

AGENDA

Built Heritage Experts Panel

Wednesday, June 12, 2019

12:00 pm

Conference Room A

4th Floor, City Hall

ST. JOHN'S

ST. JOHN'S

Regular Meeting - City Council Agenda

June 12, 2019
12:00 p.m.
4th Floor, City Hall

Pages

1. CALL TO ORDER
2. APPROVAL OF THE AGENDA
3. ADOPTION OF THE MINUTES - May 15, 2019 1
4. DELEGATIONS
- 4.1 Decision Note dated June 5, 2019 re: Application to Develop a Multi-Purpose Annex - St. John's Designated Heritage Building, 16 Church Hill, DEV1900091 6
5. BUSINESS ARISING FROM THE MINUTES
- 5.1 Decision Note dated May 6, 2019 re: Metal Roofs and Solar Panels in the St. John's Heritage Areas 14
- 5.2 Information Note dated May 6, 2019 re: Door and Garage Door Styles in Heritage Areas 19
- 5.3 Decision Note dated June 10, 2019 re: 6 Cathedral Street, Masonic Temple Renovations - Exterior Renovations 21
6. NEW BUSINESS
7. ADJOURNMENT

Built Heritage Experts Panel

Date: May 15, 2019
Time: 12:00 pm
Location: 4th Floor, City Hall

Members Present Glenn Barnes, Chairperson
Bruce Blackwood, Contractor
Garnet Kindervater, Contractor
Rachel Fitkowski, Landscape Architect
Mark Whalen, Architecture
Robert Sweeny, Historian
Ken O'Brien, Chief Municipal Planner
Ann Marie Cashin, Heritage and Urban Planner
Rob Schamper, Technical Advisor
Maureen Harvey, Legislative Assistant
Shanna Fitzgerald, Legislative Assistant

Regrets: Dawn Boutilier, Planner

Adoption of Agenda

Moved By Rachel Fitkowski
Seconded By Mark Whalen

That the agenda be adopted as presented.

CARRIED UNANIMOUSLY

Delegations

Mr. Peter Jackson, 331 Water Street

The Panel was reminded of Mr. Jackson's attendance at the April meeting. Subsequent to that meeting, Mr. Jackson was provided with the comments and recommendations of the panel. While he has not yet provided revised drawings incorporating those recommendations, to staff he showed a willingness to incorporate many of the features discussed i.e revise the Water Street façade and reduce the amount of glass.

Mr. Jackson was welcomed to the meeting and presented a revised rendering which addressed some of the comments of the Panel at its last meeting.

Discussion took place with the following suggestions brought forward:

- Installation of a cornice along the top of the building facing Water Street.
- Add windowsills to the second storey windows on Water Street (similar to the surrounding buildings).
- Ensure first storey windows on Water Street align with adjacent buildings.
- The amount of brick shown on the drawings will remain brick in the final design.
- The “fin” along the rooftop should be angled at its rear edge facing Harbour Drive to evoke the mansard roof of the Murray Premises.

Other suggestions included:

- The design should include bike racks (potentially along Harbour Drive).
- Public art should be displayed along the brick wall facing the Murray Premises (5 Beck’s Cove).
- There is an opportunity to provide a covered pedestrian arcade along Bishop’s Cove by extending the overhang.

Mr. Jackson left the meeting at 12:35 following which time the Panel agreed that Ann Marie will prepare a Decision Note which will be sent to the Panel by way of an E-poll.

Mr. Paul Chafe, 68 Queen’s Road – Decision Note dated May 6, 2019 re: Rezoning Application for a 40-unit Residential Development – MPA 1900002, 68 Queen’s Road (Cathedral Parish Hall), Designated Heritage Building.

The Panel reviewed the Decision Note and considered staff’s comments in relation to the application. It was noted that the applicant wishes to demolish a portion of the building.

The application has been considered by Council for rezoning and the applicant is required to prepare a Land Use Assessment Report (LUAR).

Given the unfavourable experience of the Panel in dealing with Richmond Cottage it was suggested, that a disassembly and rebuilding plan should

be submitted. It was also suggested that the applicant make use of repurposed material from the demolition. The applicant will be providing more information on the disassembly plan and reuse of materials in the LUAR.

While the Panel may consider demolition of the unoriginal portions of the Parish Hall, it sees the east entrance as an opportunity to re-create something on the top that will bring back more of the original form. It also suggests the use of red brick and further improvements on the massing.

Staff reported that once the LUAR is completed further discussion with the Panel will be scheduled prior to the matter being introduced at Council.

It appears the Panel is open to de-designation of the Parish Hall but would like to look further into assurances on the implementation of the applicant's plan through legal documentation. Staff will refer the matter to the City's Legal Department for further input.

Mr. Paul Chafe welcomed to the meeting and presented revised renderings for the project noting that Phase 1 contains 25 housing units while Phase II contains 15 units. It is the intent to retain the house, demolish the Parish Hall and deconstruct/re-create the archway. The applicant intends to use some materials from the demolition.

The Panel expressed concern that it needs assurance that the work being proposed can, indeed, be carried out. If demolition of the Parish Hall proceeds, it wants assurance that the other buildings can be retained, supported and secured if it is to lead in to Phase II of the project.

Mr. Chafe was thanked for his input and advised the matter will be revisited by the Panel upon receipt of the LUAR. The Panel would like to review the LUAR prior to making any recommendation on amending the heritage designation of the building.

**Mr. Greg Snow – 16 Church Hill – Information Note dated May 8, 2019 re:
Application to Develop a Multi-purpose Annex – St. John's Designated
Heritage Building, Cathedral of St. John the Baptist, 16 Church Hill**

The Panel was informed Gibbons + Snow Architects, on behalf of the property owner, the Anglican Cathedral of St. John the Baptist, has applied to develop an extension to the Cathedral. The new annex will contain church offices, a multi-purpose room and other related functions.

The subject property is located in Heritage Area 1, the Institutional and Open Space Districts of the St. John's Municipal Plan and is zoned Institutional (INST) and Cemetery (CEM). The Anglican Cathedral of St. John the Baptist is a City of St. John's Designated Heritage Building.

Mr. Snow was welcomed to the meeting. He stated this proposal has been under consideration by the Diocese for the last few years. In short, the Diocese wants to consolidate functions that are currently spread throughout other areas of the City.

The application was initially made to the City in 2017 but was placed on hold as more information was required. The applicants are now resuming the application and are presenting the design to the Built Heritage Experts Panel for feedback.

The Panel reviewed the renderings of the proposed structure and which includes church offices, a multi-purpose room and other rooms for related functions.

The Panel felt that the overall structure is a departure of other structures in heritage areas and it lacked character that blends in with the surrounding area. If constructed, it would detract from the heritage of surrounding buildings. It was felt the building in its current design competes instead of compliments the Cathedral.

Discussion resulted in the following suggestions:

- The design should incorporate features of the Cathedral and structures in the neighbourhood
- Confirmation will be required to ensure that the development does not impact the remains that may be in the adjacent cemetery.
- The design is ultra-modern with nothing that speaks to heritage or the neighbourhood.
- The building should draw inspiration from the Cathedral.
- Concern with sunshading.

While he felt the Diocese may not want to change the design, for which many resources have already been expended, he agreed to bring the comments of the Panel back to the owner for further review.

Adoption of Minutes

Minutes of April 18, 2019

Moved By Garnet Kindervater
Seconded By Rachel Fitkowski

That the minutes of the BHEP meeting held April 18, 2019 be adopted as presented.

CARRIED UNANIMOUSLY

Business Arising

Decision Note dated May 6, 2019 re: Metal Roofs and Solar Panels in St. John's Heritage Areas.

This matter was deferred due to time constraints.

New Business

Information Note dated May 6, 2019 re: Door and Garage Door Styles in Heritage Areas.

This matter was deferred due to time constraints

Heritage Financial Grants

It was agreed that the Panel would review and consider a decision note regarding the Heritage Financial Grants by way of an e-poll. If approved by the Panel, the matter will be referred to Committee of the Whole.

