



# FOUGERE MENCHENTON ARCHITECTURE INC. LEASIDE MANOR HERITAGE REPORT

A handwritten signature in black ink, appearing to read 'Ron Fougere'.

**Ron Fougere, Principal**

Fougere Menchenton Architecture Inc.  
172 Logy Bay Road, St. John's, NL, A1A 1J8  
T: 709.739.8202 F: 709.722.8202

A handwritten signature in black ink, appearing to read 'Rob Menchenton'.

**Rob Menchenton, Principal**

Fougere Menchenton Architecture Inc.  
172 Logy Bay Road, St. John's, NL, A1A 1J8  
T: 709.739.8202 F: 709.722.8202

# TABLE OF CONTENTS



## HISTORY AND BACKGROUND

### 1. Introduction to Development Site 1. Introduction to Site Development

- 03** 1.1 A brief description of the property and its location, identifying significant features of the streetscape, buildings, landscapes and vistas.
- 04** 1.2 brief description of the context of the property, including adjacent properties and cultural Resources, their recognition at the municipal, provincial, and/or federal level and any unidentified or unrecognized potential heritage resources.

### 2. Background Research and Analysis

- 05** 2.1 A comprehensive review of the history of the property's development as documented and observed through archival, historical, archaeological, written and visual records.
- 06** 2.2 An evaluation of the heritage significance of the site with emphasis on important architectural/physical features, historical associations within the City, and the situation of the site in local context; Reference to, or inclusion of, any relevant research materials including (but not limited to) maps, atlases, drawings, photographs, permit records, land title records, tax assessment rolls, etc.
- 08** 2.3 Include a copy of the City's Statement of Significance for 39 Topsail Road.

### 3. Assessment of Existing Condition

- 10** 3.1 A description of the physical condition of the structures on the site, including their exterior and interior.
- 10** 3.2 Views of the area surrounding the property to show it in context with adjacent properties;
- 11** 3.3 Exterior views of each elevation of the building;
- 11** 3.4 Close-up views of all significant heritage features.

## REVIEW OF TWO OPTIONS FOR THE SITE

### 16 Conceptual Phases

### 4. Description of the Proposed Development

- 17** 4.1 A description of the proposed development or site alternation.

## DESCRIPTION OF DEVELOPMENT: FINAL CONCEPT

- 19** 4.2 A conceptual site plan and conceptual drawings of all building elevations.
- 19** 4.2.1 The description and conceptual drawings should note which heritage feature(s) are considered for retention and which are considered for removal or alteration.
- 19** 4.2.2 Site plan to:
- i. Include location of the proposed building in relation to neighbouring buildings;

## TABLE OF CONTENTS cont'd

		ii. Include proximity of the building to property lines and identify setbacks;
		iii. Identify any stepbacks of higher storys from lower storys; and
		iv. Identify any encroachment over property lines
<b>20</b>	4.2.3	Building elevations to include current and proposed elevations and: <ul style="list-style-type: none"> <li>i. Identify the height of the building;</li> <li>ii. Identify the finish and colour of exterior building materials and why those colour(s) and materials were chosen;</li> <li>iii. Provide information on the proposed construction of patios/balconies (if applicable);</li> <li>iv. Identify any rooftop structures;</li> <li>v. Include immediately adjacent buildings and spaces to inform scale/ massing/context.</li> </ul>
<b>28</b>	4.3	A description of how the proposed development aligns with the Heritage Design Standards of the St. John's Heritage By-Law. <ul style="list-style-type: none"> <li>4.3.1 Provide a rendering of the proposed building extension from the following locations:                 <ul style="list-style-type: none"> <li>i. On Topsail Road looking at the front of the building with the addition visible and neighbouring building(s) visible for context;</li> <li>ii. on Topsail Road looking at the front of the building with the addition visible looking east; and</li> <li>iii. on Topsail Road looking at the front of the building looking west.</li> </ul> </li> </ul>
	<b>5.</b>	<b>Impact of Development on Heritage Features</b>
<b>32</b>	5.1	A discussion identifying any impact the proposed development or site alteration may have on the heritage features of the site and character-defining elements of the building.
<b>32</b>	5.1.1	Negative impacts on heritage resources may include, but are not limited to: <ul style="list-style-type: none"> <li>i. the destruction of any, or part of any, significant heritage feature;</li> <li>ii. alteration that is not sympathetic to the heritage feature;</li> <li>iii. isolation of a heritage feature from its surrounding environment, context, or significant relationship;</li> <li>iv. direct or indirect obstruction of significant views or vistas;</li> <li>v. a change in land use which negates the property's cultural heritage value;</li> <li>vi. land disturbances such as a grade change that alters soils and drainage patterns that adversely affect a cultural heritage resource.</li> </ul>
<b>33</b>	<b>6.</b>	<b>Recommendation</b>
	6.1	Provide clear recommendations for the most appropriate course of action for the subject property and any heritage resources within it. This may include, but not limited to: <ul style="list-style-type: none"> <li>6.1.1 a mitigation strategy;</li> <li>6.1.2 a conservation scope of work;</li> <li>6.1.3 lighting, landscaping and signage;</li> <li>6.1.4 interpretation and commemoration.</li> </ul>



## APPENDICES

### APPENDIX A CONCEPT #1

35	Elevations
36	Plans

### APPENDIX B CONCEPT #2

39	Elevations
40	Plans
42	Renders

### APPENDIX C CONSTRUCTION DETAILS

44	Notes
45	Details Sheets





## Leaside Manor

Constructed in 1921  
by John J. Parker & Flora Parker  
39 Topsail Road St. John's, NL

### 1. Introduction to Site Development

1.1 A brief description of the property and its location, identifying significant features of the streetscape, buildings, landscapes and vistas.

