

INFORMATION NOTE

Title: Door and Garage Door Styles in Heritage Areas

Date Prepared: May 6, 2019

Report To: Chair and Members, Built Heritage Experts Panel

Ward: All

Discussion – Background and Current Status:

In numerous Built Heritage Experts Panel (BHEP) meetings, the topic of door and garage door styles has been raised. Staff currently use *The Heritage Look: Renovating Your Home* as a guide in determining appropriate door styles, however there are a variety of door and garage door styles available today that were not available in 1978 when the guide was first prepared by the St. John's Heritage Foundation. Therefore, staff are requesting the Panel's assistance in determining appropriate door and garage door styles for the three St. John's Heritage Areas.

Further, staff are currently drafting a Heritage Bylaw which will regulate the design of buildings in the St. John's Heritage Areas. Following adoption of the Heritage Bylaw, staff will prepare a series of information sheets for residents and applicants in the Heritage Area to clearly identify acceptable door and garage door styles. Recommendations from the Panel will assist in developing the information sheet.

The Panel will be provided with a PowerPoint presentation prior to the May 15 BHEP meeting for review. At the meeting we will review various styles of doors and garage doors to determine which are appropriate in the Heritage Areas. Some may be appropriate in Heritage Area 3, but not in Heritage Area 1.

Following the discussion with the Panel, a Decision Note will be prepared for the next Panel meeting indicating the recommendations. The Decision Note will be forwarded to Council for their direction.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable
2. Partners or Other Stakeholders: Not Applicable

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:
At a later date, following adoption of the Heritage Bylaw, information notes on various heritage items will be prepared.
6. Human Resource Implications: Not Applicable
7. Procurement Implications: Not Applicable
8. Information Technology Implications: Not Applicable
9. Other Implications: Not Applicable

Conclusion/Next Steps:

The discussion and recommendations from the Panel will be used to inform a Decision Note on door and garage doors styles. The Decision Note will be brought back to the next Built Heritage Expert Panels meeting for a recommendation to Council.

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:

The Heritage Look: Renovating Your Home

THE HERITAGE LOOK

RENOVATING YOUR HOME

THE ST. JOHN'S HERITAGE FOUNDATION
1978

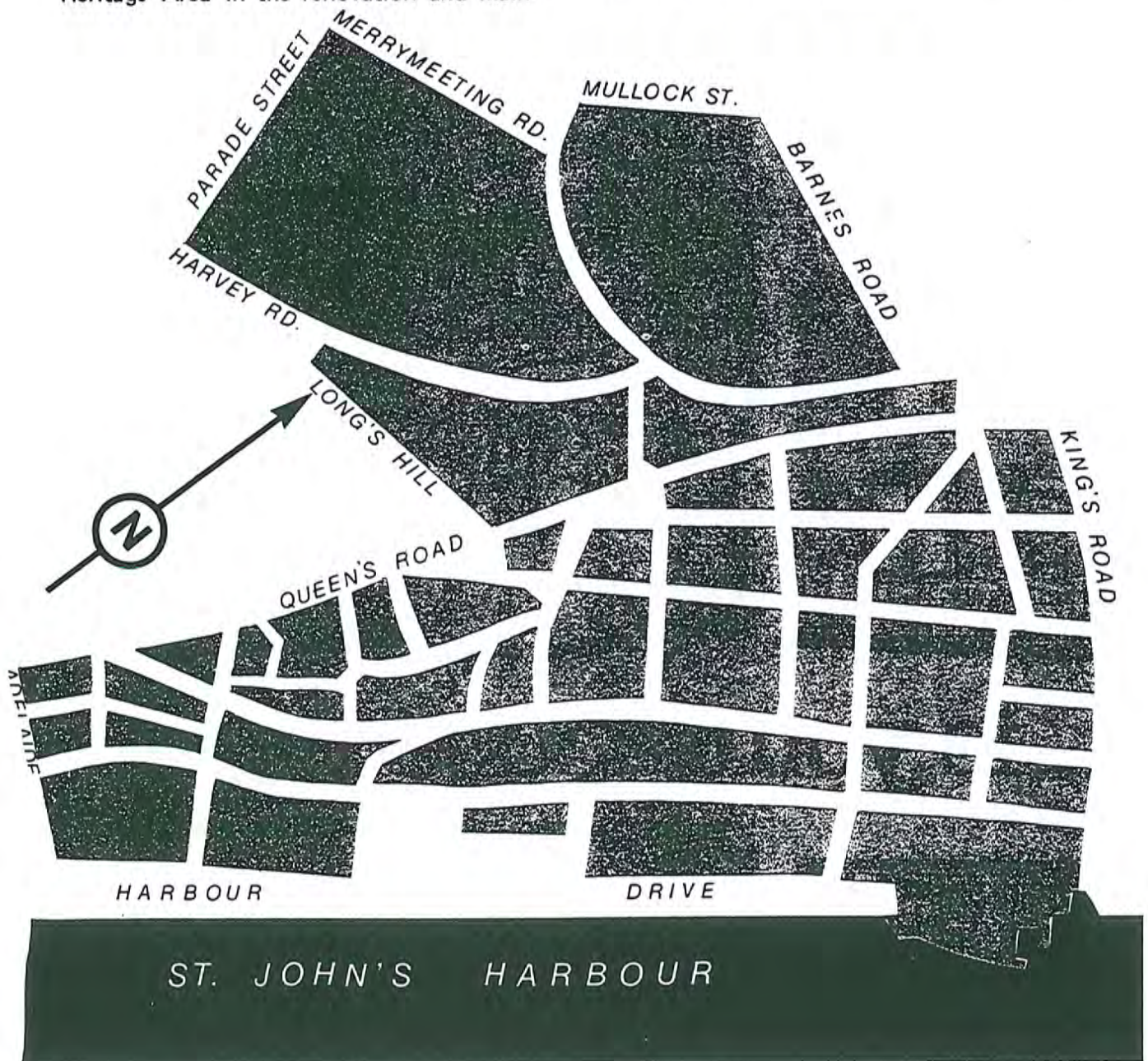


INTRODUCTION

On June 22, 1977 the St. John's Municipal Council enacted a By-Law establishing the Heritage Area of St. John's. The regulations under this By-Law are listed on page 6

It is hoped that this booklet will help residents and owners of property in the Heritage Area in the renovation and main-

tenance of their buildings. Further information can be found at the St. John's Heritage Foundation office at 233 Duckworth Street. Office hours are from 8:30 a.m. to 4:30 p.m., Monday through Friday. Phone 753-2471 for assistance.



The Heritage Conservation Area of St. John's is that area of the city that is valuable because its history, its older buildings and its special character gives St. John's a sense of the past. For many years it was the heart and center of St. John's. Many important events in the city's history took place here.

It contains a large number of the most important Heritage buildings in St. John's. For these reasons the area was chosen for its high heritage potential. This area has been designated and put under a heritage by-law so that the character of the area will be retained. The boundaries of the Heritage

Conservation Area extend from Kings Road in the East to Bishop's Cove and Adelaide Street in the West. The southern and northern boundaries are the waterfront and Queens Road.

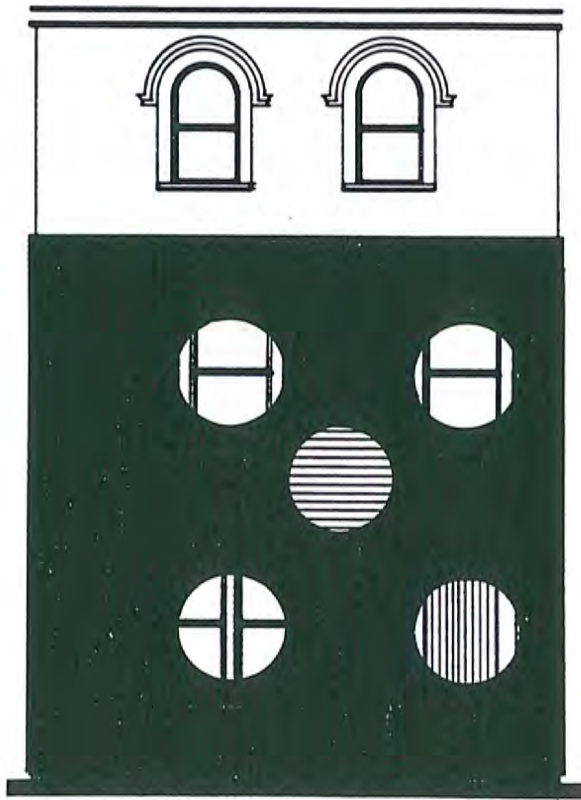
The by-law established for the area ensures

that people wishing to repair buildings, houses and stores will be asked not to change existing architectural designs. Property owners who allow their properties to run down will be subject to a maintenance by-law to correct the situation.



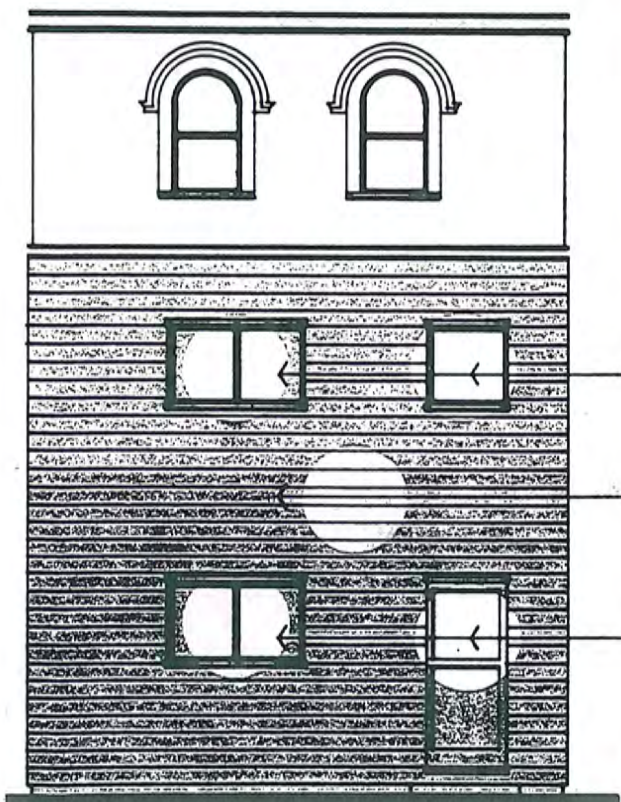
....is your house here?





RETAIN

retaining....changing
character





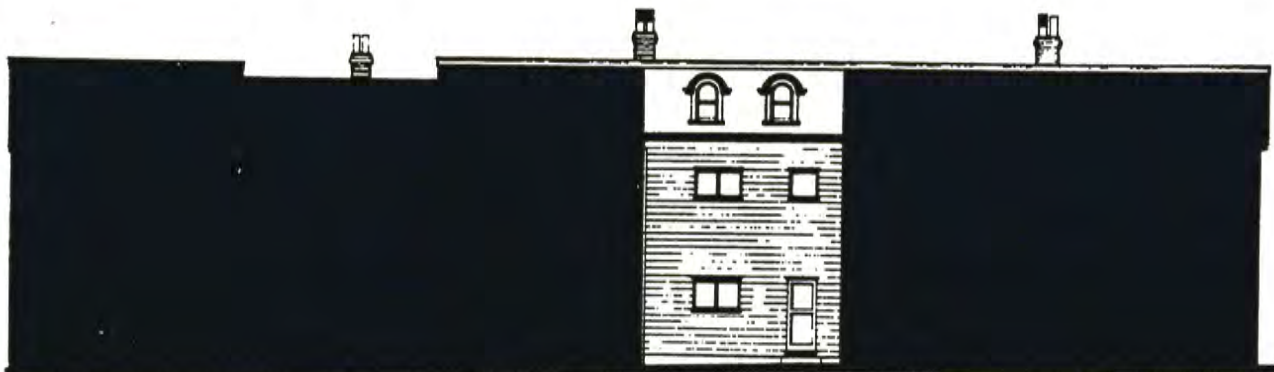
Neighbours

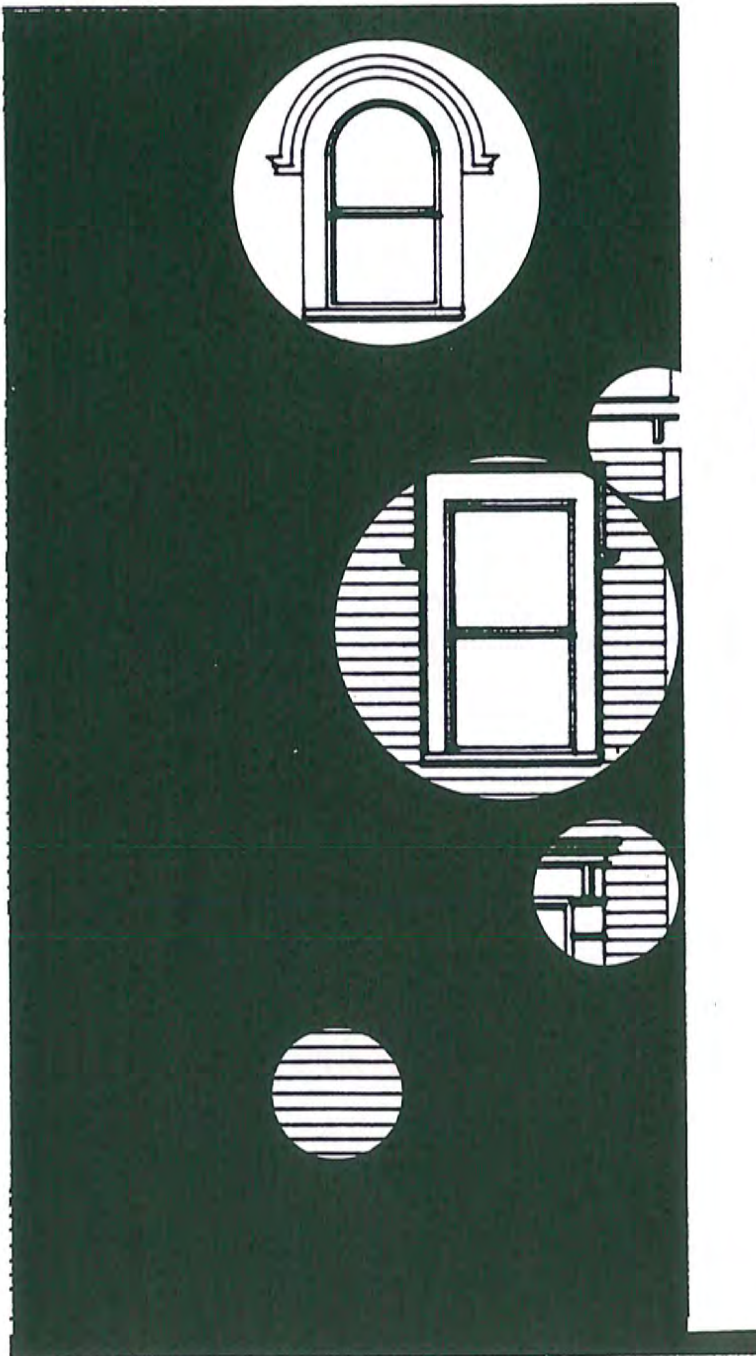
If your home is part of a row of houses talk over the restoration of the front of your house with your neighbour and come to an agreement on colour schemes and maintenance. Remember that your house and your neighbour's complement each other and that clashing colour schemes and lack of maintenance reduces the value of your house and your neighbour's.

When an architectural feature is shared by a number of dwellings, such as a continuous common treatment of roof eaves, every attempt should be made to retain or reestablish that feature.

Many of the houses in St. John's are of the

wooden row type. These houses are built in the same style and form a continuous row. If a home within the row is changed in exterior appearance it has the effect of "a missing tooth" within the row. For this reason it is recommended that people living in row housing co-operate with each other in maintaining their houses so as to keep this continuity. The result is an undisturbed streetscape of buildings which compliment each other. By doing this the beauty of the buildings will improve the quality of the street and property values will increase. It will mean a direct improvement for the residents living there.





DO RETAIN SAME SHAPE

**DO NOT REMOVE — REPAIR
OR REPLACE**

**DO REPLACE WITH SAME
TYPE WINDOW**

**REPLACE ANY DETAIL
DO NOT REMOVE**

**DO KEEP SAME SIZE
SIDING 4" EXPOSED**

do's and don'ts

ST. JOHN'S IS LIKE NO OTHER CITY

Part of the city's unique character is the manner in which the buildings adapt to the hills and cliffs around the harbour. And part is the local adaptation of architectural styles found elsewhere in North America and in the British Isles.

Much of the design of the main components such as doors and windows is common to other cities but the use of unusual detail and the combination of the main components within the general building shape are not found anywhere else.

This St. John's style of domestic architecture is only skin deep and fragile; easily lost through a change in a door here, or a window there, or even a change in the width of the cladding. When you repair your house keep the character of the building by not changing the design of the windows and doors and by saving or replacing the details such as trim boards or brackets.

The following drawings are of windows, exterior doors and other building details found in the Heritage Area and are recommended as suitable designs for houses under renovation. Copies of these drawings and names of suppliers together with current price lists are available at the St. John's Heritage Foundation office, 233 Duckworth Street.

Drawings of other architectural details which

will be of help in restoration are also available to interested persons and every assistance possible will be given to those who are planning or actively rehabilitating buildings in the Heritage Area.

BY-LAW

1. This by-law may be cited as the "Heritage By-Law".
2. The St. John's Municipal Council (hereinafter called the Council) hereby designates the area more particularly described and delineated in the Schedule hereto as a "Heritage Area".
3. The Council may by by-law from time to time designate additional area or areas in the City to be "Heritage Areas".
4. (1) The Council shall appoint an advisory committee to be designated and hereinafter called the "Heritage Advisory Committee" consisting of five members.
(2) One of the members of the Heritage Advisory Committee shall be a member of Council.
(3) At least two members of the Heritage Advisory Committee shall be chosen by the Council from a list of five nominees submitted biennially by the St. John's Heritage Foundation and at least one member of the Heritage Advisory Board shall be chosen by the Council from a list of three nominees submitted biennially by the Newfoundland Historic Trust.
- (4) At least one member of the Heritage Advisory Committee shall be a resident of a Heritage Area.
5. (1) The members of the Heritage Advisory Committee shall hold office for a term of two years but may be reappointed. but may be reappointed.
(2) The chairman of the Heritage Advisory Committee shall be appointed by the Council.
(3) The person appointed to fill a vacancy in the Heritage Advisory Committee shall be subject to retirement at the same time as if that person had become a member on the day on which the member in whose place he is appointed was last elected a member.
6. The Heritage Advisory Committee may be paid by the Council such amount as the Council may from time to time determine and which amount if so paid shall be used by the Heritage Advisory Committee towards the expenses of such Committee.
7. The Heritage Advisory Committee shall on or before the 1st. day of December in each year prepare and deliver to the Council a budget of its estimated expenses

of the ensuing calendar year, and the Council may include in its budget for the said calendar year the amount as shown in the budget of the Heritage Advisory Committee or such part thereof as the Council deems sufficient to defray the said expenses.

8. The Heritage Committee shall consider such matters relating to the designation of any areas as a Heritage Area or any buildings as Heritage Structures as may be referred to it by Council.

9. (1) The Heritage Advisory Committee shall compile a list of buildings within the City which are of architectural or historic interest and shall submit this list to the Council.

(2) The Council may, by by-laws, designate all or any of the buildings in the said list to be Heritage Structures.

10. (1) Each person who is the owner of a building designated as a Heritage Structure shall be notified of such designation by the Council by serving on him a written notice that his building is so designated.

(2) Notice may be served personally or sent by registered post addressed to the owner at the premises designated as a Heritage Structure. Any notice sent by post shall be deemed to have been served two days after posting.

11. Unless a permit so to do has been issued by the Council, no person shall

(1) remove, pull down or demolish, or permit, suffer or allow to be removed, pulled down or demolished any building within a Heritage Area;

(2) alter or permit, suffer or allow to be altered, the exterior of any Heritage Structure or any building within a Heritage Area, including without limiting the generality of the foregoing the design, facade or external appearance thereof;

(3) erect or cause to be erected any building in a Heritage Area.

12. Before any permit is issued under Section 11, the application for a permit shall be submitted to the Heritage Advisory Committee for consideration and the Heritage Advisory Committee shall consider the application and submit its report to the City Engineer or other official appointed by Council to act on his behalf, within fourteen

(14) days of the submission to the Heritage Advisory Committee. If no report is given to the Building Inspector within the time provided above, the Building Inspector may act on the application for a permit without any such report.

13. (1) The bulk, size, height, design and external appearance or any of them of a building in a Heritage Area as altered pursuant to Section 11 hereof or of a proposed building in a Heritage Area shall be compatible with the environment and other buildings in the locality in which the building is or the proposed building is to be located.

(2) No Heritage Structure shall be used or occupied in a manner which is incompatible with the environment, and without limiting the generality of the foregoing, the number of family units therein shall not violate the provisions of the St. John's Building Regulations, nor shall any commercial or industrial enterprise carried on therein violate the Zoning By-Laws of the City.

(3) No proposed building shall be unsuitable in general character, design and external appearance to the Heritage Structures or other buildings in a relevant Heritage Area.

14. All applications for a permit pursuant to subsections (1), (2) and (3) of Section 11 of this By-Law shall conform to all laws and regulations of Council and shall be accompanied by plans and specifications setting forth in sufficient detail to enable the Council or its duly appointed officers in that regard to determine whether such application conforms to all applicable laws and regulations of Council, and the Council may, in its sole discretion refuse to issue a permit where the said plans and specifications show that the proposed alterations or erections are incompatible with the environment in which such alterations or erections are to be made or are contrary to the City of St. John's Act or any regulations made pursuant thereto.

15. No person shall erect any wall, fence or hedge near the corners or bends of roads in a Heritage Area of such height or in such a position as to be detrimental to safety in the Heritage Area or be in violation of the laws and regulations of the City respecting such erection, height or positioning.

16. No sign shall be erected, advertisement displayed or hoarding set up in a Heritage Area which in the opinion of the Council is incompatible with the environment, and the Council shall remove or cause to be removed at the expense of the owner thereof any such sign, advertisement or hoarding so erected, displayed or set up within a period of not less than twenty-eight days after a notice, in writing, to remove the same has been served on the owner thereof, and any compatible sign, advertisement or hoarding shall in all respects be subject to the by-laws of the City relating to signs, advertisements and hoardings.

17. (1) Any owner of a building in a Heritage Area or any owner of a Heritage Structure aggrieved by a decision in connection with this by-law of Council or of the City Engineer or some other official appointed by Council to act on his behalf may within fifteen days after the decision is communicated to him appeal by filing with the secretary of the Building Regulations Board of Appeals a notice of appeal stating the circumstances and grounds of the appeal to the Building Regulations Board of Appeals which shall forthwith appoint a day, time and place for the hearing of such appeal. The person appealing may be accompanied by counsel and present evidence or argument or both, and after the hearing of the appeal has been completed, the Building Regulations Board of Appeals shall allow or dismiss, as the case may be, in the whole or in part.

(2) The Building Regulations Board of Appeals shall give its decision in writing and such decision shall be filed with the Secretary of the Building Regulations Board of Appeals who shall communicate the same to the appellant and to the City Clerk.

(3) A decision of the Building Regulations Board of Appeals shall be dealt with in the manner provided by Section 402(g) of The City of St. John's Act.

18. (1) The Council shall have power of themselves or through their employees to enter upon all lands and into any buildings for the purpose of carrying out any of the provisions of this By-Law and to determine whether any land or building is or may be a Heritage Area or Heritage Structure PRO-

VIDED HOWEVER that entrance to any private residential dwelling shall be limited to the hours between 10:00 A.M. and 4:00 P.M.

(2) If the investigation referred to in subsection (1) of this Section discloses that any building or Heritage Structure within a Heritage Area is in danger of destruction or has deteriorated by reason of damage, neglect or injudicious treatment, the Council may by delivering notice in writing to the owner or, if the owner cannot be found, by posting such notice on such building or Heritage Structure, require the owner thereof to remove or repair the same within a time limited in the said notice, and if such removal or repair is not effected within such time limit, the Council may remove or repair such building or Heritage Structure and recover the cost thereof from the owner.

19. Any person found violating at any time any of the provisions of this By-Law shall upon conviction thereof be subject to a fine of not more than one hundred dollars (\$100.00) exclusive of costs, for each offence, and every such penalty shall be recovered under the "Summary Jurisdiction Act" and paid to the City, and the convicting Magistrate or Judge may also order that such person carry out the requirements or obligations imposed on him by virtue of this By-Law for the contravention of which the said person has been convicted, within a time to be fixed by such order, and every day the said person fails to comply with such order shall be a separate offence for which, upon proof thereof, before the Magistrate or Judge issuing such order, he shall be subject to the fine hereinbefore set forth.

20. The violation of any provision of this By-Law shall be and constitutes a separate offence under this By-Law for each and every day such violation shall continue.

21. The convicting of any person under the provisions of this By-Law for failing to comply with any of the said requirements or obligations shall not operate as a bar to further prosecutions under these By-Laws for continued failure on the part of such person so to comply.

22. Nothing herein shall relieve any person

from complying with all other applicable laws and regulations of Council.

23. All sign regulations of Council passed prior to date of passing of this By-Law are hereby repealed.

IN WITNESS WHEREOF the Seal of the
City of St. John's has been
hereunto affixed in the presence
of the Mayor and the City Clerk
on behalf of the St. John's
Municipal Council this 22nd
day of June, 1977

MAYOR

CITY CLERK

SCHEDULE

ALL THAT piece or parcel of land situate, lying and being to the north of the Harbour of St. John's, Province of Newfoundland, Canada, bounded and abutted as follows, that is to say:

Commencing at a point on the front of the wharf on Harbour Drive at the prolongation of the centerline of Adelaide Street and Bishop's Cove and proceeding thence in a northwesterly direction along the centerline of Bishop's Cove and Adelaide Street to its intersection with the centerline of New Gower Street, thence in a northeasterly direction along the centerline of New Gower Street and the centerline of Queen's Road to its intersection with the centerline of Long's Hill, thence on a southwesterly direction along the centerline of Long's Hill to its intersection with the prolongation of the centerline of the concrete steps leading to Harvey Road, thence in a northwesterly direction along the centerline of the above mentioned concrete steps to the centerline of Harvey Road; thence in a southwesterly direction along the centerline of Harvey

Road to its intersection with the centerline of Parade Street; thence in a northwesterly direction along the centerline of Parade Street to its intersection with the centerline of Merrymeeting Road; thence in a north-easterly direction along the centerline of Merrymeeting Road to its intersection with the centerline of Bonaventure Avenue; thence in a northwesterly direction along the centerline of Bonaventure Avenue to its intersection with the centerline of Mullock Street; thence in a northeasterly direction along the centerline of Mullock Street to its intersection with the centerline of Barnes Road; thence in a southeasterly direction along the centerline of Barnes Road to its intersection with the centerline of Military Road; thence in a northeasterly direction along the centerline of Military Road to its intersection with the centerline of Rawlins Cross; thence in a southeasterly direction along the centerline of Rawlins Cross to its intersection with the centerline of Queen's Road; thence in a northeasterly direction along the centerline of Queen's Road to its

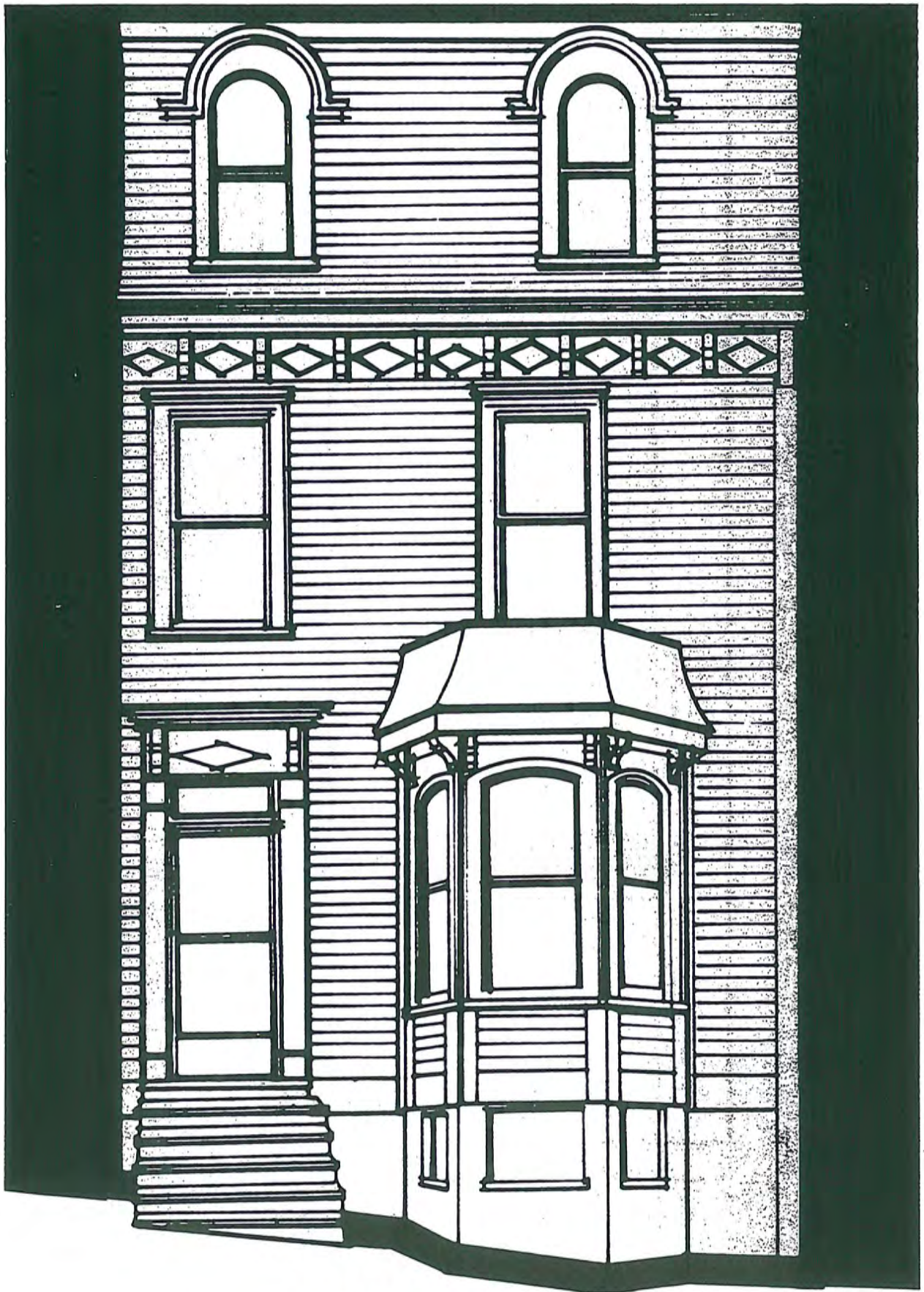
intersection with the centerline of King's Road; thence in a southeasterly direction along the centerline of King's Road and a prolongation thereof to St. John's Harbour thence in a southwesterly direction by the sinuosities of the face of the wharves to its intersection with the prolongation of the centerline of Bairds Cove; thence in a northwesterly direction along the centerline of Baird's Cove to a point opposite the rear of the City of St. John's Parking Garage; thence in a southwesterly direction and northwesterly direction along the rear of the City

of St. John's Parking Garage and the east side of Atlantic Place to a point at the centerline of Water Street thence in a southwesterly direction along the centerline of Water Street to its intersection with the centerline of Ayres Cove; thence in a southeasterly direction along the centerline of Ayres Cove and a prolongation thereof to the face of the wharf on Harbour Drive; thence in a southwesterly direction along the above mentioned face of the wharf on Harbour Drive to the point of commencement.



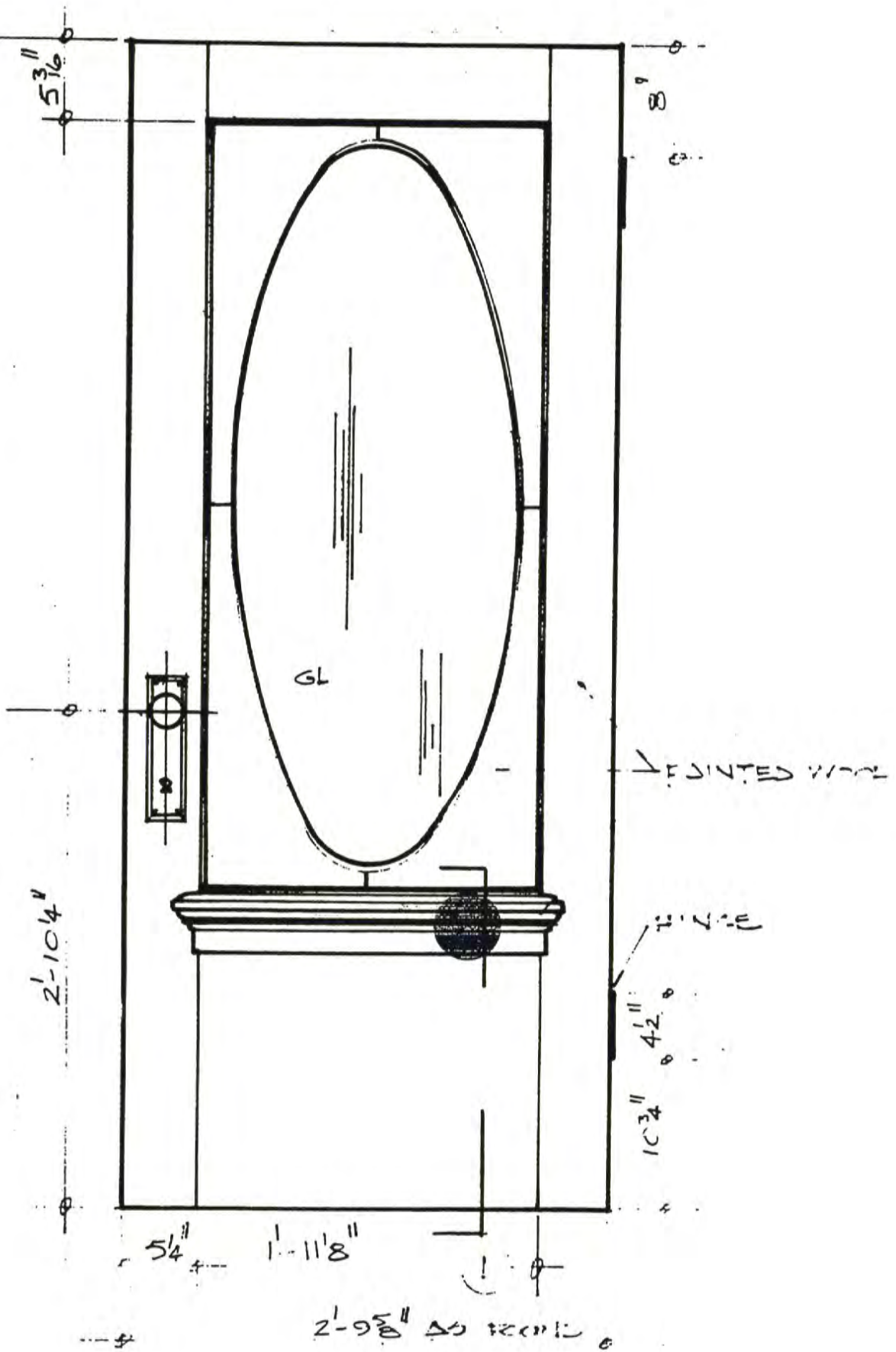
DOORS

The doors illustrated were selected because they are found more than once in the Heritage Conservation Area, and because they reflect the builder's choice of designs popular after the great fire of 1892. Many are repeated throughout the area, others are found in isolated groupings, sometimes appearing in one range of buildings only. The common material is select pine.

