

DECISION/DIRECTION NOTE

Title: 6 Cathedral Street, Masonic Temple
Designated Heritage Building
Exterior Renovations

Date Prepared: June 10, 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 seek approval for exterior façade renovations and fire exit stairway at 6 Cathedral Street.

Discussion – Background and Current Status:

At the September 27, 2018 Built Heritage Experts Panel (BHEP) meeting, the Panel was informed that the owners of the Masonic Temple were contemplating extensive renovations to the building. At that time there were immediate life safety issues that needed to be address and the recommendation from the Panel was to support remedial exterior work. It was further recommended to invite the owners to attend a future meeting of the Panel to discuss the phased plan for upgrades. Ms. Kathie Hicks, on behalf of Spirit of Newfoundland, attended the January 8, 2019 BHEP meeting to outline the proposed renovations and answer any questions the Panel may have prior to making an application for the renovations. Some key points from the discussion were:

- The company is very interested in retaining as much heritage from the building as possible.
- The company is working with the Heritage Foundation in engaging contractors who can properly carry out the required work. However, It is difficult to find a firm with a masonry background.
- The company is seeking a tenant for the third floor of the building.
- External restoration will likely be a five-year project. The intention is to replace/restore the brick or to go with a comparable material.

For the company to use the third floor, the building must be renovated to include fire exits from the third floor. The proposed renovations will convert an existing window into a door and add a fire exit stairway. The stairway will be located on the north elevation and will be made of pressure treated wood which will be stained in a colour to be determined at a later date. In this case, the proposed wood stairway will meet building and fire codes. The renovations will also include replacing existing windows with new fire rated windows of the same size and shape.

ST. JOHN'S

The subject property is located within Heritage Area 1, the Residential Downtown District of the St. John's Municipal Plan and is zoned Residential Downtown (RD). The building is designated by Council as a Heritage Building and requires Council's approval for any exterior renovations. The building is also a Provincial Registered Heritage Structure and the Heritage Foundation has been involved throughout the renovation with assessments of the building and sourcing appropriate renovation materials.

As the City wishes to encourage the use and re-use of Designated Heritage Buildings, renovating the building to meet fire regulations in order to allow the use of the third floor is recommended. The installation of the fire exit door will have a minimal impact and is located on the side of the building. While the fire exit will be visible from the street, the impact is also believed to be minimal. Therefore, it is recommended to approve the exterior renovations at 6 Cathedral Street, as proposed.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Heritage Foundation of Newfoundland and Labrador
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:

It is recommended to approve the exterior renovations and installation of a fire exit stairway on the Masonic Temple, located at 6 Cathedral Street, as proposed.

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:

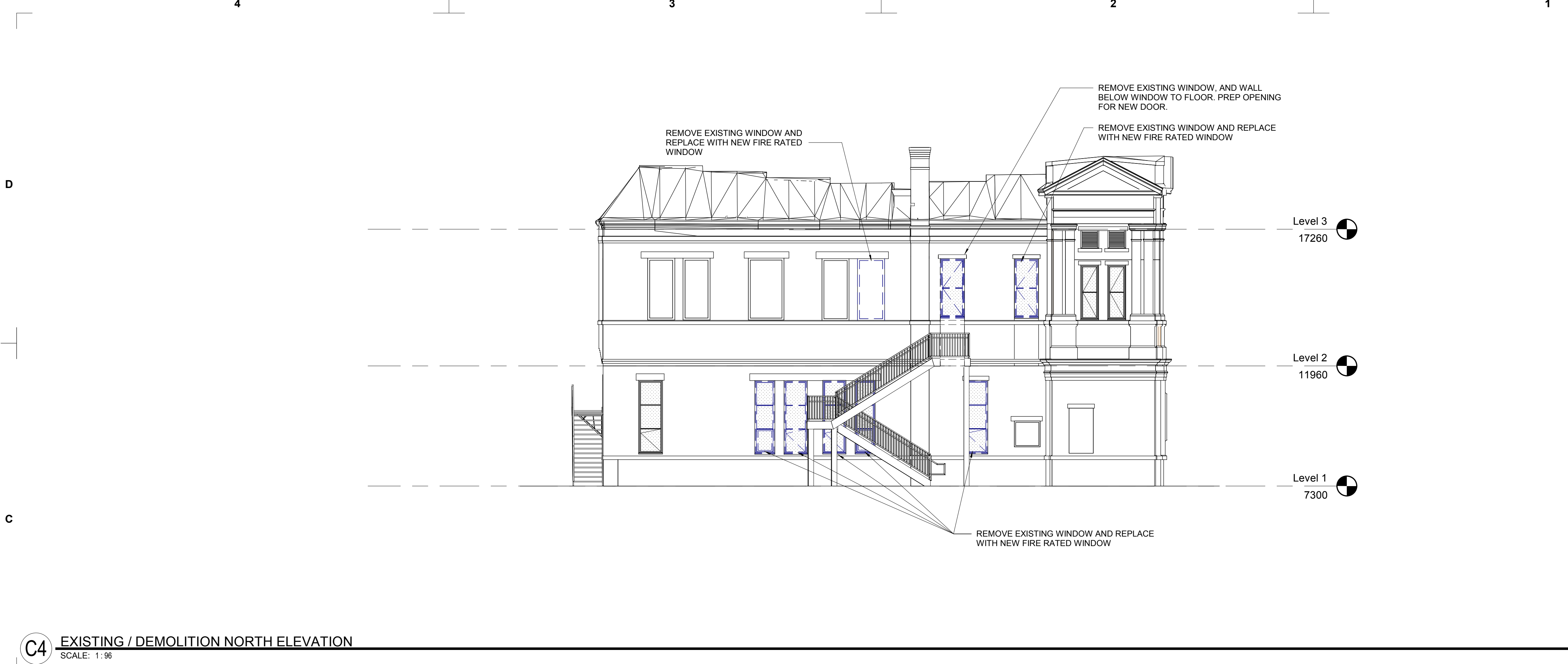
Location of Subject Property
Applicant's Submission

Location of Subject Property
6 Cathedral Street



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PROJECT TITLE

Masonic Temple Restoration

6 Cathedral Street St. John's NL

A PROJECT FOR
**Spirit of Newfoundland
Catering**

GENERAL NOTES

	DATE	△ REVISION
1	05.31.2019	ISSUE FOR CLIENT REVIEW
2	06.07.2019	ISSUE FOR PERMIT

PROJECT NO: 193003

DRAWN BY: DP

CHECKED BY: SMS

SHEET TITLE

**DEMOLITION EXTERIOR
ELEVATIONS**

SEAL

SHEET NUMBER

AD201

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D

C



C4 OVERALL NORTH ELEVATION
SCALE: 1:96

B

A



A4 OVERALL EAST ELEVATION
SCALE: 1:96

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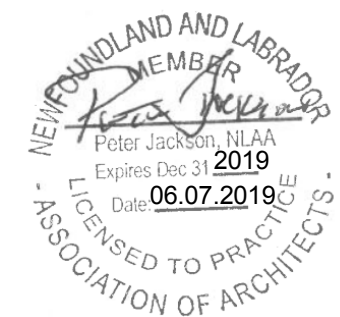
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SHEET TITLE

OVERALL BUILDING
ELEVATIONS

SEAL

SHEET NUMBER



A201

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6 Cathedral Street St. John's NL

