

DECISION/DIRECTION NOTE

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

Date Prepared: July 11, 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 and fire exit stairway at the rear of 6 Cathedral Street, the Masonic Temple.

Discussion – Background and Current Status:

A representative of Spirit of Newfoundland Productions attended the January 8, 2019, BHEP meeting to discuss proposed renovations to the building before making an application. Key points from the discussion were:

- The company intends to retain as many heritage features as possible.
- They are working with the Heritage Foundation of NL to hire contractors who can do the work properly. It is hard to find masons who are experienced with old buildings.
- The company is looking for a tenant for the third floor of the building.
- External restoration will likely take five (5) years. They intend to replace or restore the brick or use a comparable material.

To use the third (top) floor, the building must be renovated to include fire exits from that floor. In June, the BHEP recommended to Council renovations to convert an existing window on the north side (facing the back of houses on Gower Street) into a door and add a fire exit stairway. Now they are proposing a new fire escape at the rear of the building facing Willicott's Lane, plus brickwork repair. The proposed wooden stairway will meet building and fire codes.

The subject property is bounded by Cathedral Street, Masonic Terrace, Willicott's Lane, and the rear of houses on Gower Street. It is in Heritage Area 1, in the Residential Downtown District of the St. John's Municipal Plan, and in the Residential Downtown (RD) Zone. The building is designated by the City as a Heritage Building and requires Council's approval for any exterior renovations. The Masonic Temple is also a provincial Registered Heritage Structure and the Heritage Foundation of NL has been involved throughout the renovation with assessing the condition of the building and finding appropriate renovation materials.

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As the City wishes to encourage the continued use of designated Heritage Buildings, renovating the building to allow the use of its third (top) floor and meet fire regulations is recommended. The installation of a new fire exit stairway at the rear will have minimal impact and is not visible from Cathedral Street. Therefore, it is recommended to approve the fire exit stairwell and associated brickwork at the rear of 6 Cathedral Street as proposed.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Property owner; Heritage Foundation of NL; neighbouring residents and property owners.
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 at the rear of the Masonic Temple, 6 Cathedral Street, as proposed.

Prepared by/Signature:

Ken O'Brien, MCIP – Planner III, Chief Municipal Planner

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

KOB/dlm

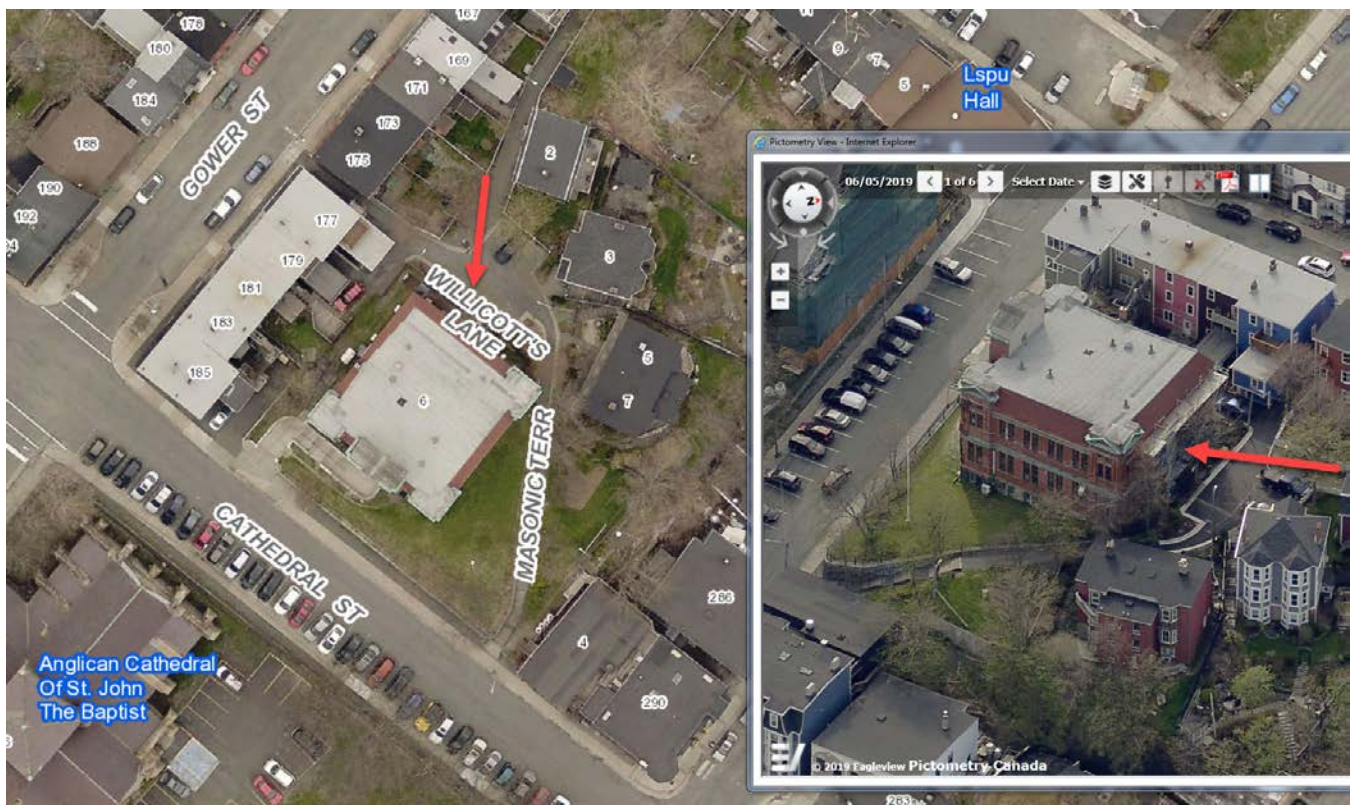
Attachments:

Location of Subject Property

Applicant's Drawing – Overall East Elevation

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Location of Subject Property
6 Cathedral Street



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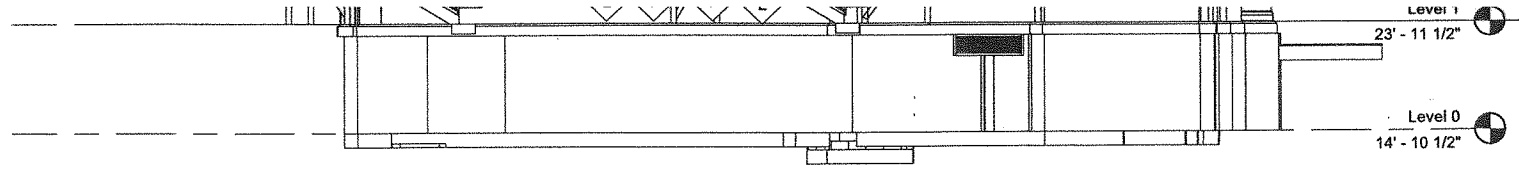
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C4 OVERALL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A4 OVERALL EAST ELEVATION
SCALE: 1/8" = 1'-0"