research that the Chair had undertaken reviewing the practices of other jurisdictions across the Country and in the UK.

The Panel welcomed the review and it was agreed that the notes from the Chair along with the relevant websites be reviewed by the Panel and staff for potential inclusion in the draft Charter.

Upon question on the status of the Municipal Plan Review and Development Regulations, it was reported that the regulations are nearing completion and will likely be brought before the Planning & Development Committee in the next few months. The Panel felt that because its work is affiliated with the Development Regulations, it ought to be brought up to date on its provisions as it relates to heritage.

Discussion concluded with agreement that officials of the Planning Division be invited to a Panel meeting to provide an overview and update of the Development Regulations.

Date of Next Meeting

Next meeting – April 5, 2017

Adjournment

The meeting adjourned at 1:55 p.m.

Glenn Barnes, NLAA, MRAIC
Chairperson

DECISION/DIRECTION NOTE

Title:	Review of Sub-List of Modern Buildings
Date Prepared:	March 8, 2017
Report To:	Chair and Members, Built Heritage Experts Panel
Councillor & Role:	Councillor Art Puddister, Chair, Planning and Development Committee
Ward:	All

Decision/Direction Required:

To review the Sub-List of Modern Buildings and to seek direction as to which properties are worthy of further consideration as designated Heritage Buildings.

Discussion – Background and Current Status:

Staff was asked to review the potential of designating modern buildings. Staff initiated the review by considering a List of Modern Buildings submitted by Robert Mellin in 2010. During the Panel's meeting of February 1, 2017, 32 buildings were reviewed and the Panel recommended contacting 29 of the 32 property owners to see if they would be interested in having their building/structure designated as a municipal Heritage Building/Structure. The Panel also wished to have additional buildings added to the list. A Sub-List of Modern Buildings was reviewed by the Panel on March 1, 2017. This report is a follow-up from this discussion. Please see attached Sub-list of modern buildings.

It is recommended that only those that have agreed to be designated be considered at this time.

Key Considerations/Implications:

1. Budget/Financial Implications:
Costs associated with mail-outs and obtaining new Heritage Plaques.
2. Partners or Other Stakeholders:
The City will partner with the property owners to have their buildings designated as Heritage Buildings/Structures. Those buildings/structures designated by Council will have their Statements of Significance filed with the Heritage Foundation.
3. Alignment with Strategic Directions/Adopted Plans:
 - Values – Continue to do things better.
 - A City for All Seasons – Support year-round tourism and industry activity
4. Legal or Policy Implications:
Legal will be asked to undertake designation by-laws to designate the buildings/structures.

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5. Engagement and Communications Considerations:
The property owners will be notified as to their willingness to have their buildings designated. It is recommended that only those that have agreed to designation be considered at this time.
6. Human Resource Implications: Not Applicable
7. Procurement Implications: Not Applicable
8. Information Technology Implications:
Once designated the City's mapping service will identify the buildings as designated Heritage Buildings.
9. Other Implications: Not Applicable

Recommendation:

To review the Sub-List of Modern Buildings and to seek direction as to which properties are worthy of designation as Heritage Buildings.

Prepared by/Signature:

Arthur MacDonald, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMD/dlm

Attachments:

Sub-List of Modern Buildings

Sub-List of Modern Buildings

- 1) 12 Rostellan Street – The Silver Residence**
- 2) 77 Circular Road - Ewing Residence**
- 3) Churchill Park:**

18 Maple Street

11 Sycamore Place

8 Elm Place

6 Beech Place

7 Beech Place

37 Poplar Avenue

30 Poplar Avenue

1) 12 Rostellan Street

Silver Residence – Designed by Frederick A. Colbourne and Frank Noseworthy, 1963.

The well preserved exterior design emphasizes the horizontal with the low pitch roof with projecting eaves; the low stone walls that extend the form of the house into the landscape; grouped window patterns with bold horizontal mullions; and the long slab of angle stone used as exterior cladding.



2) 77 Circular Road:

Ewing Residence – Designed by Graham Rennie in the early 1950's. The house is formed with deceptive simple cubic volumes. Designed was influenced by the Goldstone Residence located at 7 Rostellan Street however with a more open interior design, with hard plaster walls and curved corners.



3) Churchill Park Home Designs by Paul Meschino – Mid-1940's:

18 Maple Street

11 Sycamore Place

8 Elm Place

6 Beech Place

7 Beech Place

37 Poplar Avenue

30 Poplar Avenue

Designed by Paul Meschino in mid-1940's for Churchill Park Development.

The team of Sir Brian Dunfield, A. E. Searles and Paul Meschino were an idea team. Dunfield brought a compelling force to the politics and planning, Searles brought engineering know-how and Meschino brought architectural design talent and expertise. Meschino provided a variety of standard home designs implemented throughout Churchill Park. The designs provided a strong visual impact through the use of gardens, stairs and porch walls which effectively created layers between the street and the house. Corner entranceways and corner window elements were common feature throughout.



18 Maple Street

2013



2013



11 Sycamore Place

2013



2013



8 Elm Place

2013



2013



6 Beech Place

2013



7 Beech Place

2013



2013



37 Poplar Avenue

2009



2013



30 Poplar Avenue

2013

DECISION/DIRECTION NOTE

Title: City of St. John's Heritage Charter

Date Prepared: March 28, 2017

Report To: Chair and Members, Built Heritage Experts Panel

Councillor & Role: Councillor Art Puddister, Chair, Planning and Development Committee

Ward: All

Decision/Direction Required:

To seek approval for the City of St. John's Heritage Charter and forward to legal for review.

Discussion – Background and Current Status:

During the Built Heritage Experts Panel's meeting of December 5th, 2016, the topic of how we review modern building applications in the City's Heritage Area was discussed.

During the Panel's meeting on February 1, 2017 the Panel reviewed a proposed Heritage Charter to help facilitate heritage application reviews. The Panel recommended that the Charter be revised to include definitions and illustrations to help in the decision making process. It was acknowledged that the Charter will not only help the City/Panel in their review but will also help the applicant identify the components of a heritage application submission.

