

ST. JOHN'S

Minutes of Built Heritage Experts Panel

August 14, 2019

12:00 p.m.

Conference Room A, 4th Floor City Hall

Present: Glenn Barnes, Chairperson
Garnet Kindervater, Contractor
Rachel Fitkowski, Landscape Architect
Mark Whalen, Architecture
Ken O'Brien, Chief Municipal Planner
Ann Marie Cashin, Heritage and Urban Planner

Regrets: Bruce Blackwood, Contractor
Dawn Boutilier, Planner
Rob Schamper, Technical Advisor

Staff: Shanna Fitzgerald, Legislative Assistant

3. APPROVAL OF THE AGENDA

Moved By Rachel Fitkowski

Seconded By Garnet Kindervater

That the agenda be adopted as presented.

CARRIED UNANIMOUSLY

4. ADOPTION OF THE MINUTES

4.1 Minutes dated July 17, 2019

Moved By Rachel Fitkowski

Seconded By Mark Whalen

That the minutes of the Built Heritage Experts Panel of July 17, 2019 be adopted as presented.

CARRIED UNANIMOUSLY

5. BUSINESS ARISING FROM THE MINUTES

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

This matter was deferred from the May 15, 2019 Built Heritage Experts Panel Meeting. The discussion and recommendations from the Panel will be used to inform a Decision Note on door and garage doors styles.

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.

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.

The Panel reviewed the examples prepared in the presentation. All door styles were found in the different Heritage Areas. The intent of the presentation was to seek the Committee's direction on the door styles presented.

The Panel noted the following:

- Heritage Area 1: design should include more detailing around the doors.
- Panel recommends against varnishing wooden doors due to their likelihood to chip..
- The Panel would prefer more customization of doors as opposed to off the shelf standard models, particularly in Heritage Area 1. It was noted that stock doors can be purchased and modified.

- For those doors with glass, plain glass is preferred to frosted.
- In relation to storm doors, the Panel recommends full glass design to enable display of the interior door.

The presentation outlined various styles of doors and the following was noted by the Panel:

- 6 panel doors are acceptable as long as the guidelines are followed in relation to the application of trim work.
- 5/6 panel doors are the less common style and would no longer be available. In such cases, restoration would be recommended. Consideration would need to be made to matching the side panels.
- Oval doors could be replicated by some manufacturers and the under shelf (ledge) could be manufactured. 1/3 lower panel must be maintained.
- Glass oval inset doors will be allowed with the requirement that there must be 1/3 panel on bottom of door.
- The Panel would recommend against multiple vertical paneled doors with glass inset and one paneled doors.
- Half glass door variations are more traditional. The detail under the glass is easy to replicate.
- The Panel recommended against standard modern divided glass doors with applied grills as they are not traditional looking doors.
- True divided glass doors would be allowed (individual panes).
- 3/4 glass doors that are the modern version of heritage doors with what looks like leaded glass will be allowed.
- Max 2/3 glass doors will be allowed with recommendation for plain glass.
- Craftsman style doors are not recommended. There should be a requirement of having a minimum of 1/2 glass.
- Doors with top half moon (sunburst) window are not recommended.

The presentation reviewed various styles of garage doors and the following was noted:

- Multi panel garage doors were discussed by the Panel. Recommendations were made by the Panel that glass will be allowed in the upper panels without grilles.
- If there are hinge details (carriage style) the Panel recommends that the color is the same as the door.
- True flat panel garage doors will be allowed but with the recommendation it blends with the house.

The Heritage and Urban Planner, will bring forward a decision note outlining the directions discussed today at a future Built Heritage Experts Panel.

6. **NEW BUSINESS**

6.1 **Decision Note dated August 12, 2019 re: 119 Waterford Bridge Road**

The City received an application to designate 119 Waterford Bridge Road as a Heritage Building. The subject property is located in the Residential Low Density District of the St. John's Municipal Plan and is zoned Residential Low Density (R1). The property is not located in a Heritage Area.

Applicants recognize the historic significance of the structure, so the residents intend to maintain the existing architectural style. Renovations that have been approved to this point will be permitted.

Resident indicated original structure burned so this structure would be dated in the late 1880s.

The Panel suggested that a letter of congratulations be sent to the applicant on behalf of the Built Heritage Experts Panel.

Moved By Mark Whalen

Seconded By Garnet Kindervater

That Council designate 119 Waterford Bridge Road as a Heritage Building.

Should Council wish to proceed with heritage designation, Council may direct Legal to undertake a Designation By-law for consideration.

CARRIED UNANIMOUSLY

7. **ADJOURNMENT**

There being no further business, the meeting adjourned at 1:36 pm.

GLENN BARNES, CHAIR