Adjournment and Next Meeting

There being no further business, the meeting adjourned at approximately 2:10 pm.

Robert Sweeney informed the Panel that this is his last meeting as he will be relocating to Montreal in the coming weeks. Once again, he was thanked for his contribution to the Panel.

Glenn Barnes
Chairperson

DECISION/DIRECTION NOTE

Title: Application to Develop a Multi-Purpose Annex
St. John's Designated Heritage Building, Anglican Cathedral of
St. John the Baptist
16 Church Hill
DEV1900091

Date Prepared: June 5, 2019

Report To: Chair and Members, Built Heritage Experts Panel

Councillor & Role: Councillor Maggie Burton, Planning and Development Lead

Ward: 2

Decision/Direction Required: To seek approval for the revised design of a multi-purpose annex extension to the Anglican Cathedral of St. John the Baptist, located at 16 Church Hill.

Discussion – Background and Current Status:

At the May 15, 2019 Built Heritage Experts Panel (BHEP) meeting, Mr. Greg Snow, on behalf of Gibbons + Snow Architects and the property owner, the Anglican Cathedral of St. John the Baptist, presented a proposed design for an extension to the Cathedral located at 16 Church Hill. The new annex will contain church offices, a multi-purpose room and other related functions and is proposed to be approximately 373m² and 2 storeys in height.

The subject property is located in Heritage Area 1, the Institutional and Open Space Districts of the St. John's Municipal Plan and is zoned Institutional (INST) and Cemetery (CEM). As the proposed extension may impact the adjacent cemetery, the applicants are working with an archaeologist and the Department of Tourism, Culture, Industry and Innovation on this application. The Anglican Cathedral of St. John the Baptist is a City of St. John's Designated Heritage Building, as well as a provincial Landmark Registered Heritage Structure and Historic Site of Canada. It has been recommended that the applicants contact Heritage NL and Parks Canada with respect to this development.

The Panel provided comments on the design and made recommendations for revisions. In general, the Panel and staff felt that the overall structure is a departure from other structures in heritage area and lacked character to make it blend in with the surrounding area. It was felt the building, in its current design, competes instead of compliments the Cathedral. The discussion resulted in the following recommendations:

- The design should incorporate features of the Cathedral and structures in the neighbourhood.
- Confirmation will be required to ensure that the development does not impact the human remains that may be in the adjacent cemetery.

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- The design is ultra-modern with nothing that speaks to heritage or the neighbourhood.
- The building should draw inspiration from the Cathedral.
- There are concerns with the tubular sunshades (above the second storey windows).

The application is being reviewed by staff for development approval. The applicant has resubmitted to the BHEP for a recommendation to Council regarding the building design. The proposal is a modern glass design which does not meet the standards of Section 5.9.4 Heritage Area Standards (Table) of the Development Regulations. As per Section 5.9.4, new buildings that do not meet the standards may be approved by Council through a comprehensive design package. Therefore, this development, as currently proposed, will require Council's approval. The architects have used *Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada* in developing the design. Standards 11 and 12 below speak to new additions:

11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

In the revised drawings, the building and stone colours have been adjusted to include beige colours to make it blend better with the Cathedral. The applicant would like to highlight the angular expression of the new building, which picks up on the angularity of the Cathedral. While the proposed addition may be subordinate and distinguishable from the Cathedral, it is not physically and visually compatible. The grade of the site works to the advantage of the design as the portion closest to the Cathedral will only be one-storey and therefore subordinate to the Cathedral. The colour adjustment is the only change made to the original design and the BHEP's comments have not been incorporated into the revised drawings. The addition is a modern building, but should reflect some elements of the Cathedral in its design. Therefore, it is recommended to refuse the application as proposed.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans:
A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
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 to refuse the proposed design of the annex extension to the Anglican Cathedral of St. John the Baptist, located at 16 Church Hill, as proposed.

It is further recommended that the applicant revise the design to include the following considerations:

- The design should draw inspiration from the Cathedral and incorporate features of the Cathedral and other structures in the neighbourhood (Heritage Area 1)
- Ensure that the development does not impact the human remains that may be in the adjacent cemetery.
- The sunshades on the windows should be redesigned to better reflect the heritage area, or removed.

Prepared by/Signature:

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

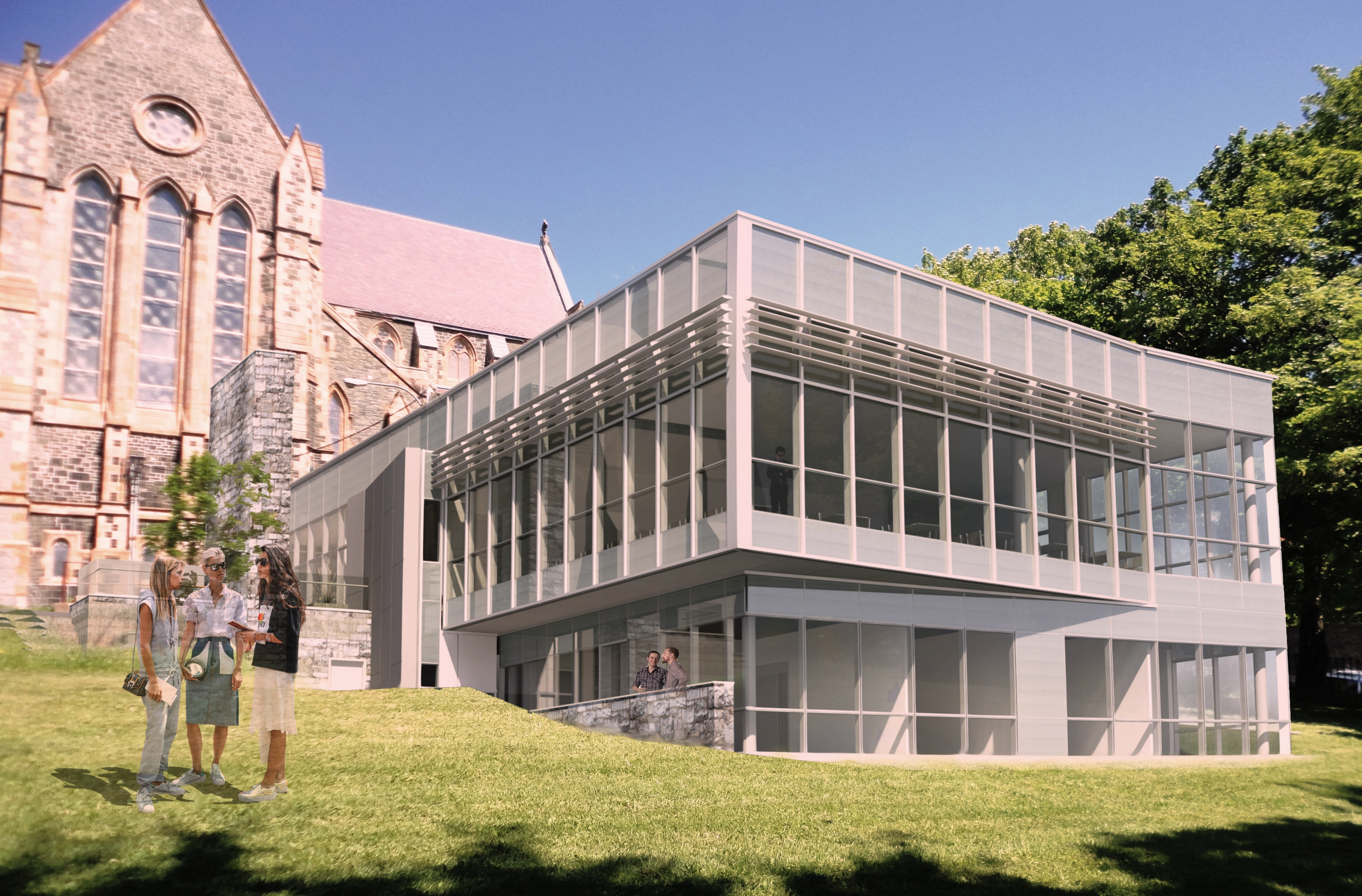
AMC/dlm

Attachments:

Location of Subject Property
Applicant's Revised Submission

Location of Subject Property
16 Church Hill

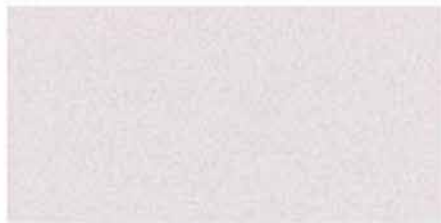






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Anodic Clear M-35



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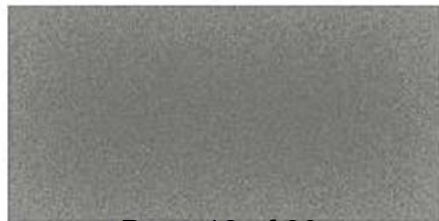
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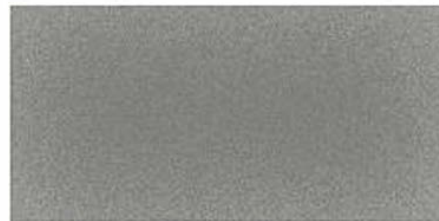
Champagne Bronze M-94



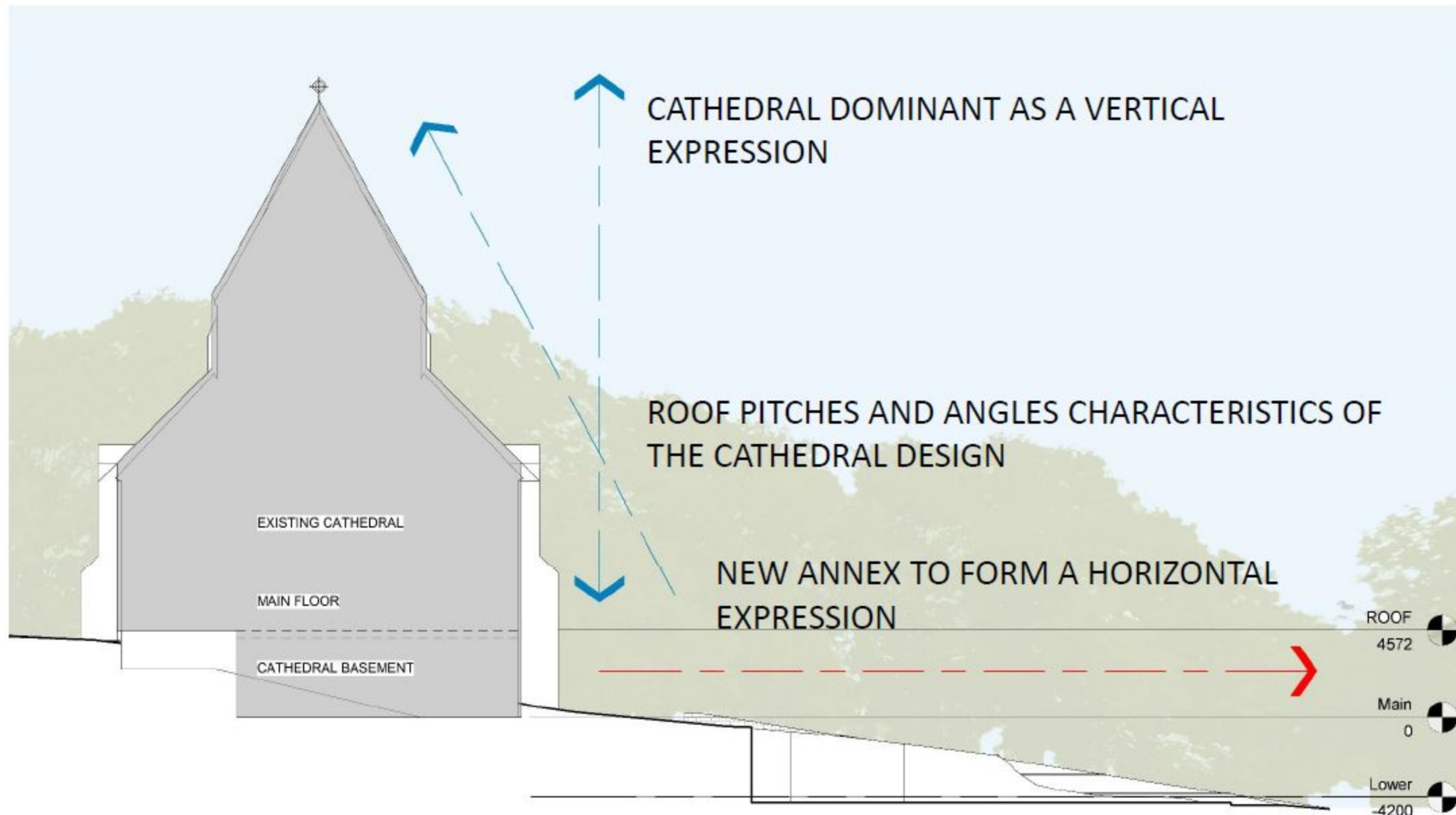
Aged Bronze M-367



Pewter Mica M-366



Medium Grey M-301



DECISION/DIRECTION NOTE

Title: Metal Roofs and Solar Panels in the St. John's Heritage Areas

Date Prepared: May 6, 2019

Report To: Chair and Members, Built Heritage Experts Panel

Councillor & Role: Councillor Maggie Burton, Planning and Development Lead

Ward: All

Decision/Direction Required:

To discuss options for energy efficient retrofits on buildings in the St. John's Heritage Areas, specifically the use of metal roofs and solar panels.

Discussion – Background and Current Status:

The item was discussed at the April 18, 2019 Built Heritage Experts Panel (BHEP) meeting. The previous staff memo had recommended more research may be required prior to a recommendation to Council; however, the BHEP was satisfied with the information provided and made a recommendation which went to the May 1, 2019 Committee of the Whole meeting. Given differences in the recommendations between the staff report and the BHEP meeting, Council has referred the item back to the Panel for clarification.

Background

As older buildings are renovated, many residents and property owners are looking for ways to make their buildings more energy efficient. The City wishes to encourage adaptive re-use of buildings in the Heritage Areas, and therefore the City is seeking ways to strike a balance between preserving the heritage and character defining elements of a buildings and allowing renovations to make the building more energy efficient. In particular, the use of metal roofs and solar panels are brought to the Panel for discussion and recommendation. This discussion is limited to buildings in the Heritage Area and does not include designated Heritage Buildings because any renovation to a designated Heritage Building would be assessed on its own merit and require Council's approval.

Metal Roofs

The City is beginning to receive requests for metal roofs. As per Section 5.9.4 Heritage Area Standards (Table) of the St. John's Development Regulations, modern roofing materials may be used in all three Heritage Areas. In Heritage Area 1, modern materials may be used provided such materials, in the opinion of the Inspector, replicate the period style and materials of the structure.

Metal roofs have about a 50-year lifespan and are a good option for areas with high winds. While metal roofs are about three times the cost of asphalt shingled roofs, some residents

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prefer metal due to the long lifespan. Similar to other roofing materials, metal roofs come in a variety of shapes, styles and colours. One of the more popular styles are the gauged and standing seam roof style, but other options include slate style, shake style and Mediterranean tile, among others (see below). The gauge style typically does not replicate the period style of residential buildings in the St. John's Heritage Areas. In some cases, the other styles may be more appropriate but generally cost 50% more than the gauged style.

The City allows a variety of roofing materials in the Heritage Area, as long as it replicates the roofing styles along the streetscape; metal shingled styles could be permitted but the gauged metal roof style would not be recommended. While allowing shingled metal roof styles may be a balance between heritage preservation and energy efficiency, there will be an additional cost for residents if the City limits the style choice.



