



Built Experts Heritage Panel Agenda

August 19, 2020

12:00 p.m.

Virtual

Pages

1. CALL TO ORDER
2. PRESENTATIONS/DELEGATIONS
 - 2.1 331 Water Street, Fascia and Wall Signs, SGN2000051 1
 - 2.2 172 Campbell Avenue, Heritage Designation 11
3. APPROVAL OF THE AGENDA
4. ADOPTION OF THE MINUTES
 - 4.1 Adoption of Minutes - May 27, 2020 34
5. BUSINESS ARISING FROM THE MINUTES
6. NEW BUSINESS
 - 6.1 Metal Roofs in Heritage Areas 40
7. ADJOURNMENT

DECISION/DIRECTION NOTE

Title: 331 Water Street, Fascia and Wall Signs, SGN2000051

Date Prepared: August 13, 2020

Report To: Built Heritage Experts Panel

Councillor and Role: Maggie Burton, Built Heritage Experts Panel

Ward: Ward 2

Decision/Direction Required:

To seek approval for the proposed fascia and wall signs at 331 Water Street.

Discussion – Background and Current Status:

The City received an application for fascia and wall signs at 331 Water Street. The subject property is located in Heritage Area 1, the Commercial Downtown District of the St. John's Municipal Plan and is zoned Commercial Central Retail (CCR). The building is under construction and is not a designated Heritage Building.

The sign application is brought to the Built Heritage Experts Panels because the proposed signs exceed the maximum size set out in the Heritage Area Sign By-law. Pursuant to Section 20 of the By-law, the Heritage Advisory Committee may recommend to Council the acceptance of certain non-conforming signs whose particular design or situation merit such consideration and Council may accept or reject the recommendation, provided that the sign does not contravene the provisions of the St. John's Sign By-Law. Note, the proposed signage here does not contravene the Sign By-Law.

The attached renderings include signs for BMO (the Bank of Montreal) and for a future main tenant and other tenant. However, the applicant has indicated that they are seeking approval only for the four BMO signs at this time. Once the other tenants are confirmed, they will seek a separate sign approval at that time.

For fascia signs, the sign shall not exceed 24 inches in height. The letters of the proposed BMO fascia sign (shown as S3) on Water Street meet this requirement, however the logo measures 34.75 inches high. Wall signs are not permitted to be placed above second storey windows and shall not exceed 3 square metres (32 square feet). The proposed wall signs are located at the top of the third storey and are larger than permitted. Signs S1 and S2 are almost twice the permitted size, while S3 is within the size requirements but is still located above the second storey windows. During discussions, consideration should be given to the massing of the building and that the signs are located on the modern-style portion of the building.

ST. JOHN'S

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Applicant, citizens and downtown organizations.
3. Alignment with Strategic Directions/Adopted Plans:
St. John's Strategic Plan 2019-2029 – A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live
4. Legal or Policy Implications: Heritage standards of the St. John's Development Regulations and provisions of the Heritage Area Sign By-law.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That the Built Heritage Experts Panel review the proposed signage at 331 Water Street and make a recommendation to Council on this matter.

Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage
Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Location of Subject Property
331 Water Street



Report Approval Details

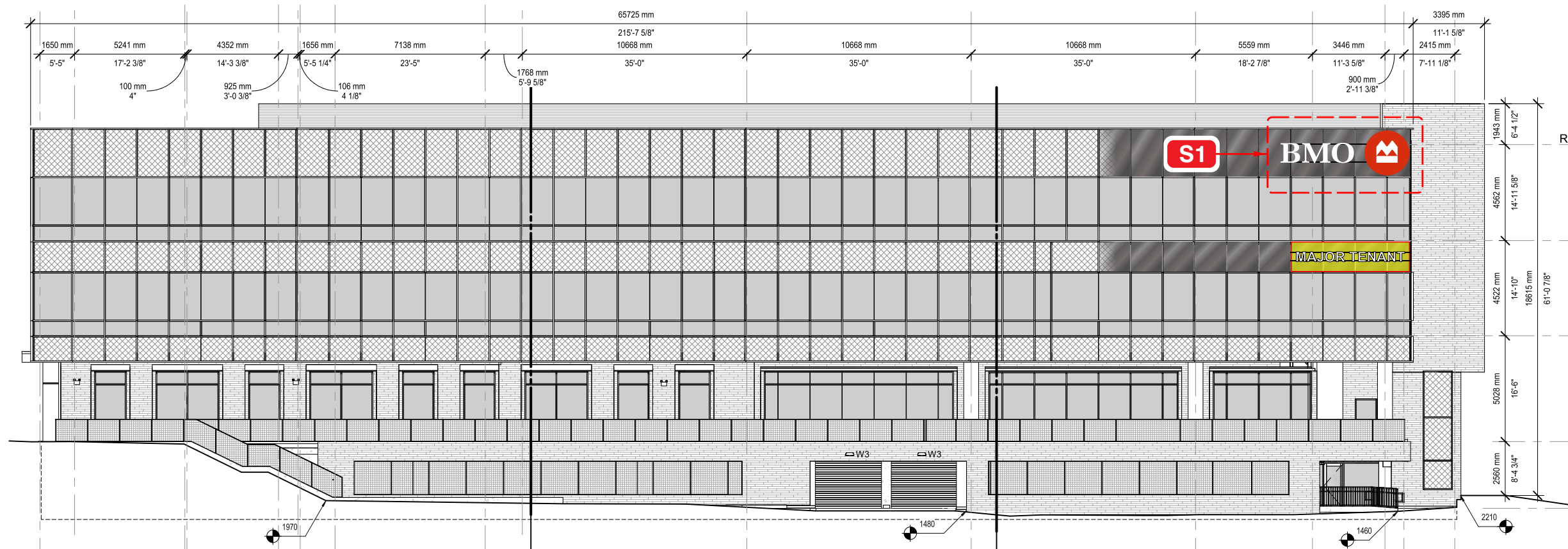
Document Title:	331 Water Street, Fascia and Wall Signs, SGN2000051.docx
Attachments:	- 331 Water Street - Attachment.pdf
Final Approval Date:	Aug 14, 2020