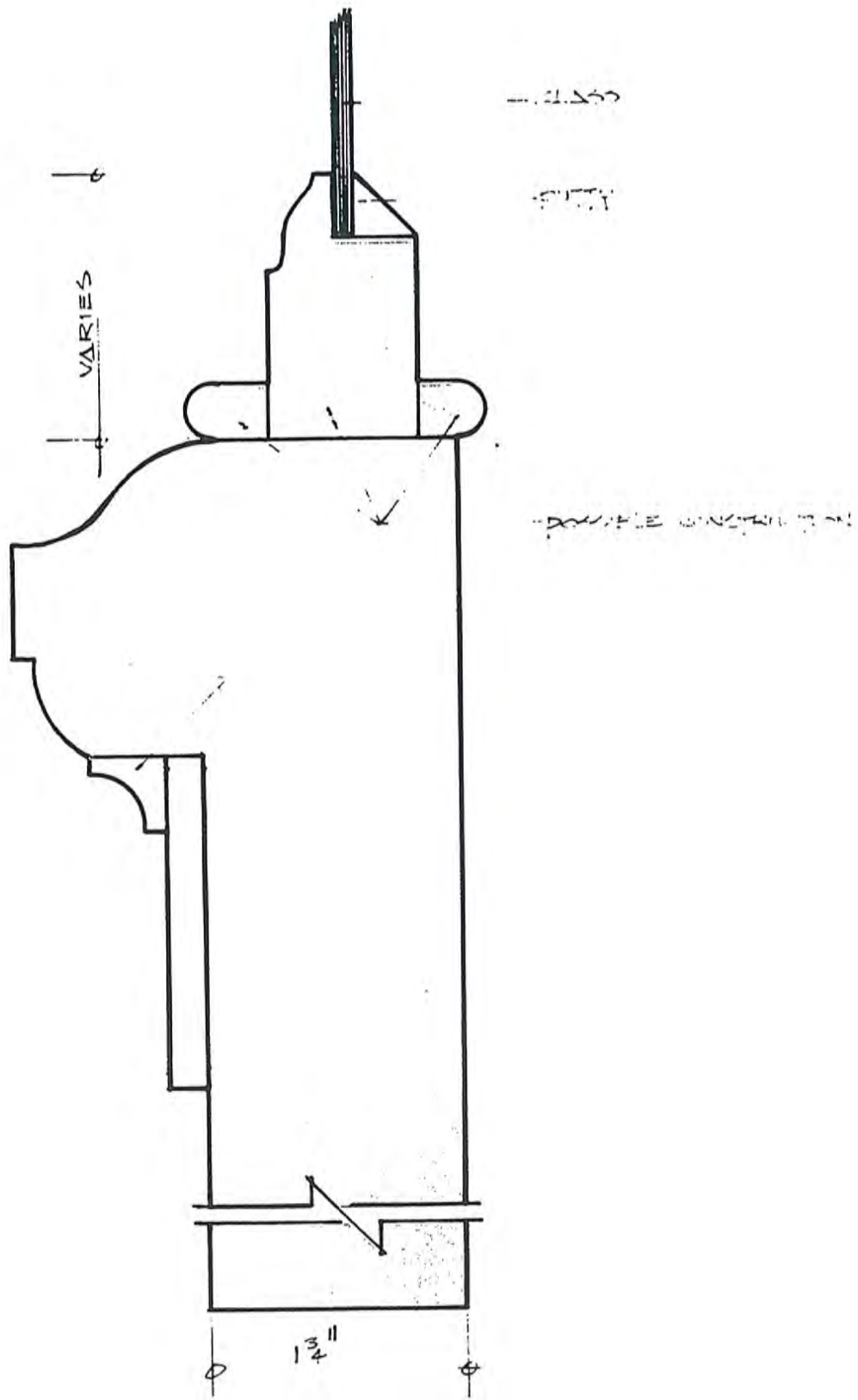


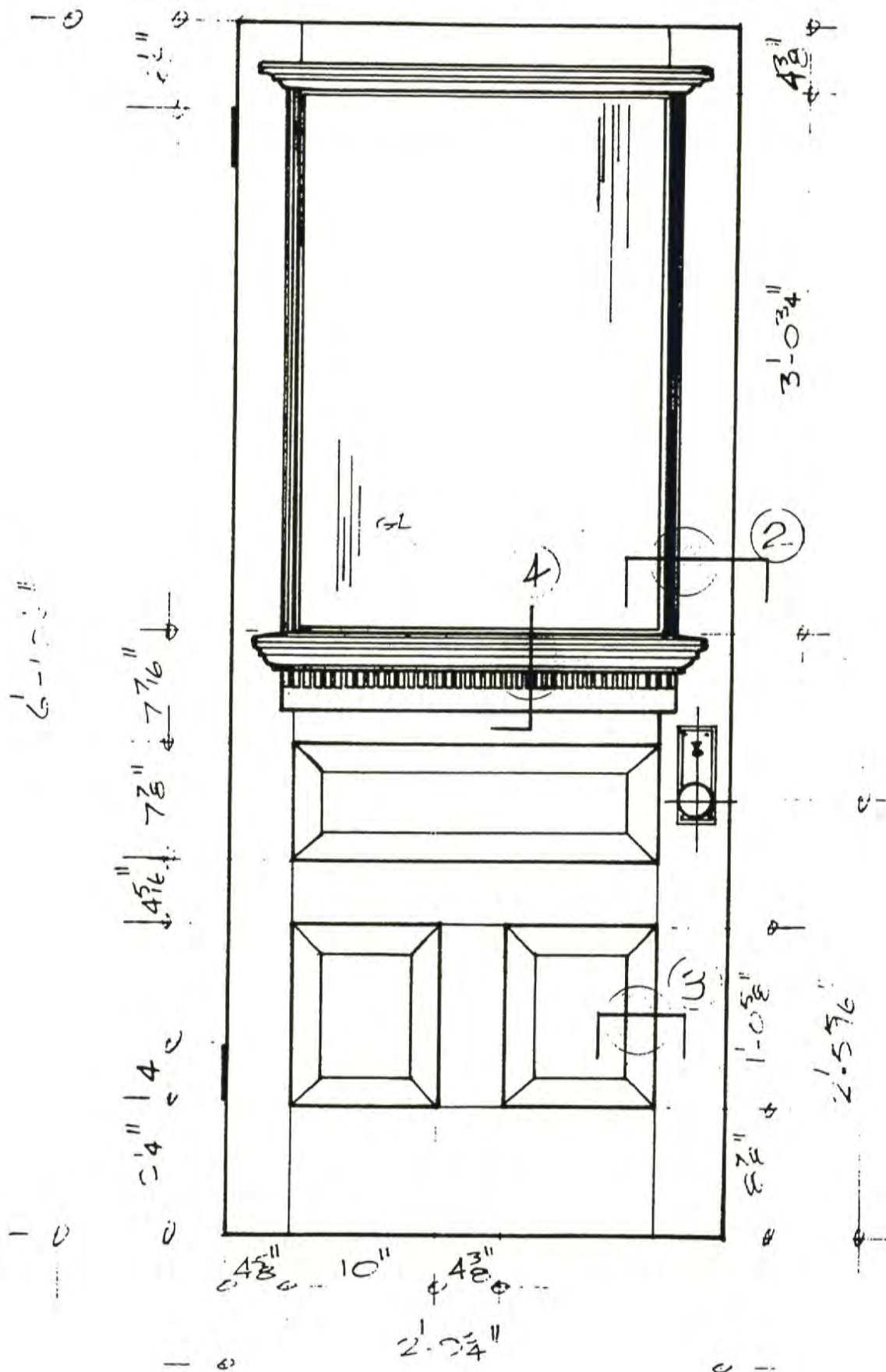
DOORS

6'-8 $\frac{5}{8}$ " AS FOUND

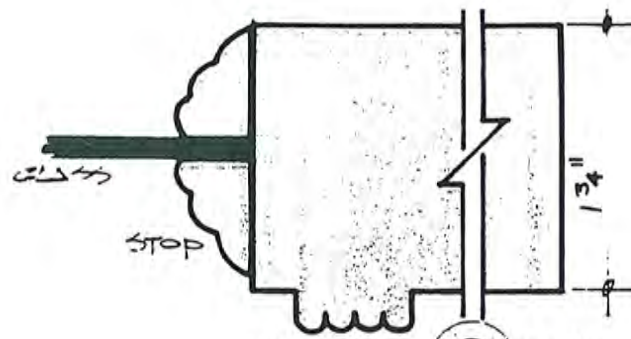


TYPE 1

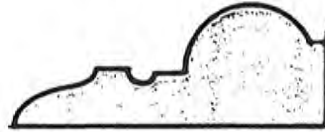




TYPE 2



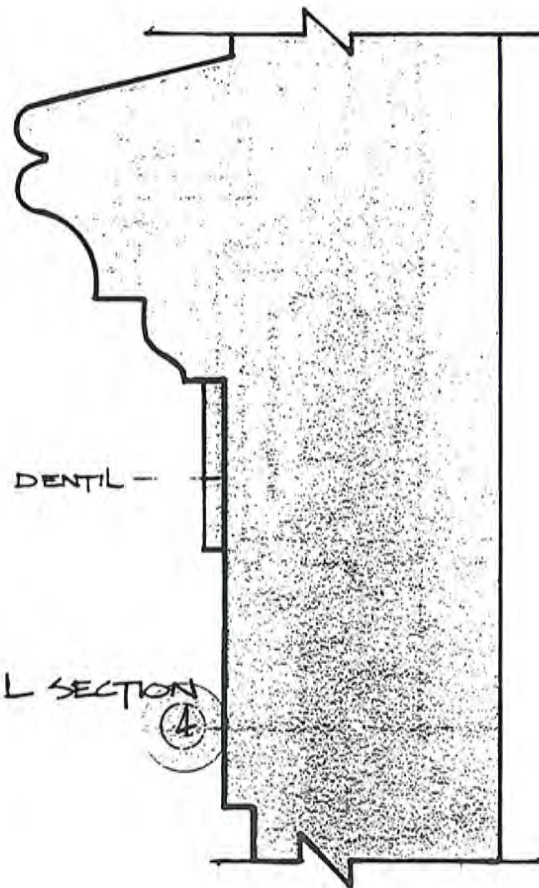
SECTION ② JAMB.



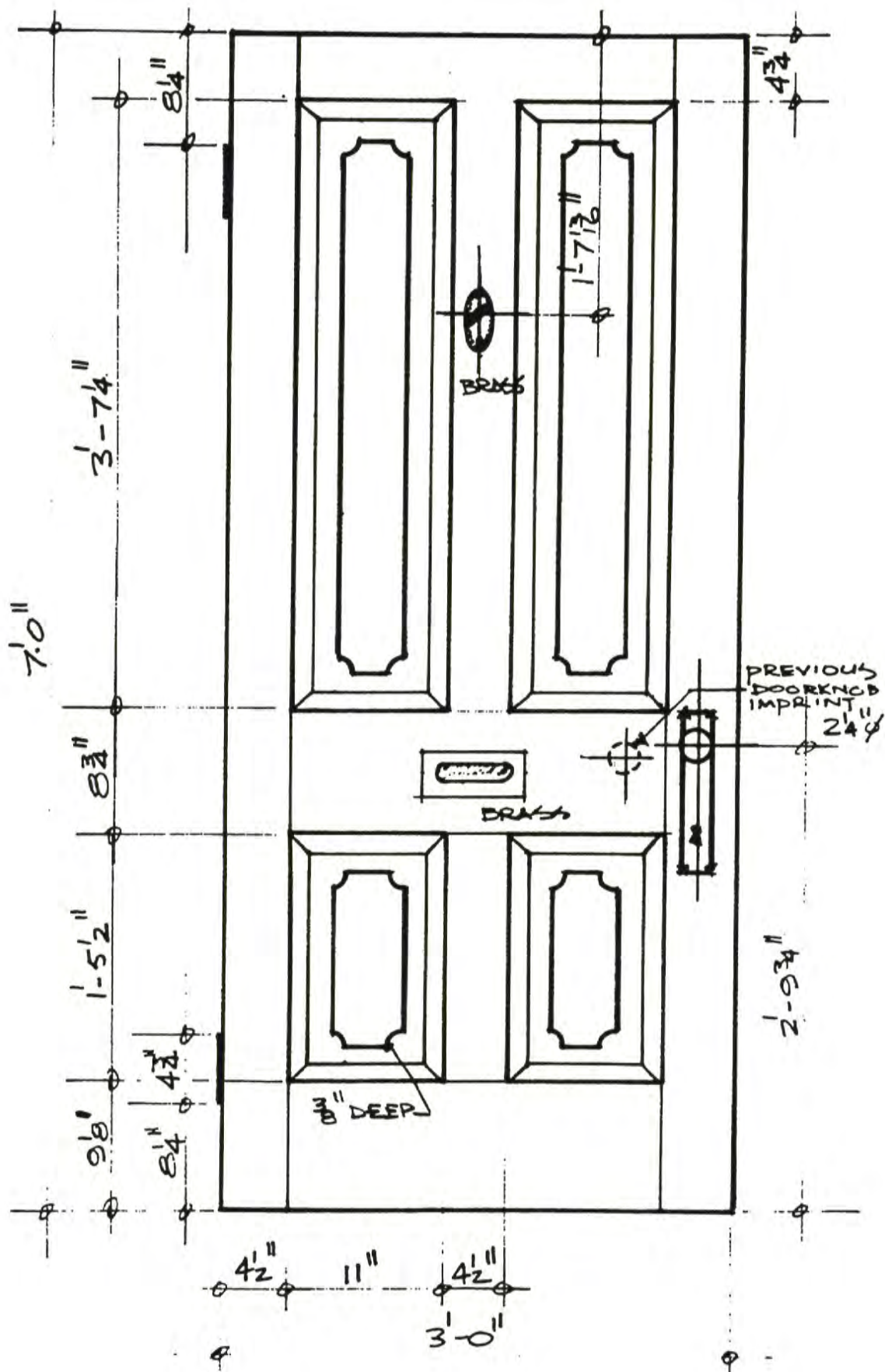
EXTERIOR PANEL MOULDING
SECTION ③



INTERIOR PANEL MOULDING



DETAIL SECTION ④

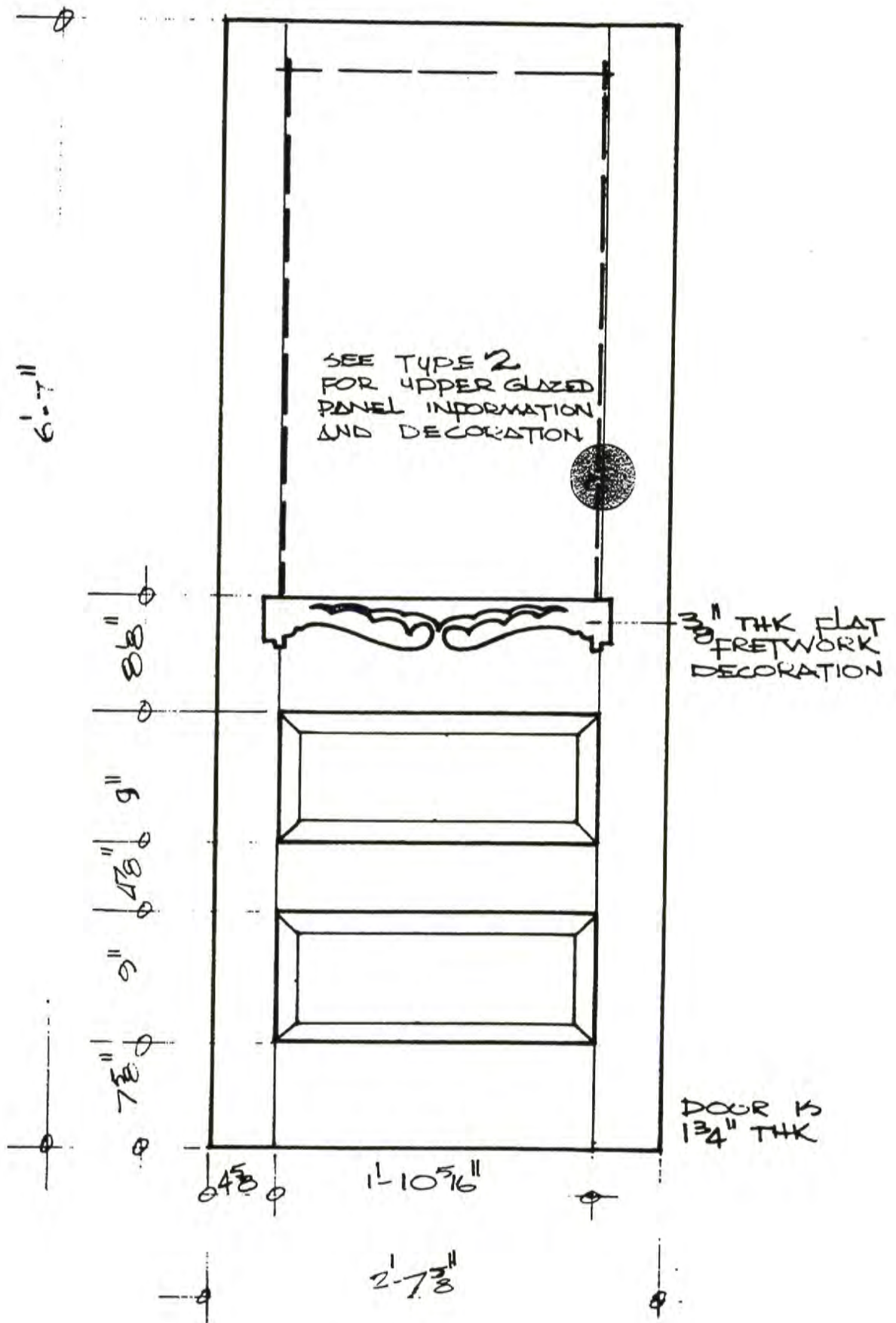


TYPE 3

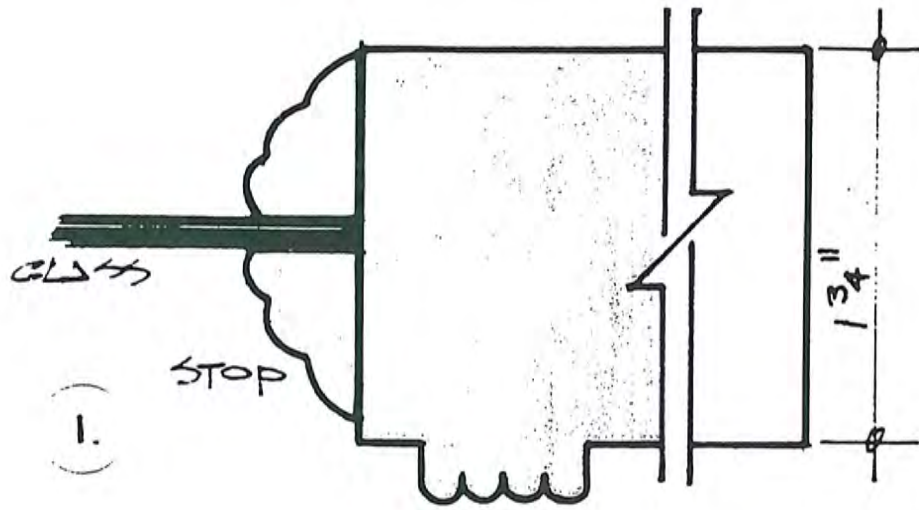


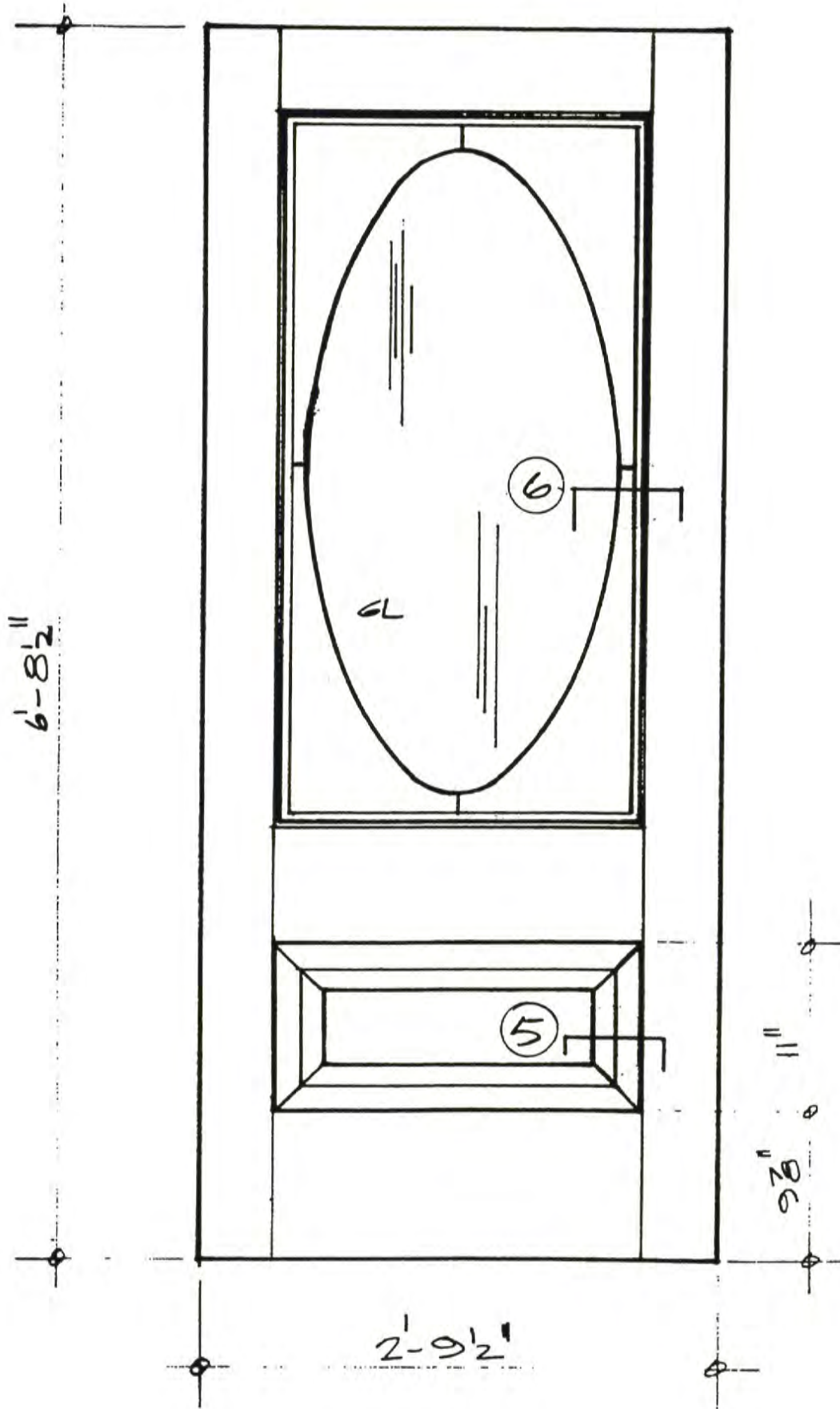
INTERIOR PANEL MOULDING

INTERIOR PANELS HAVE NO
RAISED FIELD DECORATION.

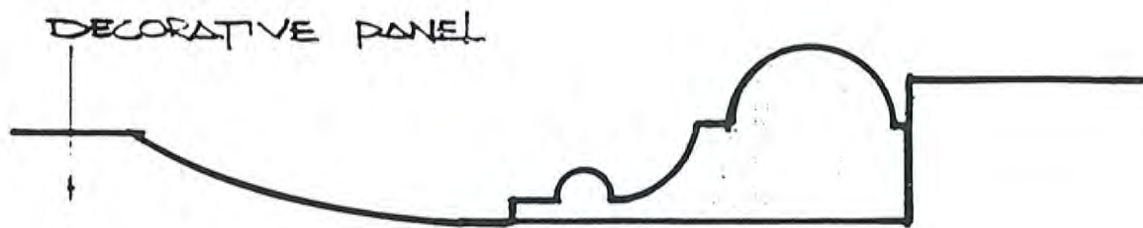


TYPE 4

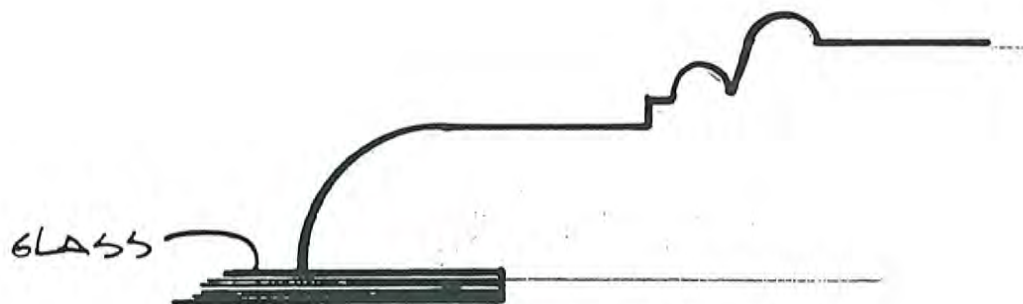




TYPE 5



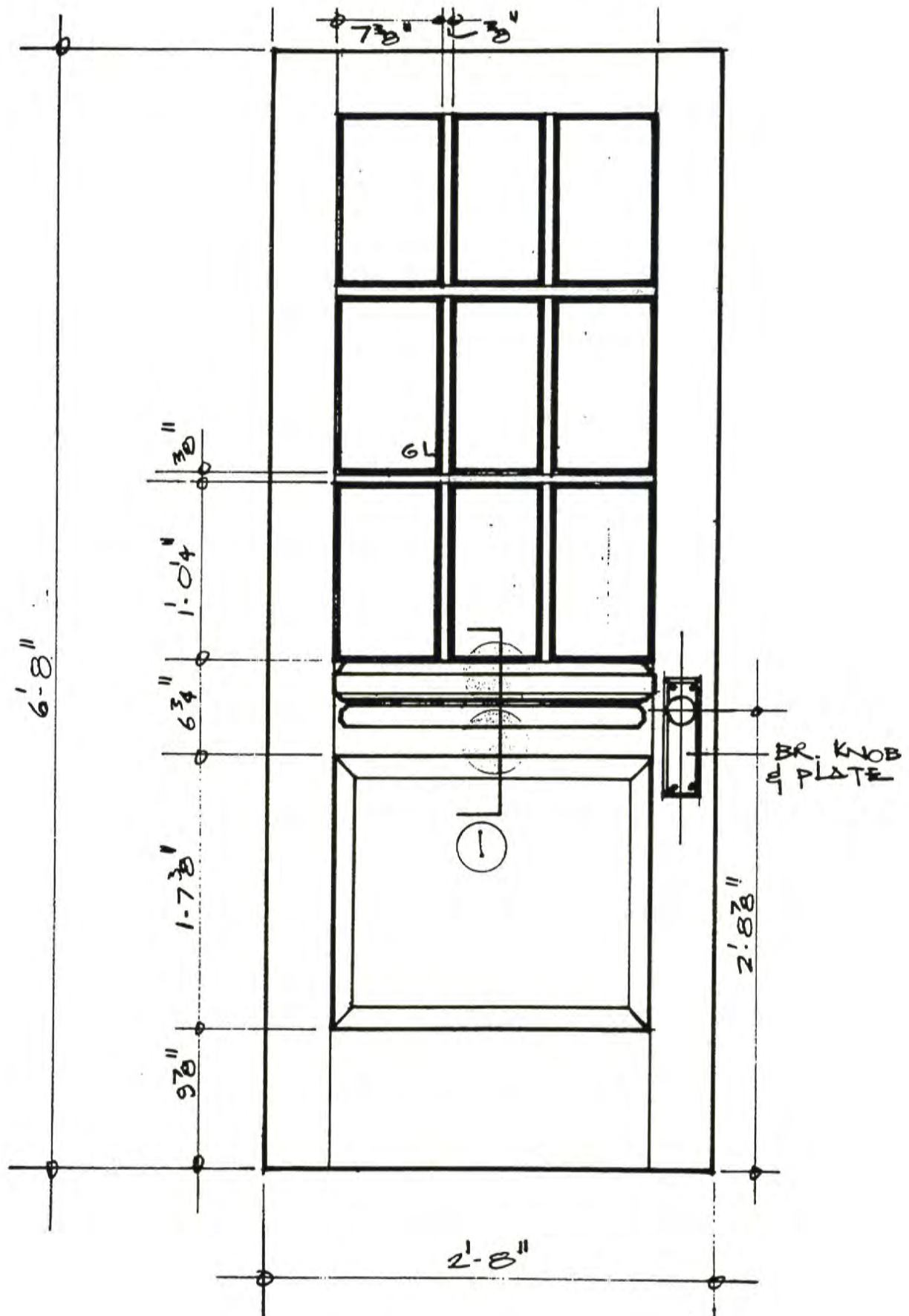
MOULDING - GLAZED PANEL
SECTION (5)



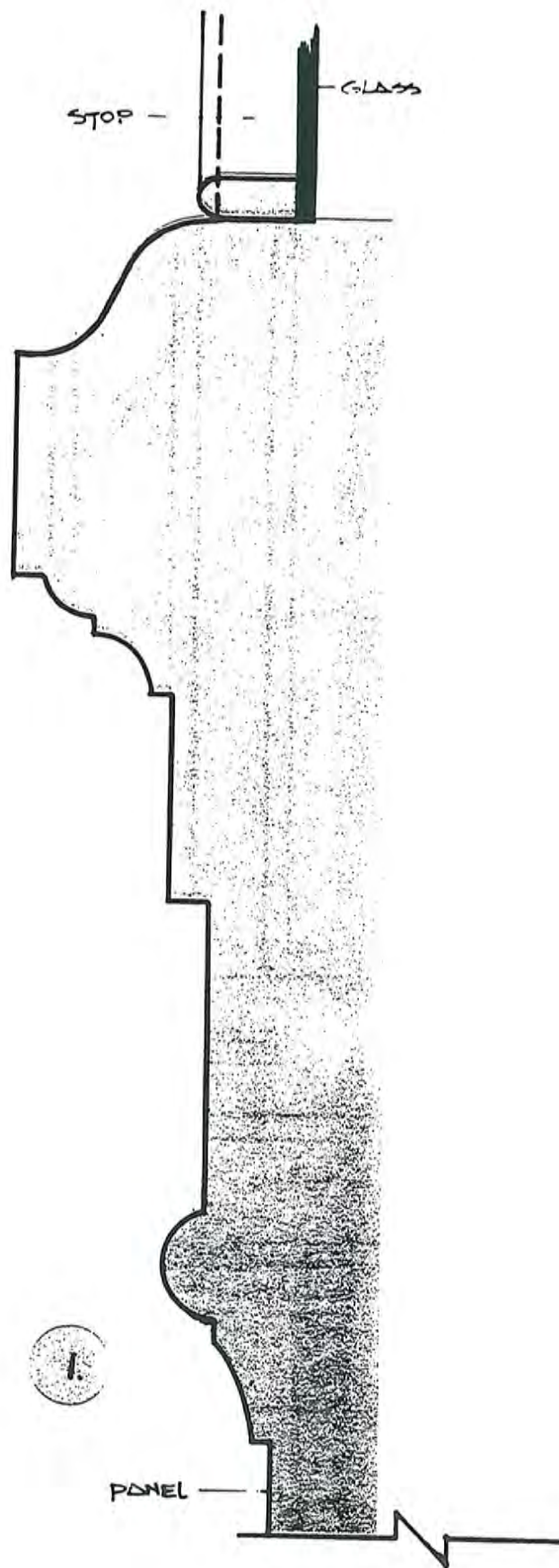
SPANDREL MOULDING
EXTERIOR (6)