Gauged Style



Slate Style



Steel Shingle Style



Cedar Shake Style

Solar Panels

Solar technologies are important for both environmental and financial reasons. As technologies advance, so do the options for solar panels. Research on solar panel policies in heritage conservation areas in other municipalities shows that there are a variety of policies ranging from very restrictive to no restrictions at all. Below is a summary of such policies and the benefits and drawbacks of each:

- Solar panels not permitted – This type of policy ensures that heritage conservation areas are maintained in their purest form with other original materials permitted. While the historic features are maintained, it is argued that denying applications outright may make historic homes unsustainable in the future energy economy.
- Solar panels are only permitted on sides not facing a public road – This type of policy ensures that the view of the building from the street is preserved while allowing the potential for installation on another side of a sloped roof. This may work for some residents; however, the disadvantage is that depending on the orientation of the street and the building, there may be cases where one neighbour may be permitted solar panels while the other is not.
- Solar panels are permitted as long as they do not detract from the look of the building – This type of policy is fairly flexible and does not limit the location of the solar panel but is subjective. It is not a clear-cut policy that informs the property owner if they would be approved or not. This type of policy would benefit from an information pamphlet indicating what placement would be appropriate in a Heritage Area.
- Solar panels are permitted – This type of policy removes any subjectivity, but also removes the control of placement of solar panels. There is a risk that the solar panels may alter the look of the heritage conservation area.

The St. John's Heritage Area is at an advantage with respect to solar panels because a large portion of buildings in the Heritage Areas have flat roofs. Recognizing that solar panels generally need to be installed on an angle, it is not believed that solar panels on flat roofs would detract from the look of the building, especially on a black roof. It would not be recommended to install a solar panel on the sloping side of a mansard roof.

The topic is brought to the Panel for a discussion on appropriate solar panel policies for the St. John's Heritage Areas, and options for gabled and sloped roof styles.



Example of solar panels installed on a flat roof



Solar panels that blend with the existing roof. Note, more expensive solar panels generally include pure black panels that do not have a metal frame or rims and only extends five inches from the roof's surface



Solar panels that detract from the look of the building.
Source: citylab.com

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Heritage Foundation of Newfoundland and Labrador; property owners.

3. Alignment with Strategic Directions/Adopted Plans:
A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
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:

That the following apply to the use of modern roof materials in heritage areas:

- Shingle-style metal roofs for residential dwellings will be permitted subject to the material replicating heritage style. Non-residential buildings may be permitted other styles of metal roofs if the style replicates the existing roof style.
- Solar Panels will be permitted as long as they are not visible from the street.

Prepared by/Signature:

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMC/dlm

Attachments: Not applicable.

INFORMATION NOTE

Title: Door and Garage Door Styles in Heritage Areas

Date Prepared: May 6, 2019

Report To: Chair and Members, Built Heritage Experts Panel

Ward: All

Discussion – Background and Current Status:

In numerous Built Heritage Experts Panel (BHEP) meetings, the topic of door and garage door styles has been raised. Staff currently use *The Heritage Look: Renovating Your Home* as a guide in determining appropriate door styles, however there are a variety of door and garage door styles available today that were not available in 1978 when the guide was first prepared by the St. John's Heritage Foundation. Therefore, staff are requesting the Panel's assistance in determining appropriate door and garage door styles for the three St. John's Heritage Areas.

Further, staff are currently drafting a Heritage Bylaw which will regulate the design of buildings in the St. John's Heritage Areas. Following adoption of the Heritage Bylaw, staff will prepare a series of information sheets for residents and applicants in the Heritage Area to clearly identify acceptable door and garage door styles. Recommendations from the Panel will assist in developing the information sheet.

The Panel will be provided with a PowerPoint presentation prior to the May 15 BHEP meeting for review. At the meeting we will review various styles of doors and garage doors to determine which are appropriate in the Heritage Areas. Some may be appropriate in Heritage Area 3, but not in Heritage Area 1.

Following the discussion with the Panel, a Decision Note will be prepared for the next Panel meeting indicating the recommendations. The Decision Note will be forwarded to Council for their direction.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable
2. Partners or Other Stakeholders: Not Applicable

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3. Alignment with Strategic Directions/Adopted Plans:
A Sustainable City - Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Not Applicable
5. Engagement and Communications Considerations:
At a later date, following adoption of the Heritage Bylaw, information notes on various heritage items will be prepared.
6. Human Resource Implications: Not Applicable
7. Procurement Implications: Not Applicable
8. Information Technology Implications: Not Applicable
9. Other Implications: Not Applicable

Conclusion/Next Steps:

The discussion and recommendations from the Panel will be used to inform a Decision Note on door and garage doors styles. The Decision Note will be brought back to the next Built Heritage Expert Panels meeting for a recommendation to Council.

Prepared by/Signature:

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMC/dlm

Attachments:

The Heritage Look: Renovating Your Home

DECISION/DIRECTION NOTE

Title: 6 Cathedral Street, Masonic Temple
Designated Heritage Building
Exterior Renovations

Date Prepared: June 10, 2019

Report To: Chair and Members, Built Heritage Experts Panel

Councillor & Role: Councillor Maggie Burton, Planning and Development Lead

Ward: All

Decision/Direction Required:

To seek approval for exterior façade renovations and fire exit stairway at 6 Cathedral Street.

Discussion – Background and Current Status:

At the September 27, 2018 Built Heritage Experts Panel (BHEP) meeting, the Panel was informed that the owners of the Masonic Temple were contemplating extensive renovations to the building. At that time there were immediate life safety issues that needed to be address and the recommendation from the Panel was to support remedial exterior work. It was further recommended to invite the owners to attend a future meeting of the Panel to discuss the phased plan for upgrades. Ms. Kathie Hicks, on behalf of Spirit of Newfoundland, attended the January 8, 2019 BHEP meeting to outline the proposed renovations and answer any questions the Panel may have prior to making an application for the renovations. Some key points from the discussion were:

- The company is very interested in retaining as much heritage from the building as possible.
- The company is working with the Heritage Foundation in engaging contractors who can properly carry out the required work. However, It is difficult to find a firm with a masonry background.
- The company is seeking a tenant for the third floor of the building.
- External restoration will likely be a five-year project. The intention is to replace/restore the brick or to go with a comparable material.

For the company to use the third floor, the building must be renovated to include fire exits from the third floor. The proposed renovations will convert an existing window into a door and add a fire exit stairway. The stairway will be located on the north elevation and will be made of pressure treated wood which will be stained in a colour to be determined at a later date. In this case, the proposed wood stairway will meet building and fire codes. The renovations will also include replacing existing windows with new fire rated windows of the same size and shape.

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The subject property is located within Heritage Area 1, the Residential Downtown District of the St. John's Municipal Plan and is zoned Residential Downtown (RD). The building is designated by Council as a Heritage Building and requires Council's approval for any exterior renovations. The building is also a Provincial Registered Heritage Structure and the Heritage Foundation has been involved throughout the renovation with assessments of the building and sourcing appropriate renovation materials.

As the City wishes to encourage the use and re-use of Designated Heritage Buildings, renovating the building to meet fire regulations in order to allow the use of the third floor is recommended. The installation of the fire exit door will have a minimal impact and is located on the side of the building. While the fire exit will be visible from the street, the impact is also believed to be minimal. Therefore, it is recommended to approve the exterior renovations at 6 Cathedral Street, as proposed.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Heritage Foundation of Newfoundland and Labrador
3. Alignment with Strategic Directions/Adopted Plans:
A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
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 to approve the exterior renovations and installation of a fire exit stairway on the Masonic Temple, located at 6 Cathedral Street, as proposed.

