

DECISION/DIRECTION NOTE

Title: 200 Military Road, Basilica of St. John the Baptist
Designated Heritage Building
Window Restoration – Phase 1

Date Prepared: September 11, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 2

Decision/Direction Required:

To seek approval for window restoration at 200 Military Road, the Basilica of St. John the Baptist.

Discussion – Background and Current Status:

The Basilica Parish of St. John the Baptist has applied to restore six windows throughout the building. The subject property is located in the Institutional (INST) District and Zone, Heritage Area 1 and is designated by Council as a Heritage Building. The property is also designated as a provincial Landmark Registered Heritage Structure.

Any exterior alterations to a designated Heritage Building require Council's approval. At the May 13, 2019 Council meeting, Council directed that minor maintenance applications for designated Heritage Buildings can be evaluated by staff and sent directly to a Council meeting for Council's approval.

The applicants are proposing to restore window materials and replicate any materials that are passed its lifespan. For example, some exterior trim/mouldings, sashes and window frames will be replicated, while others will be restored. The stained-glass windows on the interior will be removed during construction, restored and reinstalled.

The applicant is working with the Heritage Foundation on this restoration project to ensure that best practice methods are used. Therefore, it is recommended to approve the window restoration, as proposed.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Property owner; Heritage Foundation of NL.

ST. JOHN'S

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 window restoration at 200 Military Road, as proposed.

Prepared by/Signature:

Ann-Marie Cashin, MCIP – Planner III, Urban Design & Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

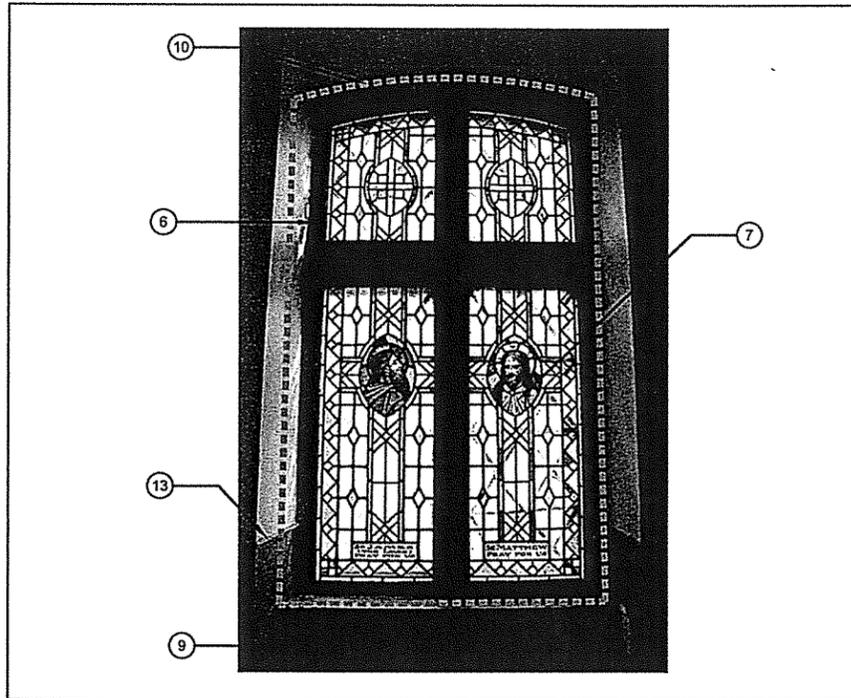
AMC/dlm

Attachments:

Location of Subject Property
Applicant's Submission

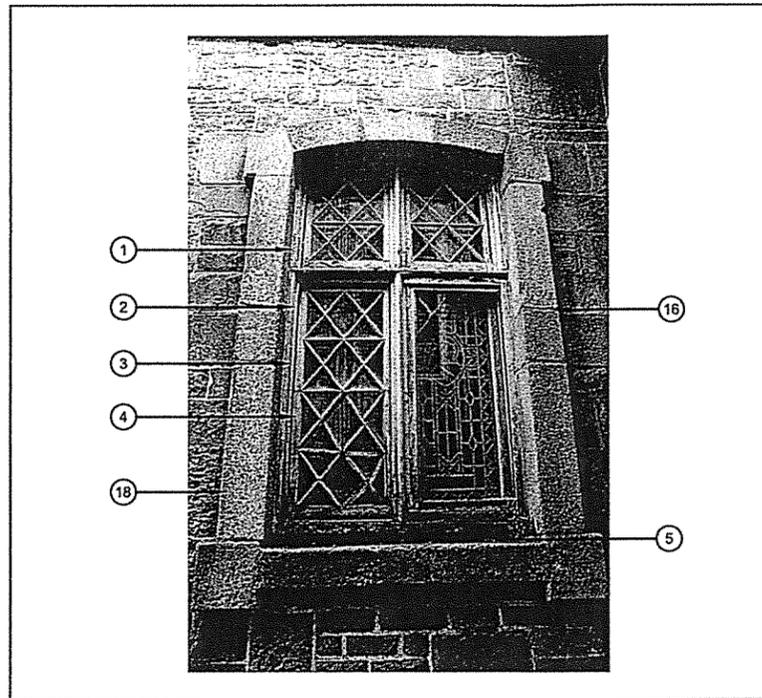
Location of Subject Property
200 Military Road