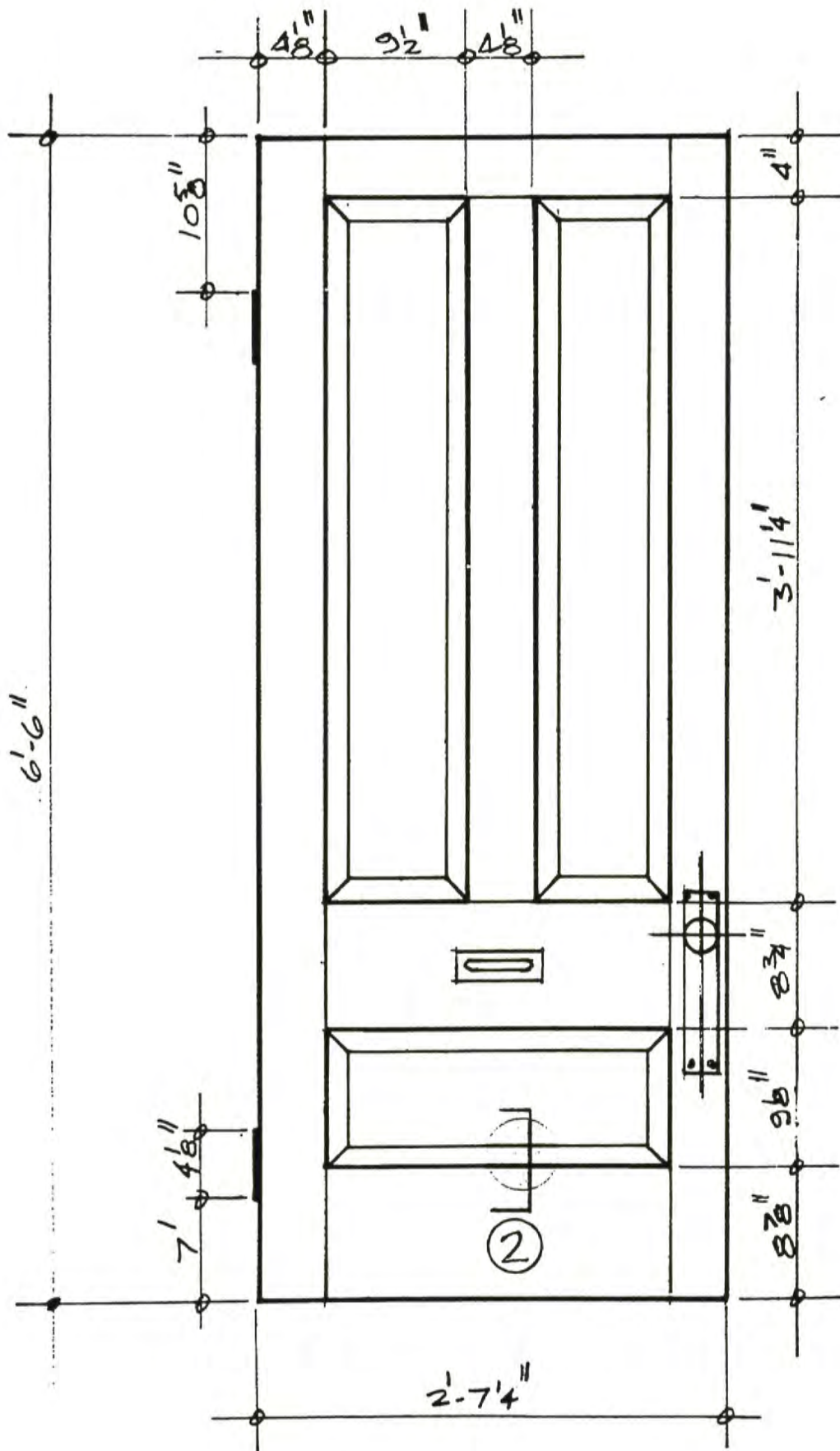


GLAZING STOP - INTERIOR
THIS MOULDING IS IN FOUR
PARTS AND CUT TO FOLLOW
THE ELLIPTICAL GLASS SHAPE

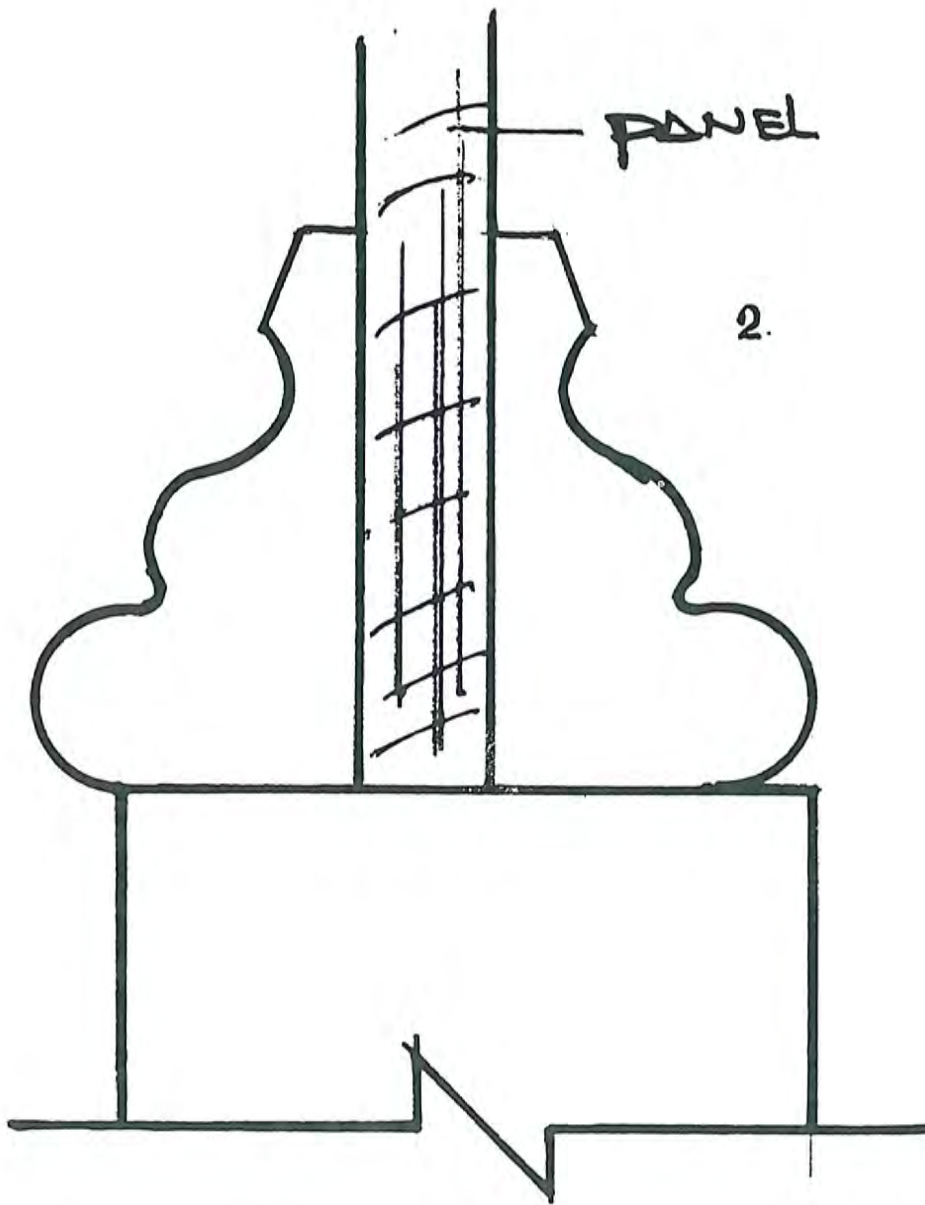


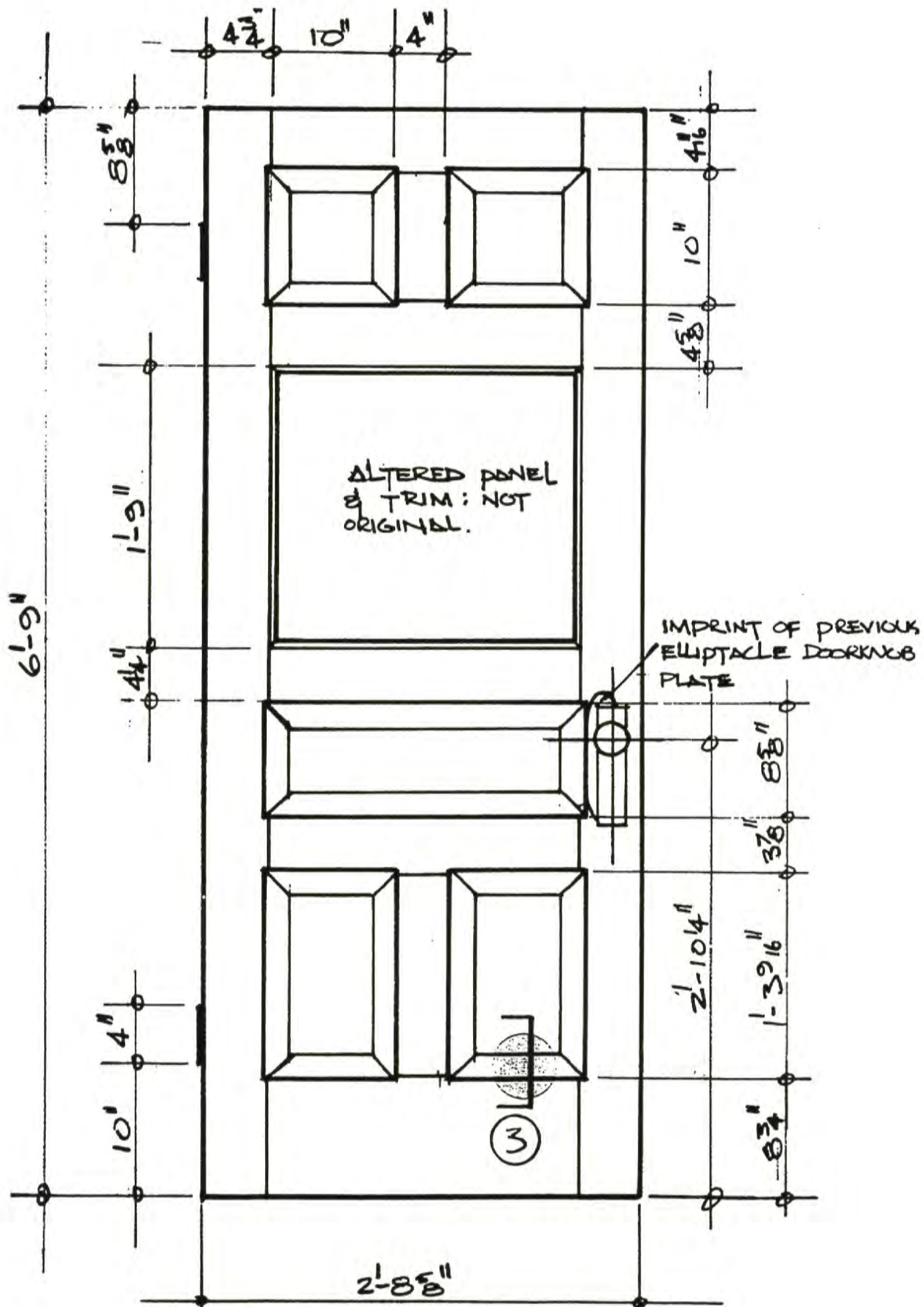
TYPE 6



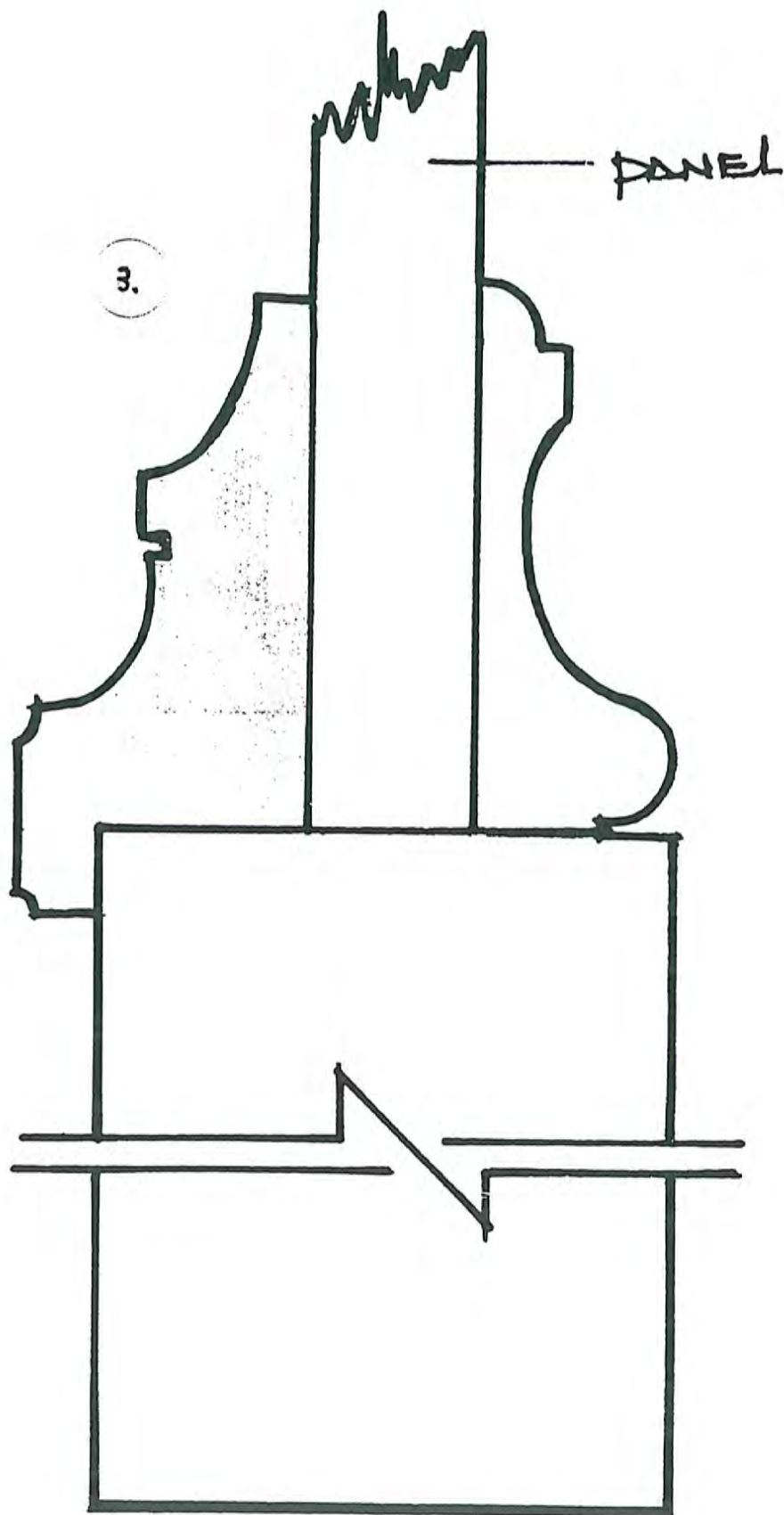


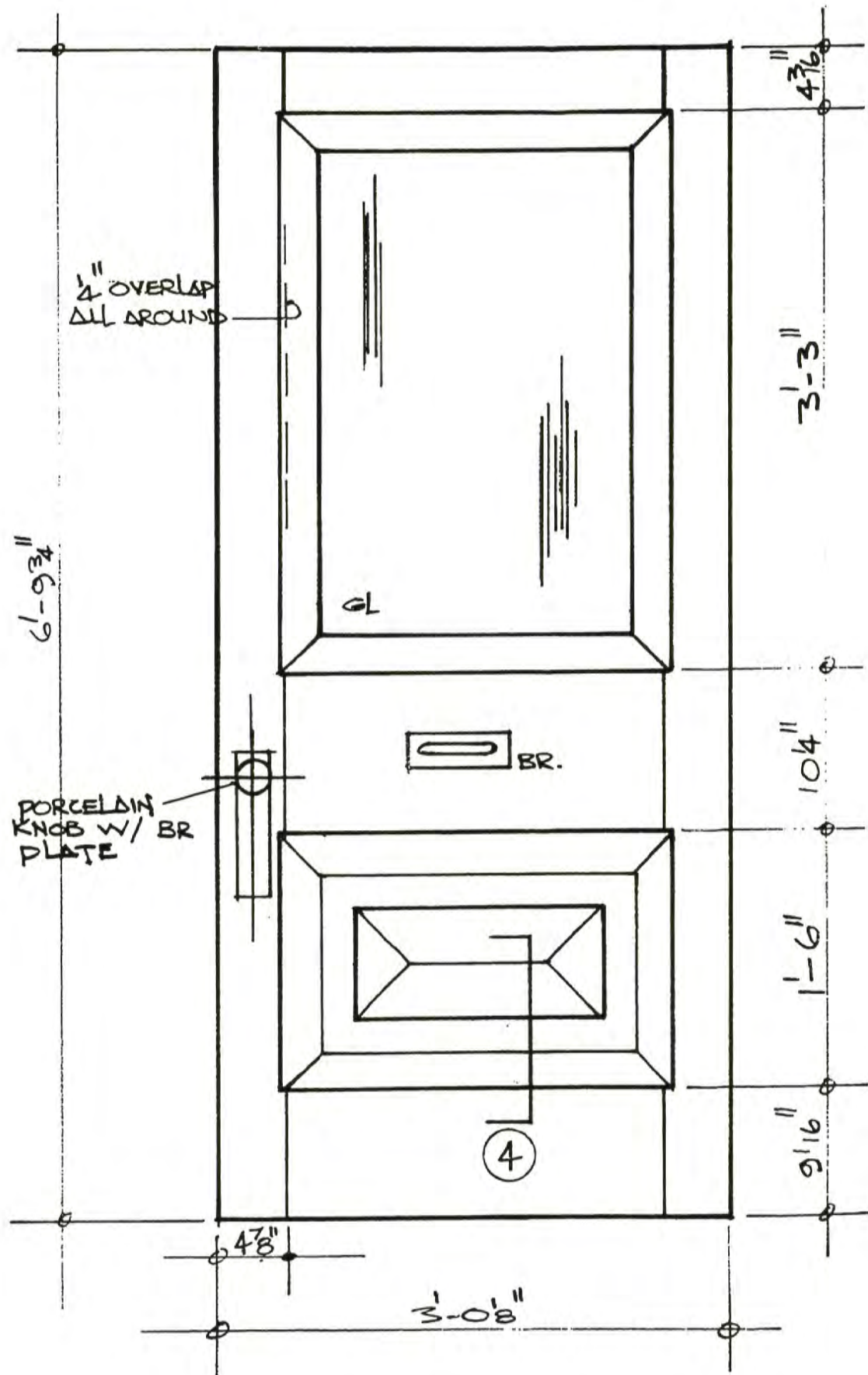
TYPE 7



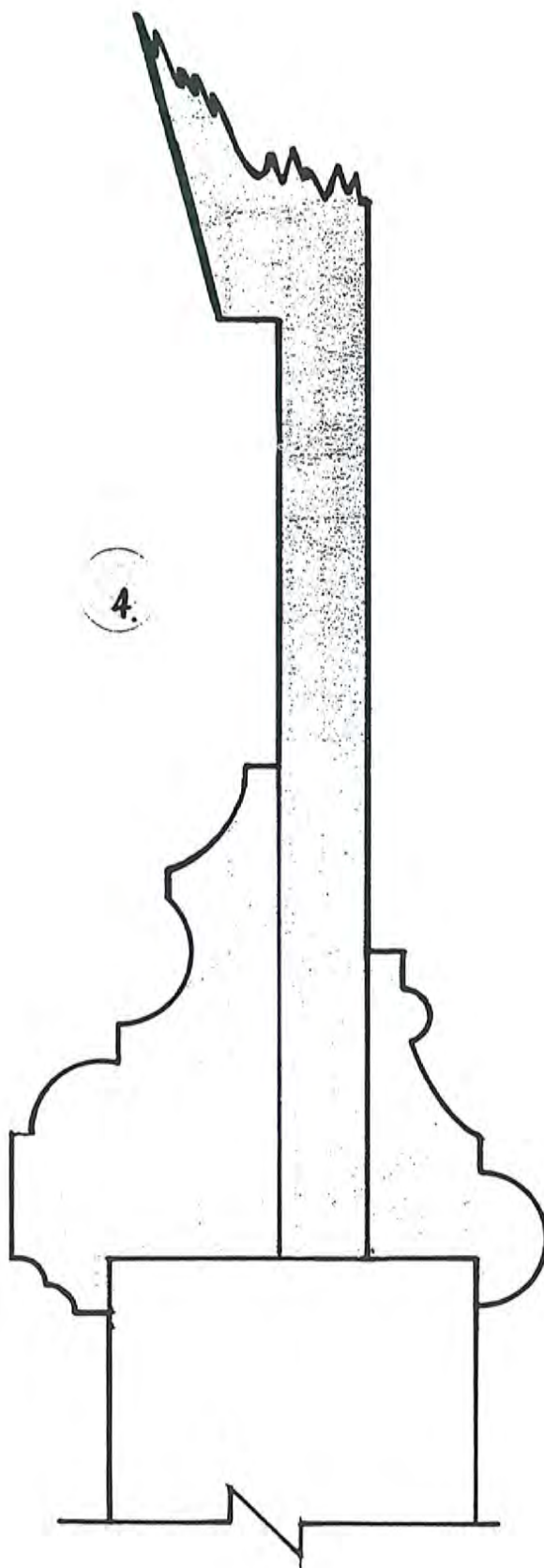


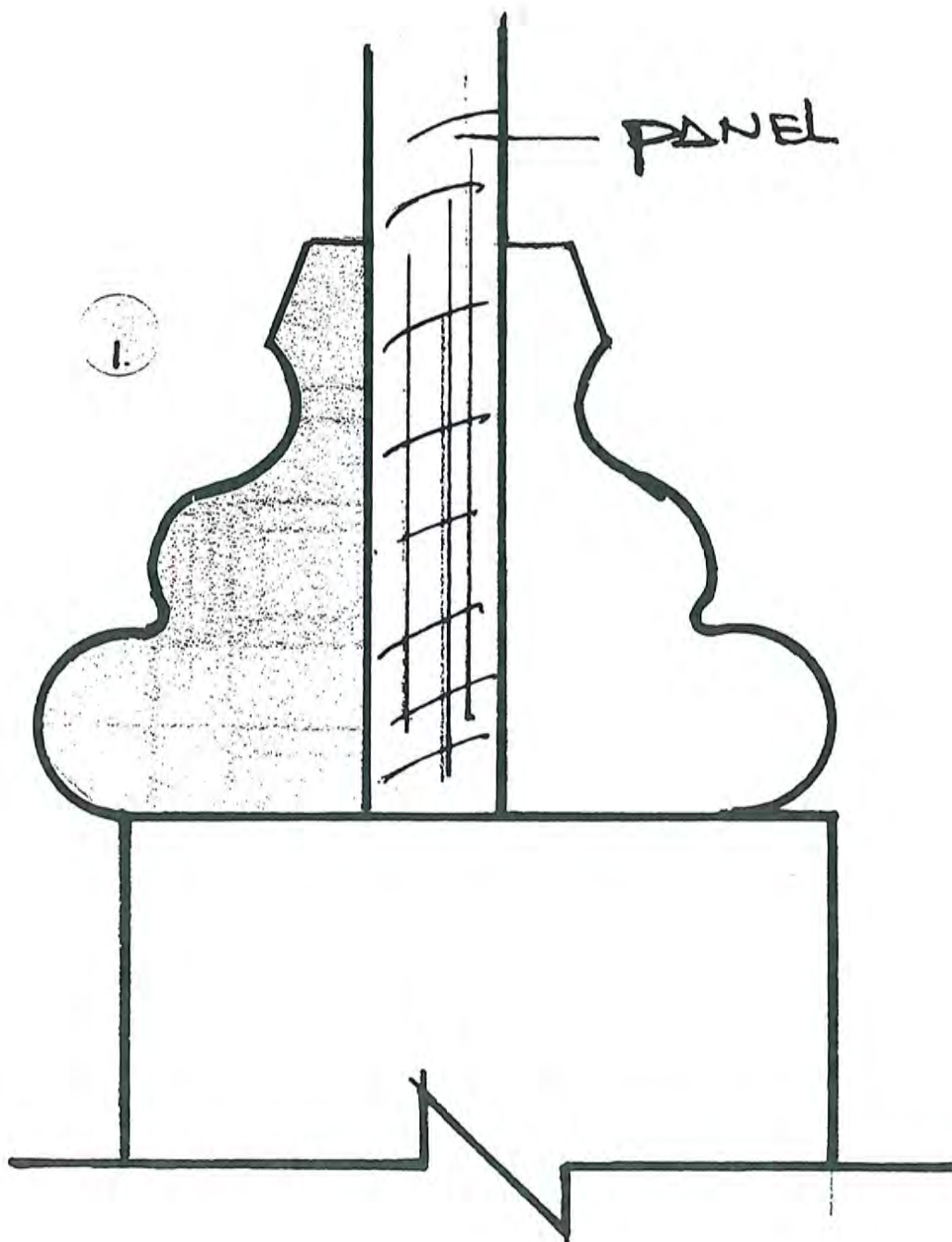
TYPE 8

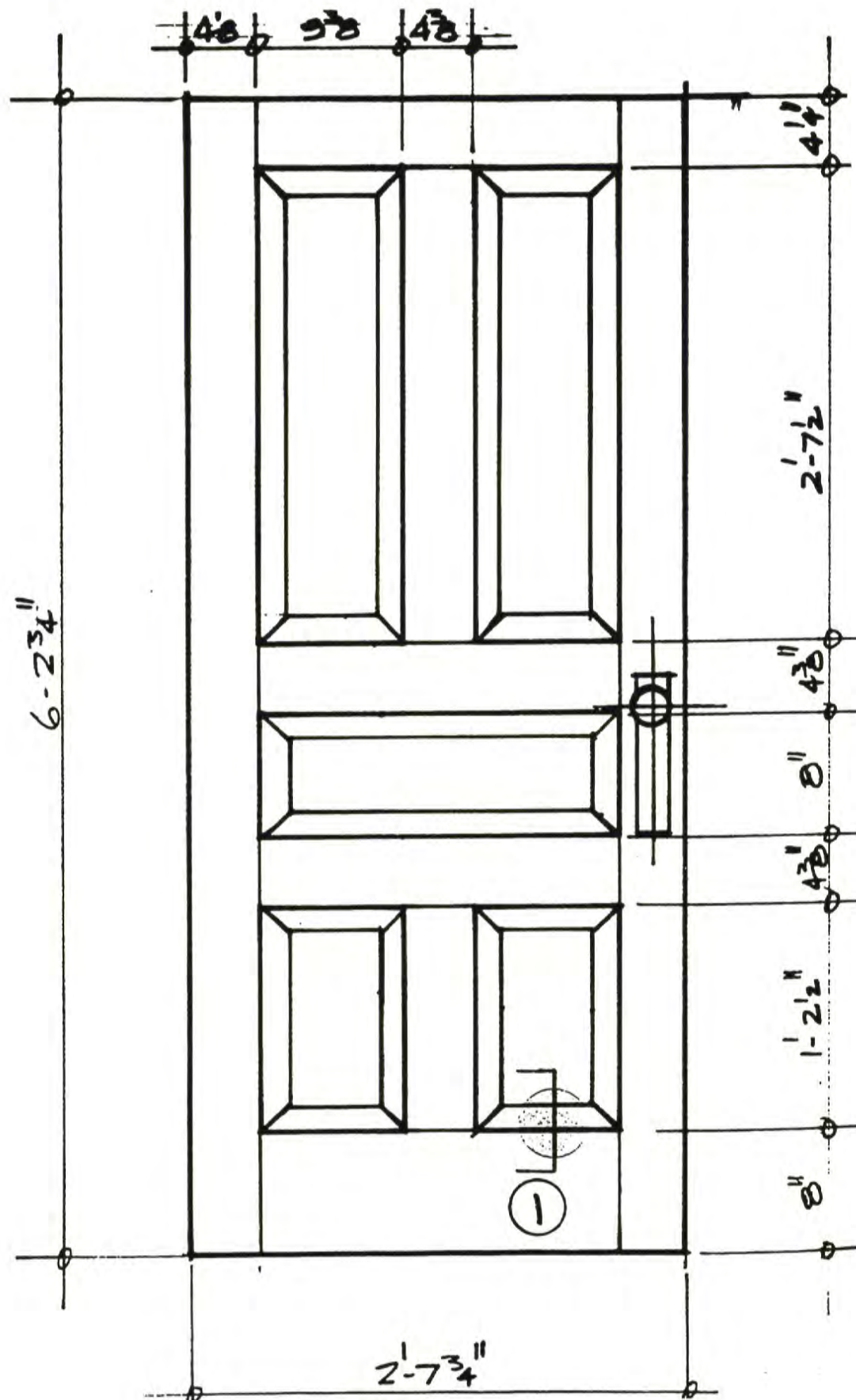




TYPE 9



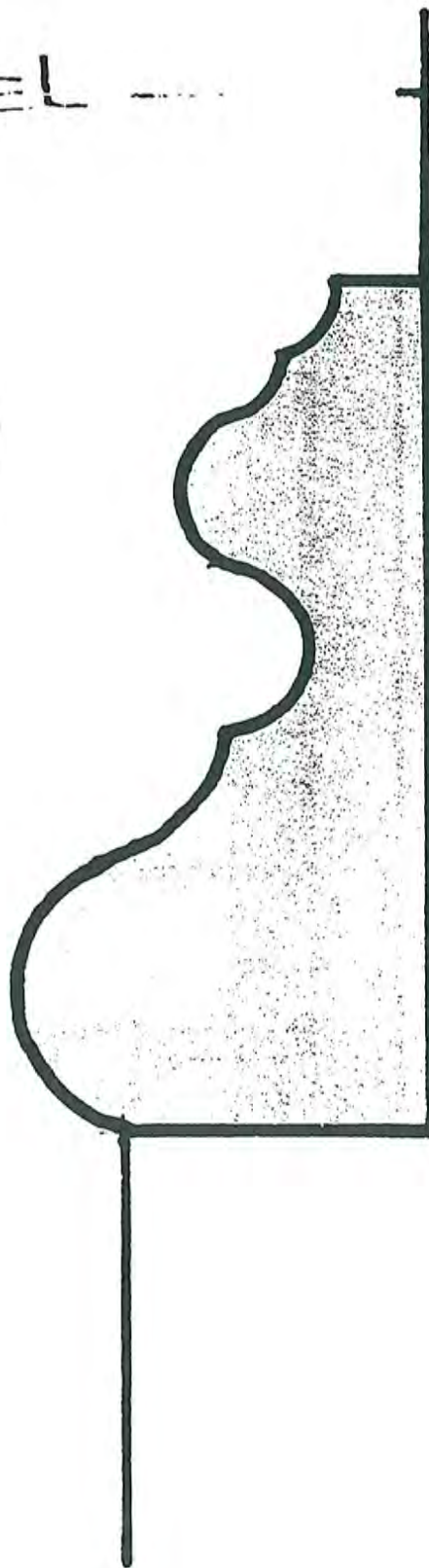


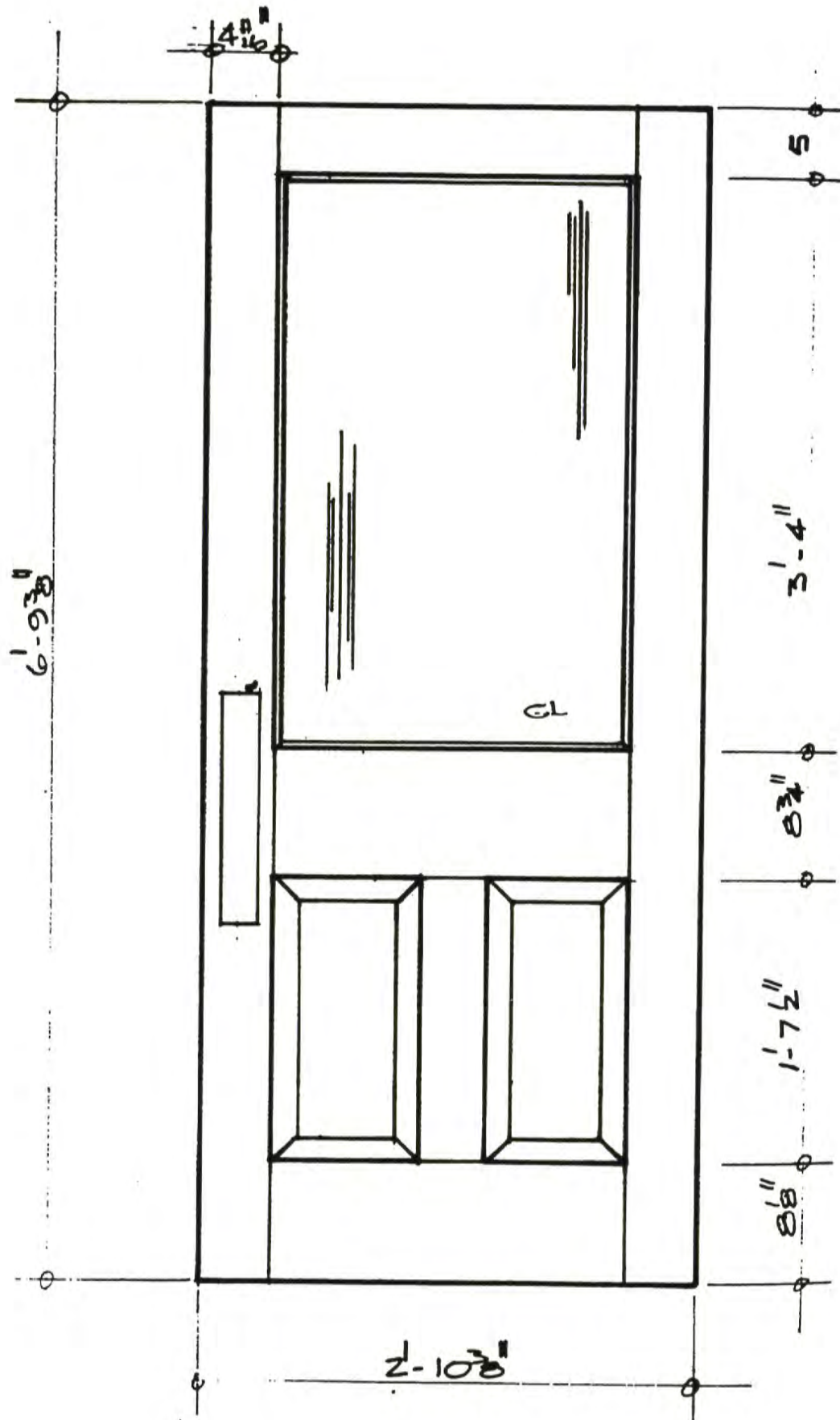


TYPE 11

PANEL ---

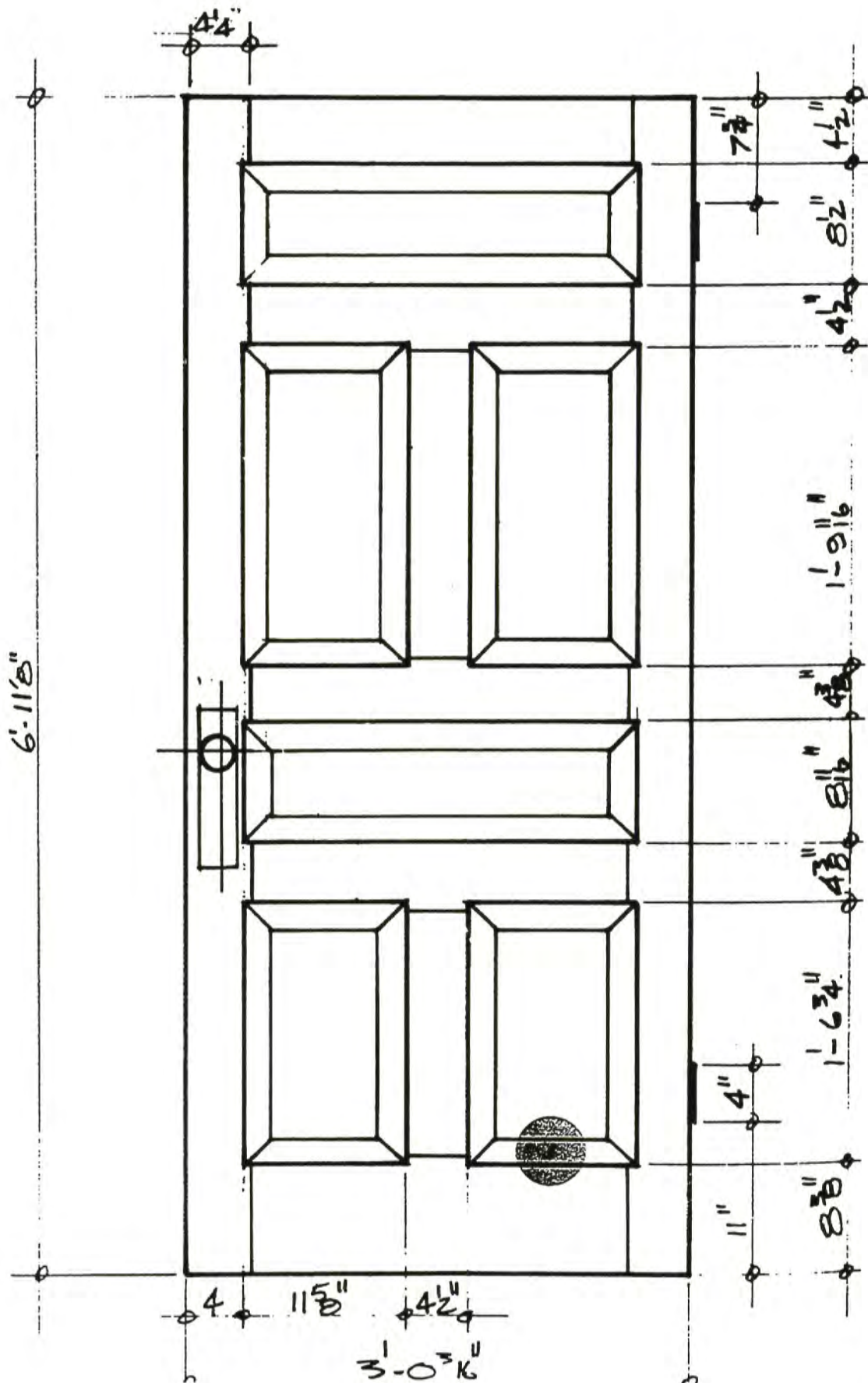
1.