Prepared by/Signature:

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMC/dlm

Attachments:

Location of Subject Property
Applicant's Submission

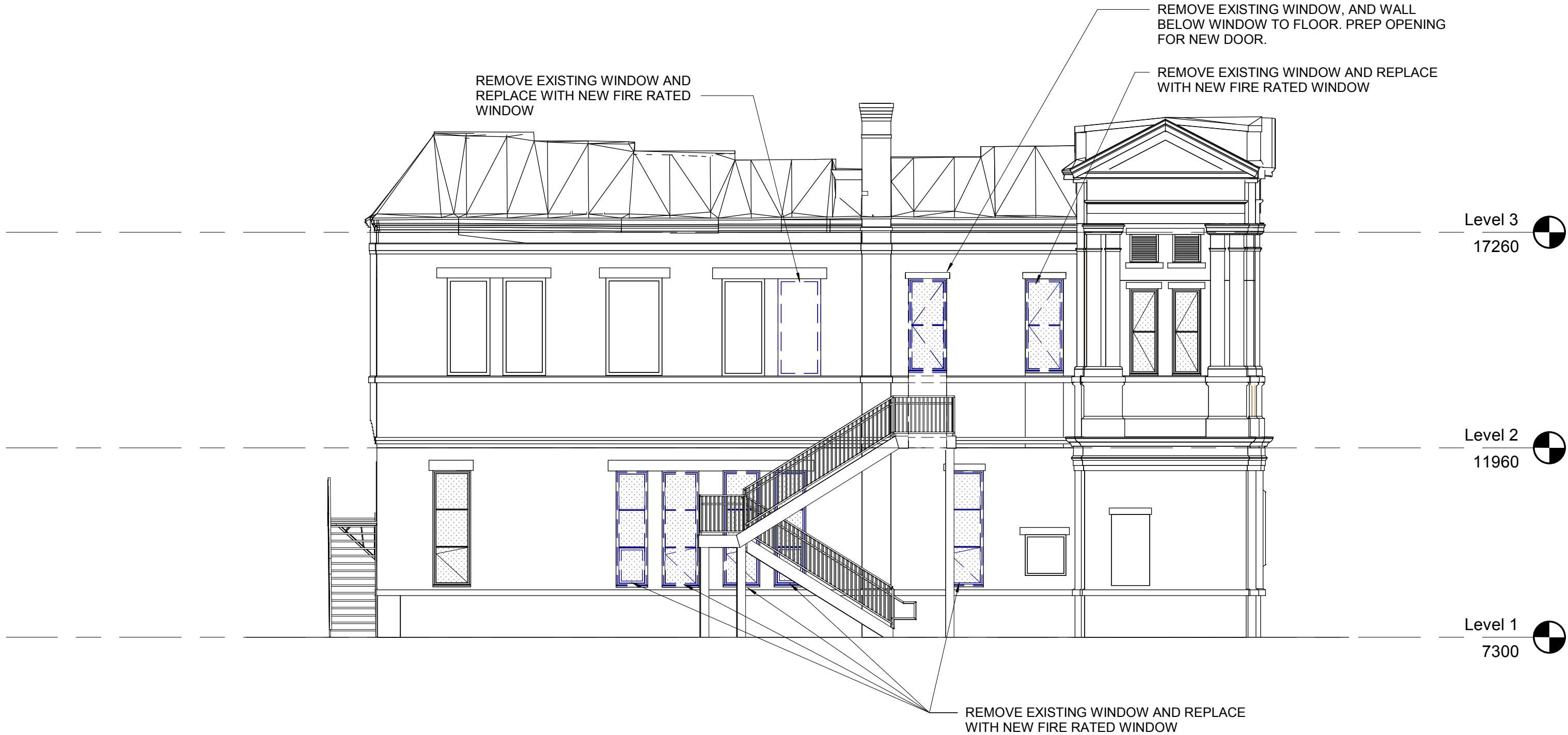
Location of Subject Property
6 Cathedral Street



C:\Users\pardy\Documents\193003_CENTRAL_pardy@powersbrown.com.rvt

6/7/2019 4:48:45 PM

C4 EXISTING / DEMOLITION NORTH ELEVATION
SCALE: 1:96



**powers
brown
archi
ecture**

Architectural Consultant:
Powers Brown Architecture
354 Water St., Suite 212
St. John's, NL A1C 1C4
709.726.3941
www.powersbrown.com

PROJECT TITLE

Masonic Temple Restoration

6 Cathedral Street St. John's NL

A PROJECT FOR

**Spirit of Newfoundland
Catering**

GENERAL NOTES

	DATE	△ REVISION
1	05.31.2019	ISSUE FOR CLIENT REVIEW
2	06.07.2019	ISSUE FOR PERMIT

PROJECT NO: 193003

DRAWN BY: DP

CHECKED BY: SMS

SHEET TITLE

**DEMOLITION EXTERIOR
ELEVATIONS**

SEAL

SHEET NUMBER

AD201

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C4 OVERALL NORTH ELEVATION
SCALE: 1:96



A4 OVERALL EAST ELEVATION
SCALE: 1:96

powers
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archi
ecture

Architectural Consultant:
Powers Brown Architecture
354 Water St., Suite 212
St. John's, NL A1C 1C4
709.726.3941

www.powersbrown.com

PROJECT TITLE

Masonic Temple Restoration

6 Cathedral Street St. John's NL

A PROJECT FOR
Spirit of Newfoundland
Catering

GENERAL NOTES

	DATE	△ REVISION
1	05.31.2019	ISSUE FOR CLIENT REVIEW
2	06.07.2019	ISSUE FOR PERMIT

PROJECT NO: 193003

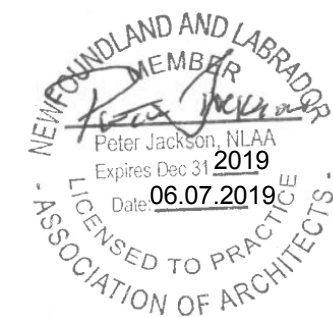
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CHECKED BY: SMS

SHEET TITLE

OVERALL BUILDING
ELEVATIONS

SEAL



SHEET NUMBER

A201

6 Cathedral Street St. John's NL

A PROJECT FOR
t of Newfoundland
Catering

GENERAL NOTES

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PROJECT NO: 193003

DRAWN BY: DP

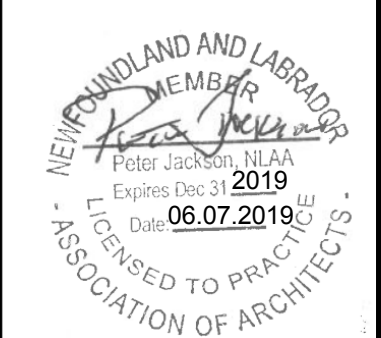
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SHEET TITLE