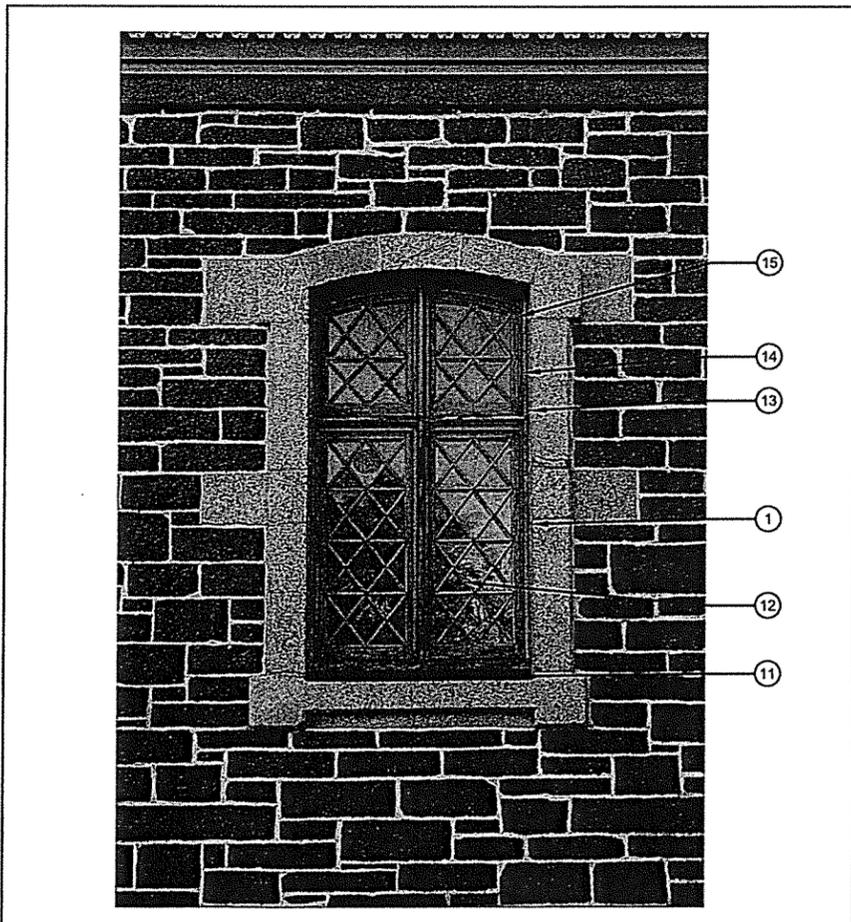
INTERIOR WINDOW 1
NOT TO SCALE

5
A-7.8



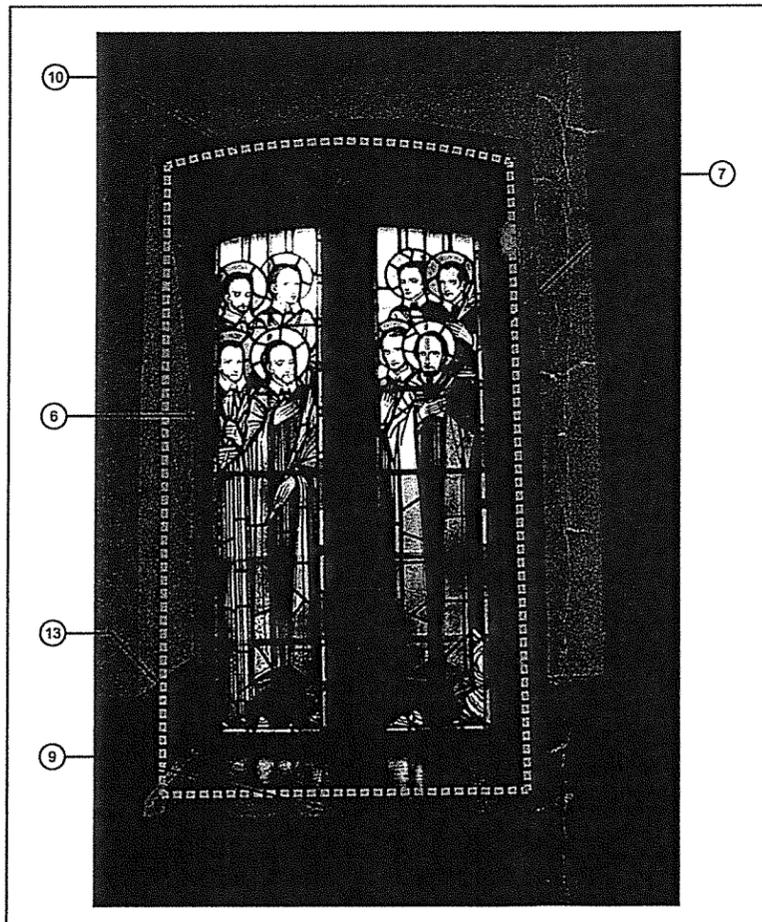
EXTERIOR WINDOW 1
NOT TO SCALE

4
A-7.8



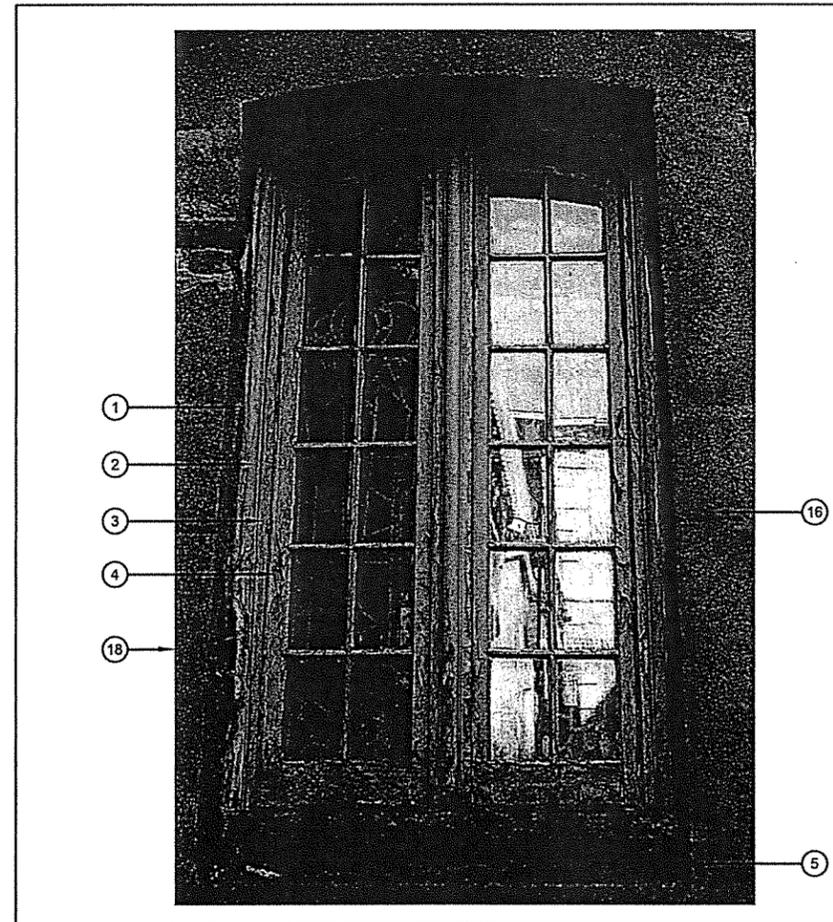
GROUND FLOOR EXTERIOR WINDOW 'X' & 'Y'
NOT TO SCALE