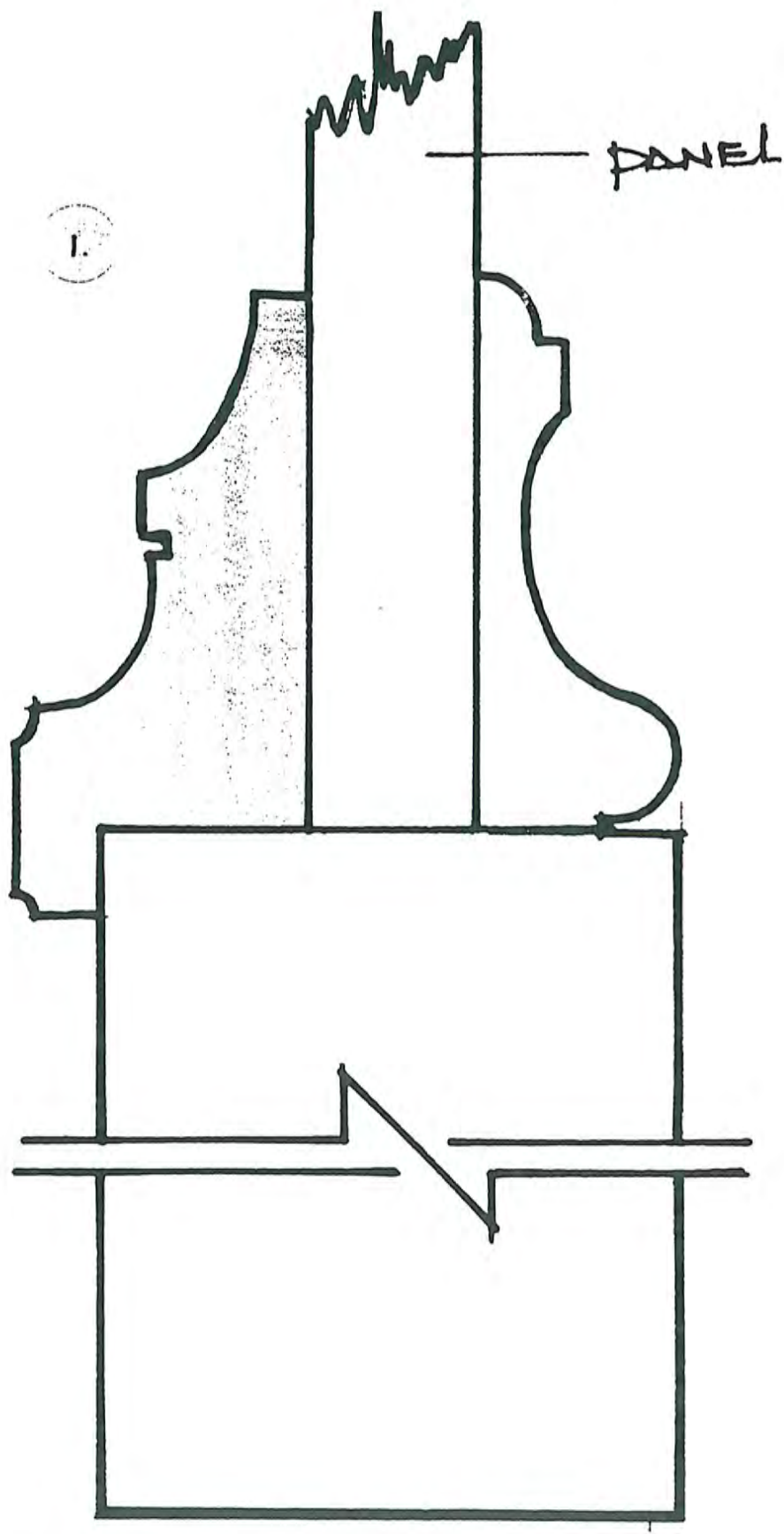


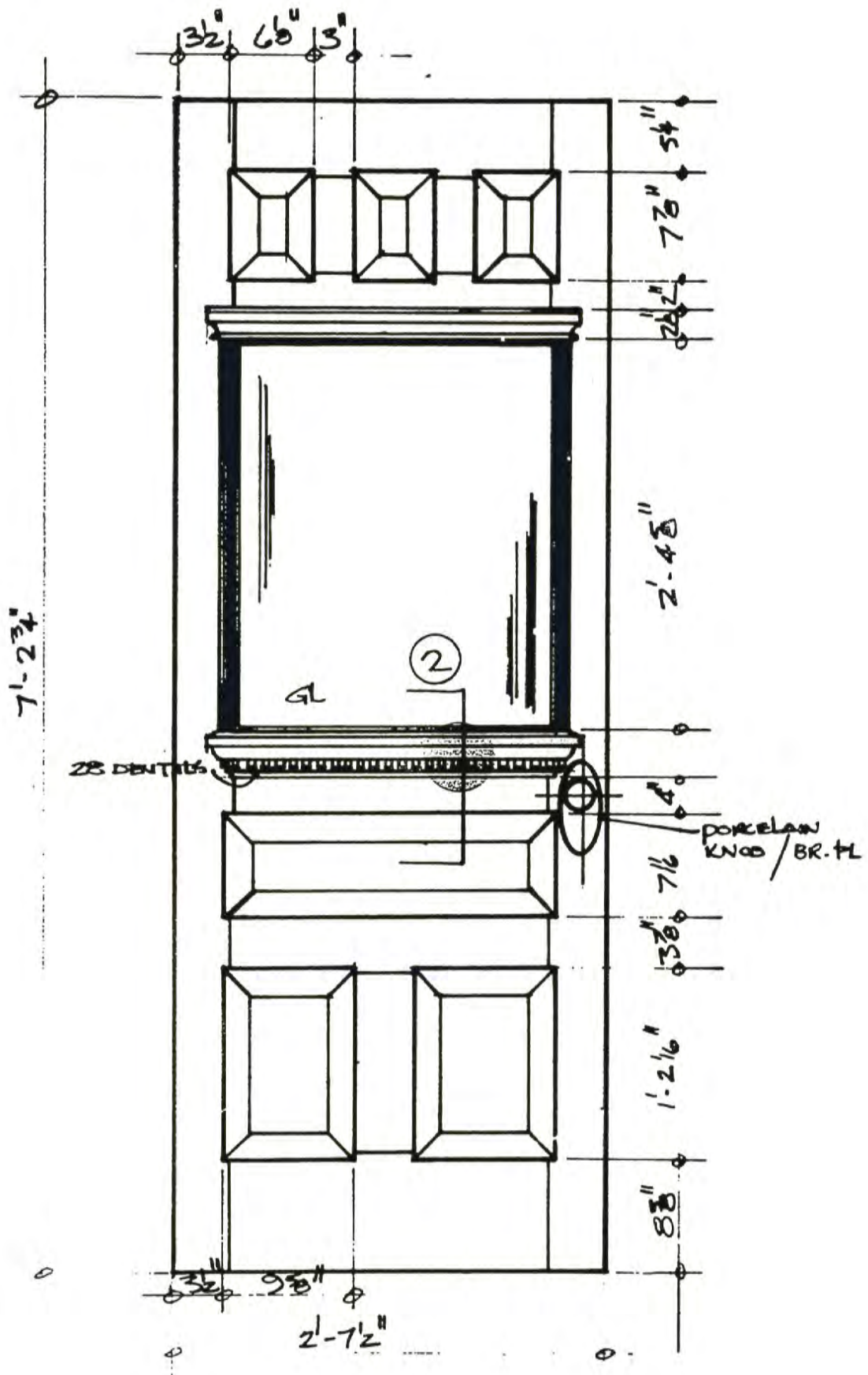
TYPE 12



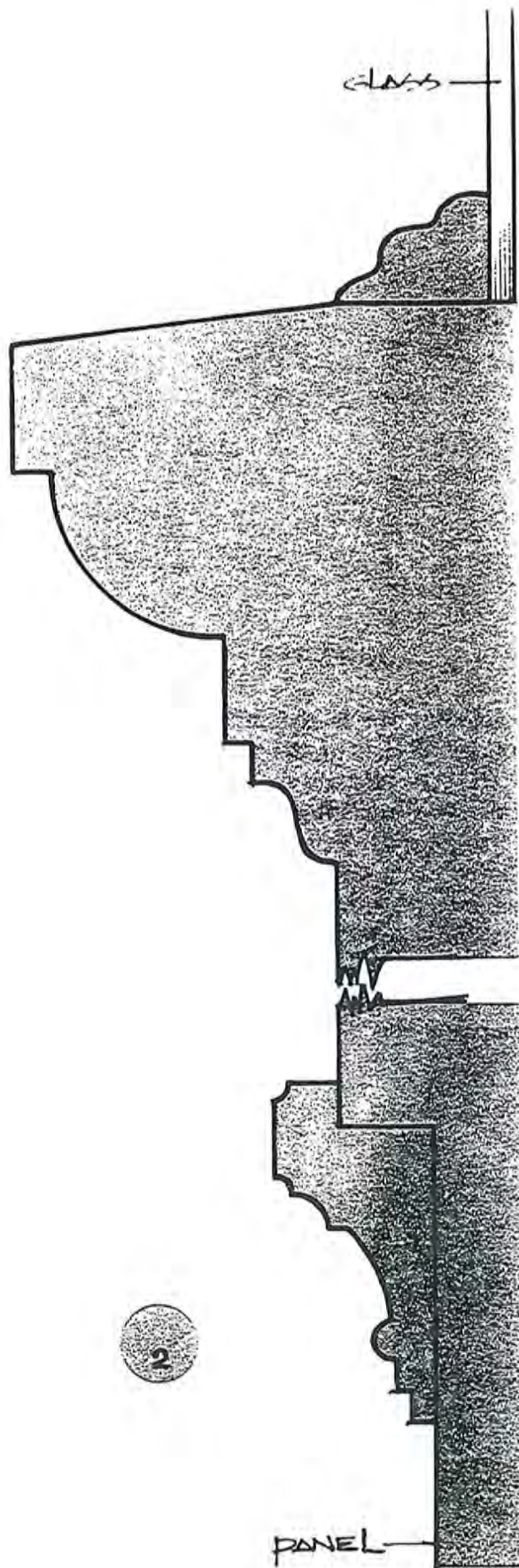


TYPE 13





TYPE 14

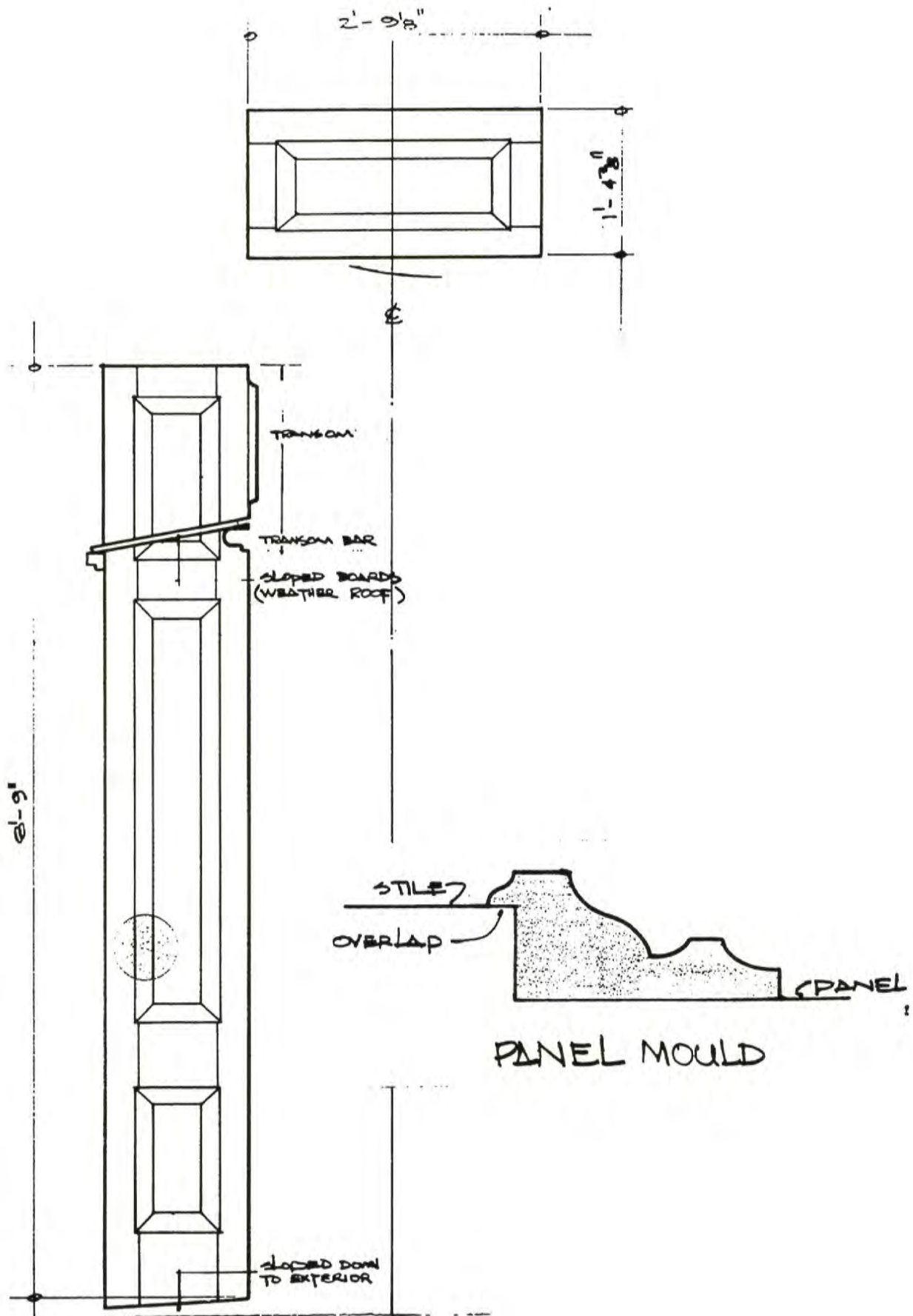


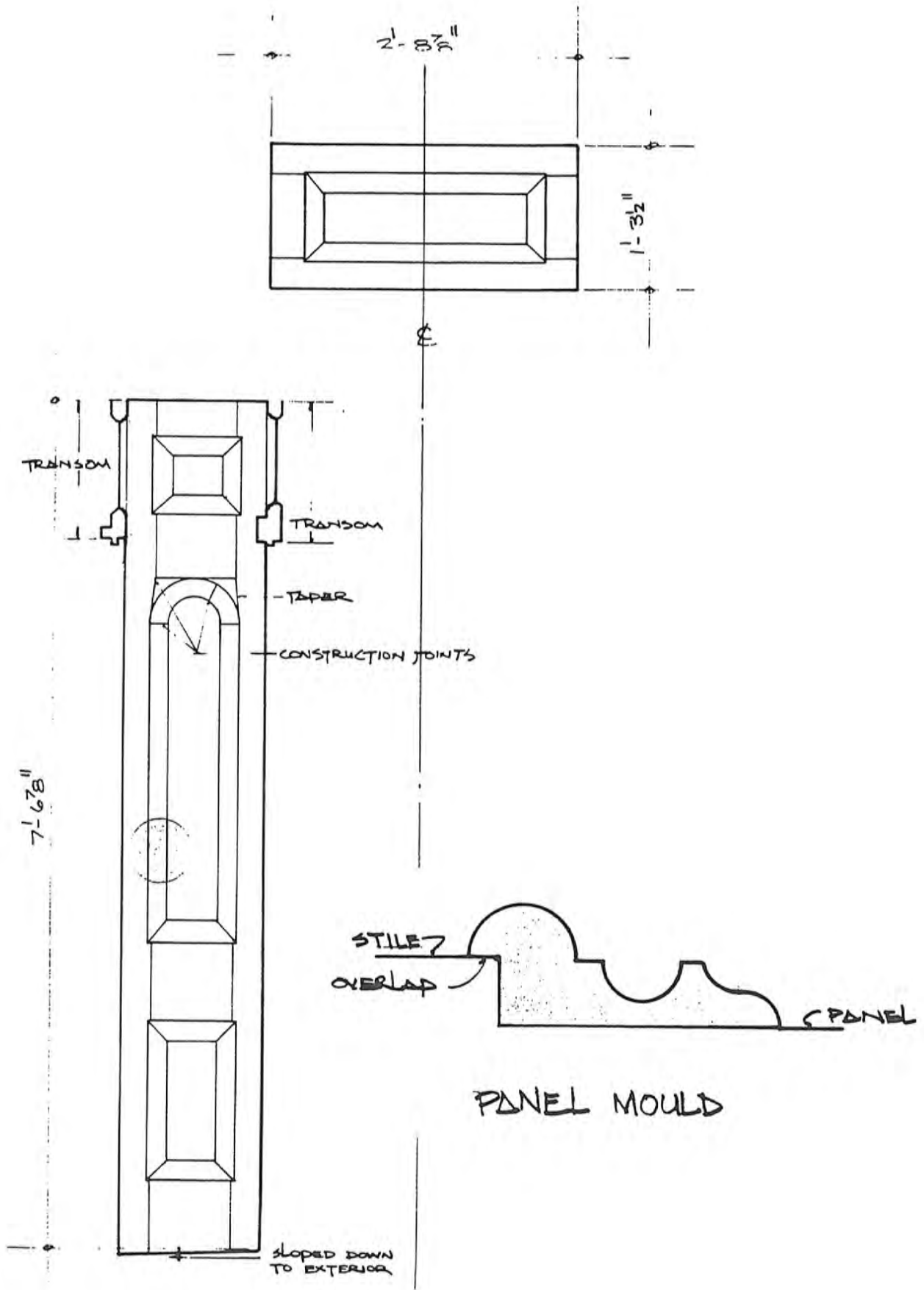
DOORWAYS

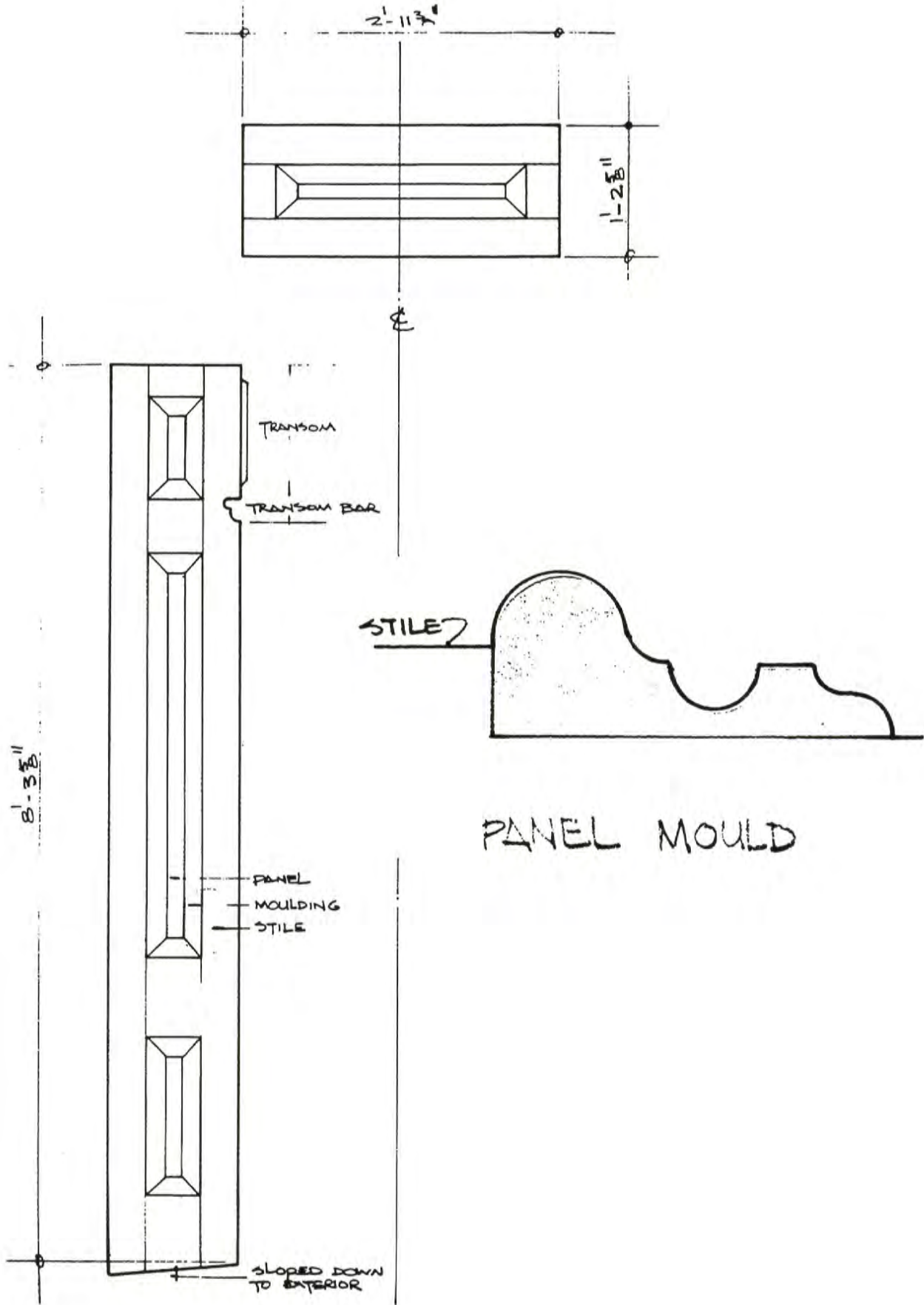
The main entrance is the most important architectural feature in the facade of range houses. The doorway had much care lavished on the design of panelling and mouldings to form a frame for the front door and in many cases the proportions reflect an earlier and more classic approach to design than the rest of the exterior of the dwelling. The traditional St. John's storm door of vertical board often hides this attractive feature from the passer-by.