GENERAL NOTES

A202

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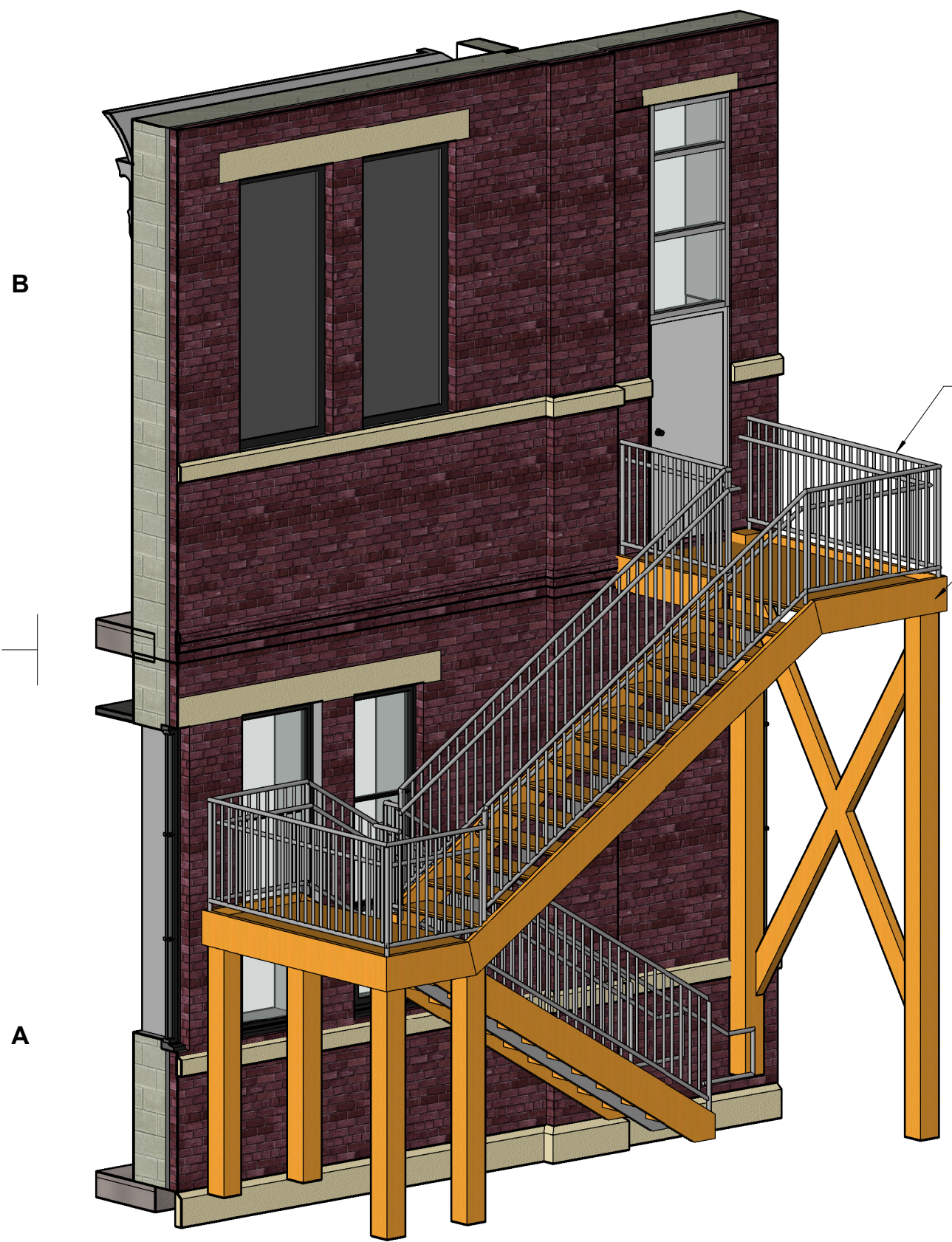