The Panel reviewed a revised draft of the Charter during their meeting on March 1, 2017. It was recommended that provisions be included to illustrate the inclusion of modern buildings in Heritage Areas as well as a provision related to front yard landscaping in keeping with the streetscape. A revised Charter is attached for your consideration.

It is intended that the Charter work in unison with the City's future Heritage By-law and not as a substitute.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
The City, developers, applicants and community groups.
3. Alignment with Strategic Directions/Adopted Plans:
A City for all Seasons: Support year-round tourism and industrial activity.

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4. Legal or Policy Implications:
Recommended for legal review.
5. Engagement and Communications Considerations:
The Heritage Charter will be added to the City's website to help facilitate the applicant's submission review process.
6. Human Resource Implications: Not Applicable.
7. Procurement Implications: Not Applicable.
8. Information Technology Implications: Not Applicable.
9. Other Implications: Not Applicable.

Recommendation:

To approve the City's Heritage Charter in principle and send off for legal review.

Prepared by/Signature:

Arthur MacDonald, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMD/dlm

Attachments:

City of St. John's Heritage Charter

DRAFT
St. John's Heritage Charter
Principles for reviewing Heritage Applications

1. SHORT TITLE

This document may be cited as the City of St. John's Heritage Charter.

2. PURPOSE

The purpose of this Charter is to help facilitate the City in their heritage application review process as well as helping applicants identify the components of a heritage application submission.

3. DEFINITIONS

- (a) "alter" means to change in any manner, structurally or otherwise, in whole or in part, the exterior of a building or structure and includes to restore, renovate, repair, construct or to change in any manner the design of such building or structure;
- (b) "alteration" means any change or rearrangement of the exterior appearance of an existing building or structure, such as the facade, roof, doors or windows, or any enlargement to or diminution of a building or structure, whether horizontally or vertically;
- (c) "building" shall be as defined in the City of St. John's Development Regulations and any amendments thereto;
- (d) "character defining elements" means the materials, forms, location, spatial configurations, uses and cultural landscapes, associations or meanings that contribute to the heritage value and that must be sustained in order to preserve its heritage value. For the purpose of this Charter, any character defining elements as identified on the Statement of Significance for any designated Heritage Building shall be defined as such pursuant to this definition;
- (e) "city" means the City of St. John's;
- (f) "council" means Council of the City of St. John's;
- (g) "cultural landscapes" means a distinct geographical area or property uniquely representing the combined work of nature and of people;

- (h) “design” means the general appearance of the exterior of a building or structure including size, shape, exterior surface textures, colours, decorative features, and standards of maintenance, qualities and types of exterior material, landscaping, relationship of building or structure to its site, and other matters related to the nature of the exterior appearance;
- (i) “development” means the erecting, placing, relocating, removing, renovating, restoring, demolishing, altering, repairing or replacing of the exterior of a building or structure, in whole or in part;
- (j) “established building line” means a line that runs along the main wall of a building that is located closest to the street line running parallel to a street line extending the full width or length of the lot;
- (k) “façade” means any exterior wall of a building or structure exposed to the outside;
- (l) “façade opening/fenestration” means any penetration of solid materials comprising the building facade including, but not limited to, window openings, doors and archways;
- (m) “height” means building height as defined in the City of St. John's Development Regulations and any amendments thereto;
- (n) "heritage area" means an urban or rural area with historic, cultural or architectural value that is recognized as a heritage area by the City;
- (o) "heritage building" means a building designated as such by the City;
- (p) “heritage report” means an impact assessment submitted by the applicant/proponent as part of their submission;
- (q) "heritage value" means the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations and embodied in character defining elements, materials, forms, locations, spatial configurations, uses and cultural landscapes, associations or meanings;
- (r) “maintenance” means those actions undertaken to prevent the deterioration of a building or structure but does not include any alteration, design change and/or replacement where such replacement involves a change in design;
- (s) “restore” means any actions which intend to return a building or structure to its condition or appearance at any significant historic period in time;
- (t) "streetscape" means the visual elements of a street, including the road, adjoining buildings, sidewalk, street furniture, trees and open spaces that combine to form the street's character.

(u) "substantial alteration" means any action that affects or alters the character defining elements of a property, building or structure.

(v) "utility structures" means structures such as fuel tanks, garbage receptacles, electrical transformers, air conditioning units, satellite dishes, or any other structure that detracts from the visual quality and character of a streetscape or Heritage Area.

4. ARTICLES

Article 1.

The City's Heritage Areas embrace not only single architectural works but also the urban setting in which they are located. Development proposals shall be reviewed in the context of their neighbourhood and streetscape. Submissions for approval must provide details of how the proposal fits in with the area's neighbourhood and streetscape.

Article 2

Developments must be compatible with the neighbourhood and streetscape in their design, massing and location.

Article 3

Additions to existing buildings must be compatible with the neighbourhood and streetscape in their design, massing and location without adversely affecting the character defining elements of the existing building.

Article 4

Yards adjacent to public streets must be compatible with the streetscape including, but not limited to, consideration of the design and location of the following elements: fencing, railings, steps, retaining walls, vegetation, topography, exterior lighting, signage, outbuildings, utility structures, and street furniture. Wherever possible, mature trees that contribute significantly to the visual character of the streetscape should be maintained.

Article 5

Additions to designated Heritage Buildings must be done in a sympathetic fashion where the original building's essence is visually maintained and readily identifiable. Additions should not detract from the interesting parts of the building, its character defining elements, its traditional setting, the balance of its facade composition exposed to the street, and the physical relationship with its surroundings.

Article 6

Renovations to designated Heritage Buildings must preserve the “character defining elements” as identified in the building’s Statement of Significance. Character defining elements may only be removed or altered if this is the sole means of ensuring the building’s preservation.

Article 7

Designated Heritage Buildings may be renovated for new uses. Exterior alterations shall be limited to modifications demanded by the change in use/occupancy and/or for building code and fire code safety reasons. Further exterior renovations will be considered only if this is the sole means of ensuring the building’s preservation.