This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Aug 14, 2020 - 9:08 AM

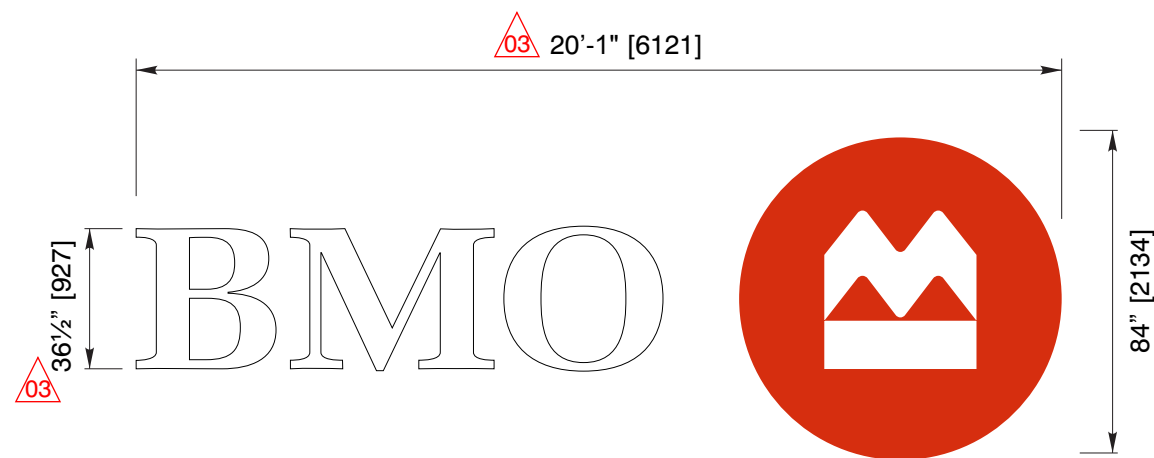
Jason Sinyard - Aug 14, 2020 - 12:04 PM

S1



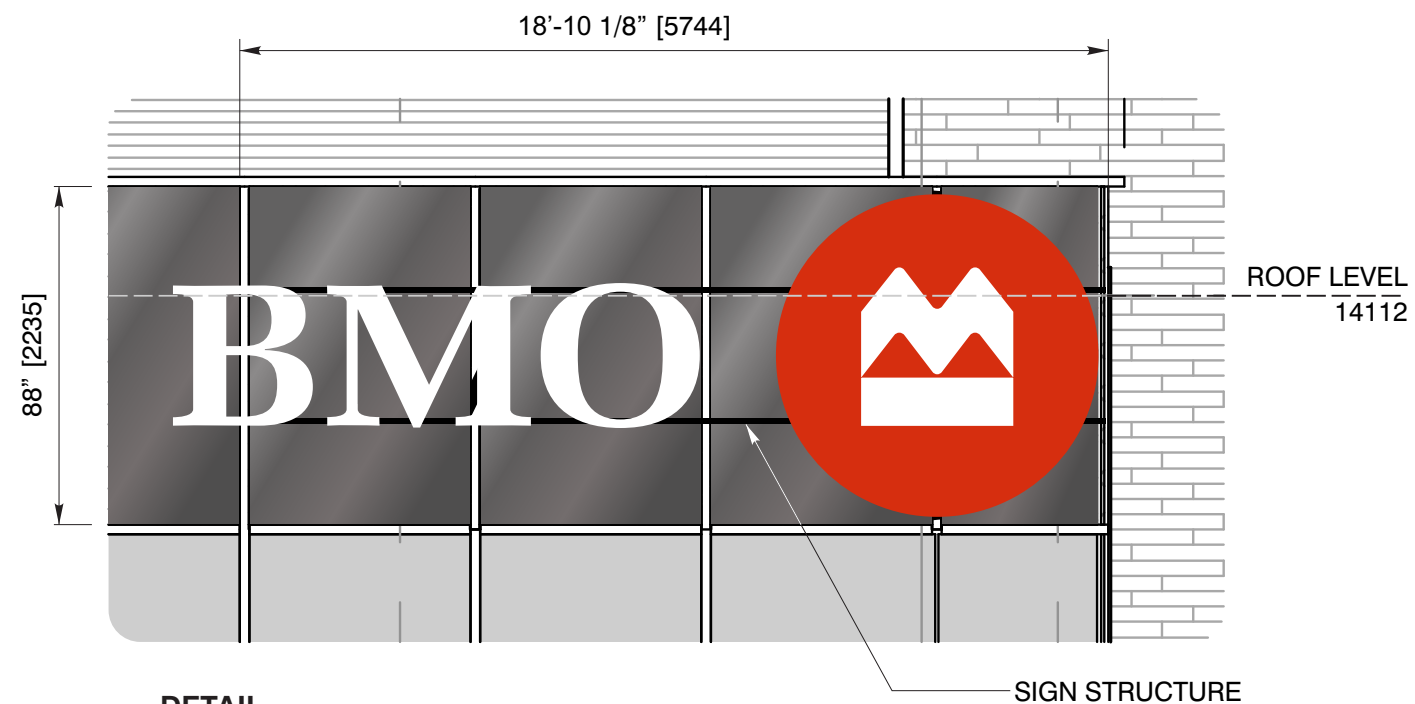
SOUTH ELEVATION

SCALE: 1:230



GRAPHIC ELEVATION

SCALE: 1:50



DETAIL

SCALE: 1:50

APPROVAL BOX	INITIAL	DATE
CUSTOMER APPROVAL		

REVISIONS				
No.	DESCRIPTION	Init.	Ver.	DATE yy-mm-dd
00	PRESENTATION	FT	JB	20-05-20
01	PRESENTATION	FT	JB	20-05-22
REV. RESTAURANT LOGO EAST ELV. ADDED				
02	PRESENTATION	FT	JB	20-06-05
REV. S16 CHANGE TO GENERIC LOGO				
03	PRESENTATION	FT	JB	20-07-13
REV. BMO LOGO UPDATE				

[illegible]

m
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4130, Highway 440 west
South service road
Laval (Québec) H7T 0H3
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Phone : 514.955-3333
Fax : 450.668.8822

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ACCOUNT EXEC.:
CARLO PAOLUCCI

PROJECT MANAGER:
JOSÉE BUSSIERES

CLIENT: **ALRE PROPERTIES**

1652 RUE SHERBROOKE OUEST
MONTREAL, QC. H2L 1M5

PROPERTY CODE:

SITE/PROJECT:

BMO NEWFOUNDLAND

331 WATER STREET
ST. JOHN, NL A1C 1B9

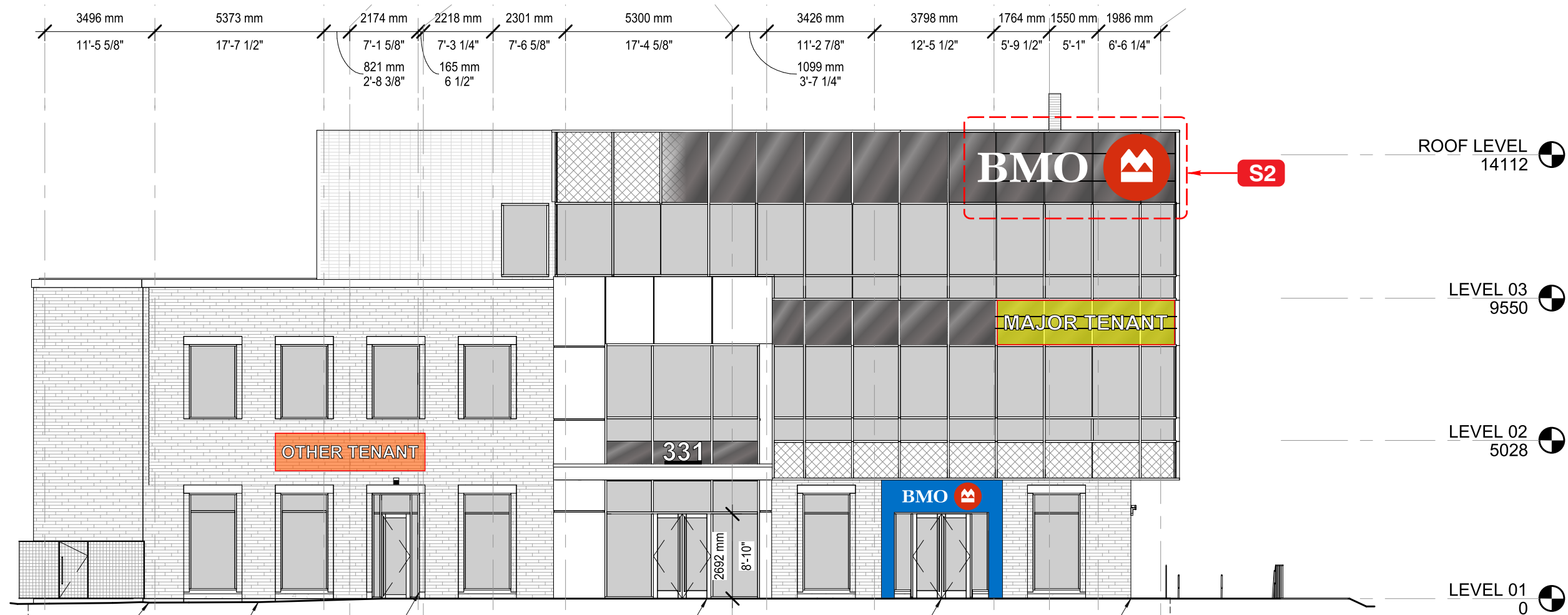
TYPE OF PROJECT: **NEW BUILT**

TITLE: SOUTH ELEVATION

FILE: 16460_GEN_R03

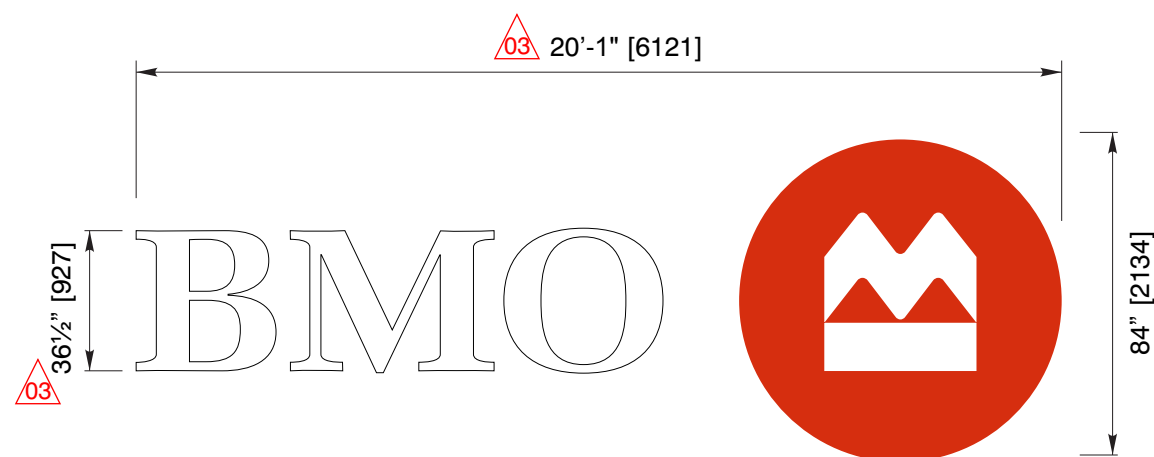
03
13

S2



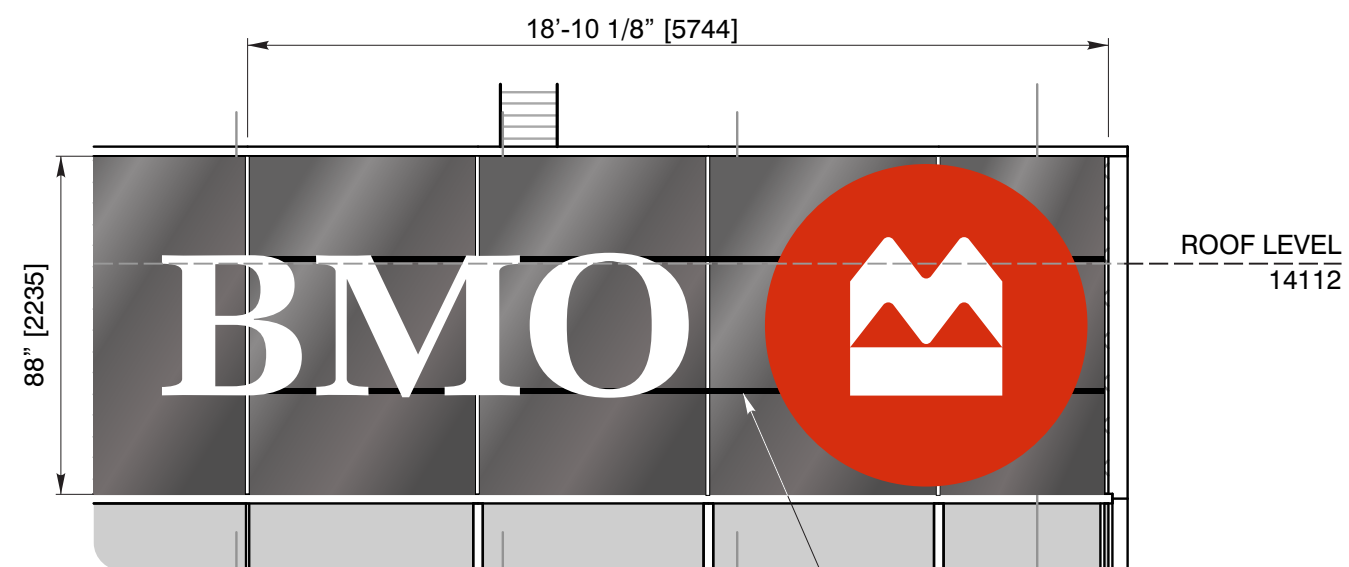
WEST ELEVATION

SCALE: 1:150



GRAPHIC ELEVATION

SCALE: 1:50



DETAIL

SCALE: 1:50

SIGN STRUCTURE

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REV. BMO LOGO UPDATE				

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ACCOUNT EXEC.:
CARLO PAOLUCCI

PROJECT MANAGER:
JOSÉE BUSSIERES

CLIENT: **ALRE PROPERTIES**

1652 RUE SHERBROOKE OUEST
MONTREAL, QC. H2L 1M5

PROPERTY CODE:

SITE/PROJECT:

BMO NEWFOUNDLAND

331 WATER STREET
ST. JOHN, NL A1C 1B9

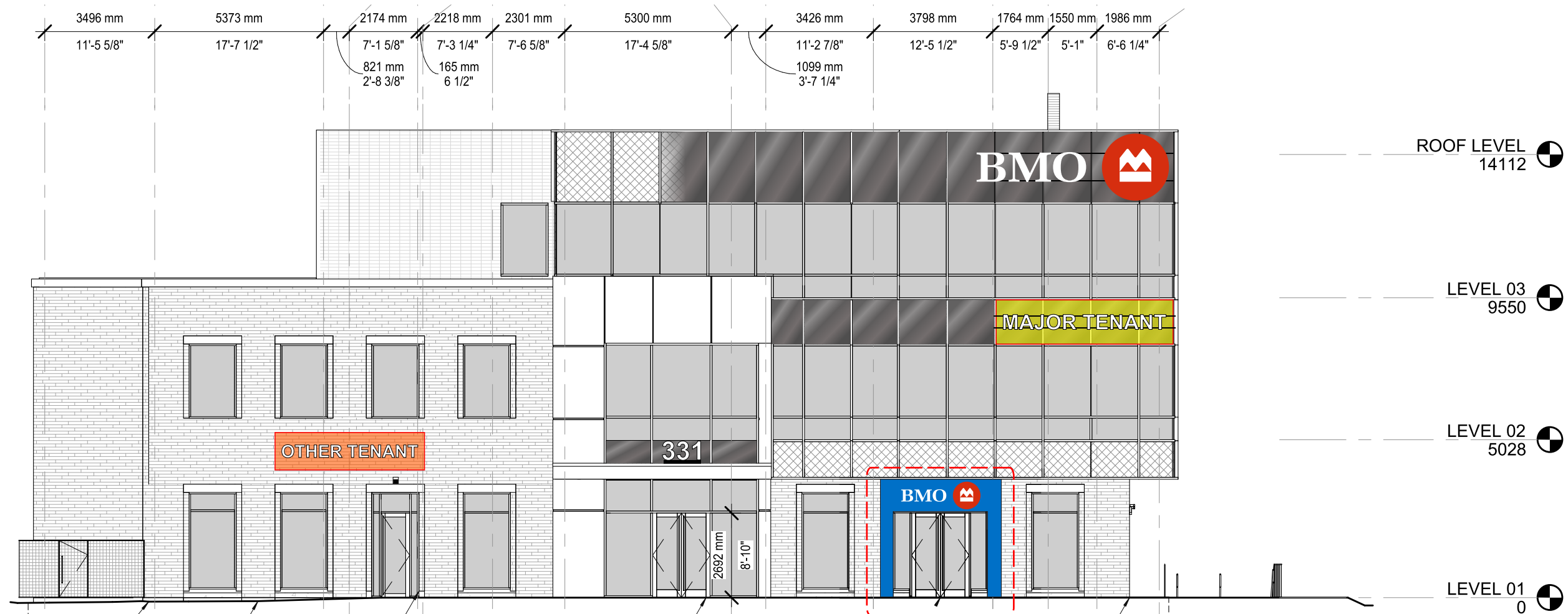
TYPE OF PROJECT: **NEW BUILT**

TITLE: WEST ELEVATION

FILE:	16460 GEN R03
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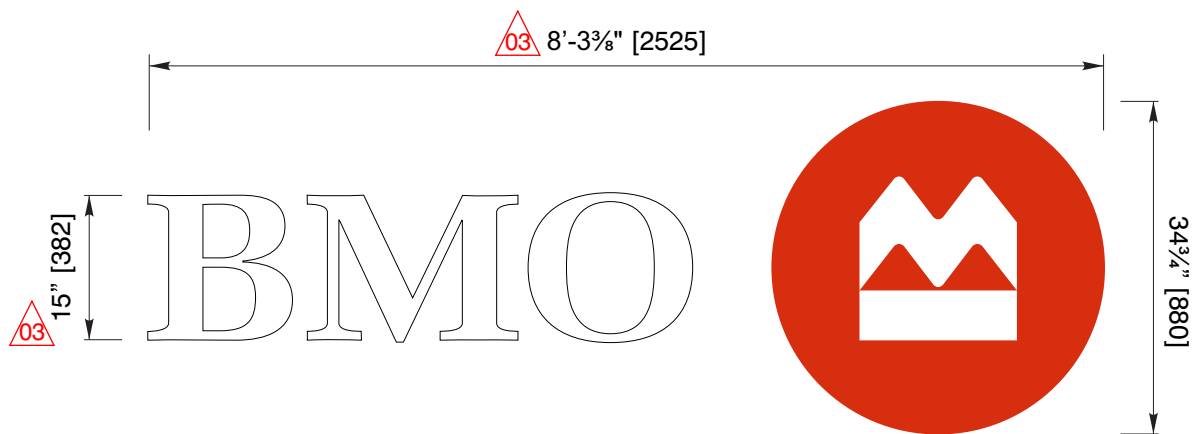
05
13