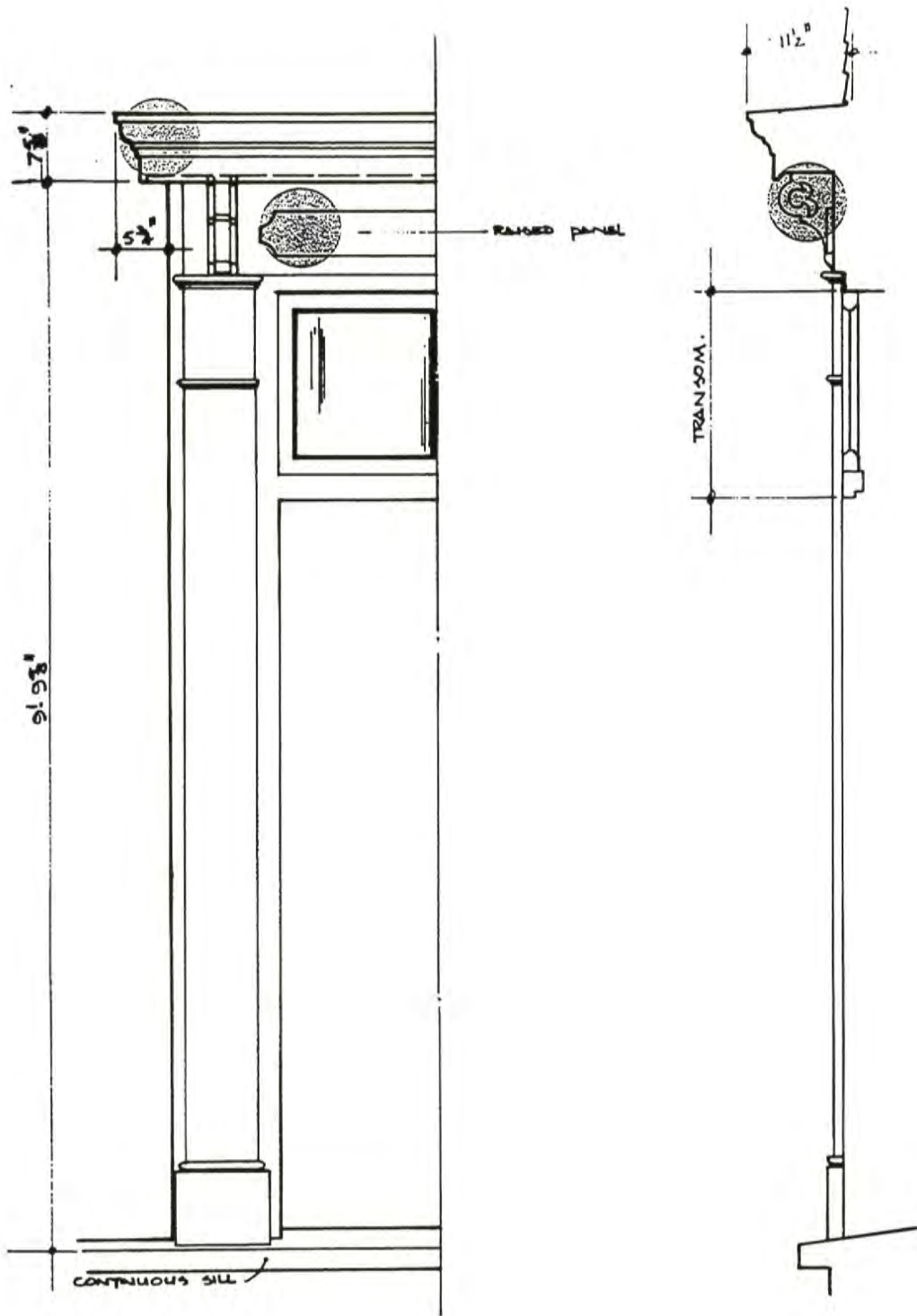
DOORWAYS







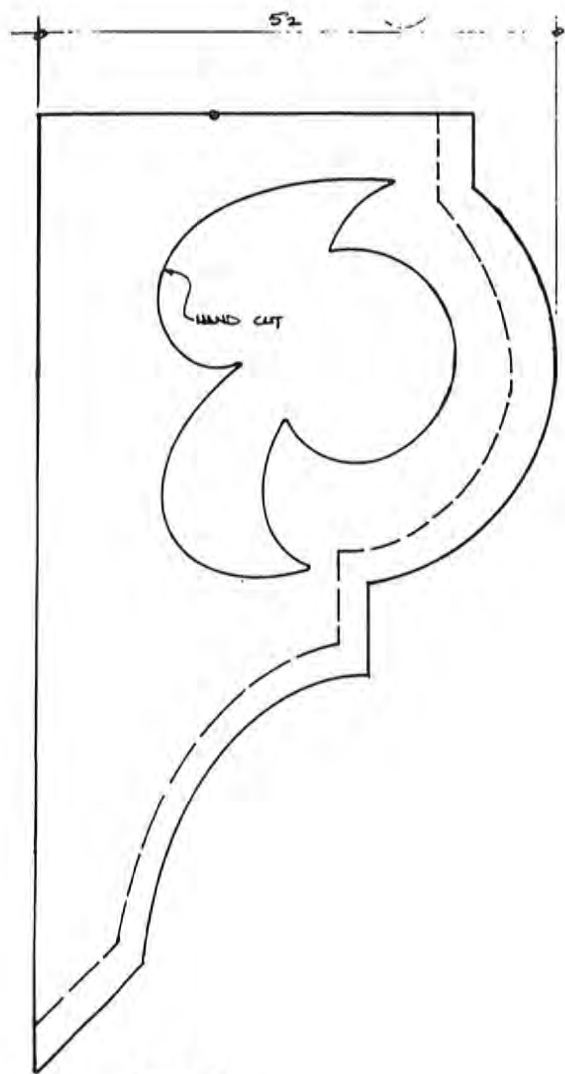




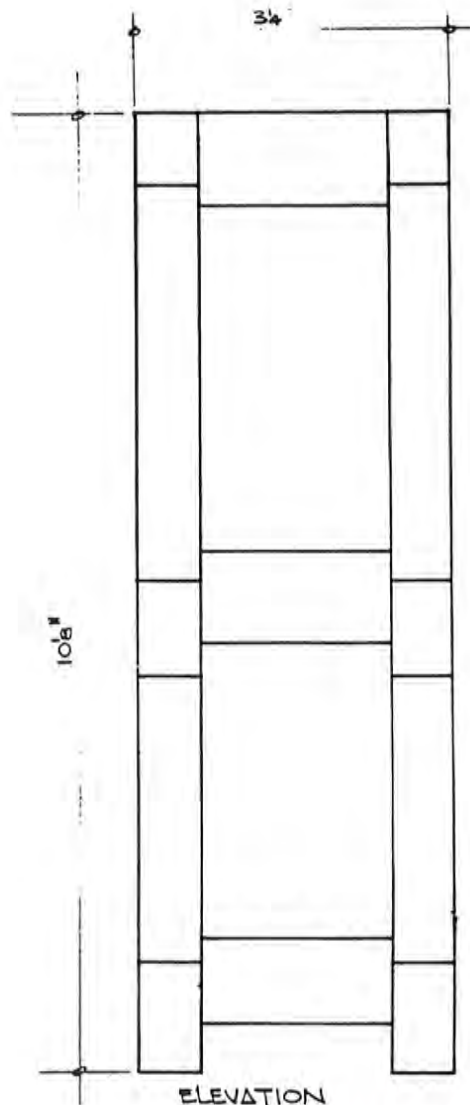
1/2 ELEVATION

DOOR SURROUND

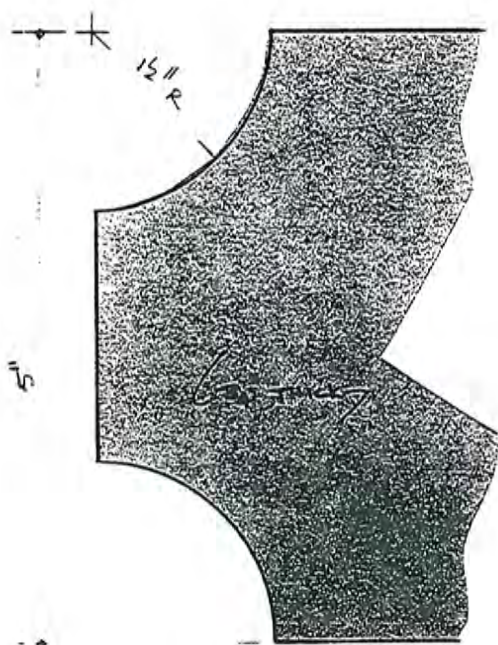
PROFILE



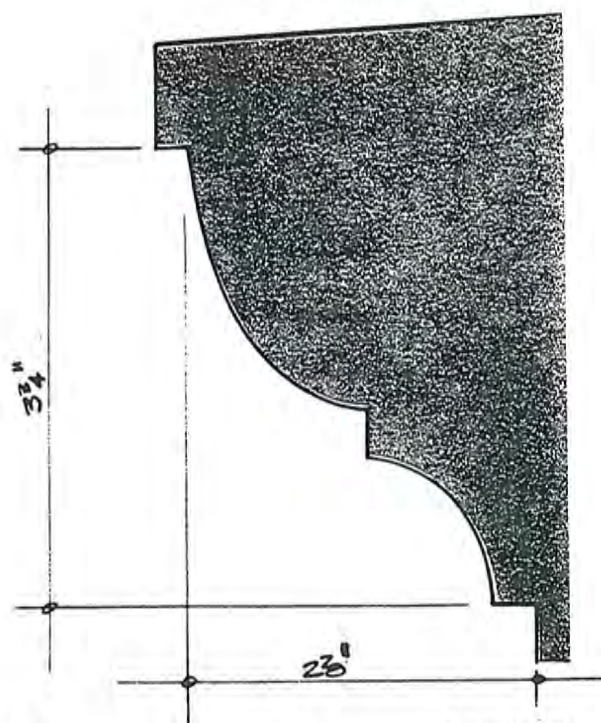
PROFILE



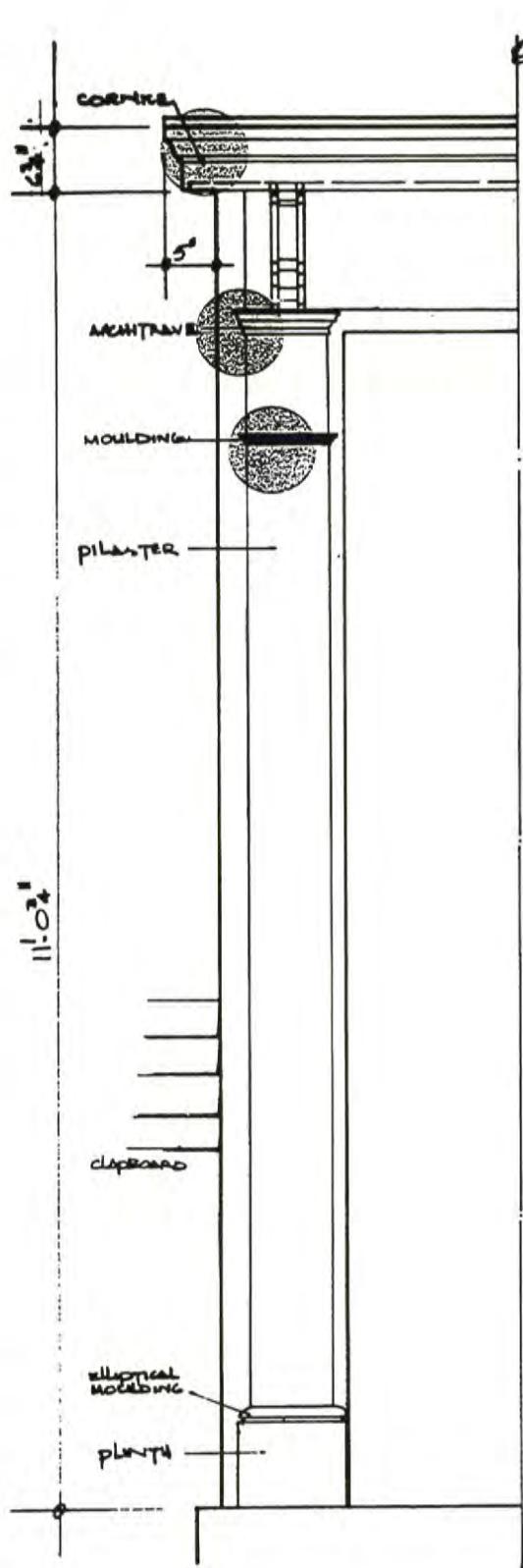
ELEVATION



FRIEZE PANEL - PART ELEVATION

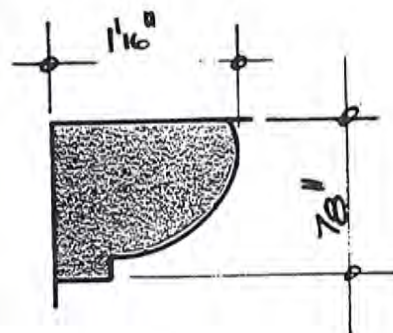


CORNICE -

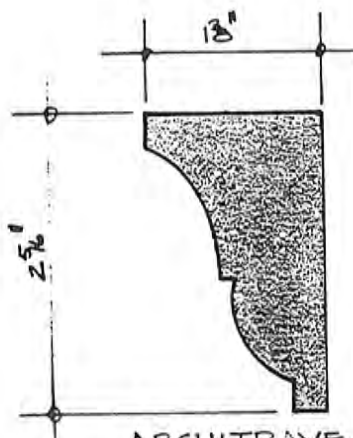




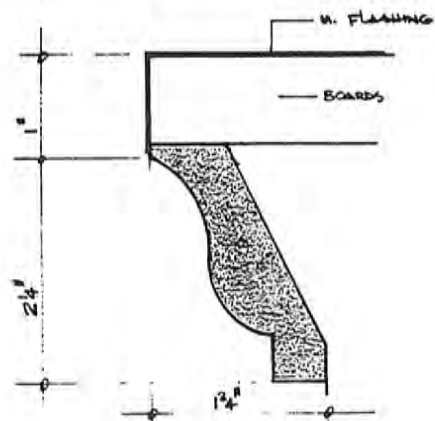
FILASTER MOULDING



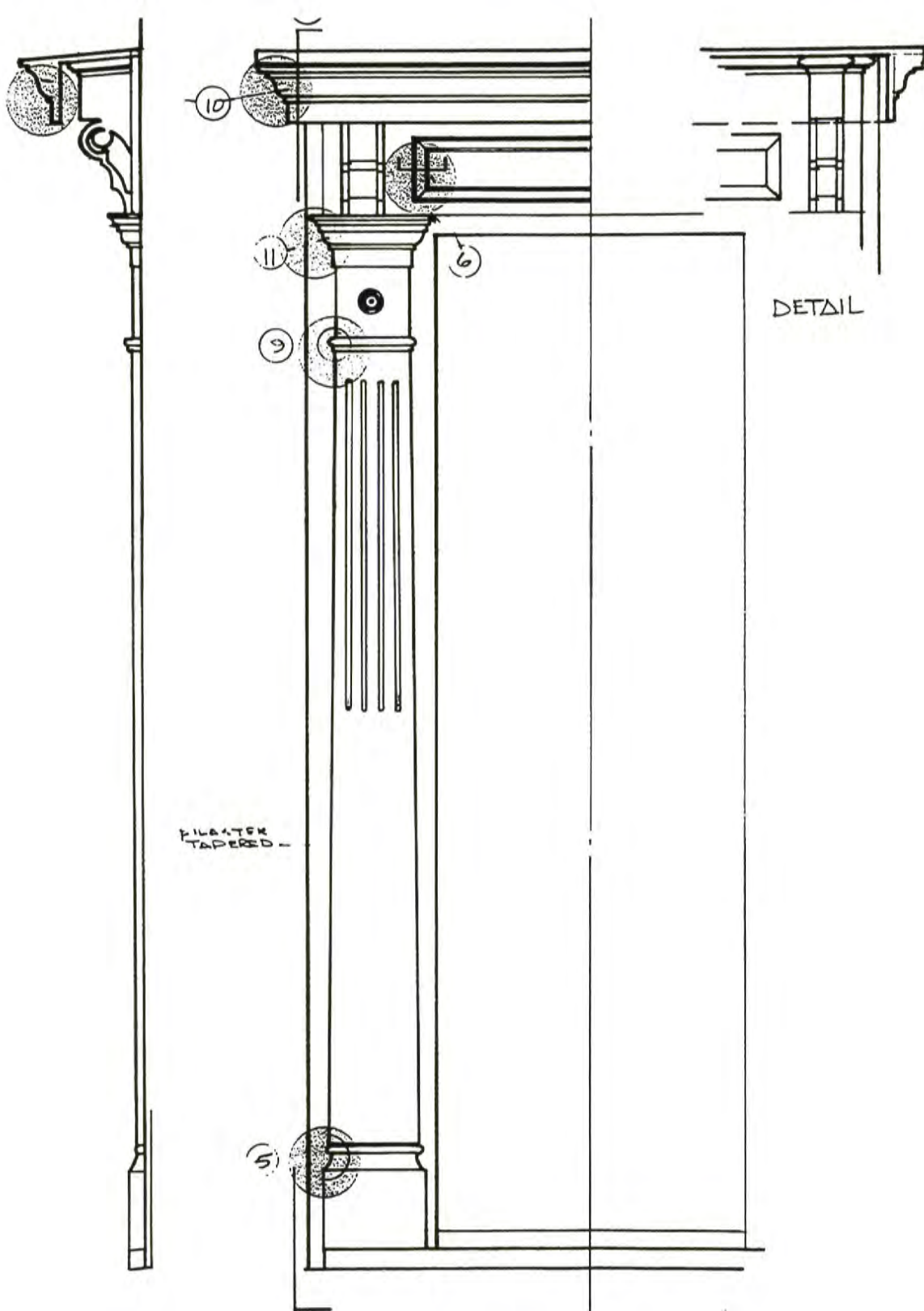
COVE MOULDING

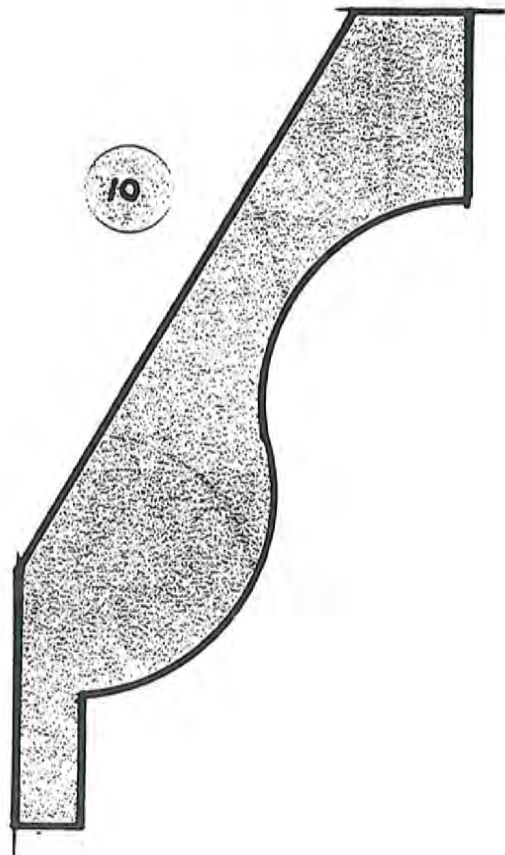
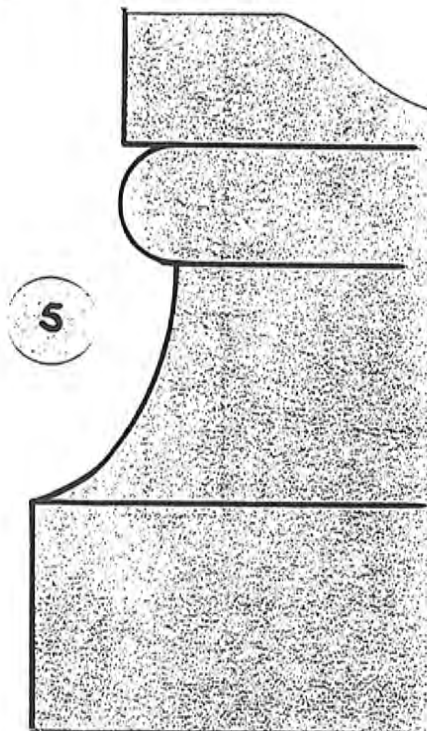
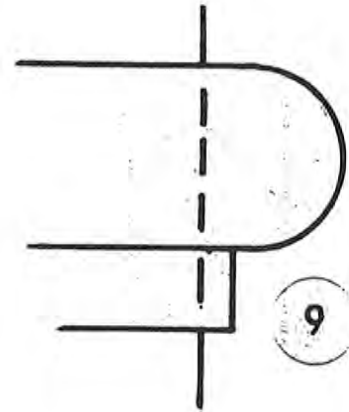
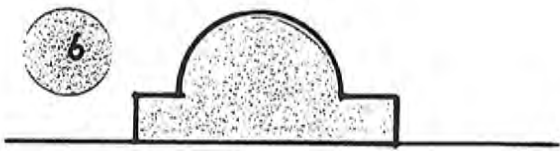
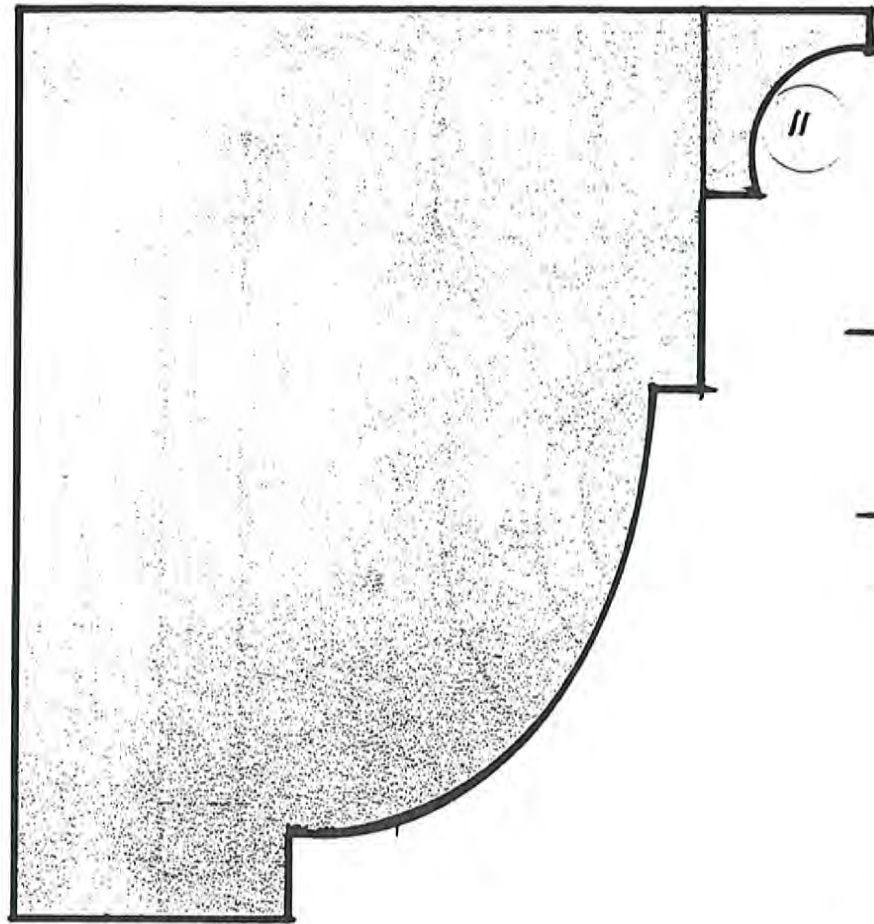


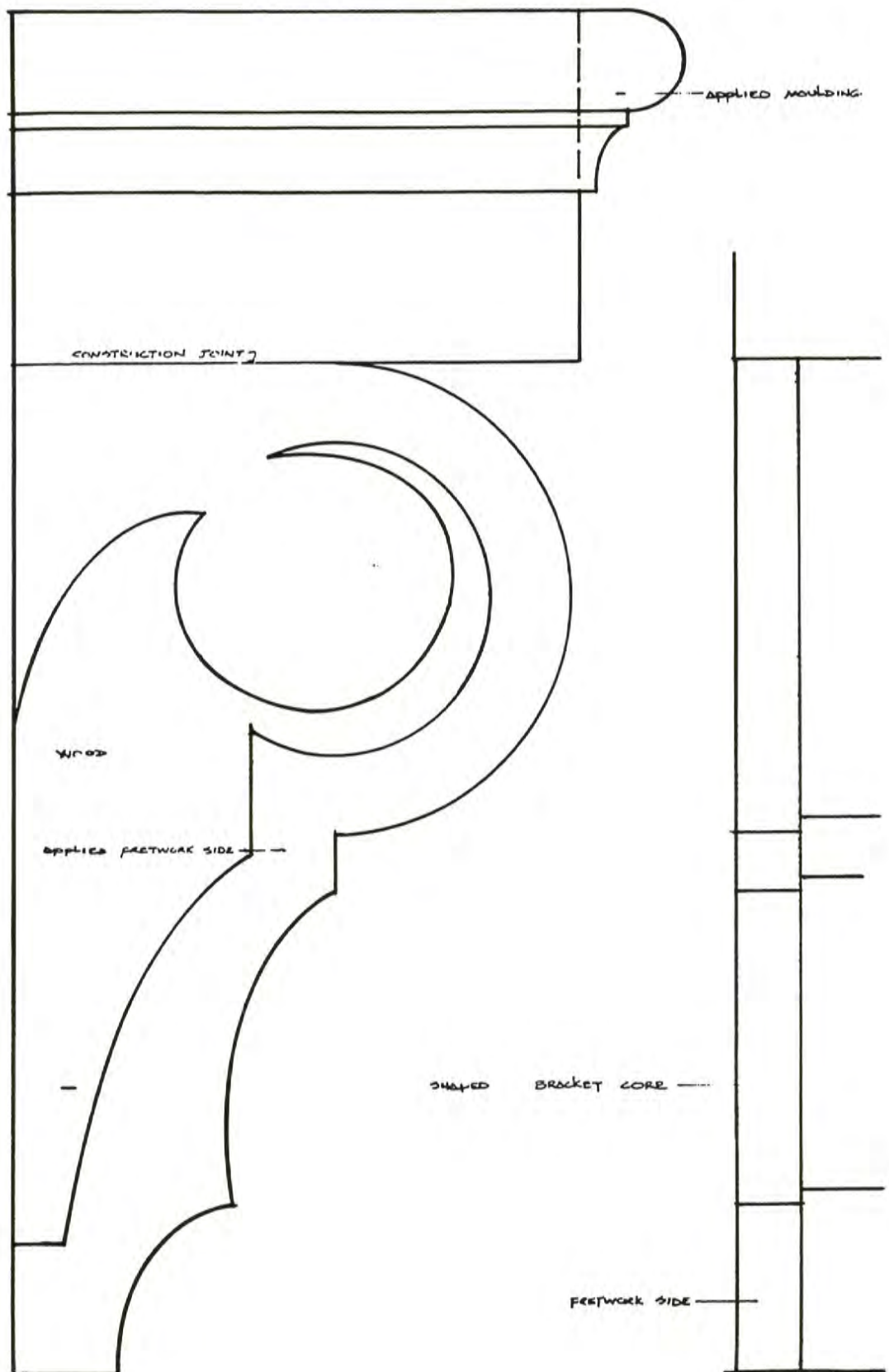
ARCHITRAVE MOULDING



CORNICE MOULDING





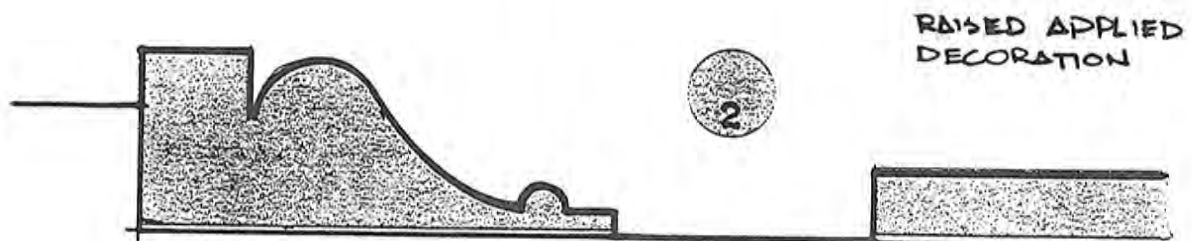
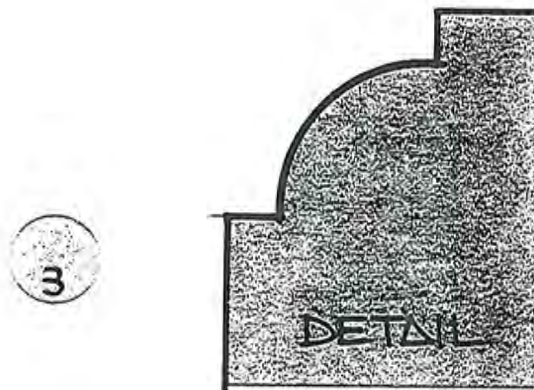
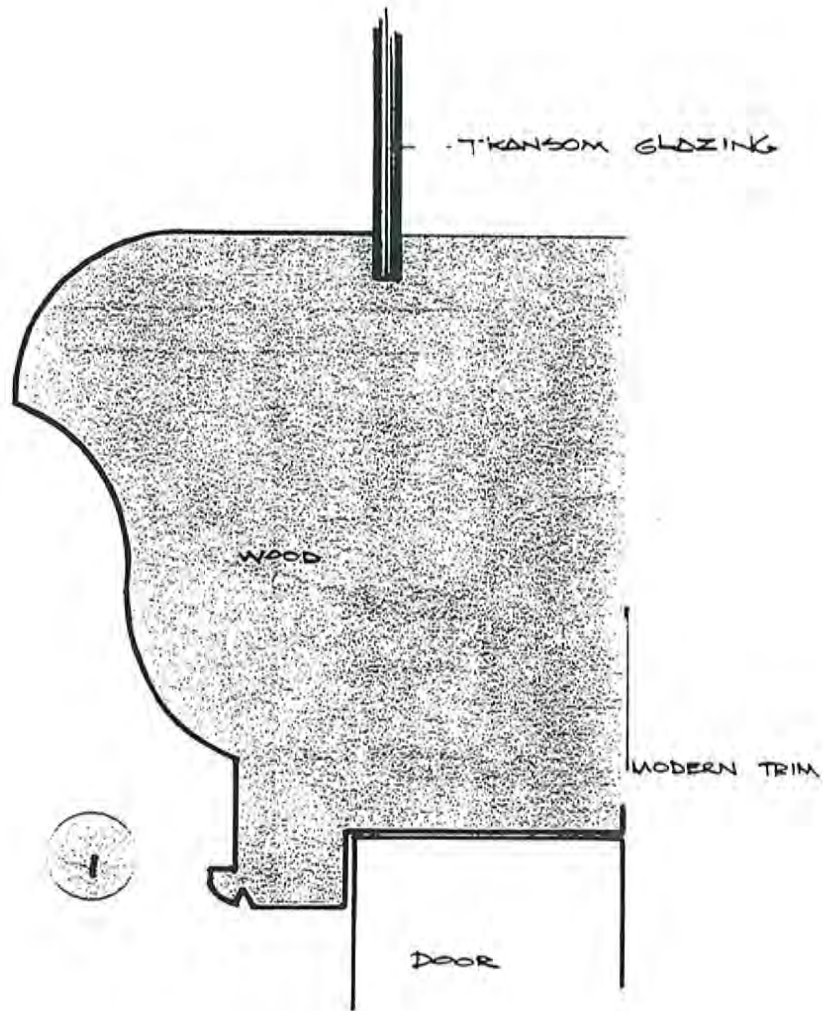


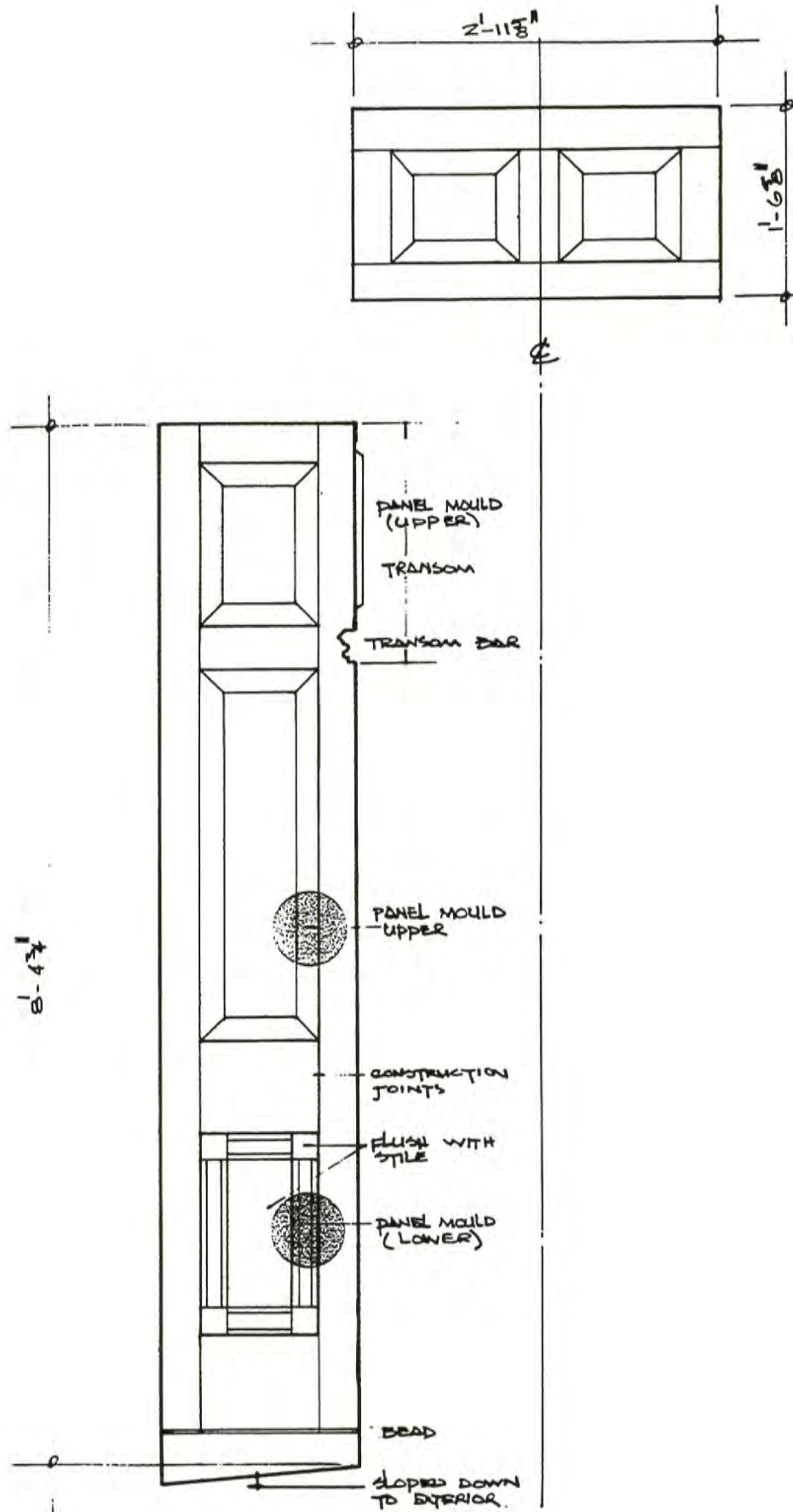


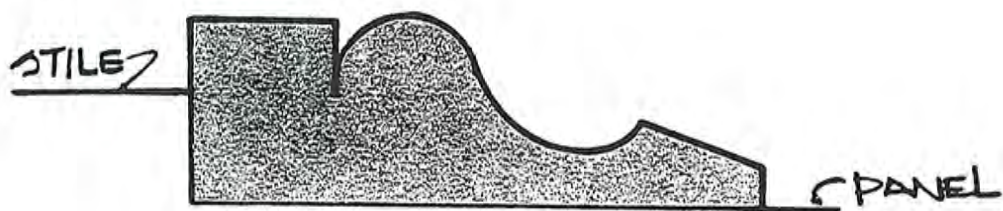
3

2

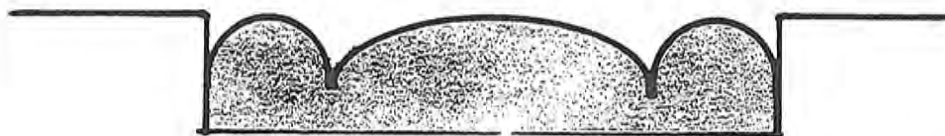








PANEL MOULD (UPPER)



PANEL MOULD (LOWER)

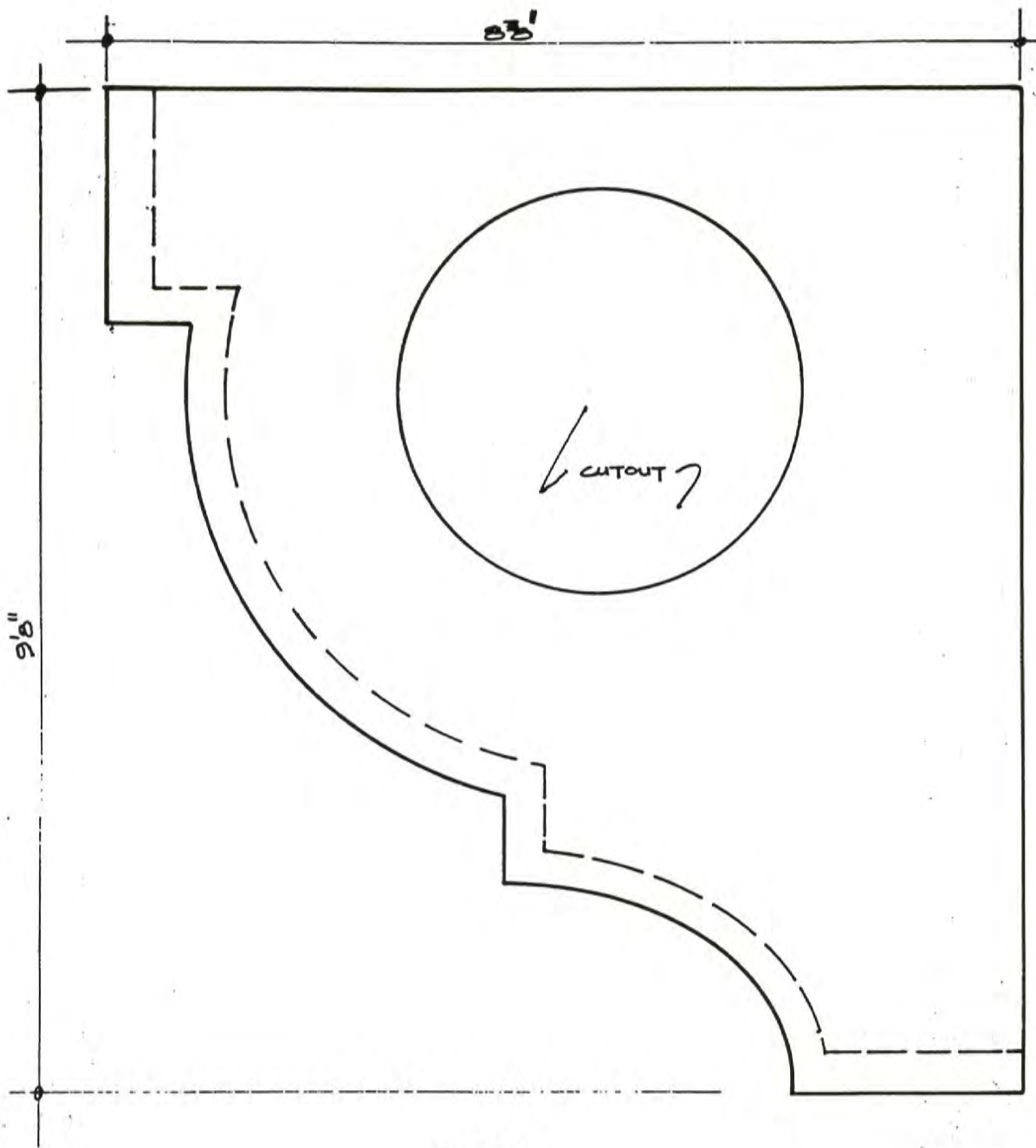
BRACKETS

Brackets abound on the eaves, above windows and doorways, and group in clusters around the bay windows of the houses built during Queen Victoria's reign. Of no structural value, the brackets soften the otherwise hard horizontal line of the eaves and add a decorative touch to the most ordinary vernacular structure.