Article 8

Any application to demolish a designated Heritage Building shall be accompanied:

- (a) by plans, elevations, and/or photos documenting the building’s architecture, character defining elements, and any significant feature of the building; and
- (b) by a Salvage Plan describing the means of salvaging, protecting or reusing the building’s materials, character defining elements, and any other significant feature of the building.

Article 9

Any heritage application shall include a written submission complete with illustrations demonstrating how the design of the building either conforms to the area’s historic character, adapts to the area’s historic character or otherwise contrasts with the area’s historic character. As well, why this particular design option was considered the most appropriate. In considering the historic character of the area, the following elements must be considered:

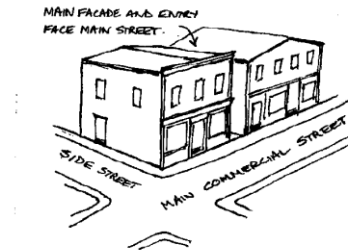
- 1) The underlying natural land form;
- 2) The street and subdivision pattern;
- 3) The siting, setbacks, relationship with the built environment and rhythm of the streetscape;
- 4) The scale, height, massing and building form;
- 5) The façade opening/fenestration, solid to void relationships and proportions of openings;
- 6) The building’s façade materials and detailing; and
- 7) The area’s views, vistas and skylines.

Article 10

Any heritage application submission shall be reasonably consistent with the following guidelines:

Main Entrance:

The main entrance to a building should be placed along the principle street. Secondary entrances may be placed along the side street.



Building Orientation:

New developments should respect the historic street pattern as well as the historic built development pattern. Buildings should be oriented at right angles to the street.

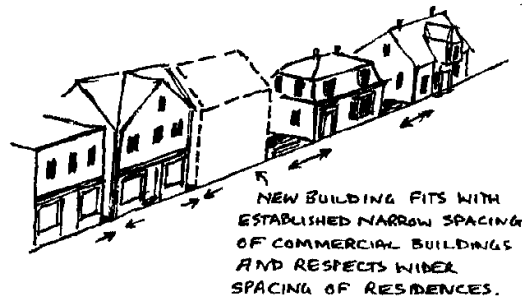
Set-backs:

New developments should respect the existing street set-back to maintain the framed public realm. Additions to existing buildings may be set-back further to demonstrate the original built form along the street.



Rhythm:

New developments should respect the rhythm of the street, the void verses built spaces, as well as the visual spatial separation of vertical design elements of the adjacent buildings. Facades should emphasize vertical elements over horizontal elements. This can be achieved by the use of steeply pitched roofs, vertically proportioned windows and well defined vertical trim boards.

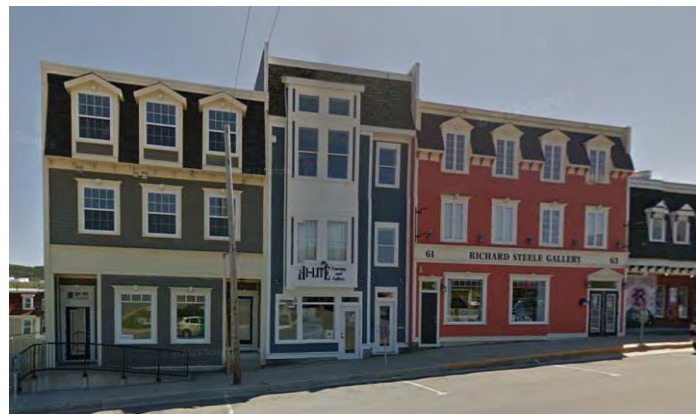


Modern Designs in Heritage Areas

Modern designs in Heritage Areas should be reasonably consistent with the provisions of this Charter. Modern designs may be incorporated as additions to existing buildings or as standalone buildings provided they respect the context of their surroundings with regards to scale, massing and design. Modern developments should not mimic the past but echo some of the design elements that provide a sense of built consistency without detracting from any of the historic significance of the site or its streetscape. This may be accomplished by the use of similar materials in the facades; by extending the horizontal or vertical components of the building's or its streetscape's fenestrations; by extending design elements such as building bands, cornices, eaves, rooflines, etc.; by echoing details above and below fenestrations; by echoing the building's mass or its streetscape's mass through building bumpouts and setbacks, and, by strengthening the public realm at street level.



Third storey out of character with Infill building's mass and window type.



Infill does not follow the floor levels or window styles of adjoining buildings



Good example of introducing modern elements

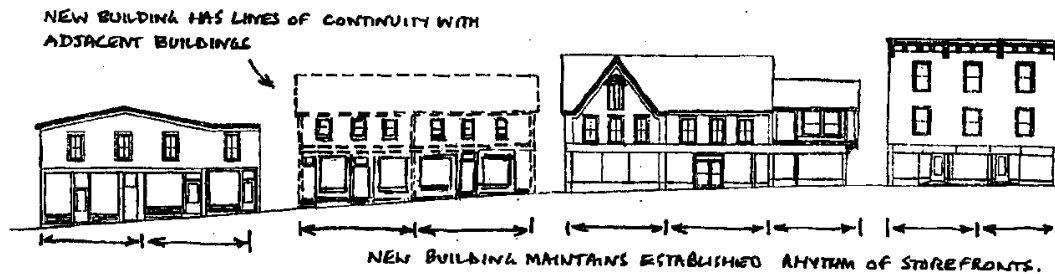
Modern infill developments should showcase the heritage components of abutting buildings; one example is through the use of modern façade materials that are distinguishable from the abutting buildings. New works should be physically and visually comparable to but distinguishable from the historic place. The intent is not to mimic historic buildings but fit-in in a compatible fashion.



Façade Design:

The façade design should respond to the design of adjacent buildings. Generally, common height lines of adjacent structures should be respected so that new construction blends in with the established streetscape. New buildings should have roof lines, eave lines, window lines and cornice lines in common with adjacent buildings in order to establish a visual continuity along

the streetscape. Long, unbroken facades should be avoided. New development should respect the established vertical rhythm of the streetscape.



Pedestrian Storefront Realm:

New development should respect the pedestrian storefront realm along the street and differentiate the first floor level from the remaining levels of the building.