S4



WEST ELEVATION

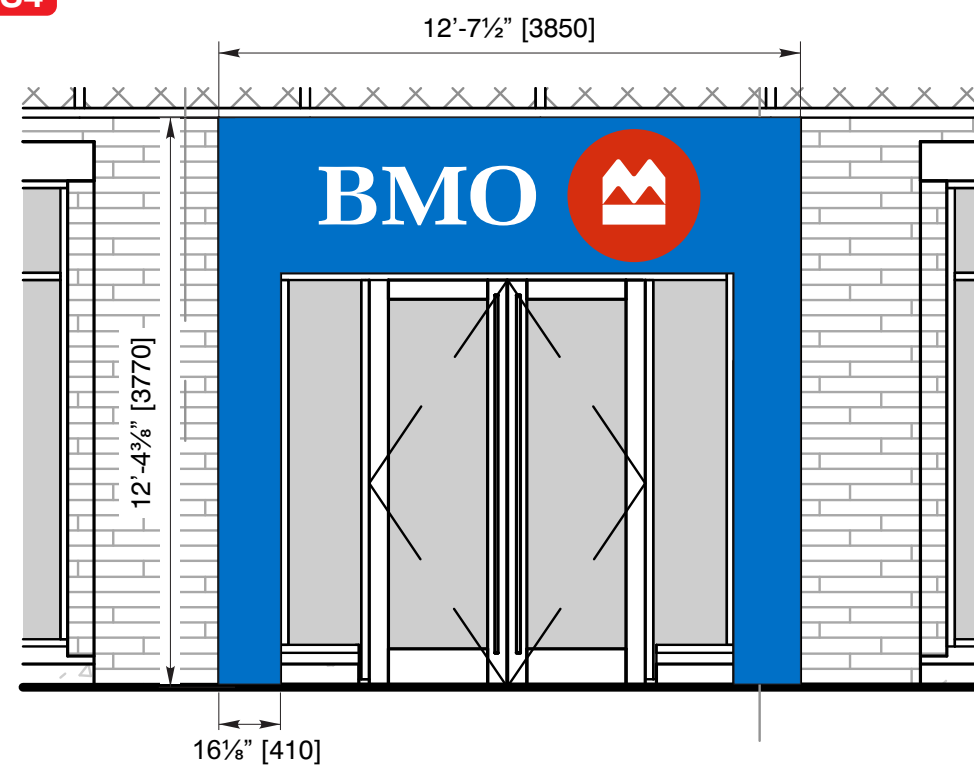
SCALE: 1:150



GRAPHIC ELEVATION

SCALE: 1:20

S4



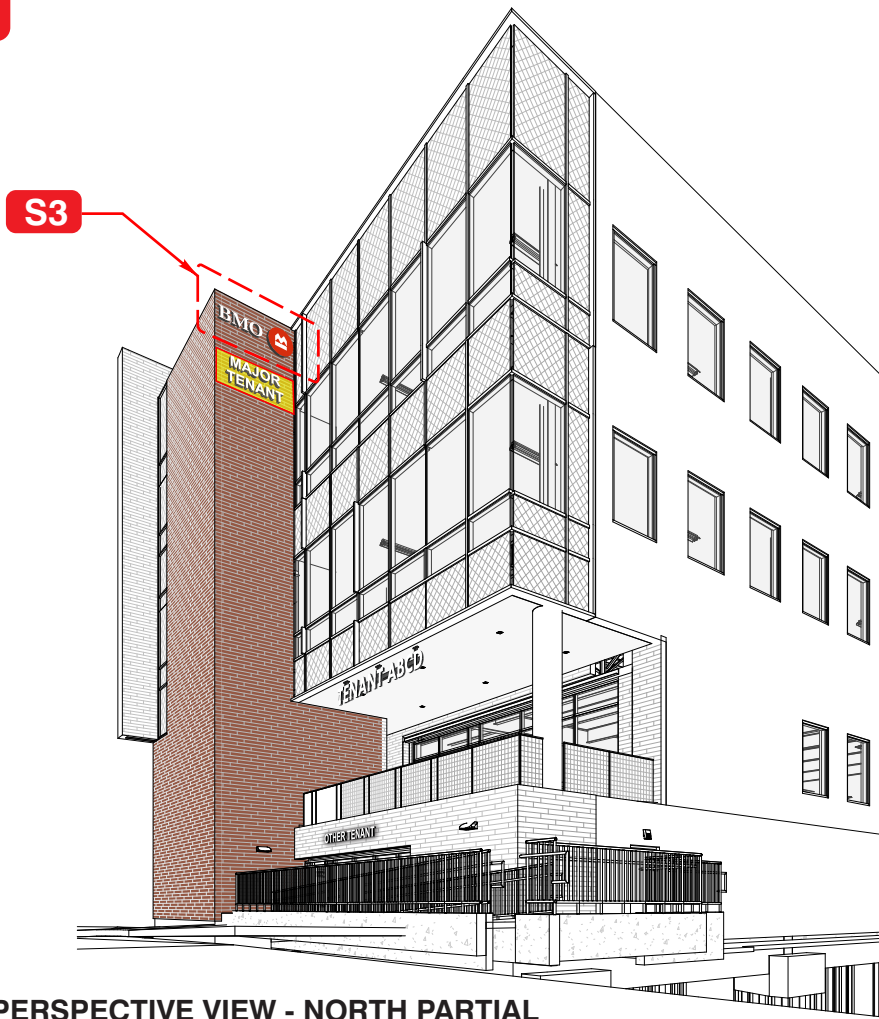
DETAIL

SCALE: 1:50

APPROVAL BOX	INITIAL	DATE
CUSTOMER APPROVAL		

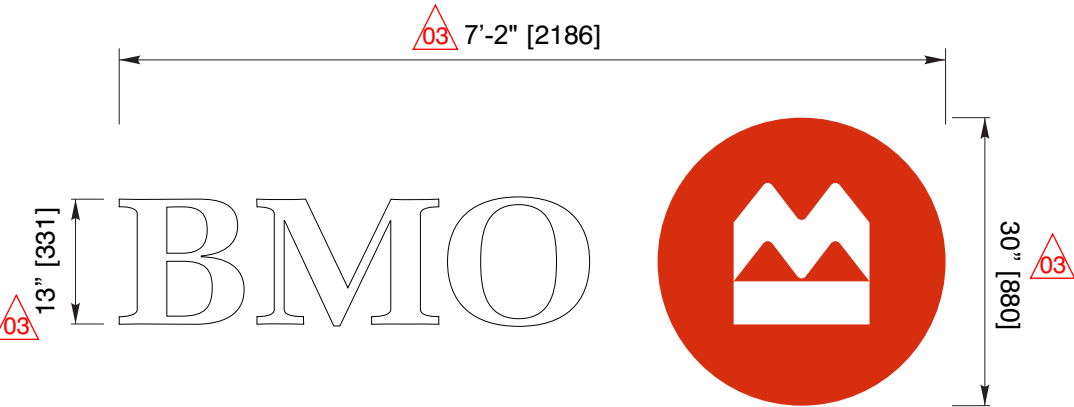
REVISIONS				
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<div><div>4130, Highway 440 west South service road Laval (Québec) H7T 0H3 Phone : 450.668.4888 Phone : 514.955.3333 Fax : 450.668.8822</div><div>www.montrealneon.com</div><div>REPRODUCTION, COPYING ARE NOT PERMITTED WITHOUT AUTHORISATION OF MONTREAL NEON SIGNS</div></div>				
ACCOUNT EXEC.: CARLO PAOLUCCI				
PROJECT MANAGER: JOSÉE BUSSIERES				
CLIENT: ALRE PROPERTIES 1652 RUE SHERBROOKE OUEST MONTREAL, QC. H2L 1M5				
PROPERTY CODE:				
SITE/PROJECT: BMO NEWFOUNDLAND 331 WATER STREET ST. JOHN, NL A1C 1B9				
TYPE OF PROJECT: NEW BUILT				
TITLE: WEST ELEVATION				
FILE: 16460_GEN_R03				06 13

