

ST. JOHN'S

Report of Built Heritage Experts Panel

November 17, 2021

12:00 p.m.

Virtual

Present: Dawn Boutilier, Planner
Rachel Fitkowski, Landscape Architect
Katherine Hann, Historian/Archival Expert/ Historic Preservation
Nicholas Lynch, Other Category
Michelle Sullivan, Other Category

Regrets: John Hancock, Architecture
Mitchell O'Reilly, Contractor

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

Others: Bic Carew, Tiller Holdings Ltd., Applicant
Mark Whalen, Higenell Whalen Architecture Inc.
Sarah Parker Charles, Carvel & Helm
Catherine Rideout, Carvel & Helm

27 New Gower Street, Exterior Renovations and Extension

The applicant previously presented at the August 25, 2021, Built Heritage Experts Panel (BHEP) meeting. The Panel appreciated the applicant's vision to restore the building and offered some considerations as the design proceeds. The applicant has now updated their design to include details on the extension including building materials, windows, doors, and decking, and would like the changes to be reviewed by the Panel. The topography on the drawings had been updated, providing clarity on the elevation of the buildings with reference to the ground, and the wall of 16 George Street facing the proposed deck will now include a brick finish. The updated drawings also show railings on the deck, additional fence

design, and an overhead pergola on the George Street elevation. These elements will be painted steel or aluminum. On the New Gower Street elevation, the curved features of the building have been maintained. The existing stairs will be removed and a landing with minimal railing will be put in place. There will be curved glass block at the opposite end of the building to reflect the curved glass at the entrance. The details of the proposed masses between 27 New Gower and 16 George have been further developed. One will be light grey painted concrete with black tile, and the other will be brick, matching the demising wall of 16 George Street. The Panel also asked for information on what consideration had been given to potential rooftop structures, such as HVAC units, and the proponent responded that although this had not yet been finalized, the intent would be to minimize the appearance by placing them in a centralized location or by lowering the roof in some areas for additional screening.

Recommendation

Moved By Rachel Fitkowski

Seconded By Dawn Boutilier

The Built Heritage Experts Panel recommends approval of the exterior renovations and proposed extension at 27 New Gower Street as presented, subject to confirmation of the pergolas being constructed of steel, confirmation that the black tile be black granite, and that proper screening be considered for all rooftop structures.

CARRIED UNANIMOUSLY

265 LeMarchant Road, Heritage Designation

The Heritage and Urban Planner informed the Panel that the City was in the process of working through the RFP process with a potential purchaser for the West End Fire Hall, located at 265 LeMarchant Road. The process would give bidders additional points should they intend to have the building designated. Should Council designate the building, Heritage Use is listed as a Discretionary Use in the INST-DT Zone, which would allow the building to be permitted for any use which is compatible with adjoining uses in the area. The West End Fire Hall was reviewed as part of a list of modern buildings in St. John's that merit designation and has received a score of 86 on the Designation Review Criteria form. Once the sale of the building has been finalized, the owner will be encouraged to reinstate the original elements of the building, and any renovations will

come to the Panel for recommendation before going to Council for approval.

Recommendation

Moved By Katherine Hann

Seconded By Rachel Fitkowski

The Build Heritage Experts Panel recommends that Council approve the proposed heritage designation of 265 LeMarchant Road as presented.

CARRIED UNANIMOUSLY

NICK LYNCH, CHAIR