Façade Openings/Fenestrations:

Additions should respect the rhythm and orientation of façade openings/fenestrations along the same elevation. Window installations along existing facades should also respect the rhythm and orientation of windows along the same façade and correspond in their horizontal and vertical alignment.



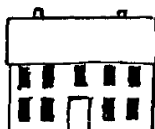
No



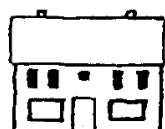
No



Yes

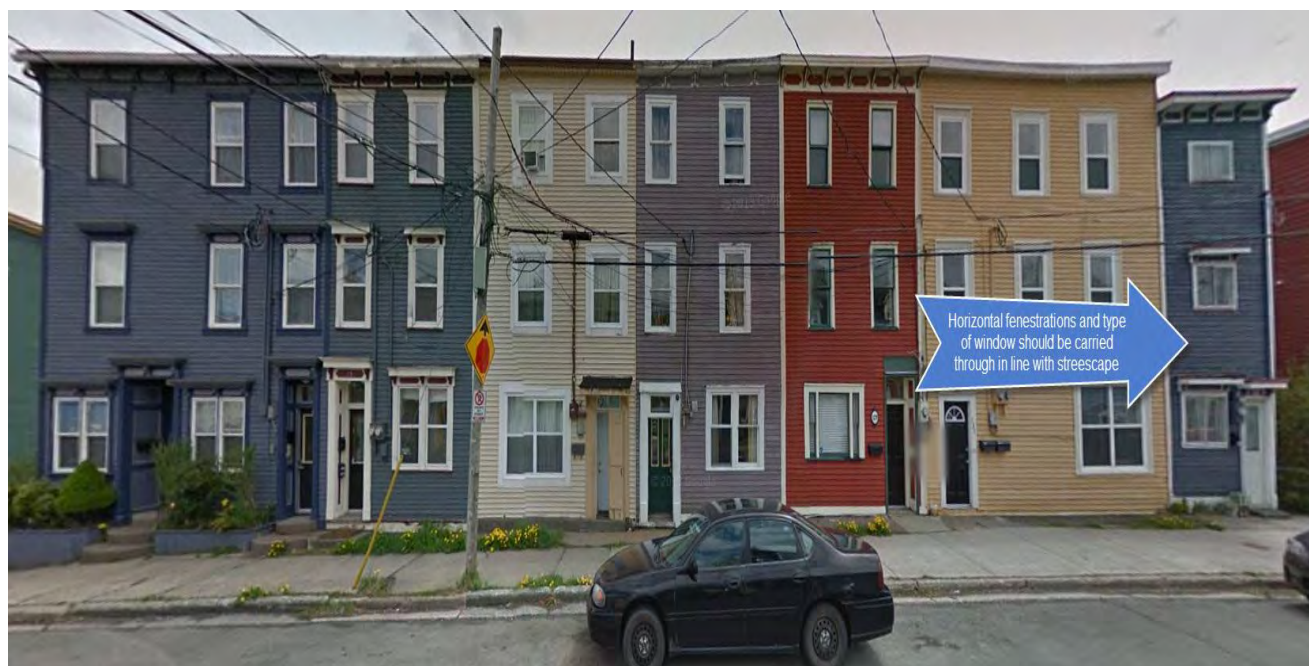


BEFORE



AFTER

No

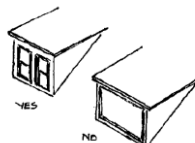


Dormers:

Dormers should be placed in a visually balanced arrangement with respect to the width of the roof and the arrangement of windows and door openings in the façade. Generally this will mean that dormers should be centered in the roof and/or vertically aligned with windows or door openings. Dormer windows should be vertically orientated.



Yes



No



Yes



No

Garages:

Garage doors should not be the prominent feature on the building's façade facing a public street and should be placed behind or otherwise recessed behind the established building line.



No



No



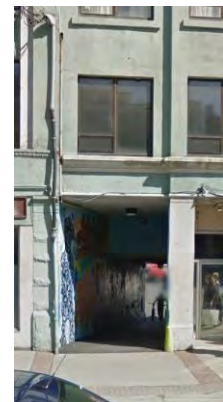
Yes



Yes

Pedestrian Laneways and the Public Realm:

Pedestrian laneways and pathways should be maintained and incorporated into development proposals. Developments should enhance the public realm through the use of high end durable and aesthetically pleasing construction materials with appropriate street furniture.



DECISION/DIRECTION NOTE

Title: 33 Victoria Street, Upper Deck

Date Prepared: March 28, 2017

Report To: Built Heritage Experts Panel

Councillor and Role: Art Puddister, Chair, Planning and Development Committee

Ward: 2

Decision/Direction Required:

To seek approval for a proposed upper deck for 33 Victoria Street as submitted.

Discussion – Background and Current Status:

The City received an application from the owner of 33 Victoria Street to develop an upper deck on top of the second storey portion of the building facing Bond Street. All portions of the deck, including the railing, will be located below the third storey eave of the building. The building is not designated by the City as a Heritage Building. The property is located in Heritage Area 2 and zoned Residential Downtown (RD).

Though the existing building will be extensively renovated including the addition of a third storey, the design is considered in keeping with the Heritage Area Standards except for the upper deck facing the street. Pursuant to Section 5.9.4, Heritage Area Standards (Table), of the City's Development Regulations the following standards shall apply to roof decks applications in Heritage Areas 1, 2 and 3:

	HERITAGE AREA 1	HERITAGE AREA 2	HERITAGE AREA 3
Roof Decks	Not permitted unless an original feature of the structure.	May be permitted provided deck structure or any part thereof, does not extend above top storey roof line or obscure an original architectural feature and is not on a façade facing a public street.	Same as Heritage Area 2

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<u>NEW BUILDINGS AND MAJOR RENOVATIONS TO OUT OF CHARACTER BUILDINGS</u>			
	Compliance with foregoing or comprehensive design package approved by Council.	Same as Heritage Area 1	Same as Heritage Area 1

The proposed roof top deck does not obscure any original architectural features of the existing building and is located below the top eave of the third storey. The deck is considered out of character with the Heritage Area Standards as it does face a public street, Bond Street. The proposed deck is located on top of the two storey rear portion of the building and is set-back from the street right-of-way.