S3



PERSPECTIVE VIEW - NORTH PARTIAL

SCALE: 1:200

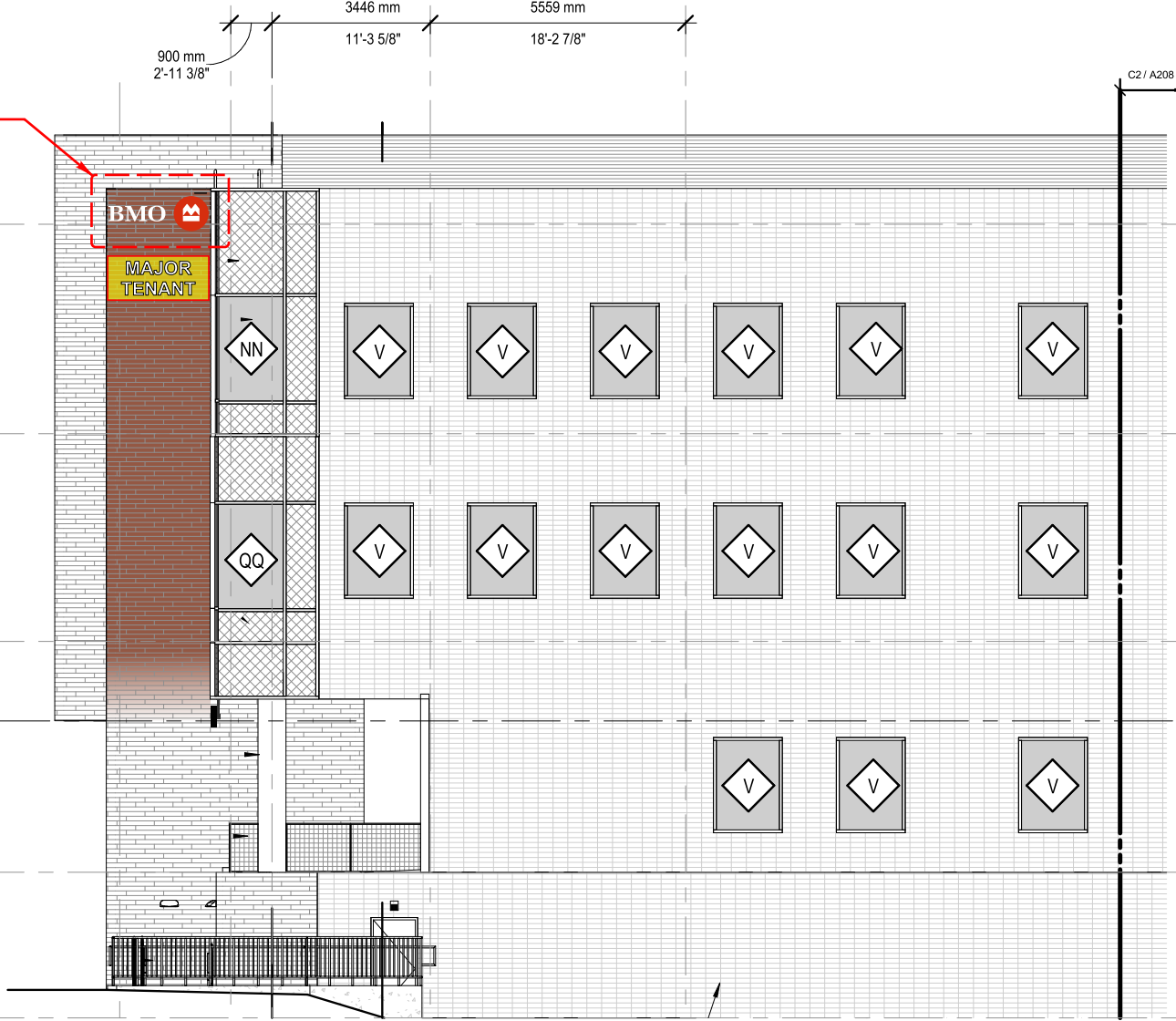


GRAPHIC ELEVATION

SCALE: 1:20

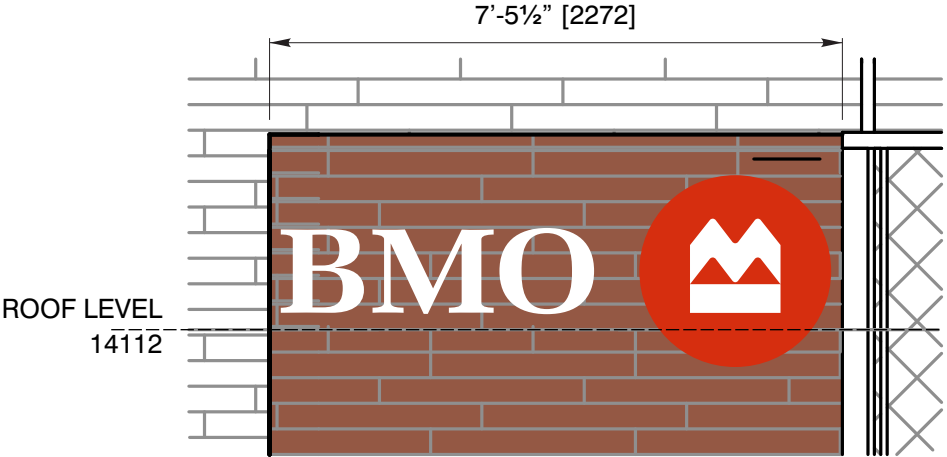
S3

- ROOF LEVEL 14112
- LEVEL 03 9550
- LEVEL 02 5028
- LEVEL 04 3294
- LEVEL 01 0
- LEVEL B1



NORTH ELEVATION - PARTIAL

SCALE: 1:150



DETAIL

SCALE: 1:30

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CUSTOMER APPROVAL		

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CLIENT:
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MONTREAL, QC. H2L 1M5

PROPERTY CODE:

SITE/PROJECT:
BMO NEWFOUNDLAND
331 WATER STREET
ST. JOHN, NL A1C 1B9

TYPE OF PROJECT:
NEW BUILT

TITLE:
NORTH ELEVATION

FILE:
16460_GEN_R03

**010
13**

DECISION/DIRECTION NOTE

Title: 172 Campbell Avenue, Heritage Designation

Date Prepared: August 13, 2020

Report To: Built Heritage Experts Panel

Councillor and Role: Maggie Burton, Built Heritage Experts Panel

Ward: Ward 3

Decision/Direction Required:

To seek approval to designate 172 Campbell Avenue as a Heritage Building.

Discussion – Background and Current Status:

The City received an application to designate the building at 172 Campbell Avenue as a Heritage Building. The subject property is located outside of the St. John's Heritage Areas, is designated Residential Medium Density under the St. John's Municipal Plan and is zoned Residential Medium Density (R2). Should Council designate the building as a Heritage Building, discretionary uses in the R2 Zone include Heritage Use.

From the City of St. John's Act, Council can designate heritage buildings that collectively represent a cross-section of periods and styles in the city's historic and cultural evolution. 172 Campbell Avenue is an excellent example of an early 20th-century dwelling developed at a time when the city was expanding away from the downtown. The attached 1932 map shows that this area was near the edge of St. John's and displays proposed roads for future development. At the time, much of the Ropewalk Lane area was farmland and industrial land owned by William Duff and family.

William Duff ran a commercial garage next to 172 Campbell Avenue, then called Mundy Pond Road. Ads for the garage can be found in many editions of the St. John's telephone directory. Mr. Duff and family lived above the garage from 1932 to 1937 while he built their home during his free time. The home was completed in 1938 - as written in the concrete along the property boundary. Their family included Mr. Duff, his wife Catherine Duff and their three children, William Jr., Mary Catherine and Elizabeth.

Mr. Duff's daughter Elizabeth (or Bettie) made significant impacts in the province and was a pioneer for the woman's movement in Newfoundland and Labrador. Ms. Duff served a long career as a civil servant, starting as private secretary to Premier Joseph Smallwood for 23 years, then taking on executive assistant roles. In 1977, she was appointed the Clerk of the Newfoundland and Labrador House of Assembly, a position which she held until retiring in 1991. She was the first female Clerk of the House of Assembly and the first female clerk of any legislative body in Canada. Ms. Duff lived at 172 Campbell Avenue from the age of a young girl

ST. JOHN'S

until her death in 2016 at age 90, when she passed away on her birthday. Following her death, Ms. Duff was honoured by tributes in the NL House of Assembly and the Senate of Canada.

The dwelling at 172 Campbell Avenue is an example of Colonial/Georgian Revival architecture and is one of the last remaining examples of early 20th-century residential architecture in this part of St. John's. The two-storey, square dwelling includes typical Colonial Revival features such as a hipped roof, a prominent front portico with pediment and columns, a porch which spans the entire front façade, symmetrical placement of windows, a centered front door with sidelights and transom, narrow clapboard, and single-hung windows. There is not much ornamentation, but the house does have small modillions (brackets) beneath the eaves, stained-glass windows on the side porch, and some decorative woodwork on the corner boards and window trims. The rear of the dwelling includes a carriage-style door to the basement. The house has had renovations over the years but the structure is unchanged. Recent upgrades to the windows and cladding replicate the original home. All concrete and masonry were recently repaired using original moulds found in basement. Historic photos of the Duff's commercial garage with the dwelling in the background are attached.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owners; heritage organizations; feminist organizations.
3. Alignment with Strategic Directions/Adopted Plans:
St. John's Strategic Plan 2019-2029 - A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Should the designation proceed, the Legal Department will write a Heritage Designation By-law for 172 Campbell Avenue for Council's consideration.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Prior to designating the building, Council must issue a Notice of Motion at a regular Council meeting.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That the Built Heritage Experts Panel review the proposed heritage designation at 172 Campbell Avenue and make a recommendation to Council on this matter.

Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage

Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Location of Subject Property

172 Campbell Avenue




Report Approval Details

Document Title:	172 Campbell Avenue, Heritage Designation.docx
Attachments:	- 172 Campbell Avenue - Attachments.pdf
Final Approval Date:	Aug 17, 2020

This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Aug 17, 2020 - 10:28 AM

Jason Sinyard - Aug 17, 2020 - 10:58 AM

	PDE Heritage – FORM 1	Department of Planning, Development and Engineering			
<h2 style="margin: 0;">Heritage Building Designation</h2>					
PROPERTY LOCATION					
Civic Address:					
Applicant Name:		Phone (h)	(c)		
Mailing Address:		Email:			
ARCHITECTURE (maximum 35)				SECTION A	
		E	VG	G	F/P
1. Style:		20	10	5	0
2. Construction:		15	8	4	0
3. Age:		10	8	5	0
4. Architect:		8	4	2	0
5. Design:		8	4	2	0
6. Interior:		4	2	1	0
Sub Total					
HISTORY (maximum 35)				SECTION B	
7. Person:		25	10	5	0
8. Event:		15	8	4	0
9. Context:		10	5	2	0
Sub Total					
ENVIRONMENT (maximum 15)				SECTION C	
10. Continuity:		5	3	1	0
11. Setting:		5	3	1	0
12. Landmark:		5	3	1	0
Sub Total					
INTEGRITY (maximum 15)				SECTION D	
13. Site:		5	3	1	0
14. Alterations:		5	3	2	0
15. Condition:		5	3	2	0
Sub Total					
TOTAL SCORE					
SIGNATURE					
Reviewed by: _____ Date (yyyy-mm-dd) _____					

E - Excellent

VG - Very Good

G – Good

F/P – Fair/Poor

1938















Page 24 of 58



Page 25 of 58

JUN • 65 •



Page 26 of 58

Page 3, 172 Campbell Avenue:

History of the house from Page 1 of Application:

Built over the span of 1932 to 1937, the history of the house is that of the Duff family - William and Catherine Duff. They had 3 children, William Jr., Mary Catherine and Elizabeth.