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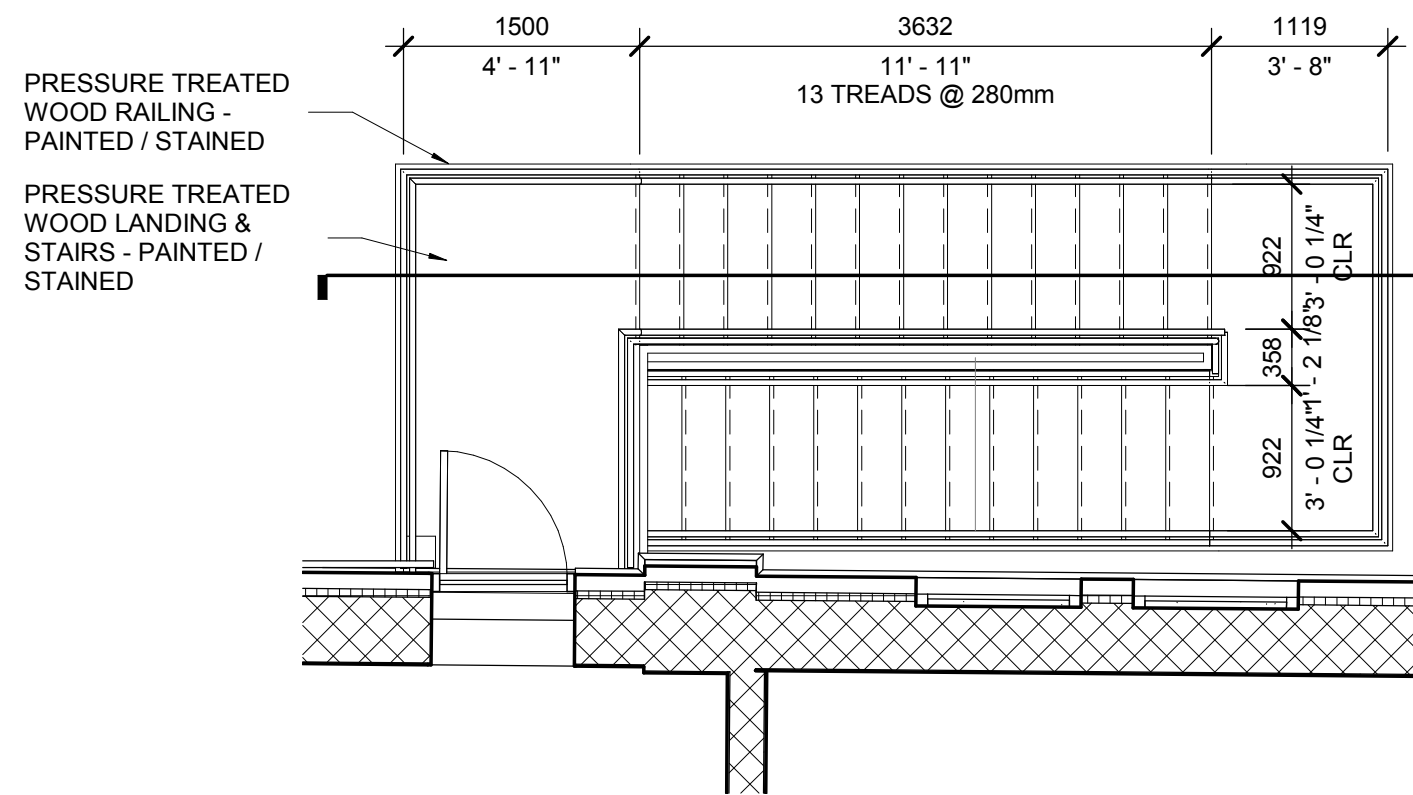
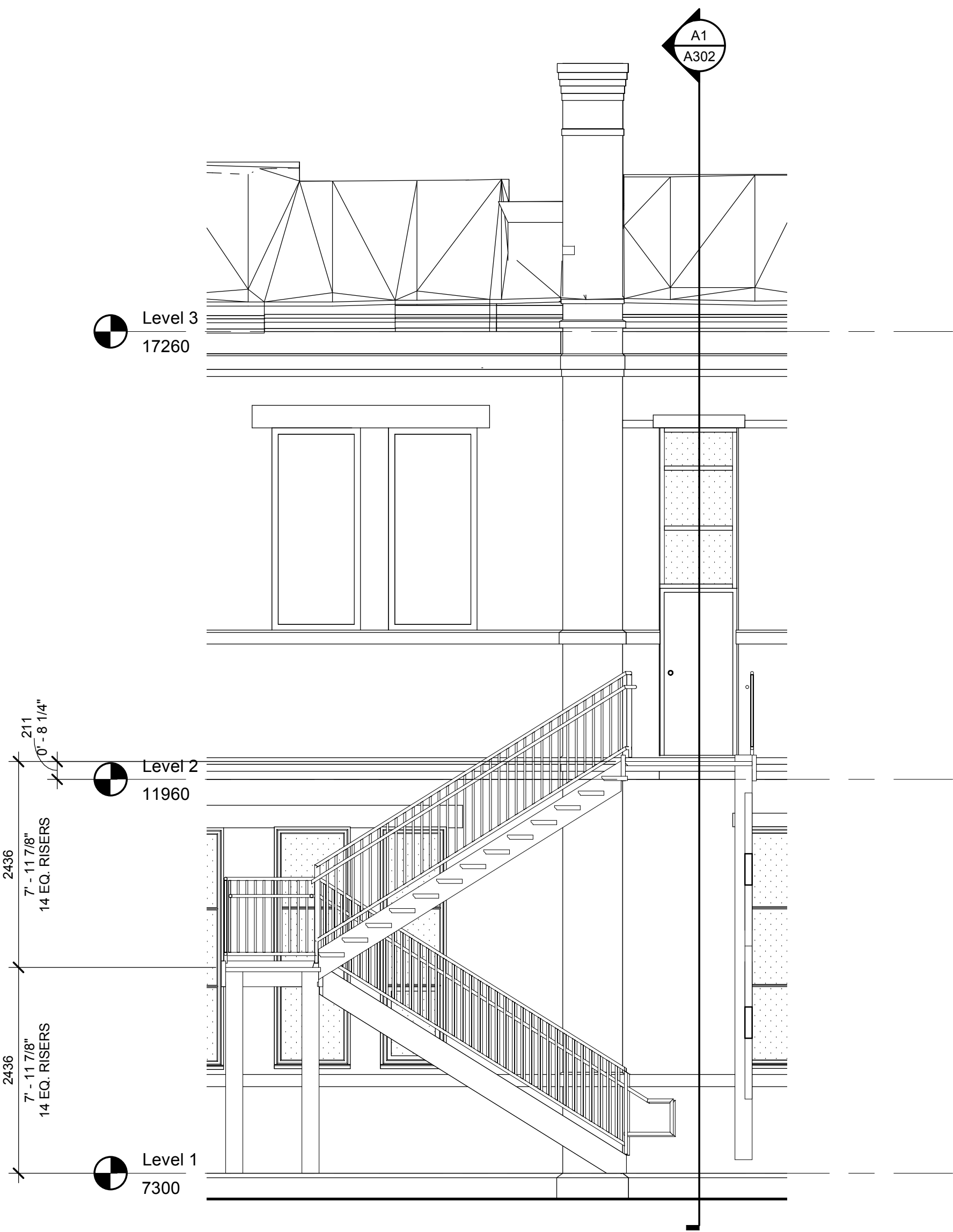