Section 5.9.4, Heritage Area Standards (Table), of the City's Development Regulations enables out of character developments to be approved by Council. In this particular case, the applicant intends to continue the narrow wooden clapboard to the top of the railing for the roof-top deck. This will minimize the potential visual impacts of the deck facing Bond Street. In light of the above, staff is recommending approval.

Key Considerations/Implications:

1. Budget/Financial Implications – Not applicable
2. Partners or Other Stakeholders – Not applicable
3. Alignment with Strategic Directions/Adopted Plans:
Neighbourhoods Build our City; helping to maintain and position downtown as a distinct neighbourhood.
4. Legal or Policy Implications – Not applicable
5. Engagement and Communications Considerations – Not applicable
6. Human Resource Implications – Not applicable
7. Procurement Implications – Not applicable
8. Information Technology Implications – Not applicable.

9. Other Implications – Not applicable.

Recommendation:

It is recommended that the proposed development at 33 Victoria Street as submitted be approved.

Prepared by/Signature:

Arthur MacDonald, MCIP – Planner, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMD/dlm

Attachments:

Google Street View Photos

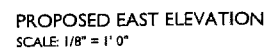
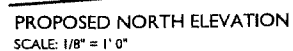
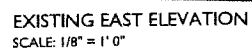
Applicant's Plans



