

# DECISION/DIRECTION NOTE

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<b>Title:</b>	Door and Garage Door Styles in Heritage Areas
<b>Date Prepared:</b>	November 6, 2019
<b>Report To:</b>	Chair and Members, Built Heritage Experts Panel
<b>Councillor &amp; Role:</b>	Councillor Maggie Burton, Planning and Development Lead
<b>Ward:</b>	All

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**Decision/Direction Required:** To seek direction on door and garage door styles to be included in a Heritage Area information sheet.

**Discussion – Background and Current Status:**

From Section 5.9.4 Heritage Area Standards of the St. John's Development Regulations, door styles are required to maintain the period style of the streetscape. For garage doors in Heritage Area 1, only original carriage style garage doors are permitted, while Heritage Area 2 and 3 require the period style of the streetscape to be maintained. The City would like to prepare an information sheet for residents displaying appropriate period style doors and garage doors for residential dwellings in the Heritage Areas. The purpose is to give residents and contractors a visual of what door styles may be approved.

The matter was previously brought to the Built Heritage Experts Panel (BHEP) on August 14, 2019, as an Information Note. At that time the BHEP was presented with a variety of door and garage doors styles found in Heritage Areas which resulted in a discussion on appropriate door styles. From that meeting, the BHEP suggested the following door styles:

- 6-panel doors are acceptable as long as trim work is property applied.
- Restoration of existing wooden doors is preferred over replacement (e.g: 5 and 6-panel doors that are uncommon today).
- Consideration should be given to matching side panels.
- Glass oval inset doors should be allowed with the requirement that there must be 1/3 panel on bottom of door.
- Glass oval inset doors should include the under shelf (ledge) which can be manufactured separately and attached.
- Glass doors are recommended to be a minimum of half glass and a maximum of 2/3 glass, with a recommendation for plain glass. 3/4 glass doors that are the modern version of heritage doors with what looks like leaded glass could be allowed.
- Glass insets with grills should be true divided glass (individual panes) and not modern divided glass doors with applied grills.
- Doors in Heritage Area 1 should include more detailing around the door.

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# ST. JOHN'S

It was suggested that the following should not be permitted in the Heritage Areas (note, this is not an inclusive list):

- Craftsman style doors.
- Doors with top half moon (sunburst) window.
- Multiple vertical paneled doors with glass inset.

Examples of Appropriate Door Styles In a Heritage Area		Examples of Door Styles that are Not Appropriate in a Heritage Area	
			
			
			Photos from Lowes.ca





The BHEP also discussed relatively easy ways in which “off the shelf” modern doors could be customized to replicate heritage styles, for example, adding detailing or dentils under a half glass modern door. The information sheet could include suggestions on how to modify a modern door.

While the City does not intend to regulate the following, the information sheet could also contain the following recommendations:

- For doors with glass, plain glass more suitable than frosted glass.
- In relation to storm doors, full glass design is preferred to allow the interior door to be seen from outside.

The BHEP suggested the following for garage doors:

- Multi-panel garage doors should be permitted;
- Glass could be permitted in the upper panels if it is plain glass and does not include grills.
- If there are hinge details (carriage style), the color of the hinge should be the same as the door.

Examples of Appropriate Garage Door Styles in a Heritage Area	Examples of Garage Door Styles that are Not Appropriate in a Heritage Area (photos copyright homedepot.ca)
	
	

Staff are preparing a draft Heritage By-Law. It is staff's intention to prepare a series of information sheets for the Heritage Areas following adoption of the Heritage By-Law. These may include information sheets on cladding, window styles, or roof styles. The door and garage door information sheet would be the first of this series.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Marketing and Communications Division, Inspection Services Division, residents and property owners in the Heritage Areas; and contractors who do work in the Heritage Areas.
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. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Once finalized, the information sheets will be distributed widely.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

**Recommendation:**

That the Built Heritage Experts Panel review the documentation provided on doors and garage doors in Heritage Areas and make a recommendation to Council on this matter.

**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:** Not applicable.