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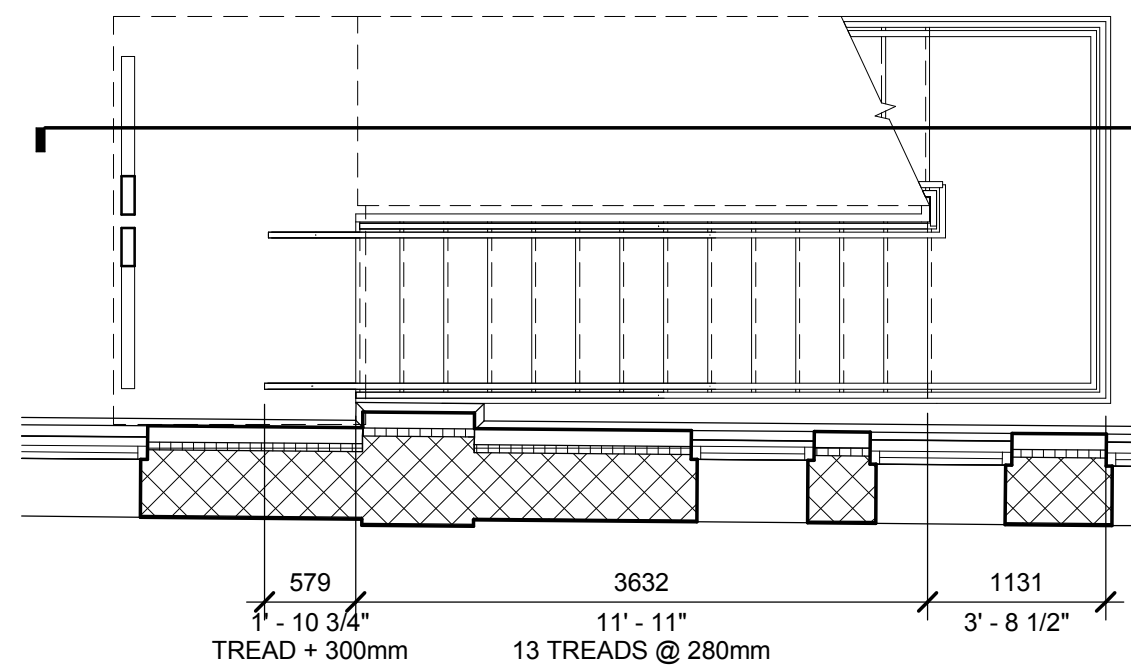