Google Street View – 33 Victoria Street



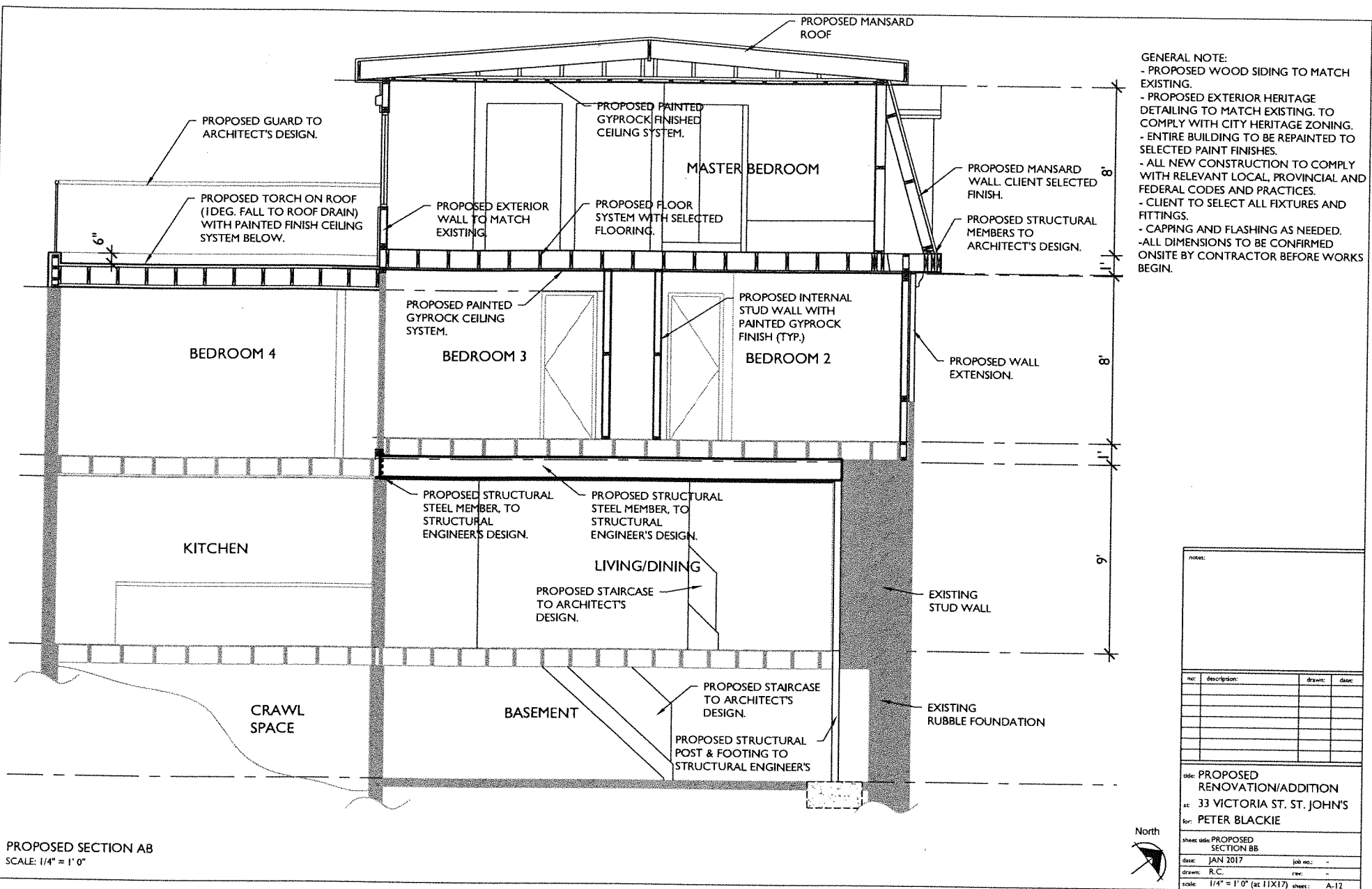
Side facing Bond Street

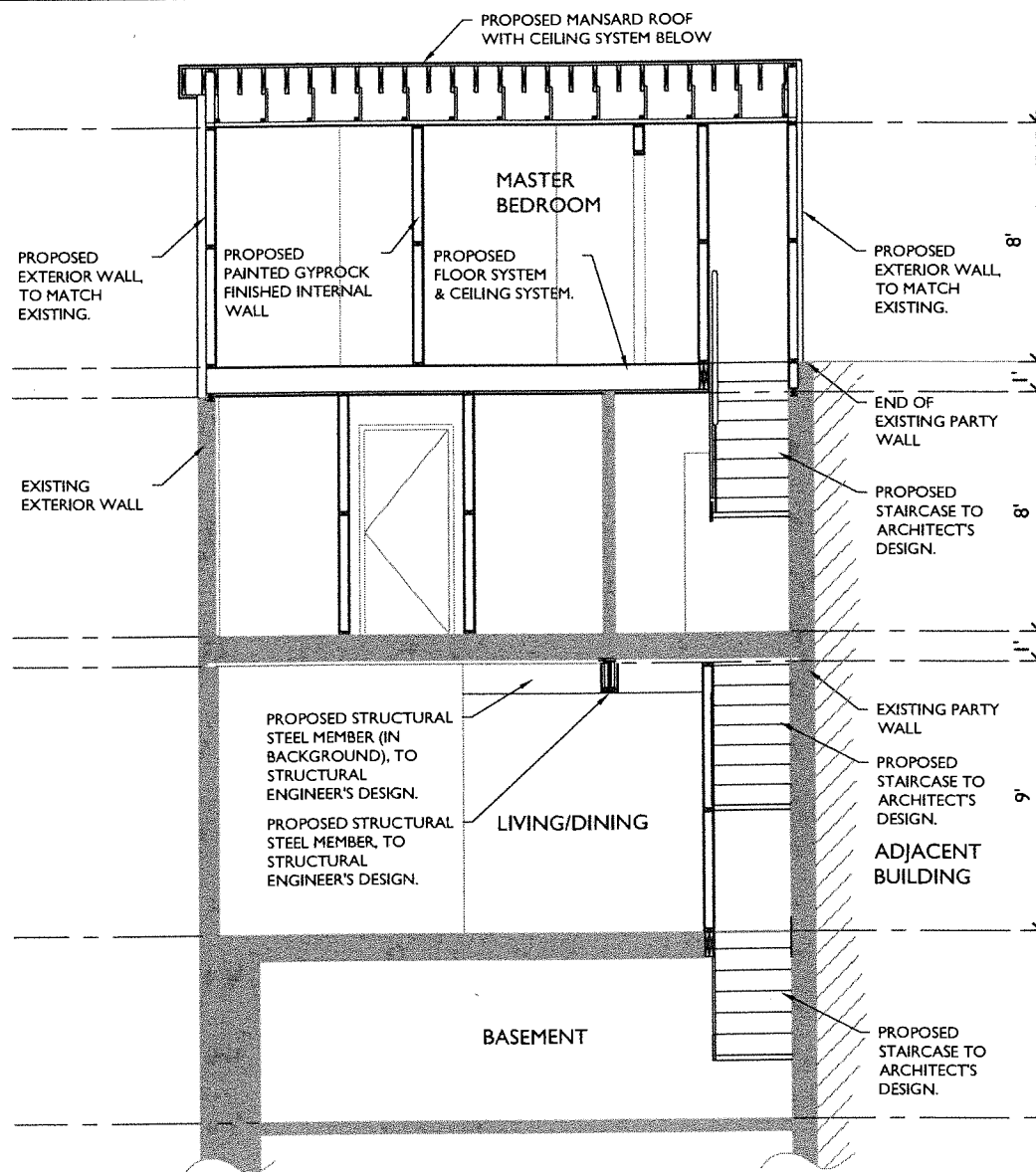


- PROPOSED WOOD SIDING TO MATCH EXISTING.
- PROPOSED EXTERIOR HERITAGE DETAILING TO MATCH EXISTING. TO COMPLY WITH CITY HERITAGE ZONING.
- ENTIRE BUILDING TO BE REPAINTED TO SELECTED PAINT FINISHES.
- ALL NEW CONSTRUCTION TO COMPLY WITH RELEVANT LOCAL, PROVINCIAL AND FEDERAL CODES AND PRACTICES.
- CLIENT TO SELECT ALL FIXTURES AND FITTINGS.
- CAPPING AND FLASHING AS NEEDED.
- ALL DIMENSIONS TO BE CONFIRMED ONSITE BY CONTRACTOR BEFORE WORKS BEGIN.

1. PROPOSED GUARD RAIL TO ARCHITECT'S DESIGN.
2. ESTIMATED SEPARATION BETWEEN EXISTING AND PROPOSED EXTERIOR CLADDING.
3. PROPOSED CLIENT SELECTED DOUBLE EXTERIOR WINDOW IN EXISTING WALL.

[illegible]





PROPOSED SECTION AA
SCALE: 1/4" = 1' 0"

GENERAL NOTE:

- PROPOSED WOOD SIDING TO MATCH EXISTING.
- PROPOSED EXTERIOR HERITAGE DETAILING TO MATCH EXISTING. TO COMPLY WITH CITY HERITAGE ZONING.
- ENTIRE BUILDING TO BE REPAINTED TO SELECTED PAINT FINISHES.
- ALL NEW CONSTRUCTION TO COMPLY WITH RELEVANT LOCAL, PROVINCIAL AND FEDERAL CODES AND PRACTICES.
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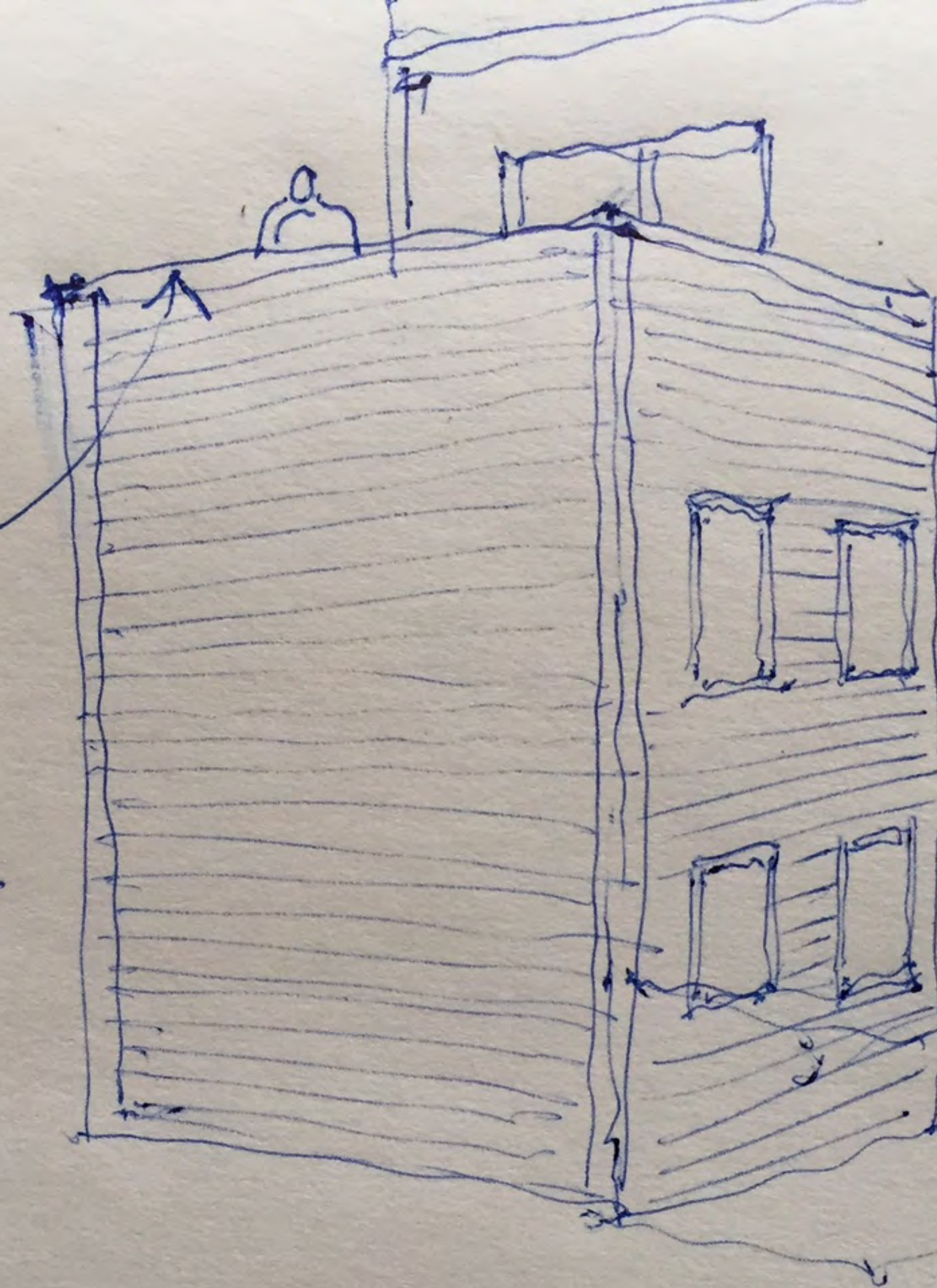
LEGEND:

1. PROPOSED GUARD RAIL TO ARCHITECT'S DESIGN.
2. ESTIMATED SEPARATION BETWEEN EXISTING AND PROPOSED EXTERIOR CLADDING.
3. PROPOSED CLIENT SELECTED DOUBLE EXTERIOR WINDOW IN EXISTING WALL.

[illegible]

CONTINUOUS
CLAPBOARD

INTERNAL
DRAIN @
CENTRE OF
BALCONY



← Bond St. →

INFORMATION NOTE

Title: City Retrofits of Buildings that Merit Designation

Date Prepared: March 27, 2017

Report To: Chair and Members, Built Heritage Experts Panel

Councillor & Role: Councillor Art Puddister, Chair, Planning and Development Committee

Ward: All

Issue:

To discuss a concept regarding the feasibility of the City to purchase, renovate, designate and sell buildings on the City's List of Buildings that Merit Designation.

Discussion – Background and Current Status:

The City wishes to explore the ways and means of increasing the building stock of designated Heritage Buildings by purchasing, renovating, designating and selling buildings on the City's List of Buildings that Merit Designation. This concept was referred to the Panel by the City Manager and the Deputy City Manager of Planning, Engineering and Regulatory Services. The concept is to review the existing List of Buildings that Merit Designation and determine if there are any available to be purchased at a reasonable price, internally gutted, ready for a buyer to retrofit for a new use, with the exterior restored and then designate as a Heritage Building prior to their placement on the real estate market. It is intended that only those buildings that are in bad shape or otherwise may be ripe for demolition be considered.

The City wishes to explore this feasibility with the Panel to obtain their input and feedback on the proposal. The City's List of Buildings that Merit Designation is attached for your review.

Key Considerations/Implications:

1. Budget/Financial Implications:
The purchase and restoration of the exterior would have financial implications for the City. However, it is anticipated that some of the costs associated will be recouped upon the sale of the property.
2. Partners or Other Stakeholders:
Owner, area citizens, concerned citizens and heritage organizations.
3. Alignment with Strategic Directions/Adopted Plans:
City Values – Be Innovate, continue to do things better;
Neighbourhoods Build our City;
Culture of Cooperation – Create effective City-community collaborations;
Fiscally Responsible – explore complementary public/private partnerships – explore cost-sharing models.

ST. JOHN'S

4. Legal or Policy Implications:

Legal will be involved with the purchase and sale of the property. Upon ownership, the City may have to declare the property as surplus and have a public tender in order to dispose of the property. It is recommended that Legal review the potential pitfalls of the concept in light of the City's statutory limitations.

There is also a concern related to the aspects of the City becoming a developer which is usually the domain of the private sector.

5. Engagement and Communications Considerations:

It is envisioned that Communications will become involved through the disposal of the property through the public tendering process.

6. Human Resource Implications: Not applicable.

7. Procurement Implications:

A public tender is anticipated as being required in order to dispose of the property.

8. Information Technology Implications: Not applicable.

9. Other Implications: Not applicable.

Conclusion/Next Steps:

For information and direction.