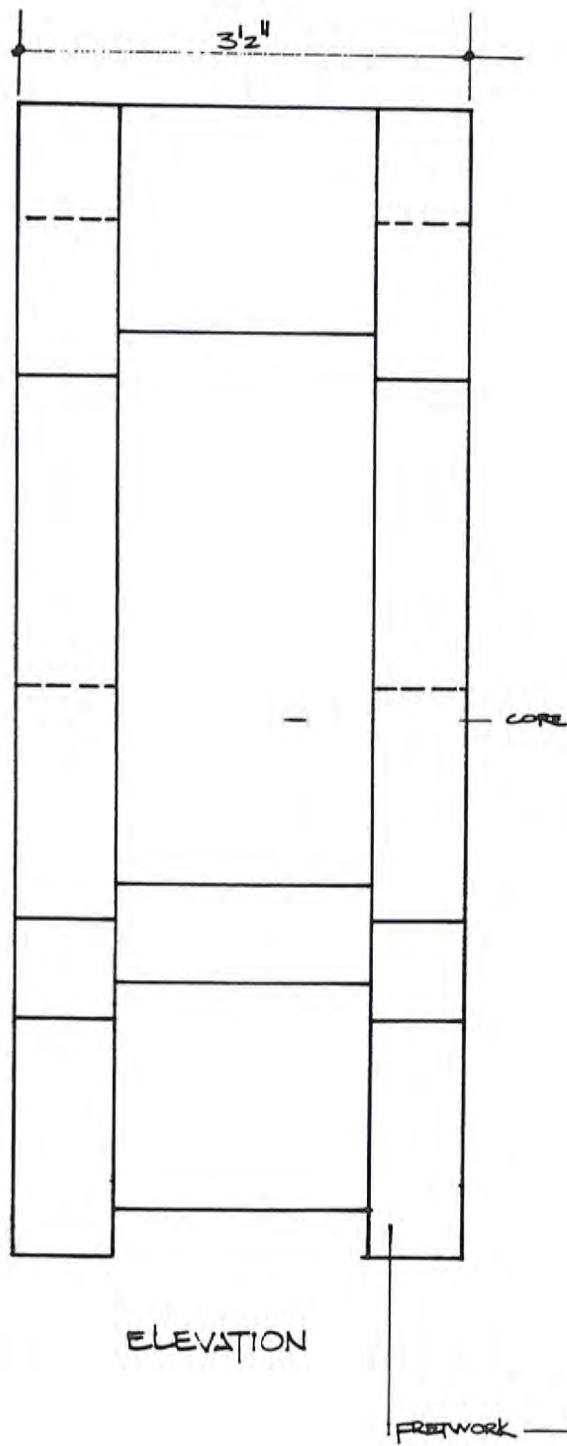
Most brackets are made of a lamination of three thicknesses of pine board, the two outside pieces having a fretted design. Removal of brackets from the facade leaves a building looking naked and overly plain and can change the builder's original design beyond recognition especially when accompanied with modifications in window and cladding size.

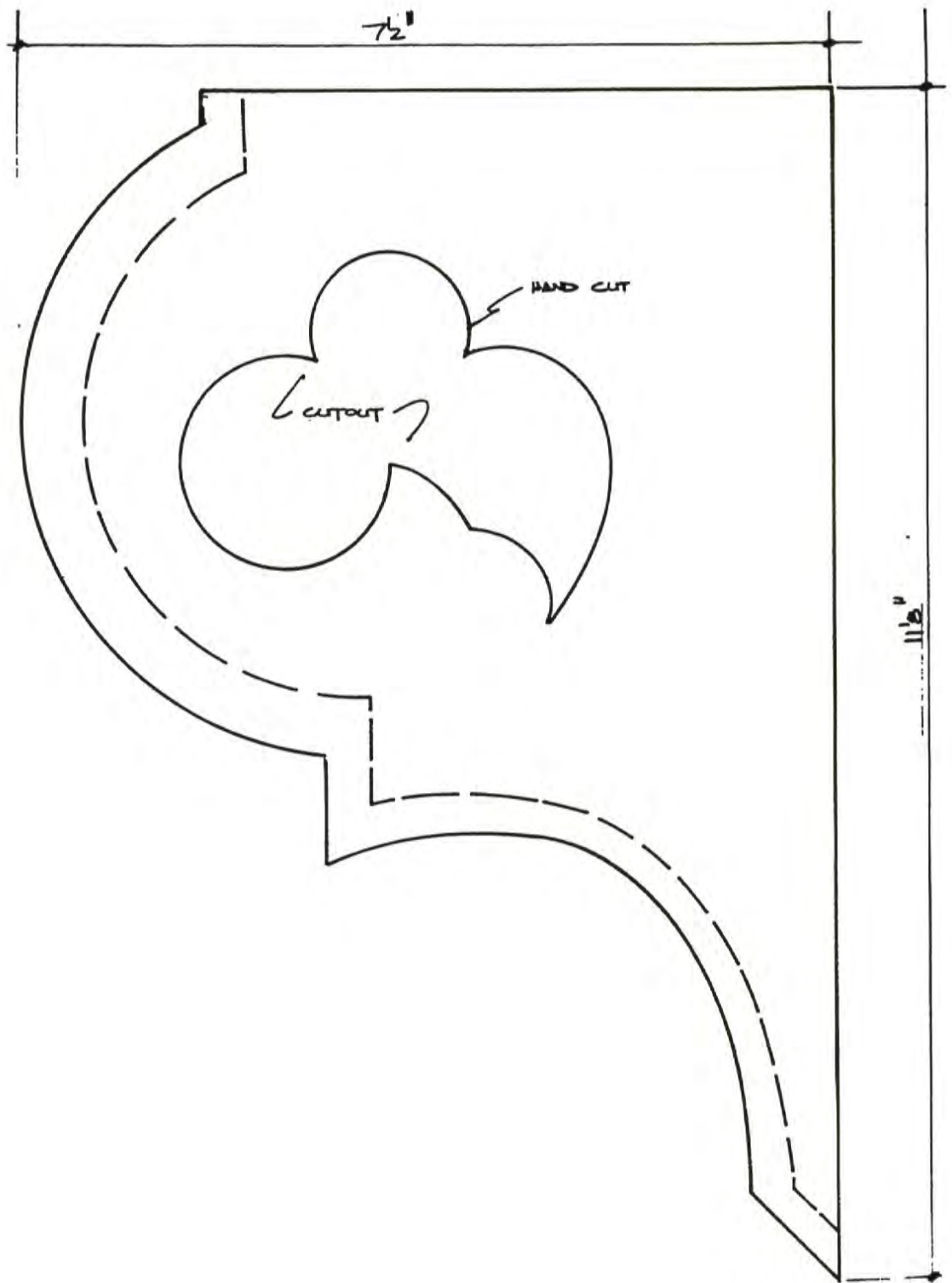


BRACKETS

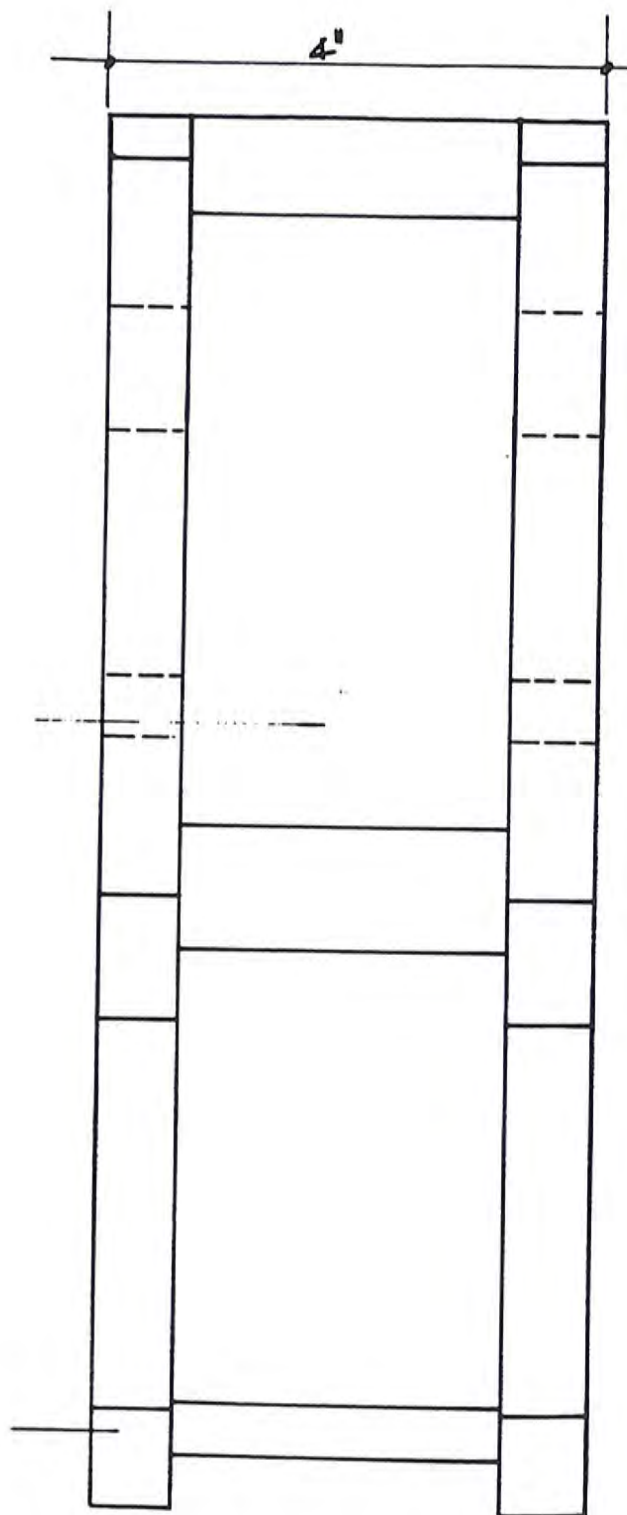


PROFILE

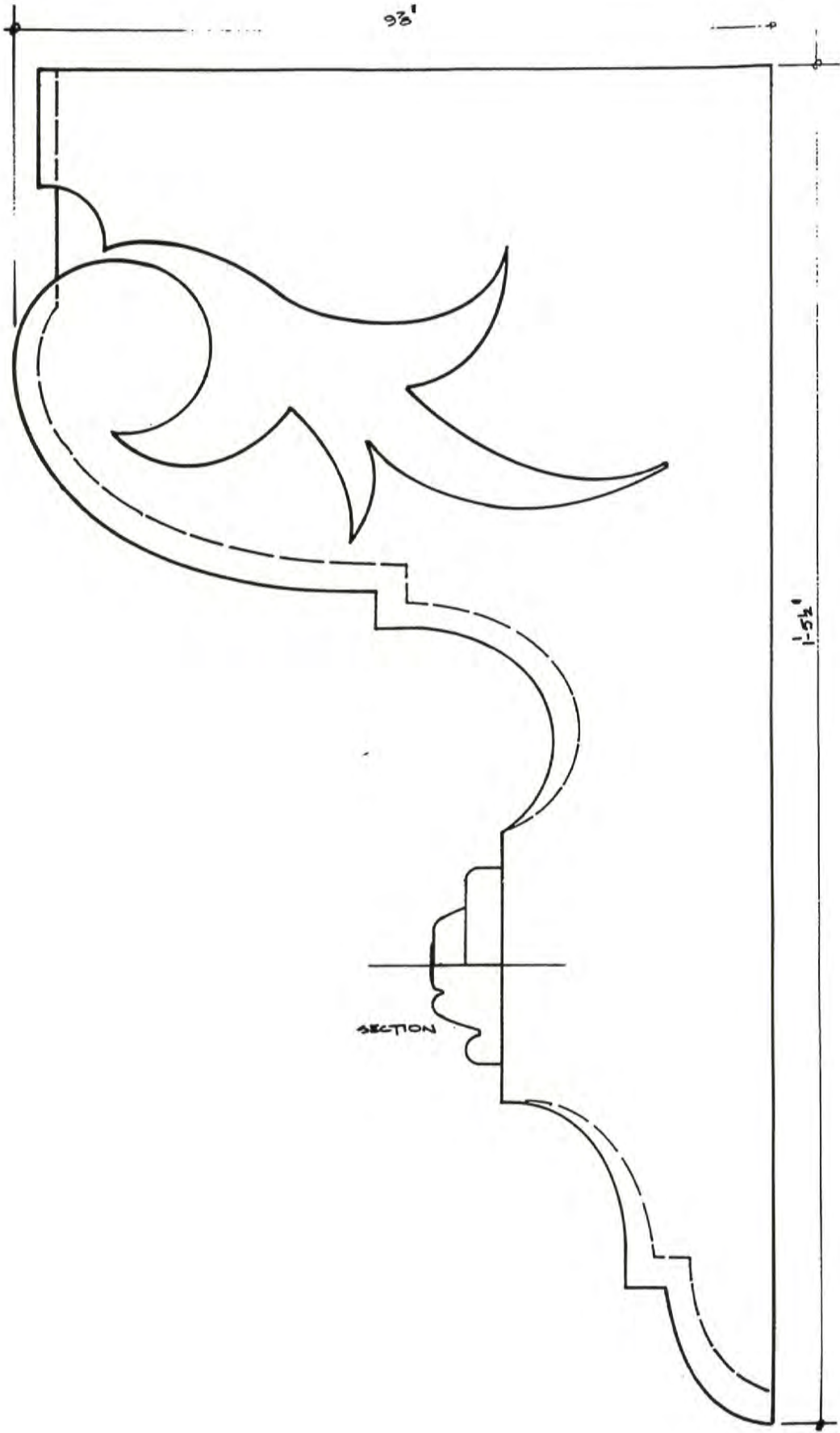


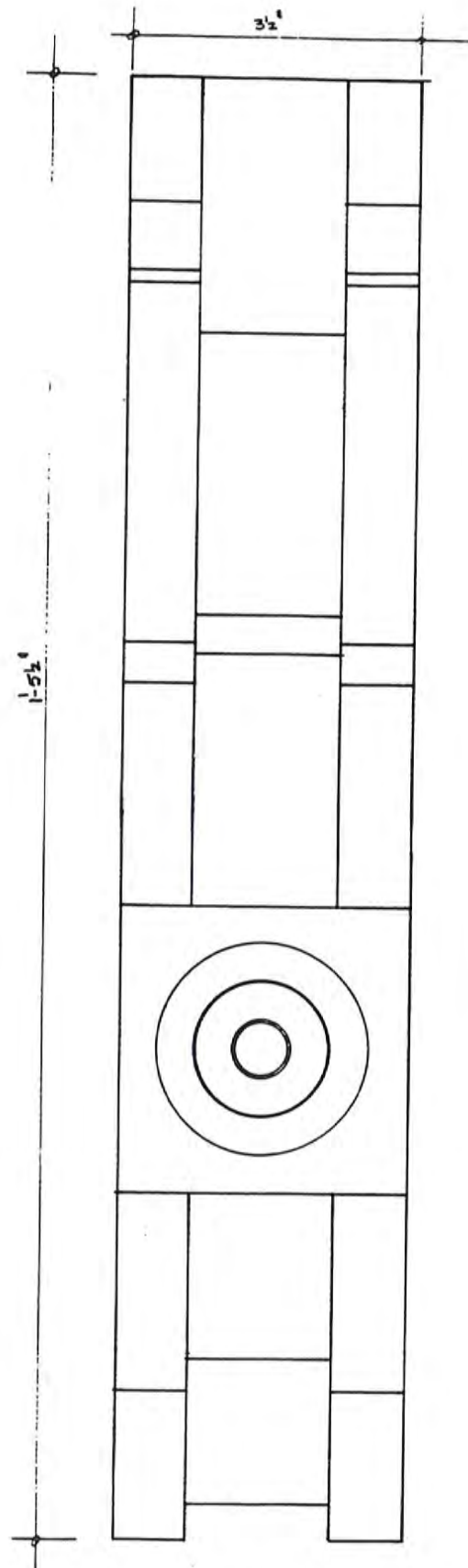


PROFILE

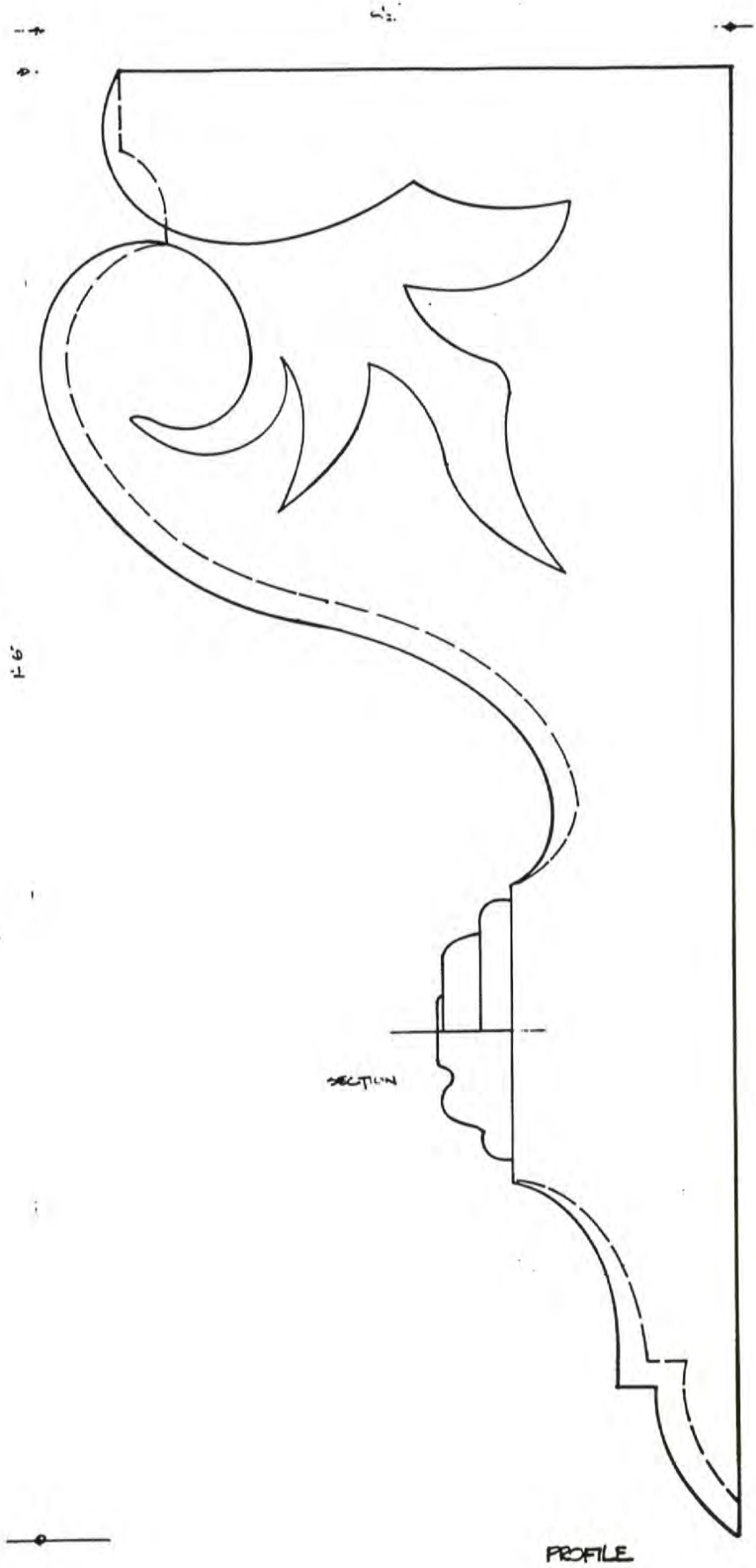


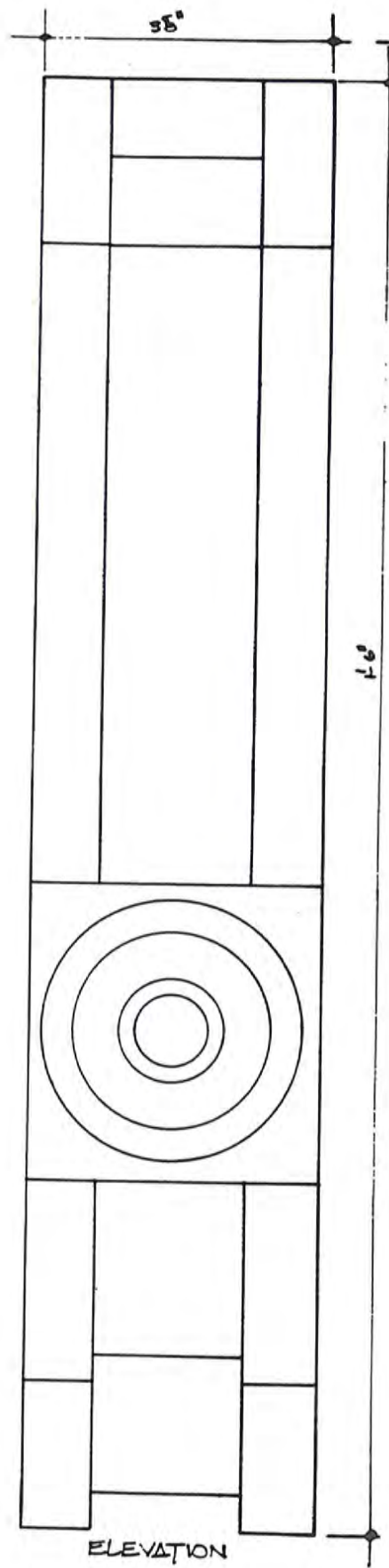
ELEVATION

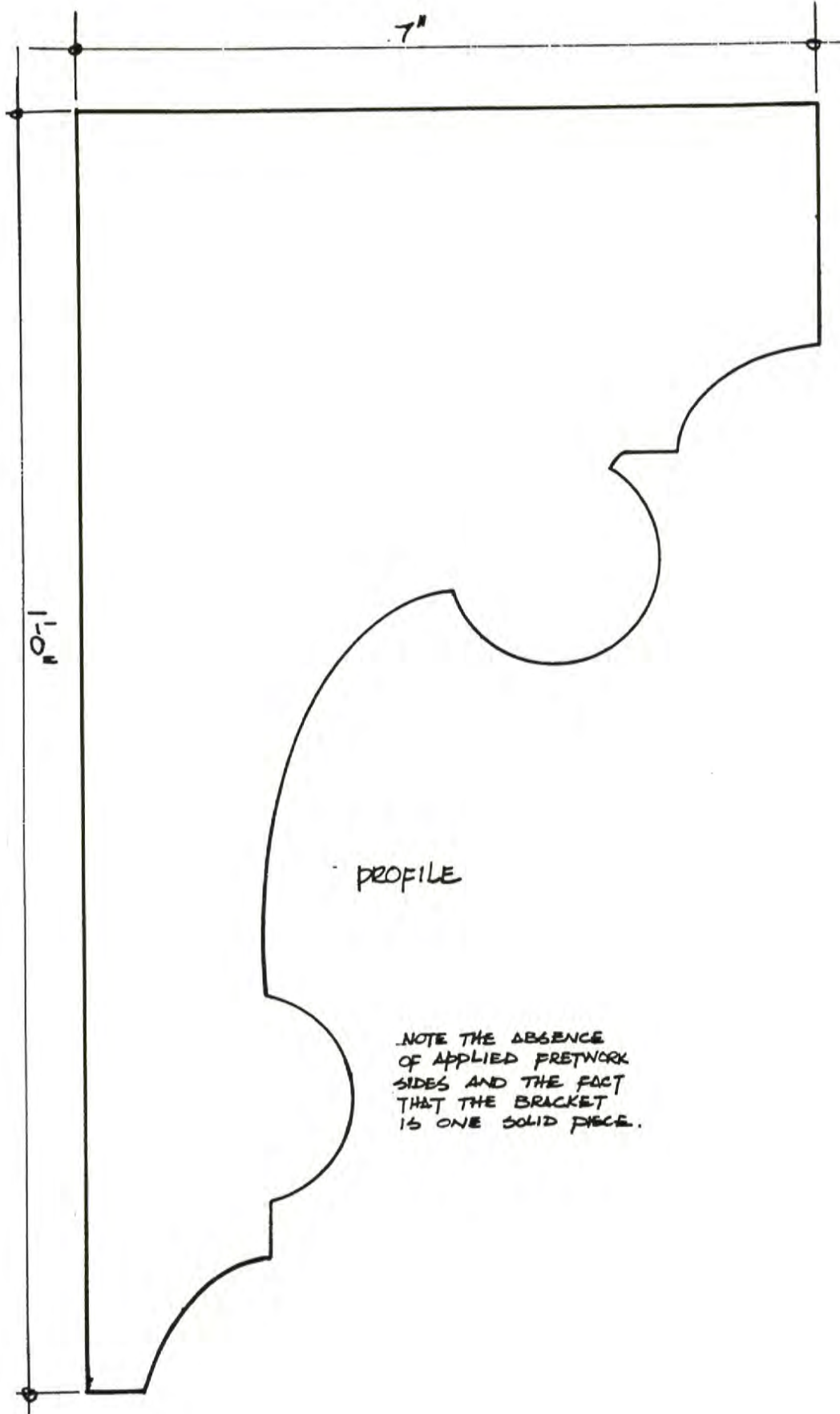




ELEVATION





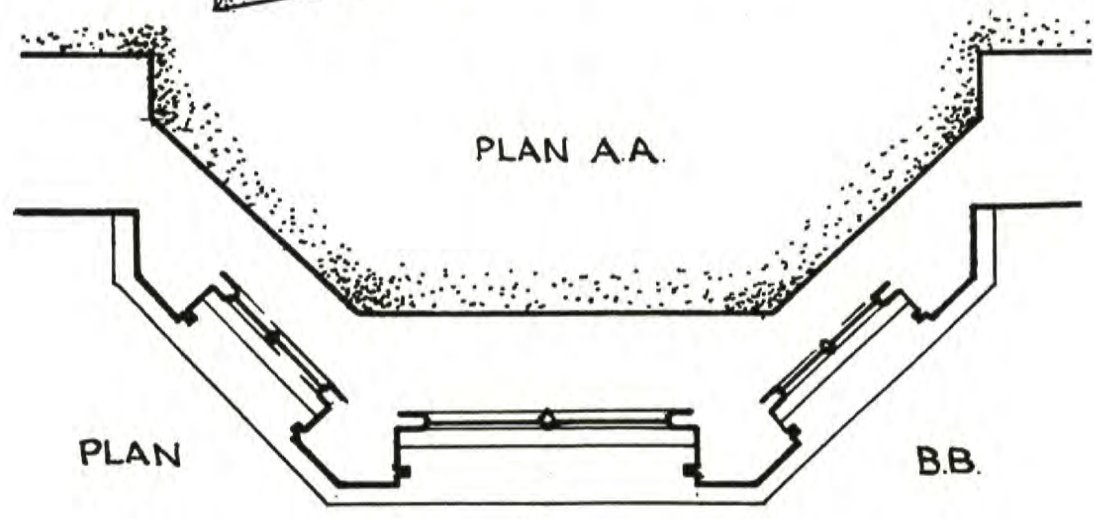
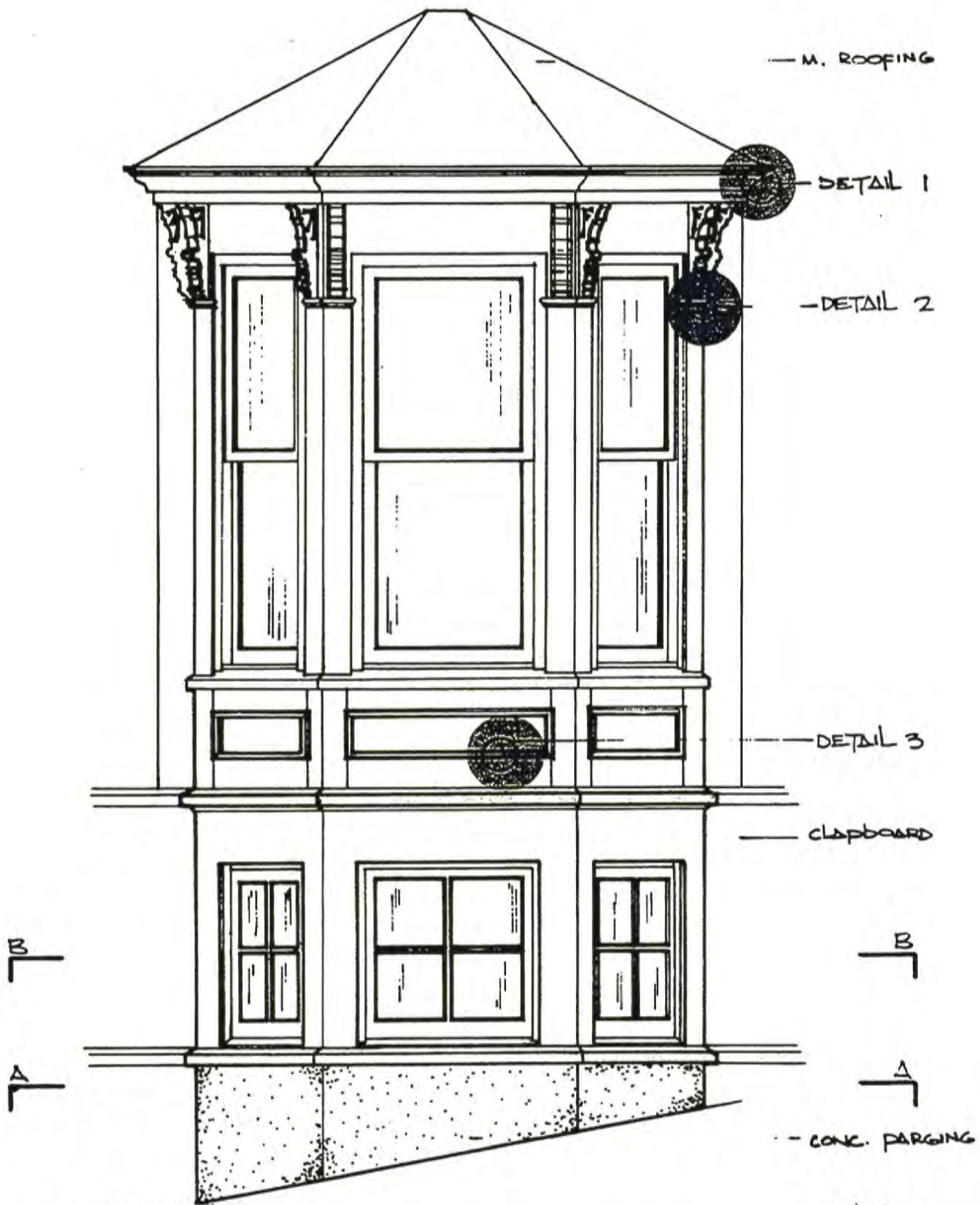


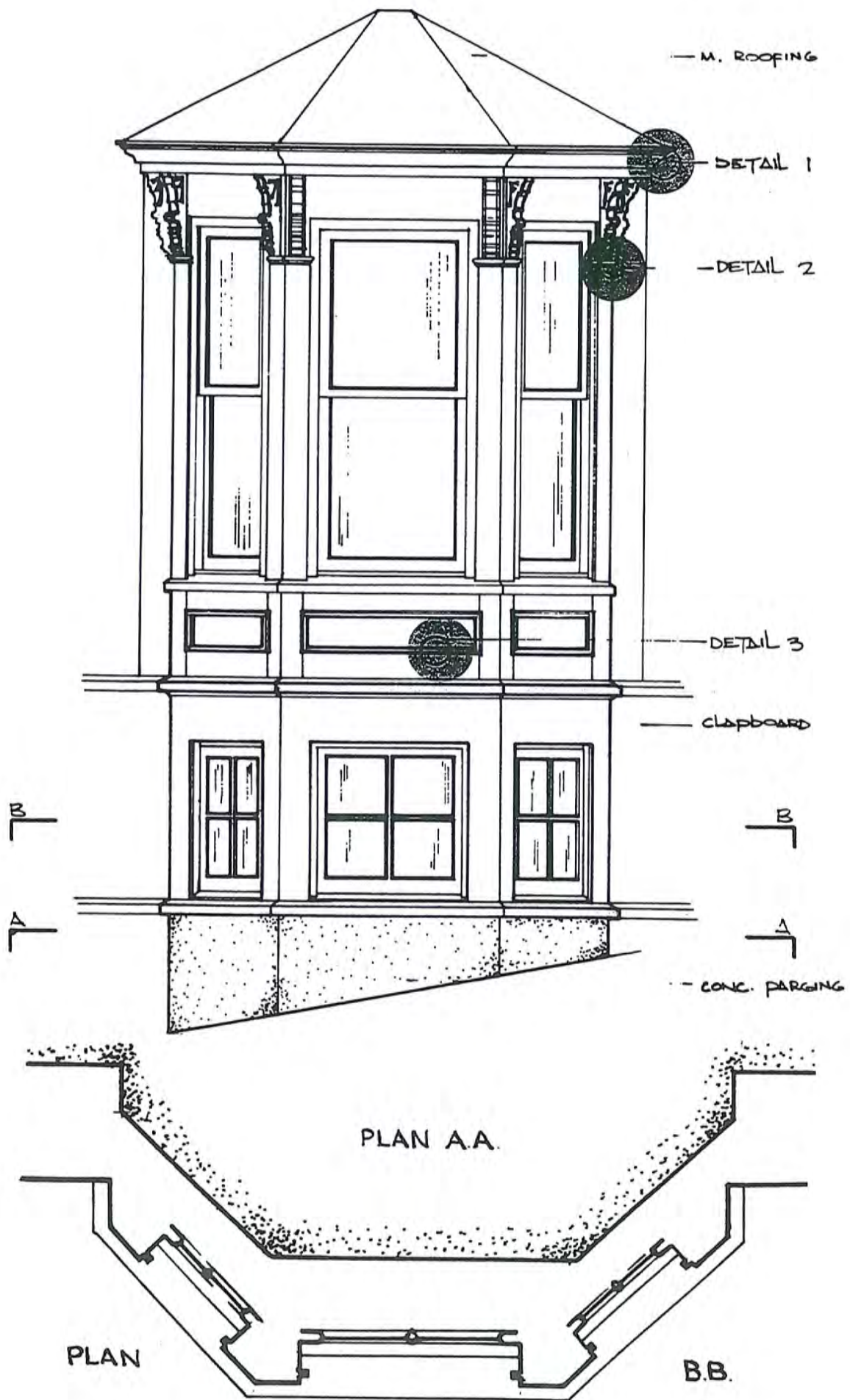
WINDOWS

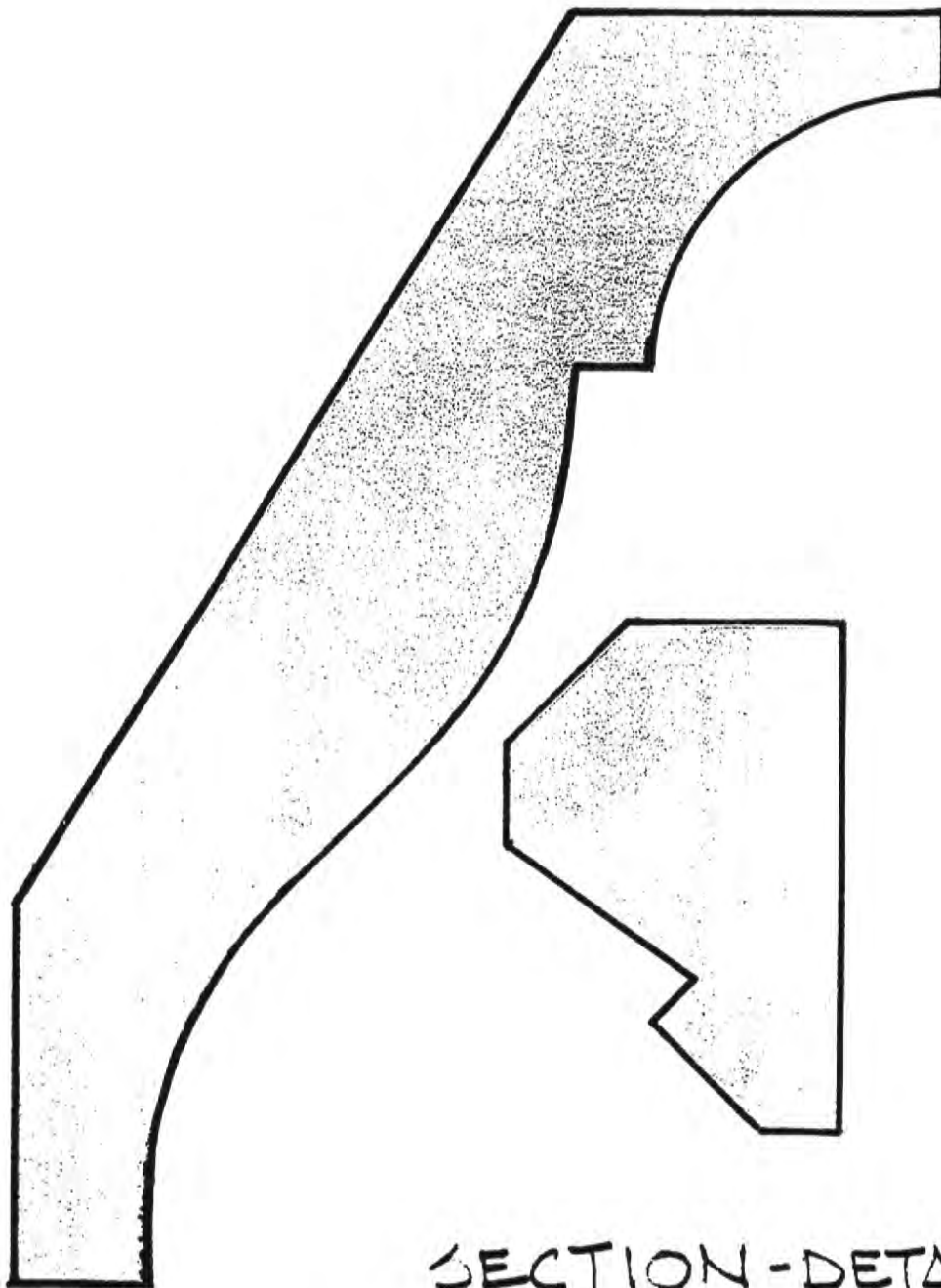
A walk through the older residential section of downtown St. John's will reveal to the discerning eye the irregularity of the spaces between the windows of the range dwellings. The paramount desire of the builder was to place the windows on the centre line of the major rooms and hallways on the first and second floors and space the dormers evenly on the roof above. This disregard for the more formal approach to fenestration resulted in a lopsided effect from the exterior of the building which adds much character to the typical dwelling built after the great fire of 1892. (see drawings of house style on page 2).



