

DECISION/DIRECTION NOTE

Title: 16 George Street, Exterior Renovations, REN2100341

Date Prepared: September 1, 2021

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Decision/Direction Required:

To seek approval for exterior renovations at 16 George Street.

Discussion – Background and Current Status:

The City has received an application for exterior renovations at 16 George Street (formerly Dusk nightclub). The applicant initially applied to replace the cladding, however discovered that the wall was rotting and further renovations were required. They now seek to replace the cladding, windows, railing and signage.

The subject property is located within Heritage Area 2, the Commercial Downtown District of the St. John's Municipal Plan and is zoned Commercial Central Mixed Use (CCM). Section 5.9.4 (Heritage Area Standards Table) of the St. John's Development Regulations apply to all renovations in Heritage Areas.

The applicant is proposing to remove the awning, install vertical siding, replace the windows (curved transoms are in place), replace the doors, install large signage with a decorative pattern, and replace the railing with metal rails. The curved glass block will remain in place.

The applicant presented the renovations to the Built Heritage Experts Panel on August 25, 2021. While they showed the overall proposed design, a recommendation on the siding was most pressing as the applicant needs to enclose the building prior to winter weather.

With respect to the vertical siding, the applicant has proposed a wooden clapboard in a shiplap tongue-and-groove or Cape Cod style with 4:1-inch proportion. Vertical siding is not permitted along full facades in Heritage Areas but may be permitted in specific situations. The applicant pointed out vertical siding on nearby buildings on George Street including the Rock House and Karaoke Kops, and stated that vertical siding would draw they eye up towards the rooftop deck of the building. The buildings mentioned have had vertical siding since the 1970s before the City applied heritage standards. City staff and the Heritage Panel noted that new buildings and renovations should comply with heritage standards; when buildings with vertical siding are renovated, horizontal siding is required. All other properties along George Street have either horizontal siding or stone or parged facades. Further, the shiplap profile proposed is not

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traditional to the street and not permitted. Horizontal siding with a traditional/straight profile is recommended and could be approved by staff.

As the building was constructed in 1999, the applicant stated it could be considered a post-modern style in an industrial area; they believe that vertical siding, metal railing and doors are appropriate. Staff and the Panel do not agree. The building is in a heritage area, and heritage standards apply, despite the recent date of construction.

The BHEP recommended the following:

Rejection of the proposed application for exterior renovations at 16 George Street as vertical siding is in contravention of the heritage regulations. The applicant may resubmit a design with horizontal siding to the Panel for reconsideration.

The Panel did not make a recommendation on the other elements because they thought the applicant may wish to redesign the other elements if the vertical siding is rejected. With respect to the windows, although the drawings show a rectangular window with a curved transom on top, the applicant indicated that the windows have been ordered as one-piece windows with an arched top, not a separate transom. This will change the look of the building and the applicant has been advised that they may have to install a false muntin to give the appearance of the previous windows, as shown in their most recent drawing.

With respect to the awning signage, the applicant is proposing a composite metal panel with a pattern and will be wall-washed with subdued lighting. This will overhang City property, so a sign application and legal agreement will be required.

More information is required for the west elevation of the building facing Adelaide Street. This will be addressed in the application for the 27 New Gower Street (former Sundance) extension.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners; the George Street Association.
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: Council approval and a legal agreement may be required for the proposed sign and awning overhanging City-owned property.
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 Council reject the proposed application for exterior renovations at 16 George Street, as vertical siding violates the Heritage Area Standards. The applicant may resubmit a design with horizontal siding for reconsideration.

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

Report Approval Details

Document Title:	16 George Street, Exterior Renovations, REN2100341(COTW).docx
Attachments:	- 16 George Street - Attachments.pdf
Final Approval Date:	Sep 2, 2021

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

Ken O'Brien - Sep 1, 2021 - 4:36 PM

Jason Sinyard - Sep 2, 2021 - 4:08 PM