3
A-7.8



INTERIOR WINDOW 2
NOT TO SCALE

2
A-7.8



EXTERIOR WINDOW 2
NOT TO SCALE

1
A-7.8

NOTES :

1. REMOVE SEALANT.
2. REMOVE TRIMMOULDING, RETAIN FOR REPLICATION.
3. REMOVE SASH STOPS, RETAIN FOR REPLICATION.
4. REMOVE SASHES, RETAIN FOR REPLICATION.
5. REMOVE MORTAR FILL.
6. REMOVE FRAME AND RETAIN FRAME FOR REPLICATION.
7. REMOVE STAINED GLASS WINDOW IN WOOD SASHES AND SECONDARY GLAZING IN WOOD SASH, ALONG WITH ASSOCIATED TRIM, RETAIN FOR RESTORATION AND REINSTALLATION.
8. REMOVE TRIM AND RETAIN FOR REINSTALLATION.
9. REMOVE WOOD STOOL AND MOULDINGS, RETAIN FOR REINSTALLATION.
10. CUT BACK AND REMOVE PLASTER, WOOD LATH, STRAPPING, WOOD BUCKS SET IN THE MASONRY SURROUND TO EXPOSE WINDOW FRAME.
11. REMOVE MORTAR FILLS AND ANCHORAGE AND REMOVE WINDOW FRAME FOR REPLICATION.
12. TEMPORARILY FILL OPENING WITH WEATHER PROOF, SECURITY ENCLOSURE.
13. REMOVE TRIMMOULDING, RETAIN AND RESTORE.
14. REMOVE SASH STOPS, RETAIN AND RESTORE.
15. REMOVE SASHES, RETAIN AND RESTORE.
16. RAKE AND REPOINT MORTAR JOINTS OF MASONRY SURROUND.
17. RAKE AND REPOINT AND MASONRY AROUND WINDOWS.
18. REMOVE PARING ON BRICK SURROUND, REPAIR BRICK AND APPLY RENDER.

Architect: Prime Consultant

FOUGERE MENCHENTON ARCHITECTURE

Discipline: ARCHITECTURAL

Heritage Consultant:

ROBERTSON MARTIN ARCHITECTS

Drawn: D.N. / DNF Checked: R.M.

Designed: R.M. Approved: R.M.

Consultant's Project No. 7630-03

Professional Stamp & Permit:

NEWFOUNDLAND AND LABRADOR
ROBERTSON MENCHENTON NLA
C/Box 211, St. John's
ASSOCIATION OF ARCHITECTS

- Notes:
1. DO NOT SCALE FROM THIS DRAWING
 2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN MILLIMETRES.
 3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON SITE PRIOR TO PROCEEDING WITH ANY PORTION OF THIS WORK.
 4. CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND CODES INCLUDING, BUT NOT LIMITED TO, THE NATIONAL BUILDING CODE OF CANADA, CURRENT EDITION.

2	Issued for Tender	06/21/19
1	Issued for 55% Review	05/17/19
No.	Revisions	MMDDYY

Drawing Nomenclature

Detail/Section No.	3	Dwg. No.	A-1
		where detailed	

Project Title

BASILICA WINDOW RESTORATION - PHASE 1

St. John's Newfoundland Labrador

Client's Project No.:

DRAWING TITLE

EXISTING WINDOW RESTORATION PHOTOS

RESTORATION DETAILS

SCALE: As Shown

DATE: MAY 2019

REVISION NO. 2

DRAWING NO. **A-7.8**