OVERALL BUILDING ELEVATIONS

SEAL

SHEET NUMBER



A202



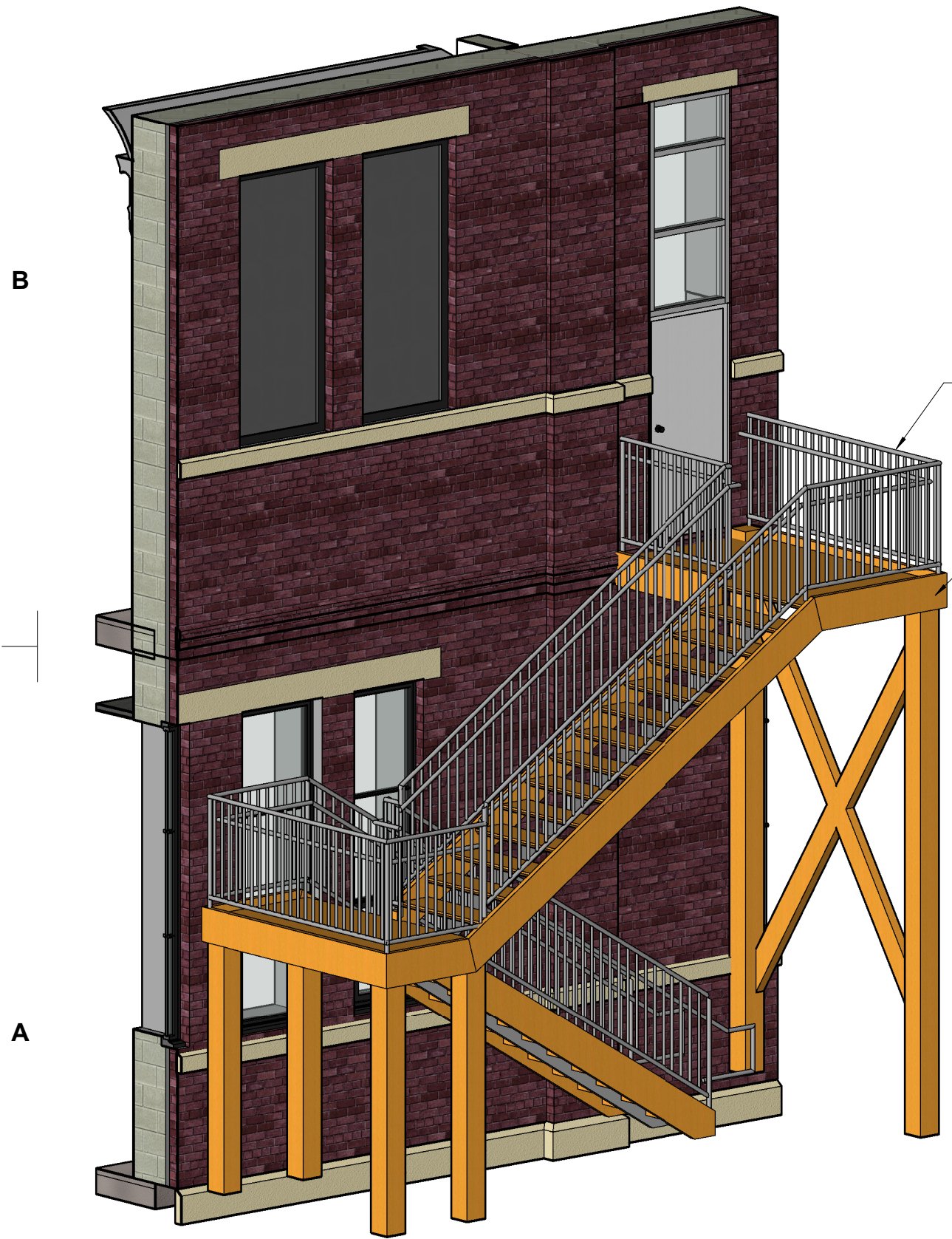
C4 OVERALL SOUTH ELEVATION
SCALE: 1:96



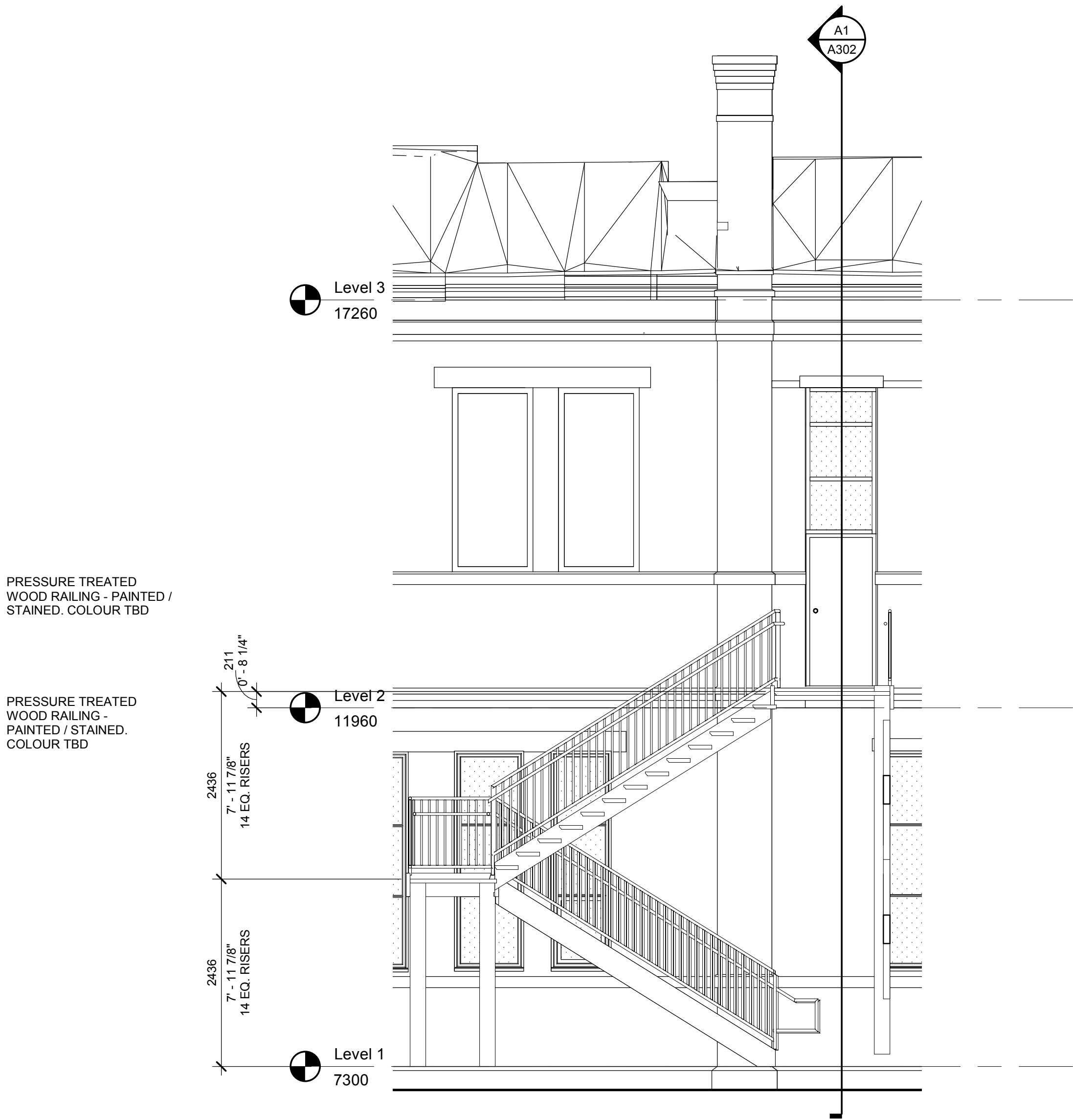
A4 **OVERALL WEST ELEVATION**
SCALE: 1:96