The family owned most of the land in the Ropewalk Lane area, which was mostly farm and industrial land.

William ran a machine shop on the adjoining property, where they lived upstairs above the machine shop, while in his off time he built the house over a span of 5 years.

He honoured the history of ships and shipping in Newfoundland by fashioning fixtures and designs to replicate a ship, even including starboard light in the kitchen.

Elizabeth moved into the house with her family, as a young girl, and spent the rest of her life there, watching her neighbourhood, her city and the world change over the years, until her death in 2016 at the age of 90, when she passed away on her birthday.

Elizabeth was part of the change happening around her. Unknowingly, she was a pioneer for the women's movement, a woman ahead of her time. She was the first female Clerk of the House of Assembly in Newfoundland Labrador; and indeed the first female clerk of any legislative body in all of Canada.



NEWFOUNDLAND & LABRADOR
HISTORIC TRUST
— est 1966 —

July 15, 2020

Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillors Burton, Collins, Froude, Hanlon, Hickman, Jamieson, Korab, Lane, and Stapleton
City of St. John's
P.O. Box 908
St. John's, NL A1C 5M2

Re: 172 Campbell Avenue Heritage Designation

Dear Mayor Breen, Deputy Mayor O'Leary, and Councillors Burton, Collins, Froude, Hanlon, Hickman, Jamieson, Korab, Lane, and Stapleton:

We write to express our support for the Heritage Designation of 172 Campbell Avenue.

The house possesses architectural merit, as a fine example of early twentieth century residential architecture. It is one of the last remaining such examples in this part of St. John's.

Additionally, 172 Campbell Avenue warrants designation for its historic value, as the lifelong residence of Elizabeth Duff, daughter of original owner William Duff. Ms. Duff was the first female Clerk of the Newfoundland and Labrador House of Assembly, a position she held from 1977 until her retirement in 1991. Notably, she was the first female Clerk of any legislature or parliament in all of Canada.

For its architectural significance and its connection to an important figure in provincial and national women's history, we strongly encourage the Heritage Designation of 172 Campbell Avenue.

Sincerely,

Board of Directors
Newfoundland and Labrador Historic Trust

The Newfoundland and Labrador Historic Trust is dedicated to the preservation of the province's buildings and landscapes and their importance to communities.

PO Box 2403, St. John's, Newfoundland and Labrador, Canada, A1C 6E7
coordinator@historictrust.ca

www.historictrust.ca

Page 28 of 58

To Whom It May Concern,

The St. John's Status of Women's Council supports the designation of 172 Campbell Avenue as a Heritage site. We recognize the contribution of this home to the architectural heritage of the area, and understand the importance of preserving its future through a Heritage Designation. The unique interior and exterior of this home have been maintained for decades, all the while honouring the history of the home. Particularly in recent years, the home has been refurbished by Brace Holdings Inc.

We acknowledge the service of Elizabeth Duff, who was born and raised in this home. She remained there until her passing in 2016, when she was 90 years old. Elizabeth was the first female Clerk of the House of Assembly of Newfoundland and Labrador, making her the first female clerk of any legislative assembly in Canada.

We support the application for Heritage Designation and acknowledge that this is an important step toward protecting a piece of the city's history, both with regards to the architectural heritage as well as heritage of the women's community.

Thank you for considering this request.



Laura Winters

Executive Director,

St. John's Status of Women Council

laura@sjwomenscentre.ca

NEWFOUNDLAND.



From
Official Plans and Actual Surveys

by
W.P. RYAN.
City Engineer.

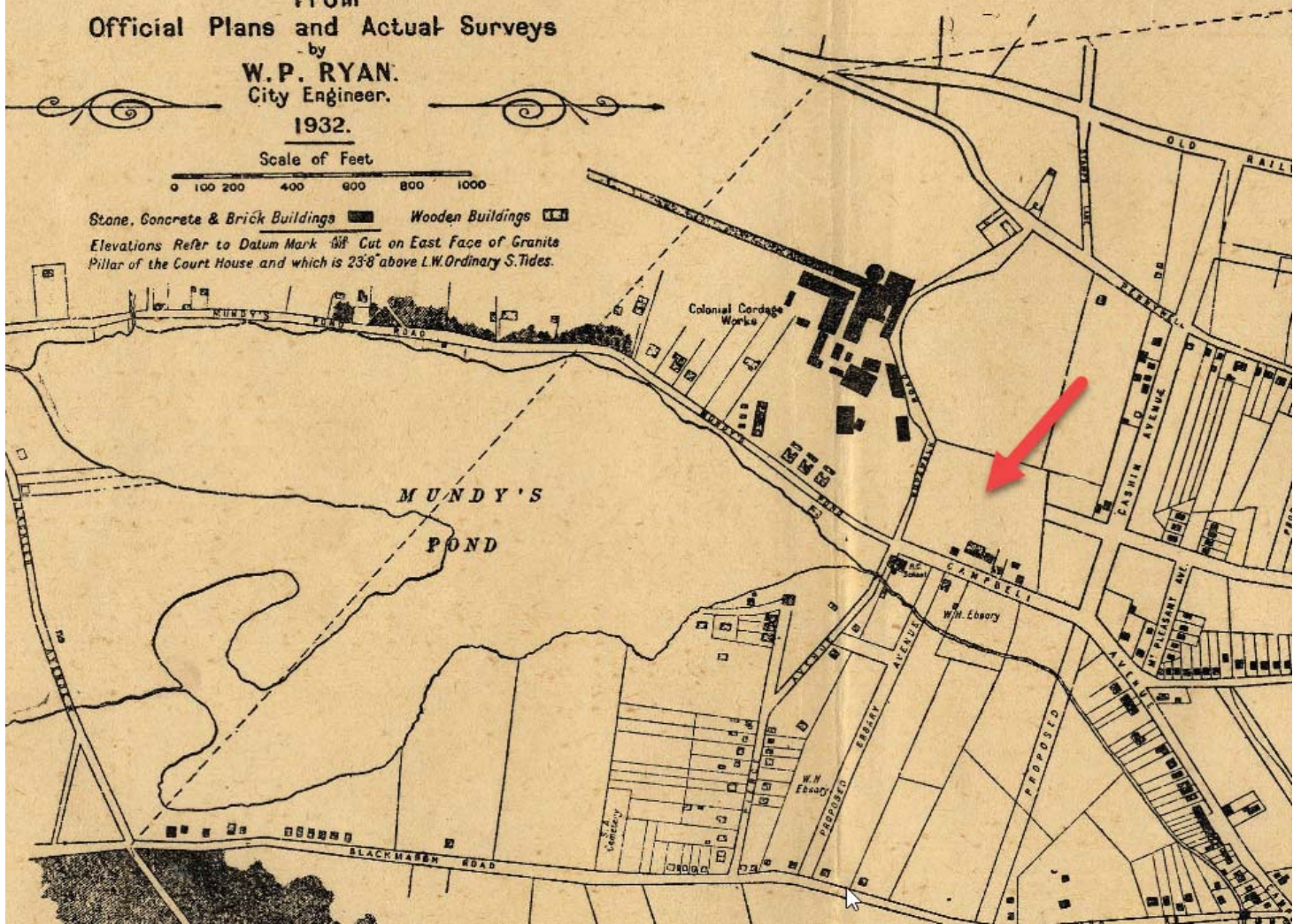
1932.

Scale of Feet

0 100 200 400 600 800 1000

Stone, Concrete & Brick Buildings  Wooden Buildings 

Elevations Refer to Datum Mark 16ft Cut on East Face of Granite Pillar of the Court House and which is 23'8" above L.W. Ordinary S. Tides.



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D

- 709—Duff, D. P., Residence, LeMarchant Road.
2646—Duff, Edward, Cooper, Brine Street.
2860W—Duff, Edward, Residence, 70 Monroe St., City.
3057M—Duff, Edward P., Residence, Kenmount Road.
1721—Duff, J. J., Res., "Thornlea", Waterford Bridge Road.
1996R—Duff, John, Residence, Freshwater Road.
2394—DUFF, MICHAEL J., GARAGE, LeMarchant Road W.
2773W—Duff, Michael, Res, Mundy Pond Road.
1814—Duff, Peter M., Res., Military Road.,
2112—DUFF, WM., GARAGE, Mundy Pond Road.
3008J—Duffett, Mrs. Alex., Residence, 37 Spencer St.
2006—Duffett, Mrs. E., Store, Spencer Street.
2476—Duffett, J., Res., Quidi Vidi Road.
937—Duffy, A. M., Office, Muir Building, Water St.
3255R—Duffy, Mrs. M., Res., LeMarchant Road.
852—Duffy, A. V., Grocer, Corner Patrick and Pleasant Sts.
2097J—Duffy, J. P., Mrs., Res., Bell St.
2738W—Duggan, Miss Mary, York Street.
483—Duley, T. J., & Co., Jewellers, Water Street.
505—Duley, Mrs. T. J., Residence, Rennie's Mill Road.
577—DUN, R. G. & CO., Office, Bank of Montreal Building.
1188—DUN, R. G. & CO., Office, Bank of Montreal Building.
260—Dunfield, Brian, Res., Waterford Bridge Road.
2514J—Dunn, Mr. Frank D., Residence, 1 Leslie St.
1776R—Dunn, Henry, Res., Hayward Avenue.
2273—Dunn, James, Res., Hayward Avenue.