WINDOWS

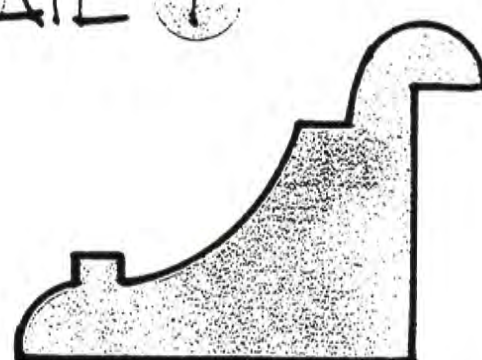




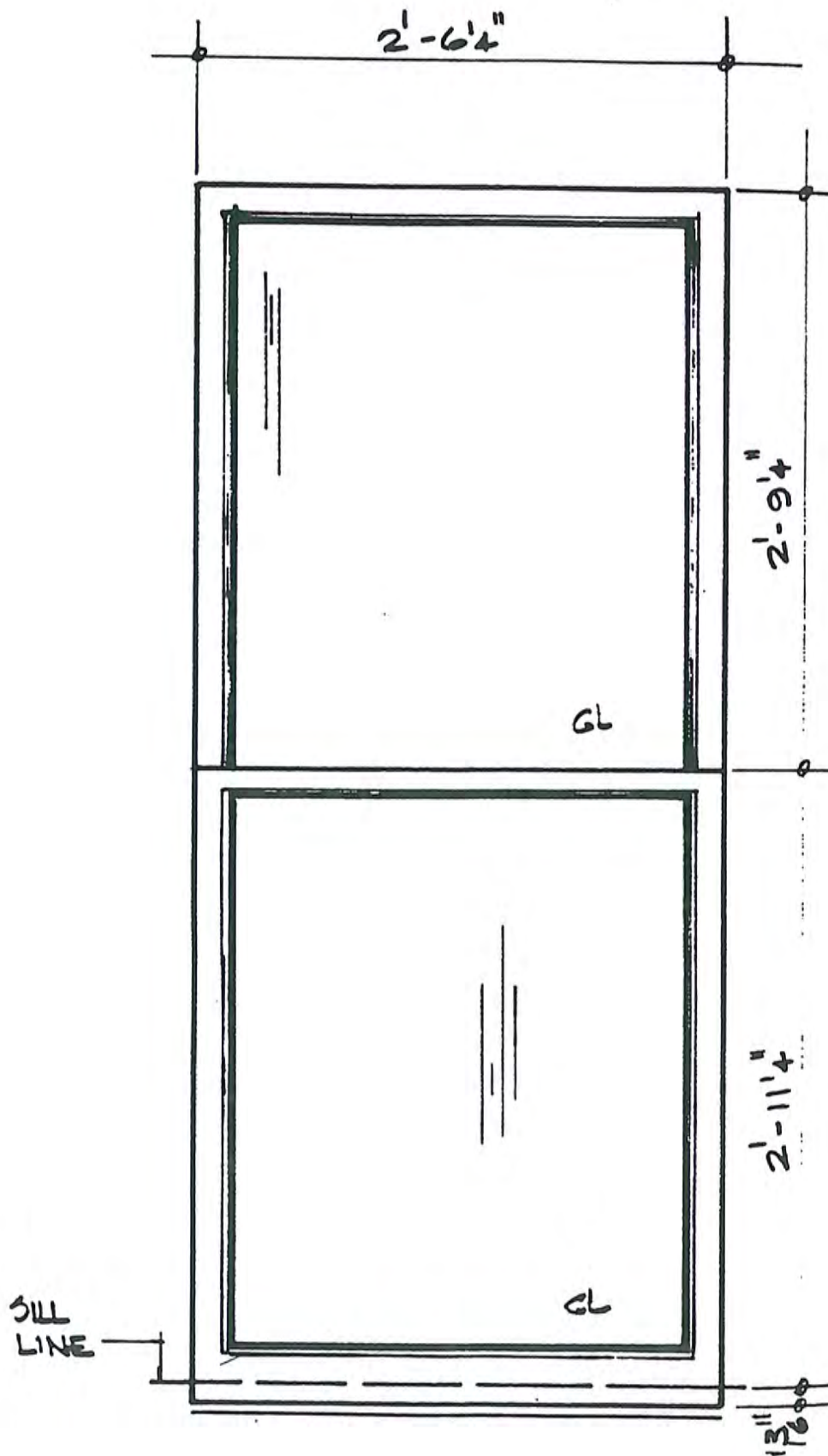


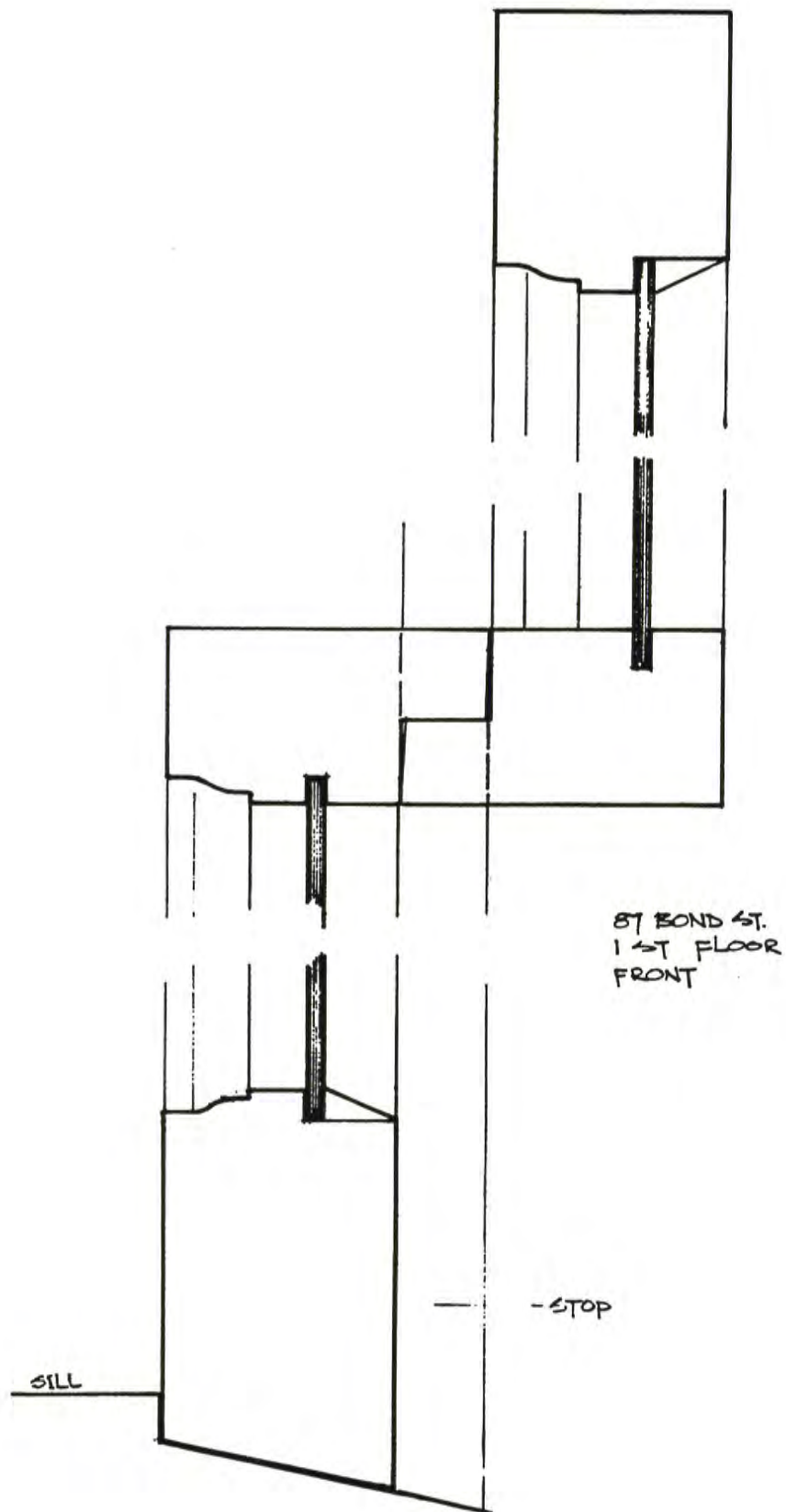
SECTION-DETAIL 2

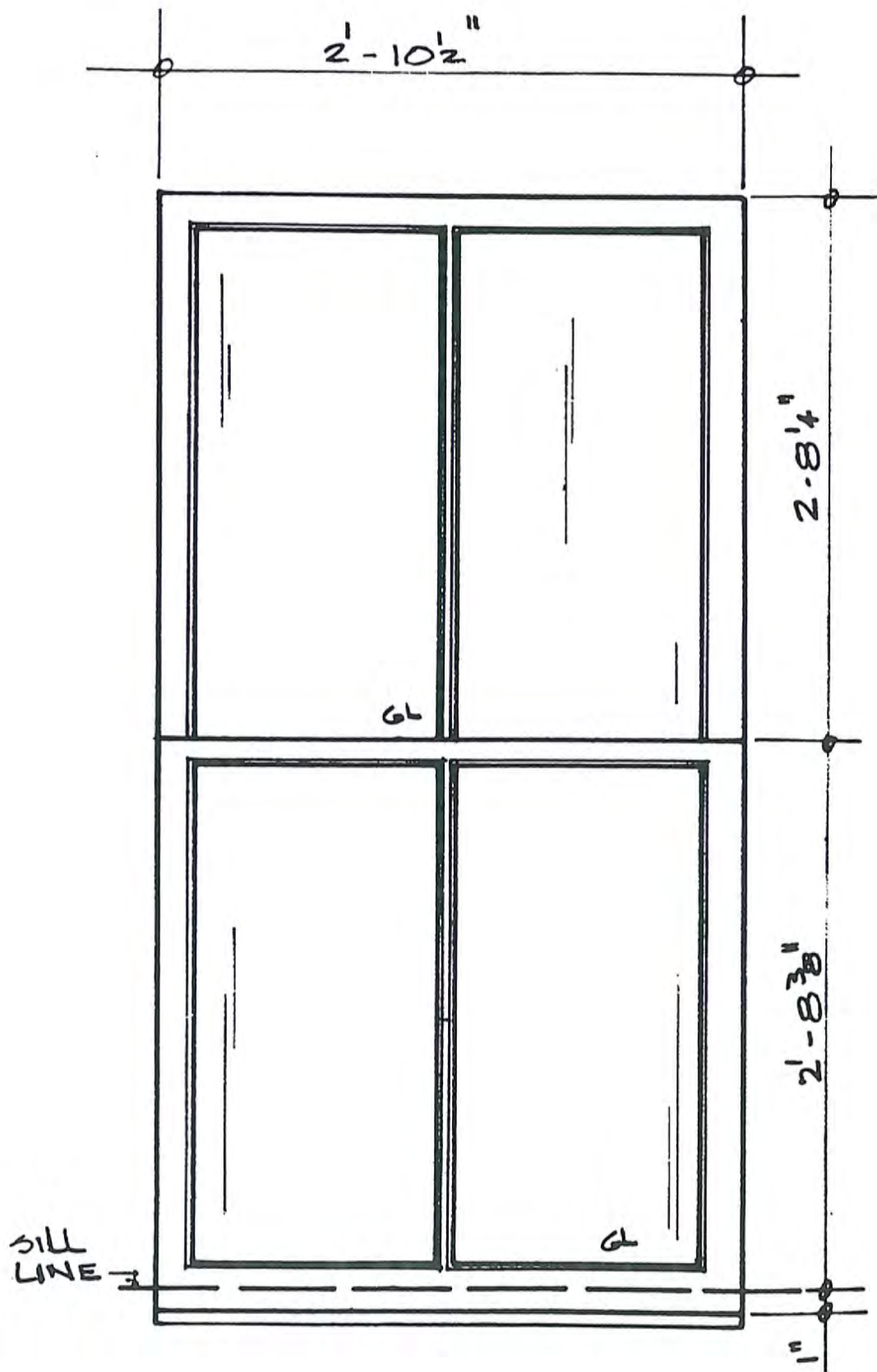
SECTION - DETAIL 1

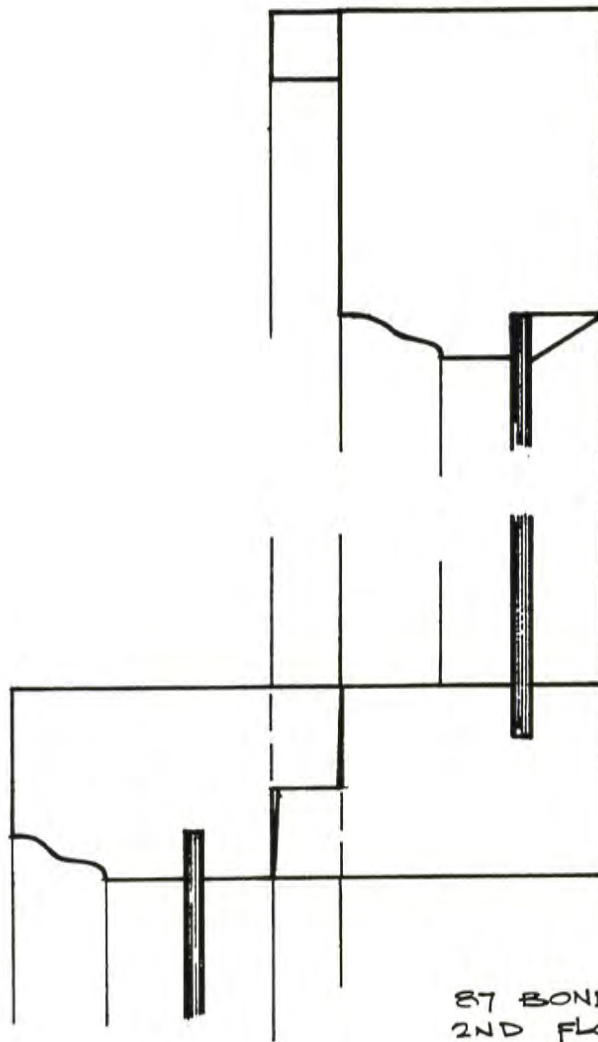


SECTION - DETAIL 3

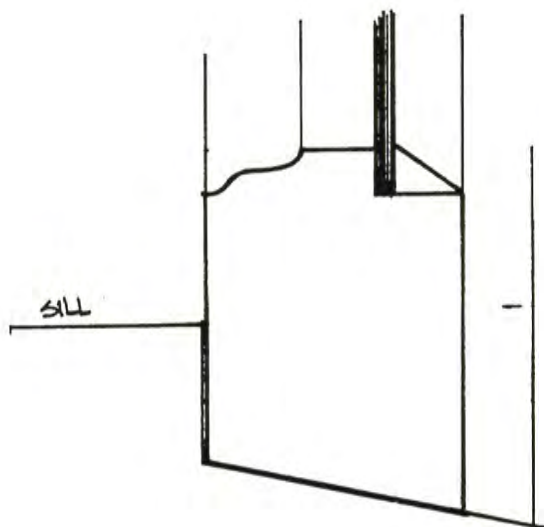


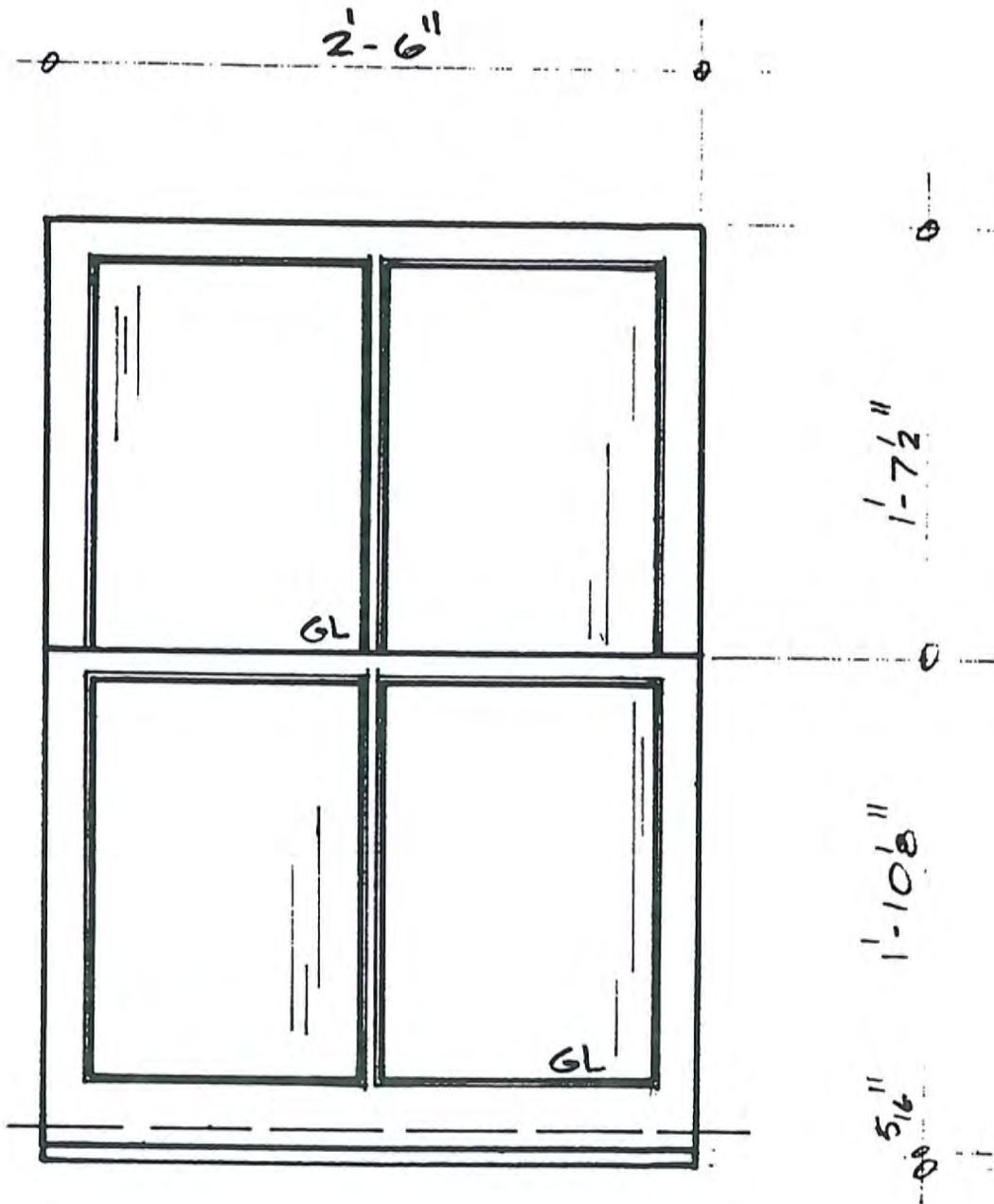


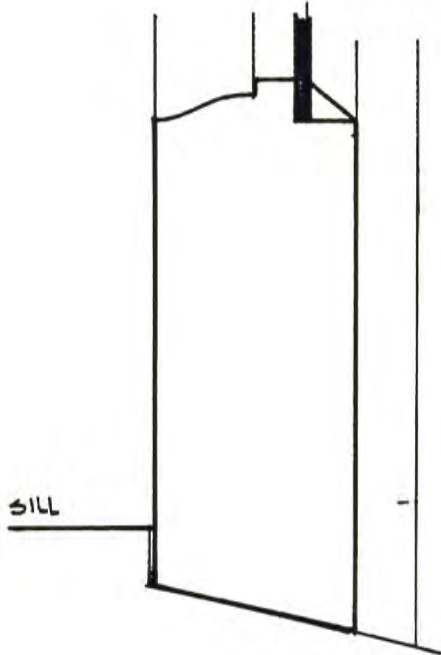
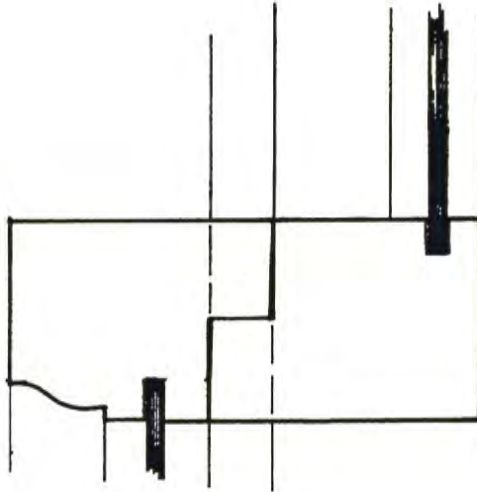
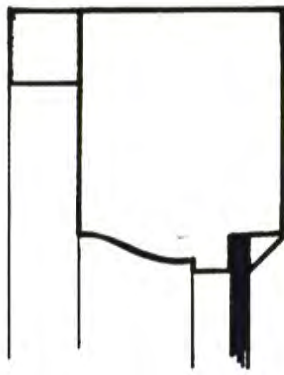