Prepared by/Signature:

Arthur MacDonald, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMD/dlm

Attachment:

City's List of Buildings that Merit Designation

List of Buildings that Merit Heritage Designation

#	Name/Building Type	Address	Designation
1	House	34 Battery Road	
2	House	58 Berteau Avenue	
3	Cape Spear Lighttower	1914 Blackhead Road	Federal
4	Cape Spear Lighthouse	1930 Blackhead Road	Federal Historic Lighthouse Protection Act
5	St. Bonaventure's College (Mullock Hall)	Bonaventure Avenue	Provincial
6	House	3 Carpasian Road	c.1860
7	House	2 Circular Road	c. 1893
8	House (semi-detached with 58)	56 Circular Road	c. 1885
9	House (semi-detached with 56)	58 Circular Road	c. 1885
10		71 Cochrane Street	
11	Rendell Shea House	82 Cochrane Street	c. 1885
12	House	4 Dick's Square (1 of 3 Row Houses)	
13	House	6 Dick's Square (2 of 3 Row Houses)	
14	House	8 Dick's Square (3 of 3 Row Houses)	
15	Law Offices	329/331 Duckworth St.	c. 1895
16	Law Offices	335/337 Duckworth St.	c. 1895
17	Law Office	339 Duckworth Street.	
18	Piatto's Pizzeria Enoteca Building	377 Duckworth Street	Provincial
19		383 Duckworth Street (not George Street side)	
20	Devon Place	3 Forest Road (Connected to Captain's Quarter Hotel)	Provincial
21		3A Forest Road	
22	Penitentiary	85 Forest Road	
23	Jubilee Cottage	93 Forest Road	
24	Gower Street United Church	Gower Street (99 Queen's Road)	Provincial
25 and 26	House	160-162 Gower Street Includes attached house at 24 Victoria Street	c. 1892
27	House (Julia Baird House)	27 Henry Street (1 of 3 Row Houses)	
28	House	29 Henry Street (2 of 3 Row Houses)	
29	House	31 Henry Street (3 of 3 Row Houses)	

30	Captain's Quarter Hotel	2 King's Bridge Road Connected to 3 Forest Road and 3A Forest Road	c.1844
31	Commissariat House & Garden (Provincial Historic Site)	11 King's Bridge Road	Federal and Provincial
32	Commissariat House Garage	13 King's Bridge Road	
33	Patten House	25 King's Bridge Road	c. 1900
34	House (one side of semi-detached)	63 LeMarchant Road	c.1895
35	St. Clare's Residence	180 LeMarchant Road	c. 1905
36	House	16 Leslie Street	
37	House	18 Leslie Street	
38	House	23 Leslie Street	c. 1837
39	St. Matthew's Anglican Church (Ruby Church)	38 Main Road (Bay Bulls Road – Goulds)	Provincial
40	House	9 Maxse Street	c. 1885
41	Government House (National Historic Site – Not designated Provincially)	50 Military Road	Federal
42		55 Military Road	
43	Colonial Building (Provincial Historic Site)	90 Military Road	Provincial
44	House	144 Military Road	c. 1895
45	Our Lady of Mercy Convent and Chapel	170-172 Military Road	Provincial
46	Peppercorn House (First of 3 attached row house)	23 Monkstown Road	
47	Peppercorn House (Third of 3 attached row house)	27 Monkstown Road	
48	Cabot House	26 Monkstown Road	c. 1905
49	House	28 Monkstown Road	c. 1875
50	House	30 Monkstown Road	
51	House	36 Monkstown Road	
52	House (semi-detached with 32)	30 New Cove Road	c. 1885
53	House (semi-detached with 30)	32 New Cove Road	c. 1885
54	House	108 New Cove Road	c. 1830
55	Houses	2 Park Place (Rennies Mill Road)	c. 1880
56	Houses	5 Park Place (Rennies Mill Road)	c. 1880
57	House (Semi-Detached with 59)	57 Patrick Street	c. 1861
58	House (Semi-Detached with 57)	59 Patrick Street	c. 1861
59	House	60 Patrick Street	
60	House	76 Pennywell Road	

61	House	21 Pine Bud Avenue	c. 1885
62	Houses (Semi-Detached with 88)	86 Pleasant Street	c. 1890
63	Houses (Semi-Detached with 86)	88 Pleasant Street	c. 1890
64	House	39 Portugal Cove Road	c. 1890
65	The Anderson House	42 Power's Court	Provincial
66	House (Semi-Detached with 32 Queen's Road see above)	34 Queen's Road	Provincial
67	House (Semi-Detached with 53)	51 Rennie's Mill Road	
68	House (Semi-Detached with 51)	53 Rennie's Mill Road	
69	House	63 Rennie's Mill Road	c. 1850
70	House	65 Rennie's Mill Road	c. 1905
71	House	69 Rennie's Mill Road	c. 1847
72	House	71 Rennie's Mill Road	c. 1865
73	House	77 Rennie's Mill Road	c. 1860
74	Dunluce	3 Renouf Place (Formerly 139 Portugal Cove Road)	Provincial
75	House	8 Riverview Avenue	c. 1885
76	St. Joseph's Convent	29 Signal Hill Road	c. 1885
77	Cabot Tower	Signal Hill Rd. (National Historic Site)	Federal National Historic Site
78	Fort Amherst	111 Fort Amherst Road	Federal National Historic Site
79	House (First of Three Row House)	221 Southside Road	
80	House (Second of Three Row House)	223 Southside Road	
81	House (Third of Three Row House)	225 Southside Road	c. 1880
82	House (Semi-Detached with 315)	313 Southside Road	c. 1845
83	House (Semi-Detached with 313)	315 Southside Road	c. 1845
84	Houses (Semi-Detached with 355)	353 Southside Road	c. 1895
85	Houses (Semi-Detached with 353)	355 Southside Road	c. 1895
86	House (Semi-Detached with 70)	68 St. Clare Avenue	c. 1890
87	House (Semi-Detached with 68)	70 St. Clare Avenue	c. 1890
88	House	14 Topsail Road	c. 1905
89	Warehouse-Commercial Building	73,75 and 77 Water Street (one building)	Provincial
90	Crow's Nest Officer's Club	90 Water Street	Provincial
91		172 Water Street	
92	Aqua Restaurant	310 Water Street	c. 1846
93	Woods Candy Store	348-350 Water Street	c. 1902
94	Rosemill Antiques	562-564 Water Street	Provincial
95	Wiseman Centre	708 Water Street	c. 1905
96	St. John's Native Friendship Centre	716 Water Street	
97	Horwood House	718 Water Street	Provincial

Updated March 2017