C:\Users\pardy\Documents\193003_CENTRAL_pardy@powersbrown.com.nvt

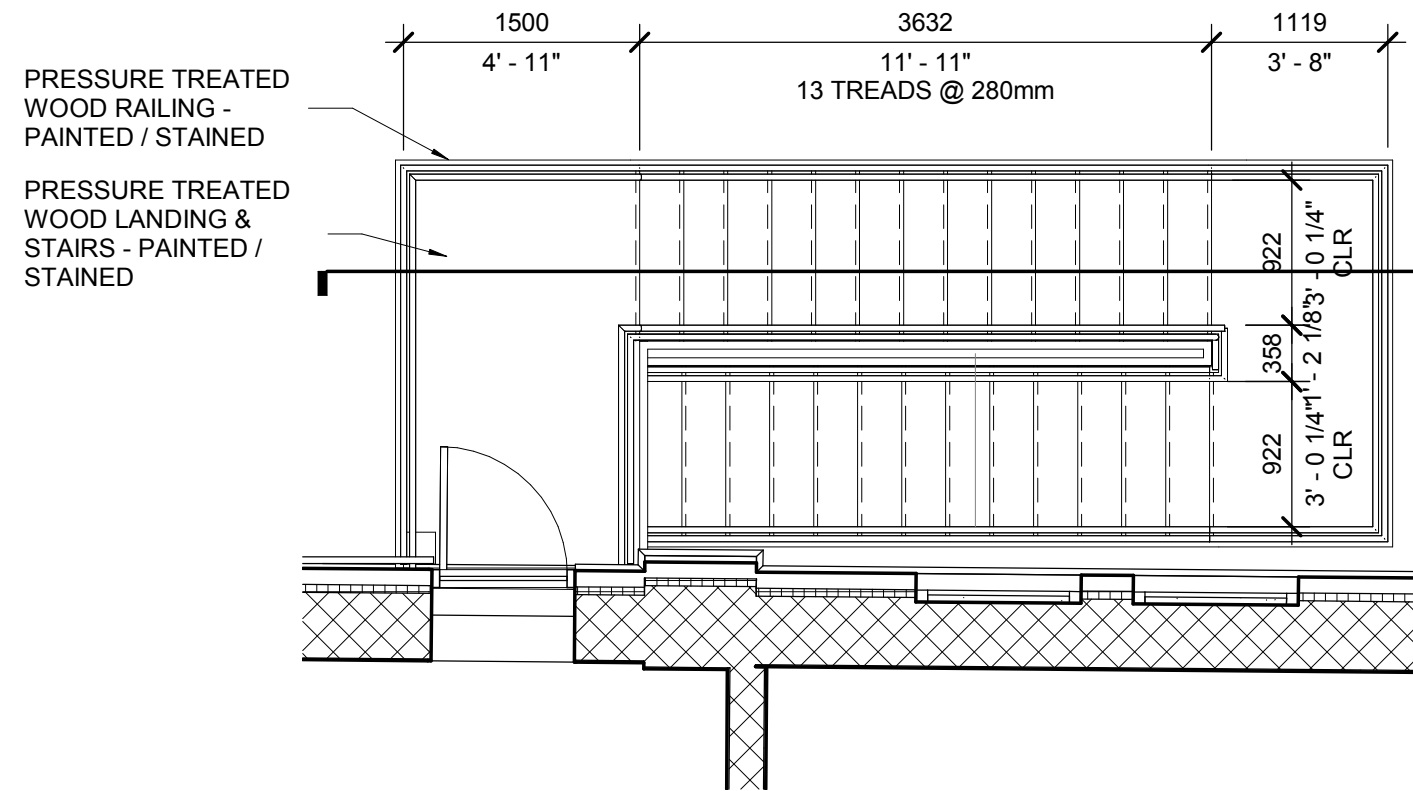
6/7/2019 4:52:08 PM



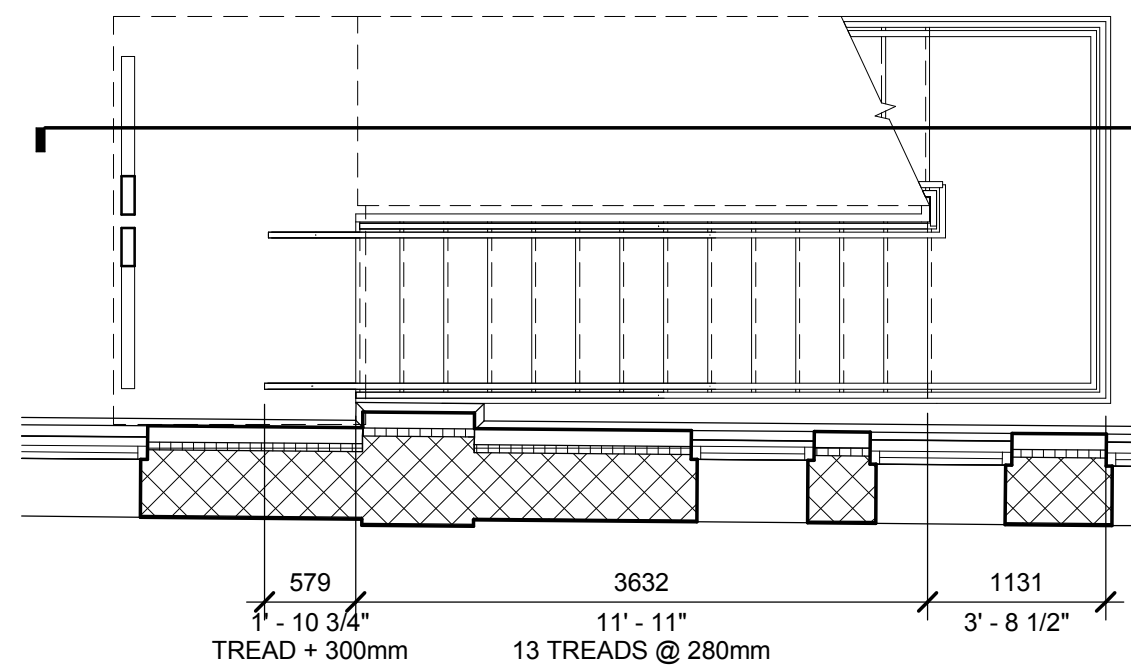
A1 EXTERIOR STAIR VIEW
SCALE:



A2 SECTION @ EXTERIOR STAIR
SCALE: 1:48



B4 ENLARGED EXTERIOR STAIR PLAN LEVEL 02
SCALE: 1:48



A4 ENLARGED EXTERIOR STAIR PLAN - LEVEL 01
SCALE: 1:48

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Architectural Consultant:
Powers Brown Architecture
354 Water St., Suite 212
St. John's, NL A1C 1C4
709.726.3941
www.powersbrown.com

PROJECT TITLE

Masonic Temple Restoration

6 Cathedral Street St. John's NL

A PROJECT FOR
Spirit of Newfoundland
Catering

GENERAL NOTES

	DATE	REVISION
1	05.31.2019	ISSUE FOR CLIENT REVIEW
2	06.07.2019	ISSUE FOR PERMIT

PROJECT NO: 193003

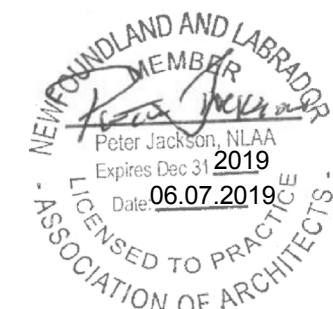
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SHEET TITLE