A1 EXTERIOR STAIR VIEW
SCALE:

A2 SECTION @ EXTERIOR STAIR
SCALE: 1:48



B4 ENLARGED EXTERIOR STAIR PLAN LEVEL 02
SCALE: 1:48



A4 ENLARGED EXTERIOR STAIR PLAN - LEVEL 01
SCALE: 1:48

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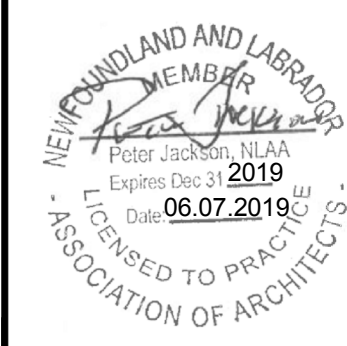
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SHEET TITLE

STAIR PLANS, SECTIONS
AND DETAILS

SEAL

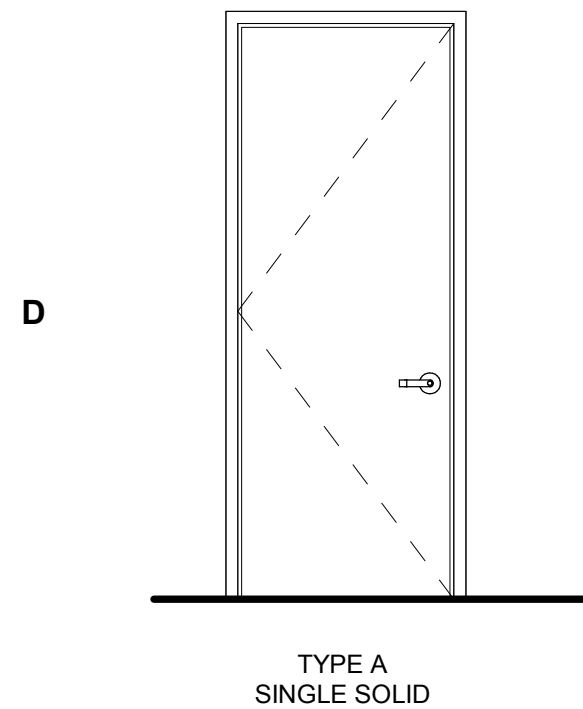
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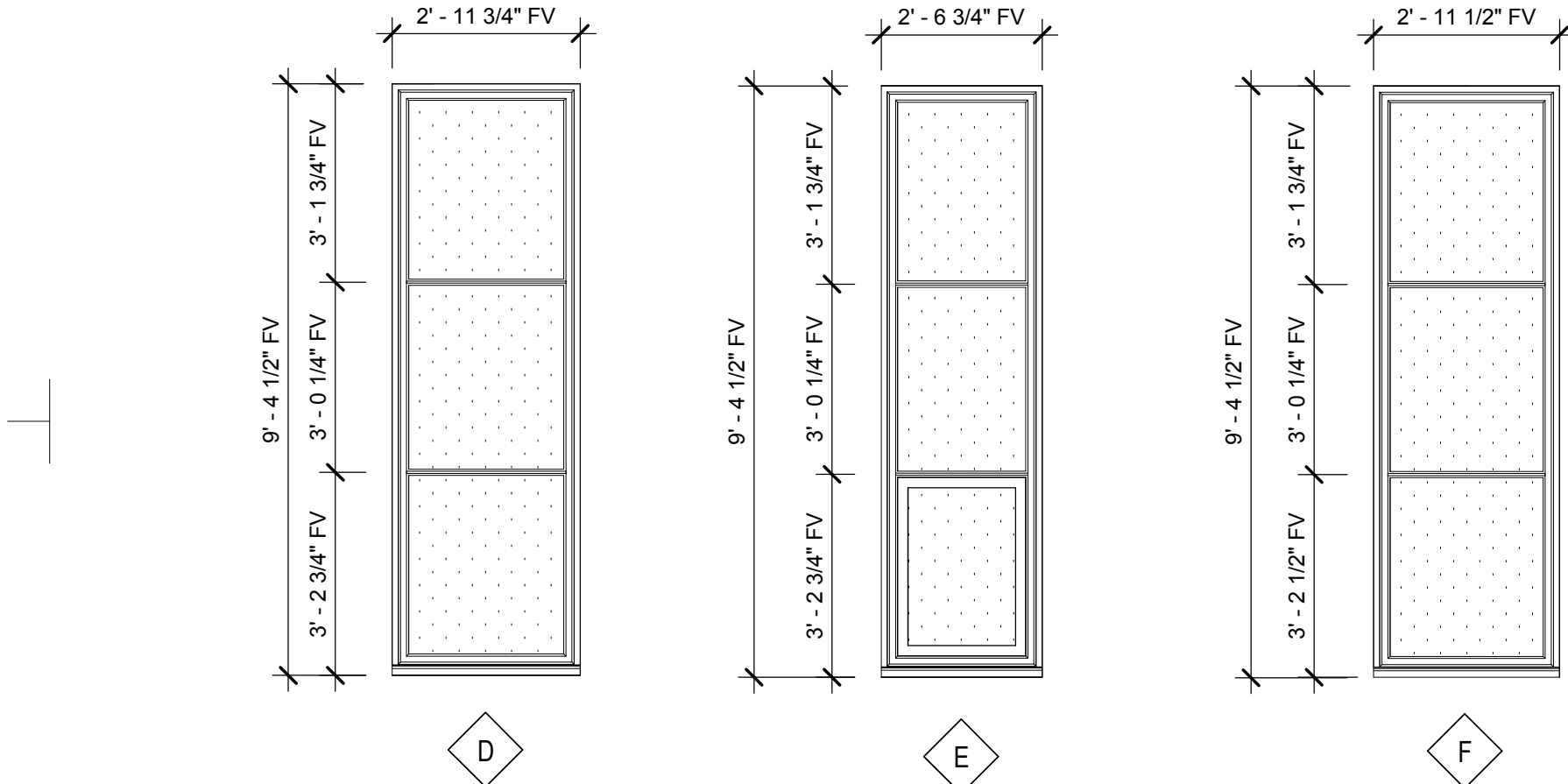
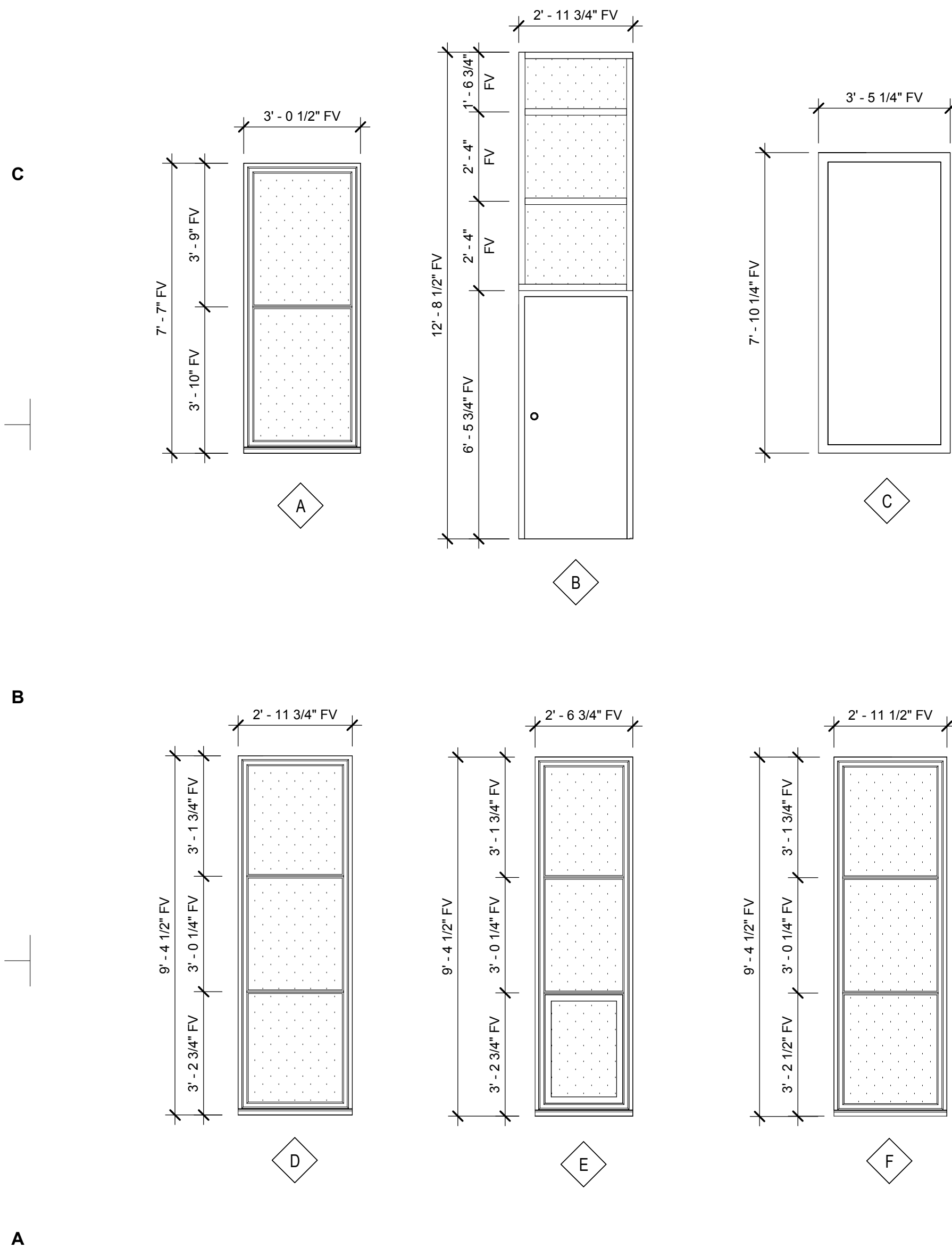
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DOOR ELEVATIONS



WINDOW ELEVATIONS



DOOR & FRAME SCHEDULE

DOOR ASSEMBLY				DOOR MATERIAL				FRAME MATERIAL		Hardware Set	Fire Rating	Remarks	
Location	Number	Type	Description	Dimensions			Door Material	Finish	Material				Finish
				Width	Height	Thickness							
EXIT	201	A	SINGLE	910	2050	30	HM	PAINTED	HM	PAINTED		1 HR	

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SHEET TITLE

DOOR AND FRAME SCHEDULE

SEAL

SHEET NUMBER

A603