

DECISION/DIRECTION NOTE

E-Poll Vote by BHEP in favor
of recommendation - July 4,
2019

Title: 10 Merrymeeting Road, Exterior façade renovations

Date Prepared: June 28, 2019

Report To: Chair and Members, Built Heritage Experts Panel

Councillor & Role: Councillor Maggie Burton, Planning and Development Lead

Ward: 2

Decision/Direction Required:

To seek approval for exterior façade renovations at 10 Merrymeeting Road.

Discussion – Background and Current Status:

The City received an application for exterior façade renovations to a Residential Retail Store located at 10 Merrymeeting Road. The property contains a clothing retail store adjacent to the main dwelling. The proposed exterior renovations include the replacement of cladding for the retail portion only.

The subject property is located within Heritage Area 3, the Residential Medium Density District of the St. John's Municipal Plan and is zoned Residential Medium Density (R2). The building is not designated by Council as a Heritage Building.

The applicant is proposing to re-clad the retail portion of the building with a euro channel style Cape Cod siding (similar to shiplap). While the brand Cape Cod siding is a wood siding that may be permitted in the Heritage Areas, only the traditional clapboard style of Cape Cod siding is permitted. Euro channel, cove, board and batten, and various other profiles are modern and inappropriate for the heritage areas.

As per regulation 5.9.4 of the St. John's Development Regulations, the cladding/siding style on residential buildings should maintain the period style of the streetscape for any façade facing a public street, and the building façade style of non-residential properties should maintain the period style, decoration and configuration of the structure. Modern elements may be approved by Council.

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The subject property is located at the end of Merrymeeting Road near Parade Street where there is a transition toward commercial and institutional uses. As per the attached renderings, the modern-style cladding is limited to the retail portion of the dwelling. The applicants had purchased the Cape Cod siding in the correct 4-inch exposure as per the City's guidelines but did not realize they had purchased the incorrect profile. Given that the modern-style siding is limited to the retail portion of the building and the building is located at the end of the more traditional area of Merrymeeting Road, it is recommended to approve the renovations as proposed. Further, it is recommended that any further renovations to the dwelling meet the heritage standards set out in the St. John's Development Regulations.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
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 façade renovations at 10 Merrymeeting Road, as proposed. It is further recommended that any renovations to the dwelling meet the heritage standards set out in the St. John's Development Regulations

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/smc

Attachments:

Location of Subject Property

Rendering of Proposed Renovations

Location of Subject Property
10 Merrymeeting Road



Rendering of Proposed Renovation

Existing



Proposed