87 BOND ST.
2ND FLOOR
FRONT



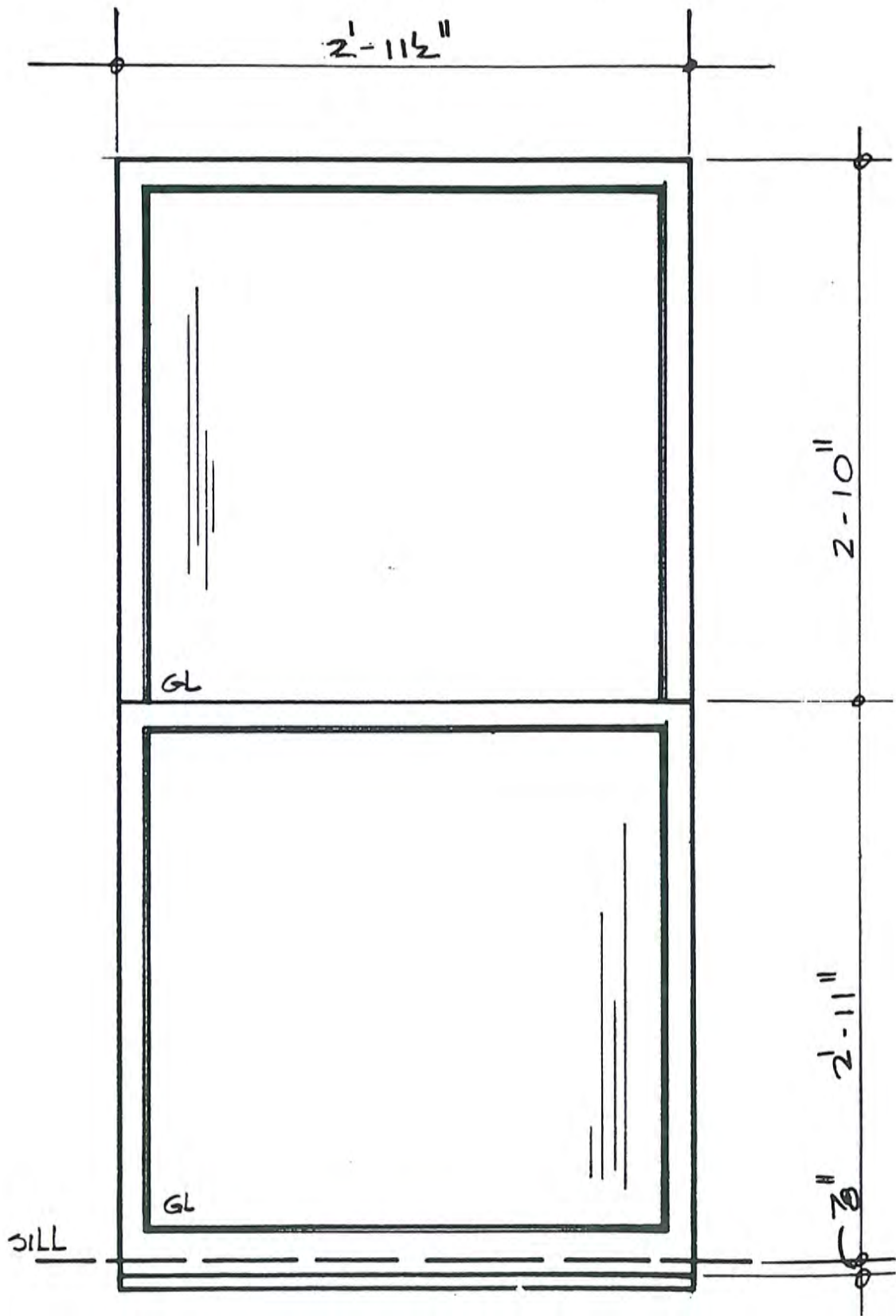


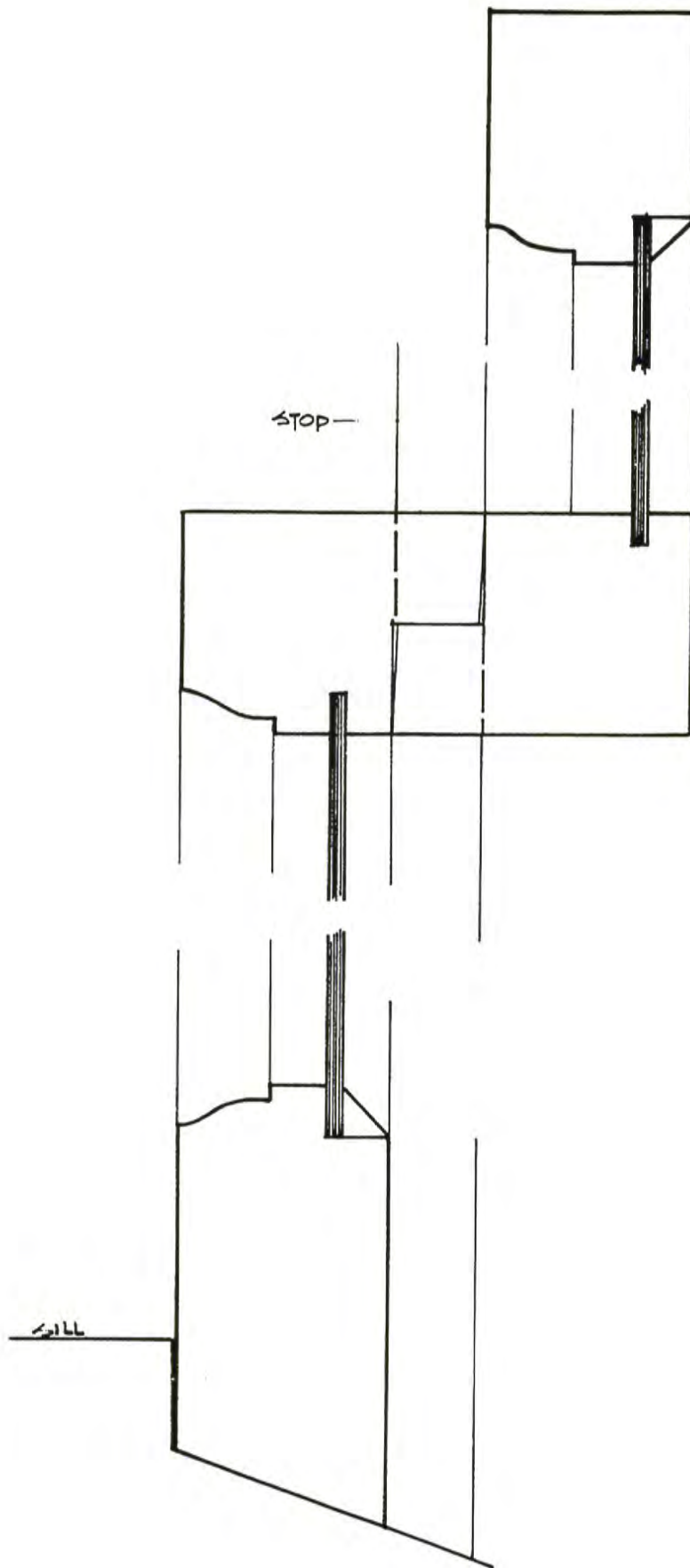


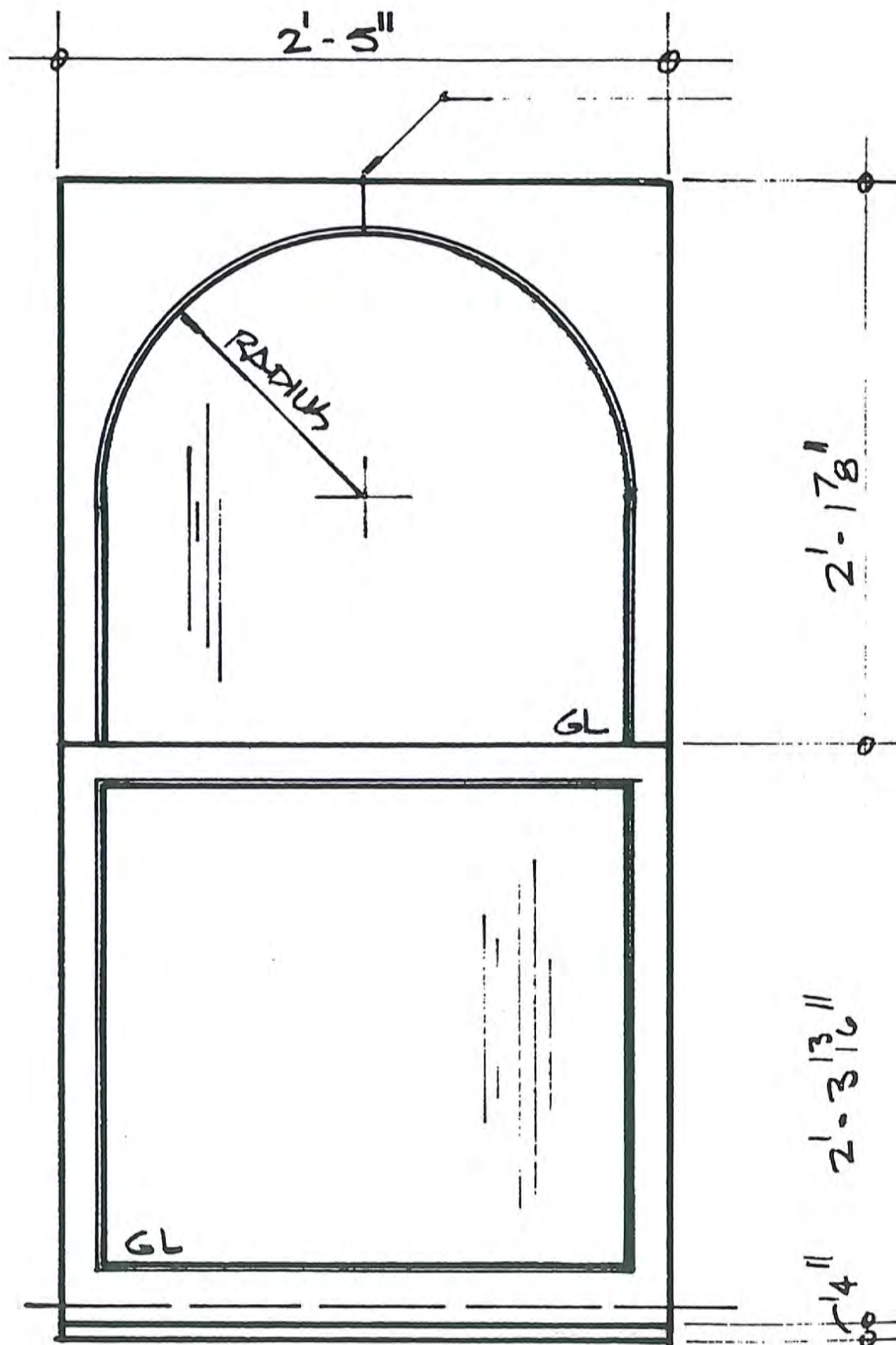
12 CHAPEL ST.
3RD FLOOR - DORMER
FRONT

SILL

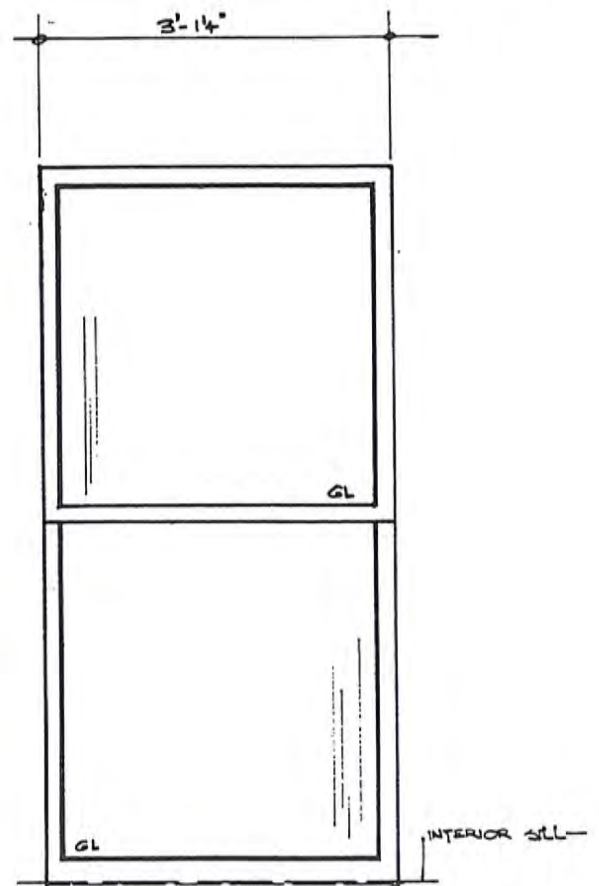
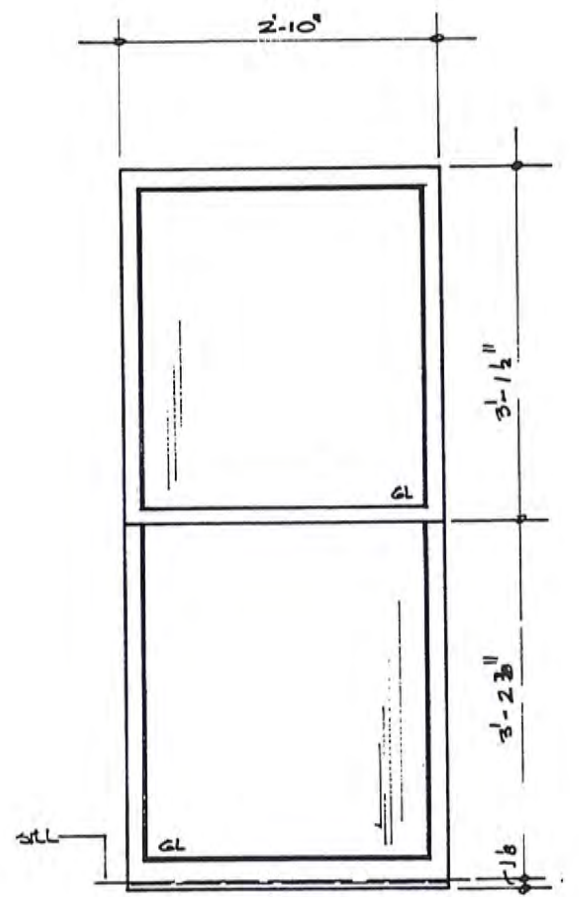
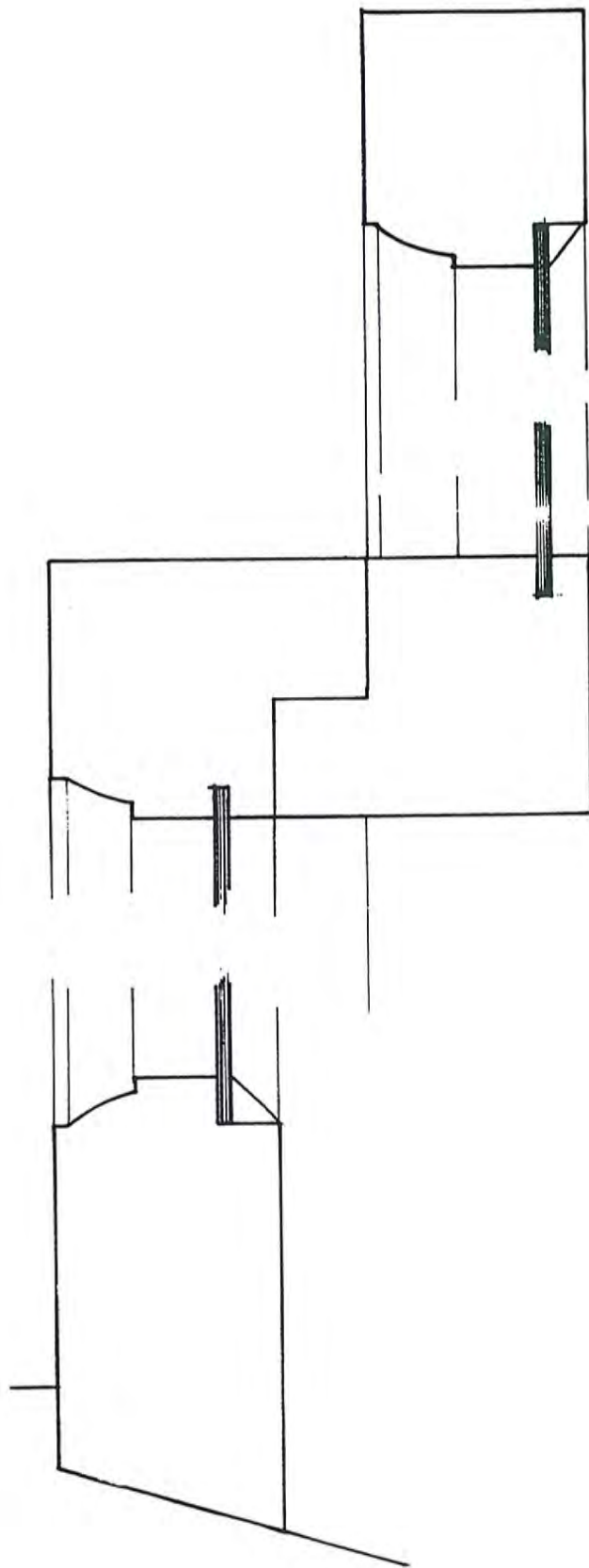
--- STOP

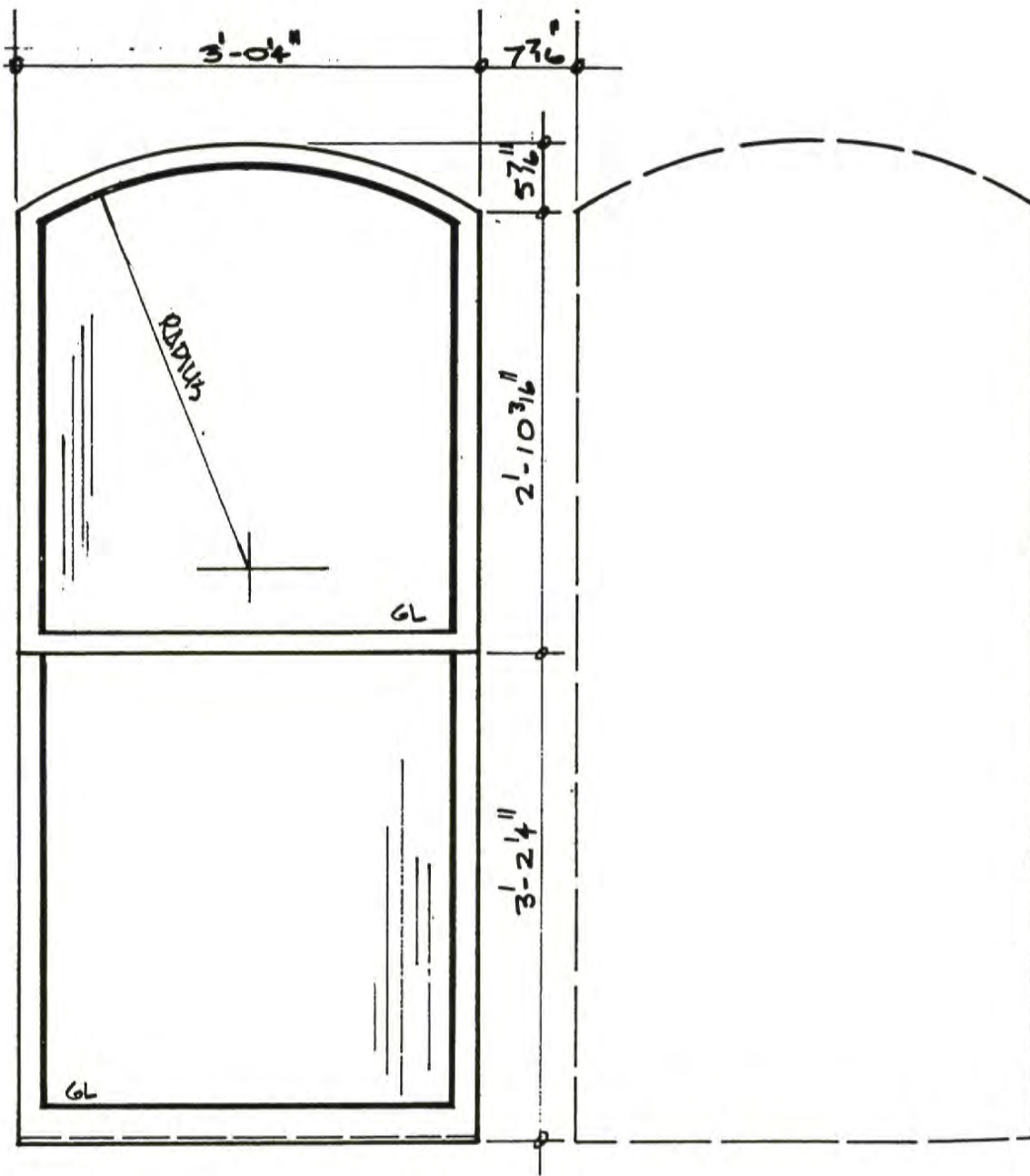


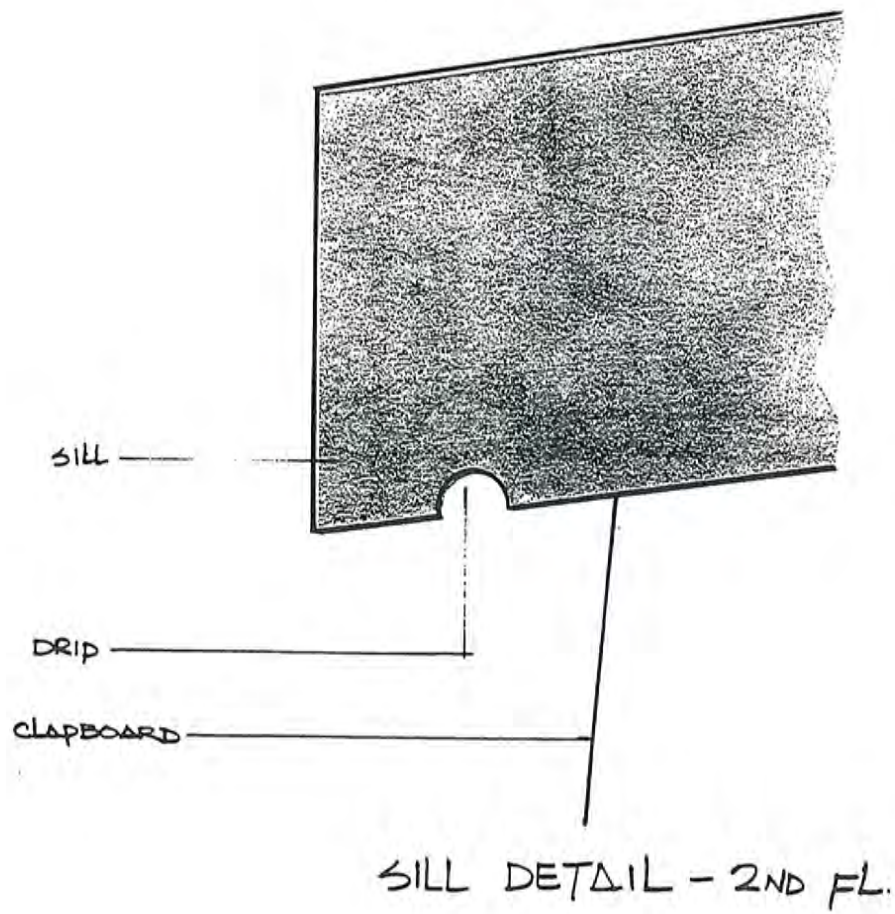
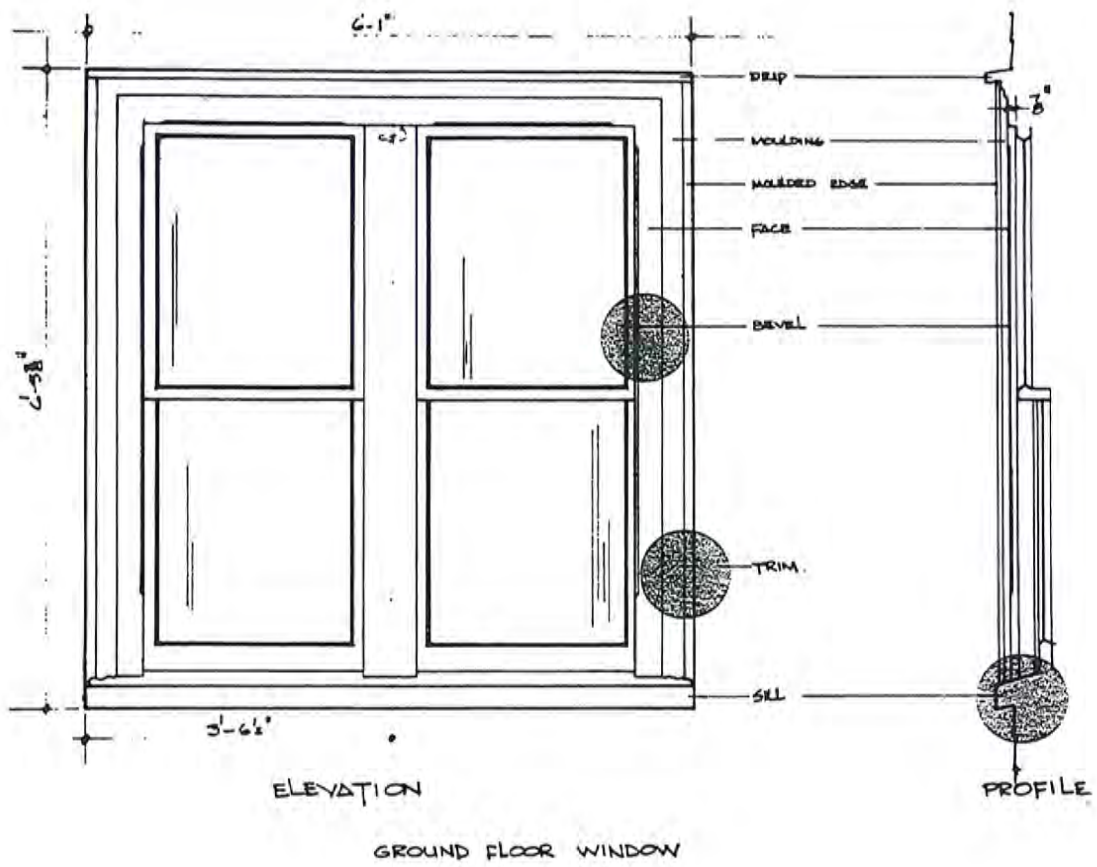


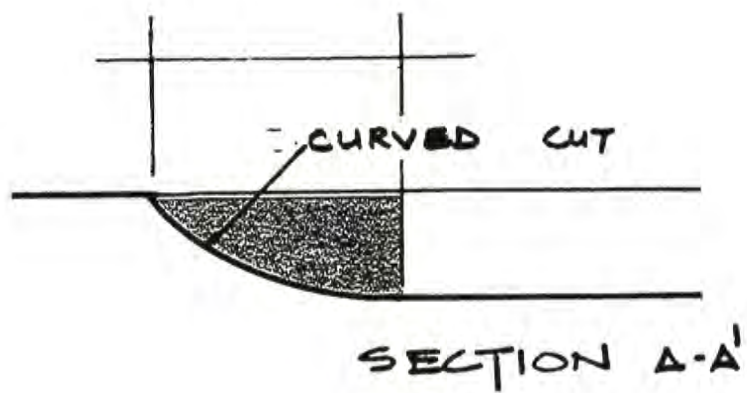
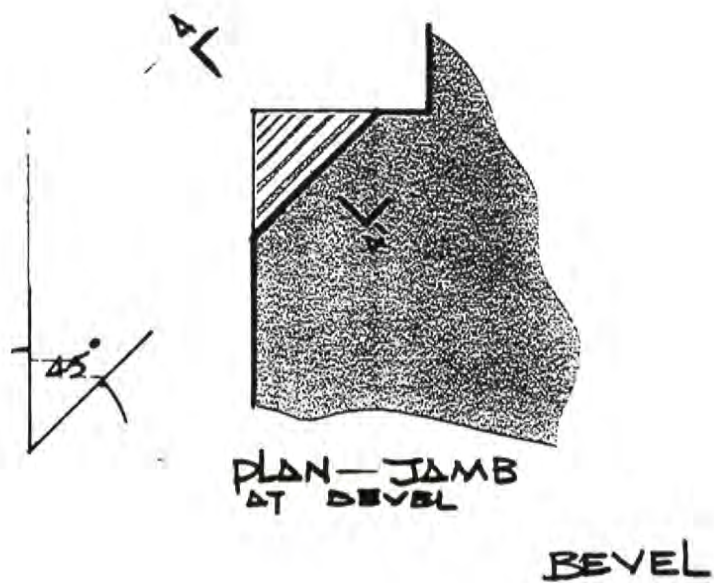
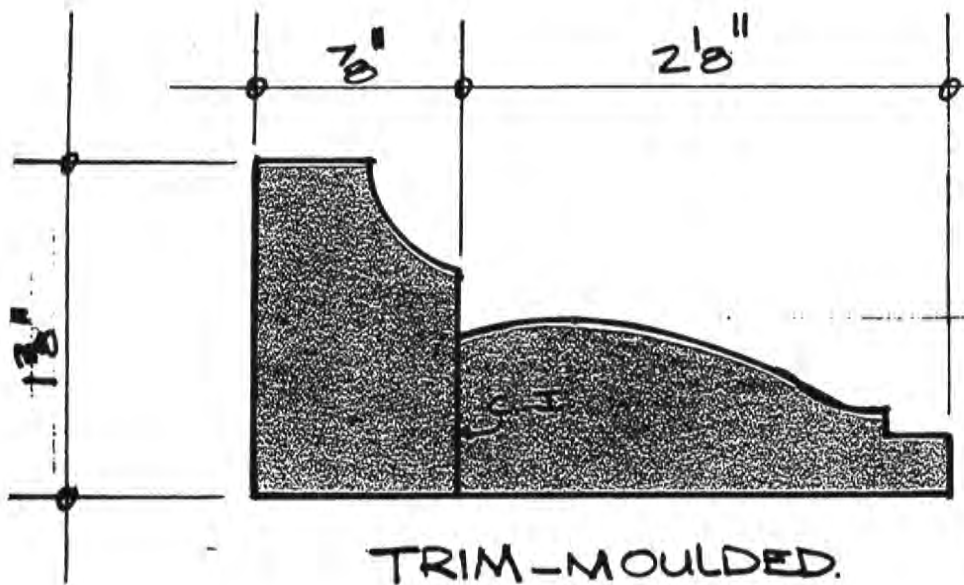


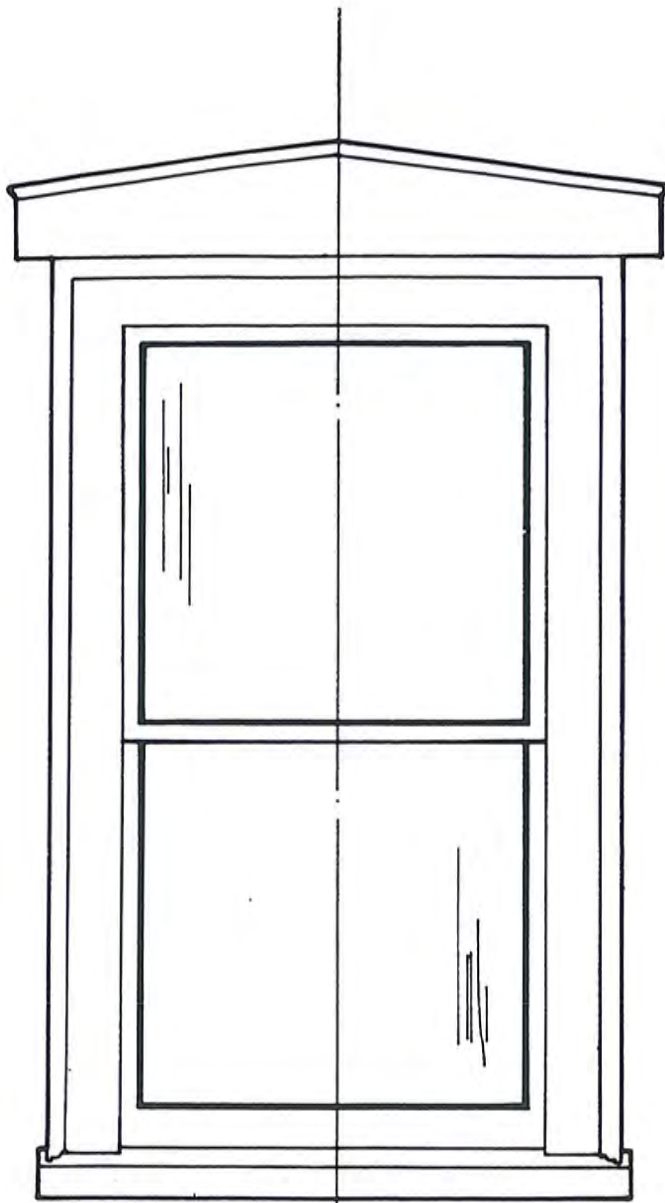






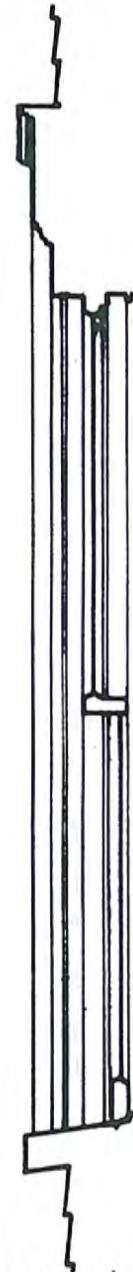




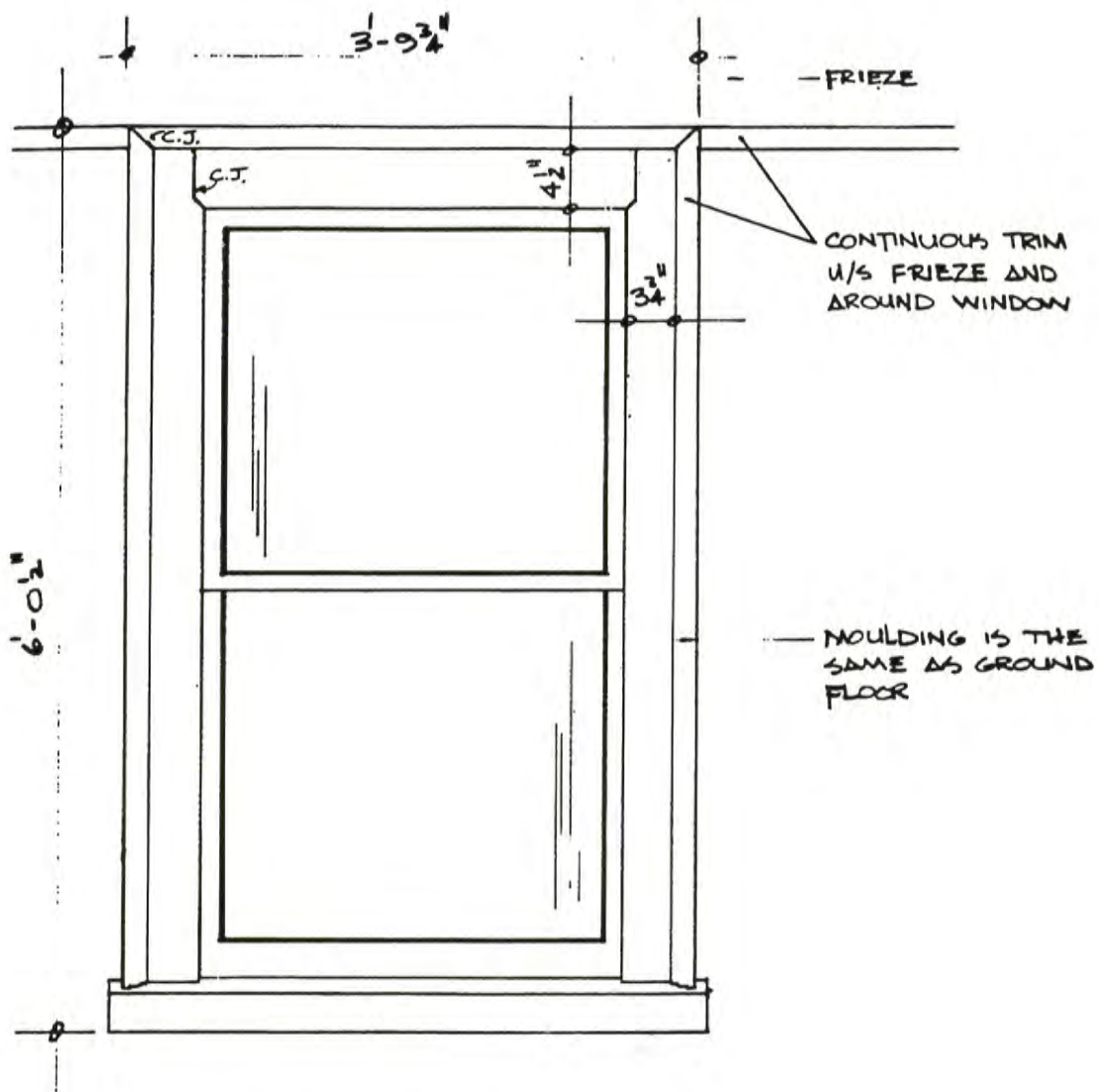


ELEVATION

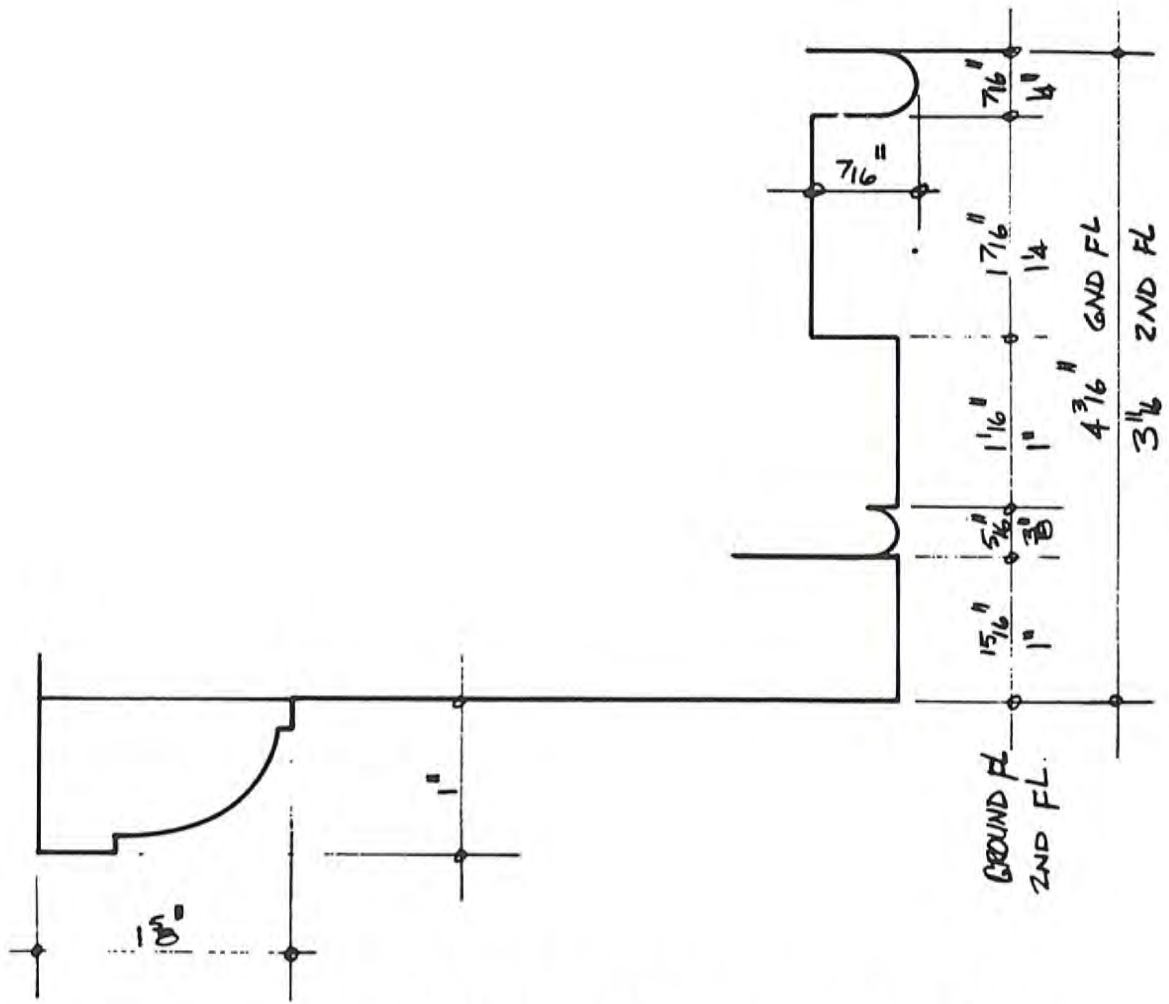
GROUND FLOOR WINDOW



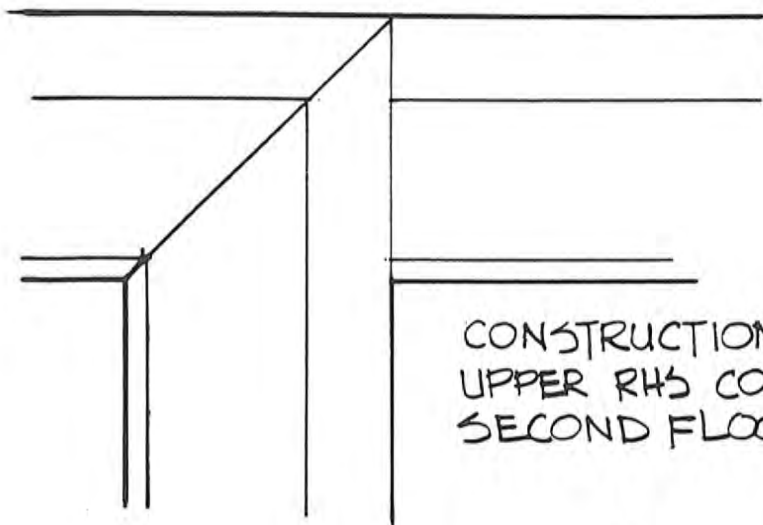
PROFILE



ELEVATION
SECOND FLOOR WINDOW



JAMB PROFILE — GROUND FLOOR



CONSTRUCTION JOINT-MOULDING.
UPPER RHS CORNER
SECOND FLOOR WINDOW