THE ROYAL STORES, LTD.—For everything in House Furnishings.

The House met at 1:30 p.m.

MR. SPEAKER (Osborne): Order, please!

Admit strangers.

I welcome to the Speaker's gallery Mr. Joseph Janson and Mrs. Margaret Janson – and I'll explain a little later why they're in our public gallery, but I will say that they were here once before in the 1970s. So welcome back.

We have two new Pages in the House of Assembly today. Mr. Mohammed Ali Bakshi, he's a native of Kabul, Afghanistan, who is pursuing a master's in educational leadership at Memorial University.

Welcome.

SOME HON. MEMBERS: Hear, hear!

MR. SPEAKER: And Ms. Tresha Moorhouse, a native of Walkers Wood, Jamaica, who is also pursuing a master's of educational leadership at Memorial University.

Welcome.

SOME HON. MEMBERS: Hear, hear!

MR. SPEAKER: And welcome back as well to Crystal Snelgrove, who is now our senior Page.

SOME HON. MEMBERS: Hear, hear!

MR. SPEAKER: I rise today to pay tribute to Ms. Elizabeth Duff, former Clerk of this House of Assembly, who recently passed away.

Ms. Duff, known to most as Bettie, had a long career with our civil service. She was private secretary to Premier Joseph Smallwood for 23 years, following which she served as executive assistant within the government, and then within the House of Assembly and Speaker Gerald Ottenheimer.

In 1977, she was appointed as Clerk of this House, a position which she held until her retirement in 1991. Ms. Duff was well-respected by all parties.

It is notable, that Ms. Duff was the first female Clerk of any legislature or parliament in all of Canada. During her tenure as Clerk she became well-known throughout the British Commonwealth parliamentary circles and is fondly remembered for her achievement as Clerk and for her graciousness and mentorship at all times.

Bettie passed peacefully away on August 28 of this year, her 90th birthday, having spent the day celebrating with her family.

In particular, she leaves behind her nephew, Joseph Jansen, his wife, Margie, who works in the Office of the Legislative Counsel, and their three children, Joseph, Meghan and Maria, as well as numerous nieces, nephews and other extended family in the United States who all miss her greatly.

We pay tribute to Bettie.

SOME HON. MEMBERS: Hear, hear!

The Late Bettie Duff

Hon. Fabian Manning: Honourable senators, after a short absence in order to conduct some necessary research, today I'm pleased to present chapter 23 of "Telling Our Story." I also would like to take this opportunity to once again congratulate Ms. Nicole Proulx on her appointment as the first female clerk of the Senate of Canada.

Newfoundland and Labrador was the last province to enter Confederation, but it holds the title to a very important Canadian first.

Newfoundland and Labrador's House of Assembly has the honour and distinction of having the first female clerk of any legislature or Parliament in Canada. Ms. Elizabeth Duff, fondly referred to as "Bettie," became the Clerk of the House of Assembly in 1977 and held that position until her retirement in 1991. During her long years of service, Bettie worked for four premiers, including our first, Joseph R. Smallwood, five different Speakers and experienced four general elections.

In her role as the Clerk of the House of Assembly, Bettie had the total respect of all parties and was much-admired for her graciousness and wonderful sense of humour.

(1410)

She had the ability to foster an atmosphere of healthy and respectful debate on the important issues in our province. Many former members of the House of Assembly have commented on the valued guidance and support Bettie provided during her time as Clerk.

When a reporter from the *Daily News* asked her about her work in November of 1981, she replied, "The job as Clerk was challenging and different from anything that I ever did before. I'm really enjoying it."

Her career previous to becoming Clerk of the House of Assembly was equally interesting. She was private secretary to Premier Joey Smallwood for 23 years and then held executive assistant positions within the government as well as in the House of Assembly with Speaker Gerald Ottenheimer before becoming Clerk.

When asked about Duff, Smallwood stated that he had only the utmost respect for her "after 23 years of absolutely magnificent work and dependability," and that "she was privy to more government secrets than almost anyone else." Ottenheimer also spoke highly of her, stating that she was "extremely intelligent and loyal, with a good sense of responsibility and a good sense of humour."

Upon her retirement in 1991, Premier Clyde Wells paid tribute, noting that Bettie "has served the entire House, both sides and the middle, quite well," as he acknowledged her tremendous record of service.

In her personal life, Duff had a lifelong interest in photography and travel, and she was a dedicated member of her local Catholic Church, St. Theresa's Parish, in St. John's.

Bettie Duff passed away on August 28, 2016, on her ninetieth birthday.

I ask all colleagues to join with me in paying tribute to a real Canadian trailblazer, a wonderful lady who is fondly remembered and indeed an important part of our history — Ms. Bettie Duff.

[*Translation*]

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Minutes of Built Heritage Experts Panel

May 27, 2020

12:00 p.m.

Virtual

Present: Glenn Barnes, Chairperson
Bruce Blackwood, Contractor
Dawn Boutilier, Planner
Rachel Fitkowski, Landscape Architect
Mark Whalen, Architecture

Regrets: Garnet Kindervater, Contractor

Staff: Ken O'Brien, Chief Municipal Planner
Ann Marie Cashin, Heritage and Urban Planner
Rob Schamper, Technical Advisor
Maureen Harvey, Legislative Assistant

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

Recommendation

Moved By Bruce Blackwood

Seconded By Rachel Fitkowski

That the agenda be adopted as presented.

For (4): Glenn Barnes, Bruce Blackwood, Rachel Fitkowski, and Mark Whalen

CARRIED UNANIMOUSLY (4 to 0)

3. ADOPTION OF THE MINUTES

3.1 Adoption of Minutes - May 13, 2020

Recommendation

Moved By Bruce Blackwood

Seconded By Mark Whalen

That the minutes of May 13, 2020 be adopted as presented.

CARRIED UNANIMOUSLY

4. PRESENTATIONS/DELEGATIONS

4.1 36 Cabot Avenue, SUB2000006

Karl Kenny, Eddi Kenny and Stratford Barrett were in attendance

The City has received an application to subdivide the property at 36 Cabot Avenue into three lots. The subdivision would add two building lots with single detached dwellings fronting Battery Road. The subject property is within Heritage Area 3, the Residential Medium Density District of the St. John's Municipal Plan and is zoned Residential Battery (RB).

Each dwelling is proposed to be three storeys in height with a garage. The proposed height would be in keeping with the adjacent buildings at 38-42 Battery Road. The applicants are currently undergoing the LUAR process for development approval.

The delegation was welcomed to the meeting at 12:17 pm and proceeded to provide an overview of the application.

Discussion took place with comments on the following:

- building height and massing
- maintenance of varying heights and broken-up massing
- roofline
- windows
- cladding
- garage setback
- trees at the rear of the lot
- landscaping at the front

Concerns were also raised about the setback of the buildings near the intersection of Cabot Avenue and Battery Road. These concerns have been forwarded to the Development Officer.

Recommendation

Moved By Bruce Blackwood

Seconded By Rachel Fitkowski

1. That Council approve the building height and massing at 36 Cabot Avenue as proposed.
2. That the applicant include the following design considerations when completing detailed design:
 - That the dwellings maintain the varying heights and broken-up massing;
 - That the roofline be in keeping with the Battery area. For example, a shed roof that slopes from front to back;
 - That the windows be a single-hung style;
 - That the cladding be clapboard, or a similar style;
 - If possible, that the garages be set back from the main building;
 - If possible, that the trees at the rear of the lot be maintained;
 - That the landscaping at the front of the building be in keeping with the Battery area.
3. That the design be brought back to the Built Heritage Experts Panel prior to issuance of building permits.

CARRIED UNANIMOUSLY

4.2 69 Patrick Street

Rodney Marsh, and Sarah Parker-Charles were in attendance

Prior to the commencement of discussion on this matter Mark Whalen declared a conflict of interest and removed himself from the meeting.

The City received an application for exterior façade renovations at 69 Patrick Street. The subject property is located within Heritage Area 2, is in the Residential Medium Density District of the St. John's Municipal Plan and is zoned Residential High Density (RHD). The building is not designated by Council as a Heritage Building.

The existing dwelling is a two-and-a-half storey semi-detached dwelling. According to the applicant, the existing floor structures are substandard with reduced headroom on the upper two floors. As a result, the applicant is proposing to install a new floor structure throughout and reduce the dwelling to two storeys. This can be completed as an interior renovation that will not alter the height or roofline of the dwelling, however the renovation will change the window placement on the front façade. In addition to this, the applicant is also proposing a number of exterior renovations:

- As part of an energy upgrade, the applicant is proposed to use a 'tilt and turn' Kohler window rather than single-hung windows. The applicant recognizes that large un-interrupted glass may not be appropriate in this neighbourhood and have proposed single-pane windows with superficial divisions.
- The proposed siding will be a combination of wood horizontal clapboard with wood shingles on the mansard roof. The proposed trims will maintain the traditional arrangement.
- The porch will be removed from the front of the structure. The porch was not original to the building.
- The addition of two round porthole-style windows on the side and rear elevation.

