



SUBJECT PROPERTY



DISCLAIMER: This map is based on current information at the date of production.

CITY OF ST. JOHN'S

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 1994

Amendment Number 715, 2021

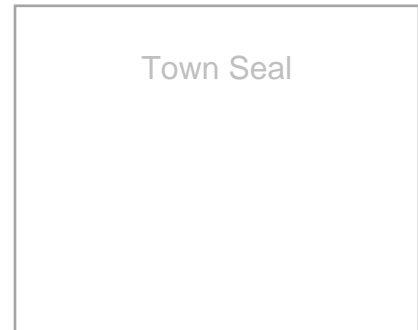
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 715, 2021.

Adopted by the City Council of St. John's on the 3rd day of May, 2021.

Signed and sealed this ____ day of _____.

Mayor: _____

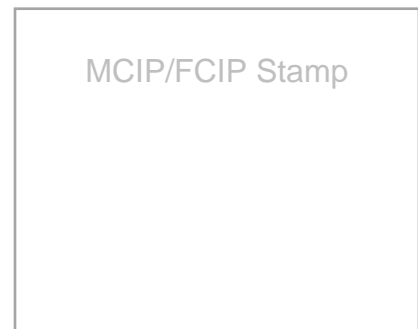
Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 715, 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



CITY OF ST. JOHN'S

Development Regulations Number 715, 2021

BACKGROUND

The City of St. John's wishes to allow a Dwelling Unit in a designated Heritage Building (Carriage House). See Council Decision Note dated January 20, 2021 and April 27, 2021 for background information on this amendment.

PUBLIC CONSULTATION

The proposed amendment was advertised on three occasions in The Telegram newspaper on November 28, December 5, and December 12, 2020. A notice of the amendment was also mailed to property owners within 150 metres of the application site and posted on the City's website and social media.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 715, 2021

The City of St. John's Development Regulations is amended by:

- 1) **Adding the following to Section 2 Definitions:**
“**CARRIAGE HOUSE** means a designated heritage building which is a detached subordinate Building originally designed primarily for the storage of carriages. For the purpose of these Regulations, a Carriage House is not an Accessory Building.”

- 2) **Adding the following to Section 7 Special Developments:**
“**7.36 CARRIAGE HOUSE**
(a) A Carriage House may include one Dwelling Unit. Use of a Carriage House for a Dwelling Unit is considered a Heritage Use.”

- 3) **Repealing Section 8.3.6(1)(i) and substituting the following:**
“(1) **General:**
(i) Notwithstanding the definition of Accessory Building, for the purposes of this section an Accessory Building shall not include a Deck, a Swimming Pool, a Carport or a Carriage House.”

Statement of Significance



3 Park Place

Formal Recognition Type

City of St. John's Heritage Building, Structure, Land or Area

Description of Historic Place

The house located at 3 Park Place, St. John's, is a three-storey, semi-attached Second Empire style home. An associated coach house is located at the back of the property. The designation is confined to the property.

Heritage Value

3 Park Place has been designated a Municipal Heritage Building because of its architectural, historical, and social values.

Architecturally, 3 Park Place is significant because it is a great example of the modified Second Empire style made popular in Newfoundland by John Thomas Southcott. John Thomas, who was partner in the family building firm J. and J.T. Southcott, introduced the idea of a concave roof and bonneted dormers to Newfoundland architecture after visiting England in 1876. As his influence spread across Newfoundland, this style of Second Empire became directly associated with the Southcott family and today, bonneted dormers in Downtown St. John's are still referred to as Southcott dormers. This particular house, besides being a Southcott house, is likely one of the best examples of a Second Empire house in St. John's. Virtually unaltered, this semi-detached house features numerous characteristics typical of the Second Empire style including the concave roof with dormers, three-sided bays, and ornate exterior decoration. Symmetry is maintained along the front façade through the use of matching window shapes along each level, which also corresponds with the adjoining house creating the appearance of one continuous dwelling. Located at the back of the house is a large, original stained-glass window, which was installed as a means of lighting the main interior stairwell. Other original features that add to the charm and elegance of this home are the fanlight and sidelights surrounding the main door, the pilasters along the corners of the house and the ornate wooden detailing added to windows.

Historically, 3 Park Place is valuable because of the prominent people associated with it. In addition to its very famous architect, John Thomas Southcott, 3 Park Place was the residence of

James Harvey Monroe (1861-1922). Monroe immigrated to Newfoundland from Ireland in 1882 to assist his brother Moses in managing the Colonial Cordage Company. The Company, known as the "Ropewalk", made rope, twine and nets. By the mid 1880s the firm employed 180 people.

For the people of St. John's, this house is socially important to them for a number of reasons. Located on a small street near a public park, this house is well known among residents as one of the more impressive houses built by Southcott in downtown St. John's. It has been featured on a number of advertisements for the area, most notably the Parks Canada plaque on Rennie's Mill Road. Complete with its original coach house, this house serves as a reminder to both locals and tourists of Newfoundland's past success.

Source: City of St. John's, Council meeting held 2005/05/30

Character Defining Elements

For the house, all features typical of the Second Empire style, including;

- concave mansard roof, bonneted dormers, pilasters, bay windows with base panels, eaves brackets;
- narrow wooden clapboard siding;
- all original windows including stain-glass window at rear of building;
- decorative wood appliqué on windows;
- fanlight window and sidelights surrounding main entranceway;
- size and appearance of main door;
- location of main entrance;
- symmetrical façade; and
- overall dimensions and location of structure.

For the carriage house, all those original features reflective of upper class outbuilding architecture for the period, including:

- mansard roof with dormers;
- original window and door openings;
- large garage doors, originally intended for a carriage; and
- location at the rear of the property.

Notes of Interest

Large stained-glass window at rear of building. This particular house is a version of Southcott's Second Empire.

Location and History

Community	St. John's
Municipality	City of St. John's
Civic Address	003 Park Place
Construction (circa)	1883 - 1887
Architect	John Thomas Southcott
Style	Second Empire
Building Plan	Rectangular Long Façade
Website Link	http://thecanadianencyclopedia.com/en/article/john-thomas-southcott/

Additional Photos