STAIR PLANS, SECTIONS
AND DETAILS

SEAL

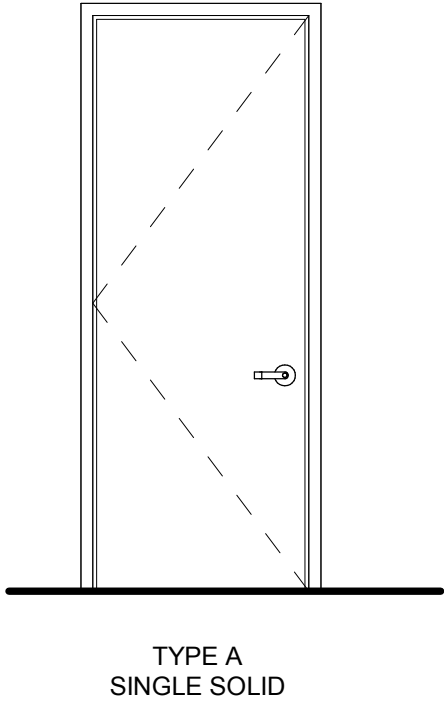


SHEET NUMBER

A431

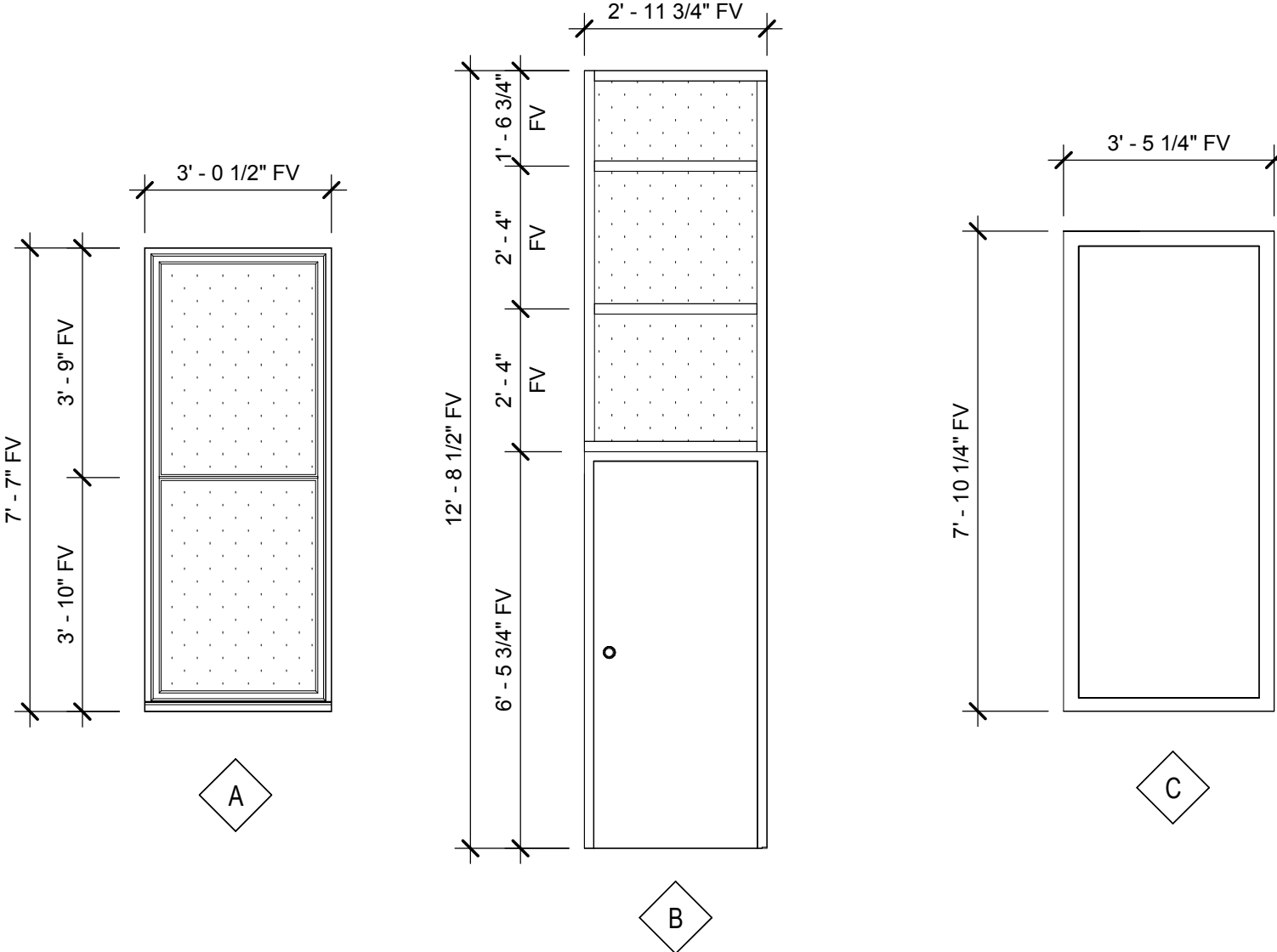
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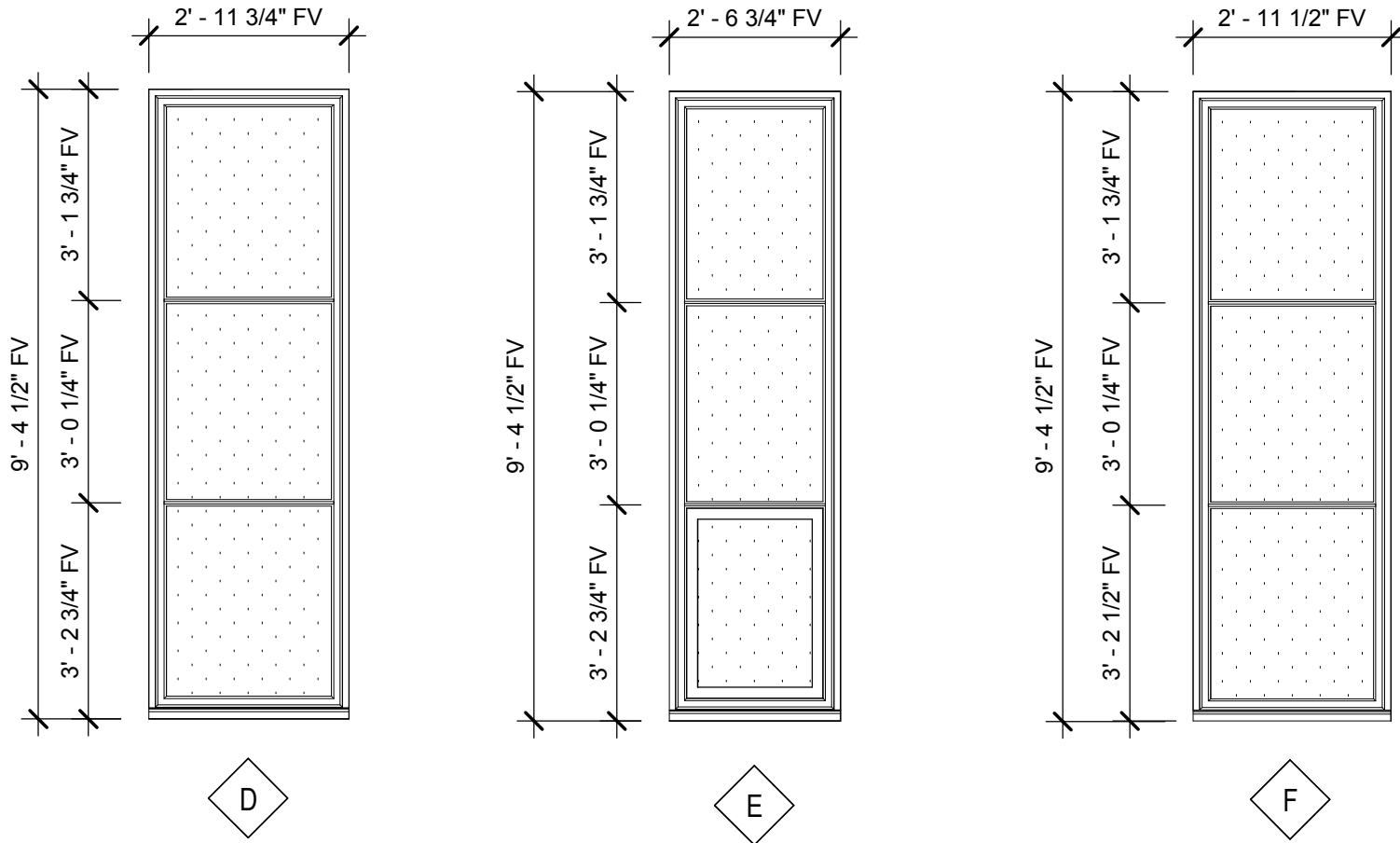


TYPE A
SINGLE SOLID

C



B



A

DOOR ELEVATIONS

WINDOW ELEVATIONS

DOOR & FRAME SCHEDULE

DOOR ASSEMBLY				DOOR MATERIAL			FRAME MATERIAL		Hardware Set	Fire Rating	Remarks
Location	Number	Type	Description	Width	Height	Thickness	Door Material	Finish			
EXIT	201	A	SINGLE	910	2050	30	HM	PAINTED	HM	PAINTED	

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PROJECT NO:	193003
DRAWN BY:	DP
CHECKED BY:	SMS

SHEET TITLE
DOOR AND FRAME SCHEDULE

SEAL	SHEET NUMBER
	A603