The delegation was welcomed to the meeting and provided an overview of the application.

Discussion took place with comments about the following:

- view of the structure (front and side) from the street
- height to width ratio of the windows as it relates to the adjacent structure
- as the existing building is symmetrical, any changes will deter from a uniform design that is in keeping with townhouses.
- windows in mansard roof are not proportionate

Following the departure of the delegation at 1:17 pm the Panel made a recommendation to reject the application with the design proposed as it doesn't fit with the heritage character and the deviation in design is too extreme to make it more aesthetically pleasing. ***However, subsequent to the meeting, the applicant advised of the intent to undertake a redesign of the structure. This will come back to the Panel at a later date.***

Mark Whalen returned to the meeting.

5. BUSINESS ARISING FROM THE MINUTES

5.1 150 New Gower Street

Revised Drawing based on discussion at May 13, 2020 meeting.

The Panel reviewed the revised design for 150 New Gower Street and offered the following comments:

- The Panel thanks the applicant for being cooperative throughout this process and including the BHEP recommendations into the revised design;
- It is recommend that the first storey upper moulding be slightly thicker to place emphasis on the first storey. This could include a sign band similar to the Johnny Ruth sign band for the proposed commercial areas.

The Panel confirmed an earlier recommendation when completing the LUAR:

- Landscaping - enhance the pedestrian experience throughout and surrounding the site by creating landscaped walkways that lead to surrounding streets. One area where this could be achieved is via the walkway adjacent to Tamarack Construction on Hamilton Avenue. The entryway from New Gower St. should also be reviewed to determine if any accommodations can be made to provide access to the bank (formerly Andrews' Range), without compromising the required easement.

At this stage, revised drawings do not have to go back to the BHEP until the LUAR is submitted.

6. NEW BUSINESS

6.1 Dates for future meetings.

The Panel agreed that the next meetings would be held as follows:

- June 24, 2020
- July 22, 2020
- August 19, 2020

7. ADJOURNMENT

There being no further business, the meeting adjourned at 1:35 pm.

GLENN BARNES, CHAIR

DECISION/DIRECTION NOTE

Title: Metal Roofs in Heritage Areas

Date Prepared: August 12, 2020

Report To: Built Heritage Experts Panel

Councillor and Role: Maggie Burton, Built Heritage Experts Panel

Ward: Ward 2

Decision/Direction Required:

To review the metal roof standards recommended by the Built Heritage Experts Panel.

Discussion – Background and Current Status:

At its April 18, 2019, meeting, the Built Heritage Experts Panel (BHEP) discussed options for energy-efficient retrofits on buildings in the St. John's Heritage Areas, specifically the use of metal roofs and solar panels. As older buildings are renovated, residents and property owners are looking for ways to increase energy efficiency. The City seeks to strike a balance between preserving the heritage and character-defining elements of buildings and allowing renovations to make buildings more energy-efficient.

At the time, the BHEP discussed various types of metal roofs and solar panels and made a recommendation to Council. At the May 1, 2019 Committee of the Whole meeting, the Committee had questions and referred the matter back to the BHEP for clarification. The subject was reviewed again at the June 12, 2019 BHEP meeting and the BHEP made the following 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.

The Decision Note for this recommendation is attached for your reference. Council accepted the recommendation. The BHEP's recommendation has been used to provide guidance to anyone wishing to install a metal roof or solar panels in a Heritage Area and will be incorporated into the new Heritage By-law.

The City has received a request from a property owner to consider more than shingle-style metal roofs on residential buildings; see the attached memo. The owner would like to replace scalloped shingles on a mansard roof with a batten-seam metal roof. They claim that batten-seam metal is the only heritage-appropriate, visually attractive, long-lasting, and achievable solution for their mansard repair. To date, an application for renovations at the subject property

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has not been received. The property will be used as an example during discussion of this topic. This item is brought to the BHEP for further discussion and a recommendation to Council.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Residents and property owners in the Heritage Areas; heritage groups.
3. Alignment with Strategic Directions/Adopted Plans:
St. John's Strategic Plan 2019-2029 – A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: The heritage policies of the St. John's Municipal Plan and heritage standards of the St. John's Heritage Regulations and the upcoming Heritage By-law.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: If changes are made by Council, these will be publicized.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That the Built Heritage Experts Panel review the documentation provided regarding metal roofs in Heritage Areas and make a recommendation to Council on this matter.

Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage

Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	Metal Roofs in Heritage Areas.docx
Attachments:	- Metal Roofs in Heritage Areas - Attachment.pdf
Final Approval Date:	Aug 13, 2020

This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Aug 13, 2020 - 12:45 PM

Jason Sinyard - Aug 13, 2020 - 12:47 PM

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.







Memo Re: **Batten-Seam Metal Mansard Roof Repair, 28 LeMarchant Rd.**
Date: August 7, 2020
From: [REDACTED]
To: Ken O'Brien, Chief Municipal Planner
Cc: Ann-Marie Cashin, Heritage Planner

Thank you for your kind comments about our selection of shingles back then. All the resources, blood, sweat, toil and tears that we have poured into this historic property can be considered our gift to the City of St. John's, its present and future residents, and visitors.

The heritage-style asphalt shingle product used previously has unfortunately been a major source of trouble and grief, and became completely unavailable at least a dozen years ago, with no similar substitute in terms of pattern and colour.

There are **numerous issues with asphalt shingles**, most of which also apply to metal imitations thereof:

- They are a **cheap modern imitation** of traditional materials such as cedar shakes and ceramic clay roofing tiles. They are **aesthetically ugly**, a poor imitation of what they're not.
- They are **historically inappropriate** for 19th century buildings.
- There are **no products** available with a **suitable colour and pattern**.
- They are **inherently problematic** in the typically cool, damp and windy local climate – they don't seal normally, and they absorb moisture, becoming susceptible to premature deterioration due to freeze-thaw action, wind damage, deformation and decomposition.
- They are **organic and combustible**.
- They used to be promoted with 25 to 40 year **warranties**, leading to widespread **dissatisfaction with actual performance**; successful class action **lawsuits**; and, endless **trouble** for users, including warranty **pro-rating**, and **extensive exclusions** for numerous fine-print issues, and of the massive labour component. Current warranties have been reduced to a **small fraction** of those offered earlier.

- They have been a constant source of **trouble** and **repair nuisance**.

Due to major escalation of labour and material costs, and much more onerous safety requirements, shingle **replacement costs are exorbitant and untenable**, especially in the context of their poor performance and short service life, and the fact that we have 7 faces requiring replacement, not just a simple front face.

It is **not appropriate to lump all available metal roof types together**. They need to be categorized as follows, in **descending order of quality and heritage suitability**:

1. **Batten-Seam** – The roofing system of choice since medieval times, offering durability, fire resistance, and real longevity of service if detailed and installed properly. Failures typically only occurred due to wartime bombardment, or accidental fire collapsing substructure. The 2x2 battens contribute rigidity and help enable leak-proof fastening.
2. **Standing Seam** – A modern substitute for batten seam, enabled by the invention of machine crimping – leaves a thin upstanding seam, but is visually different from batten seam.
3. **Flat Seam** – Based on flat sheet metal panels with interlocking multi-bend edges, not seen very often. Due to thin gauge limitations, can be prone to visible warpage and unevenness.
4. **Corrugated** – Based on large panels with factory cold-rolled crinkles to add rigidity and control warpage. This type is used on industrial and lower-grade commercial, and is visually unsuitable for residential or heritage applications
5. **Batten-Seam Imitations** – Contemporary pre-formed systems attempting to simulate batten seam, which they fail to achieve under scrutiny, typically due to the oversized battens and reduced batten spacing.

You have indicated that our proposed batten-seam metal solution would be **approved** if we could show a **similar local precedent on a house**. This one is approximately a kilometre away:



Another batten-seam installation on a house several minutes drive away:



Other nearby batten-seam examples of a similar original building vintage:



Nuns' residence



Mixed use building



Museum



Church



Courts and Museum (Note premature deterioration of asphalt shingled portion in background)

Here are some other illustrative examples on various residences:







In conclusion, extensive analysis has shown that **batten-seam metal is the only heritage-appropriate, visually attractive, long-lasting, and achievable solution for our mansard repair.**

The proposed solution is a properly-designed and detailed, custom fabricated system, not a poor imitation or pre-fab industrialized system.

It is sustainable, durable, inorganic, non-combustible, not frost susceptible, and, designed and built to serve without maintenance or deterioration for a generation or more.

It will honour and enhance the important, over-130-year history of the property, with a heritage-appropriate mansard roof of lasting high quality.

It will be a beautiful enhancement of the streetscape, and a lasting asset benefiting our City, its residents and visitors, for decades to come.

Respectfully Submitted,

[Redacted Signature]

PS This information would also be useful for Council and the Built Heritage Experts Panel, please forward.