The original owner, John Parker, was best known for the legendary Parker and Monroe local footwear retail chain, which he gained ownership of from his father, James Francis Parker. During the early 20th century many residents of Newfoundland and Labrador relied heavily on the urban distributors for supplies, in this case durable footwear. The couple named the property 'The Lea' meaning 'meadow.' The Lea was designated a Registered Heritage Structure by the Heritage Foundation of Newfoundland and Labrador in 1997 because of its architectural and historical values. Leaside Manor is currently owned by Dion and Dora Finlay.

## HISTORY OF THE LEA

**Has been putting you in their shoes for 100 YEARS**

**JAMES F. PARKER**  
The founder of the firm

**JAMES W. PARKER**  
The present President of the company is a grandson of the founder JAMES F. PARKER.

The foundations of the firm of Parker & Monroe Limited began in the year 1880 when two enterprising young men, James F. Parker and Daniel Monroe pooled their talents and purchased the stock and plant of Mr. M. Archibald. At first the factory manufactured Men's and Boy's Fishing Boots because the bustling Newfoundland fishery demanded a plentiful supply of good, dependable boots. They were so successful in producing and distributing their products that in short time they were obliged to re-locate its operations in a more spacious quarters. A retail outlet was established on Water Street West soon to be followed by a second outlet at the east end of Water Street in 1889, and even before the turn of the century Parker & Monroe were sending 200 pairs of shoes per day from their factory to retail stores.

In the year 1909 the firm opened a Boot and Shoe Factory in the west end of St. John's on Alexander Street. This progressed in production until it eventually was manufacturing a complete line of family shoes and boots.

The factory ceased operations in 1948 and the building was converted to a central warehouse supplying merchandise for the firms' growing Retail and Jobbing divisions, and stocked footwear from suppliers in England, United States and Canada.

In 1953 the firm opened their third retail outlet. This one was located on LaMarchant Road and operated until the end of 1978.

In 1964 a retail branch was opened in the Churchill Park shopping area.

In 1967 Parker & Monroe Limited opened a store in Newfoundland's first enclosed shopping centre the Avalon Mall.

In 1970 a branch Retail store was opened in the Torbay Shopping Mall and because of this Mall's close proximity to the Churchill Park Shopping Area the branch in that location was closed.

This was followed in 1976 with a branch in the newest St. John's Shopping Centre The Village.

In 1979 Parker & Monroe Limited extended their retail operations outside the city of St. John's with the opening of their newest branch in the Trinity Conception Shopping Centre Carbonear.

For one hundred years Parker & Monroe Limited has steadily progressed - and now as it steps into it's one hundred and first year it continues to grow with a growing Newfoundland - supplying top-quality in merchandise' brand-names and service, in a complete range of family footwear requirements, through its Retail and Wholesale Divisions across the Island.

James "Jay" Parker was born in St. John's, in 1923 the son of John and Flora (Frew) Parker. At an early age he went to England where he attended school for six years. This was followed by two years of high school at Loyola College, in Montreal, where he was active in track and field. From there he went to MacDonald College but interrupted his studies to spend two years in the RCAF, where he was commissioned as an Air Bomber. Returning to MacDonald College he received his degree in B.Sc Agriculture.

In 1947 he entered the family business of Parker & Monroe Limited. Jay is married to the former Jill Sharpe, daughter of the late well known doctor E. Leo Sharpe. They have six daughters and one son.

In 1960 he was a President of the St. John's Rotary Club and is a very active member today.

For a House In 192 For d Plann He is Hospit Trust

**Parker & Monroe, Ltd.**

**The Pioneer SHOE HOUSE,**

Leading Manufacturers and Jobbers of Men's, Women's and Children's FOOTWEAR.

Also, Sole Agents for "Excel" Long Rubbers.

Write for Prices.

**ESTABLISHED 1880, PARKER & MONROE, Ltd., Still Going Strong. The Shoe Men.**

WATER ST. WEST STORE - 1980 PHOTO  
TAKEN BY THE HERITAGE FOUNDATION OF NEWFOUNDLAND





1.2 Brief description of the context of the property, including adjacent properties and cultural resources, their recognition at the municipal, provincial, and/or federal level and any unidentified or unrecognized potential heritage resources.

Leaside Manor is nestled within a rich historical setting, bordered to the west by the General Protestant Cemetery on Old Topsail Road. The graveyard's first occupant was John Butt, who passed away in May 1842, a time when the area was still rural. On the opposite side, to the east, stands Midstream Manor, an apartment building featuring an elaborate heritage rail adorning its covered porch. While the building's windows and historic elements have been updated and modernized over the years, they still emanate an air of timeless grace. To the south, bordering the rear of Leaside Manor, lies Compton House, also owned by Dion Finlay, along with four contemporary detached dwellings showcasing a more modern architectural design. These residences line Waterford Bridge Road and are notably set back from the street.

SURROUNDING CONTEXT



Midstream Manor - 37 Topsail Rd  
St. John's, NL



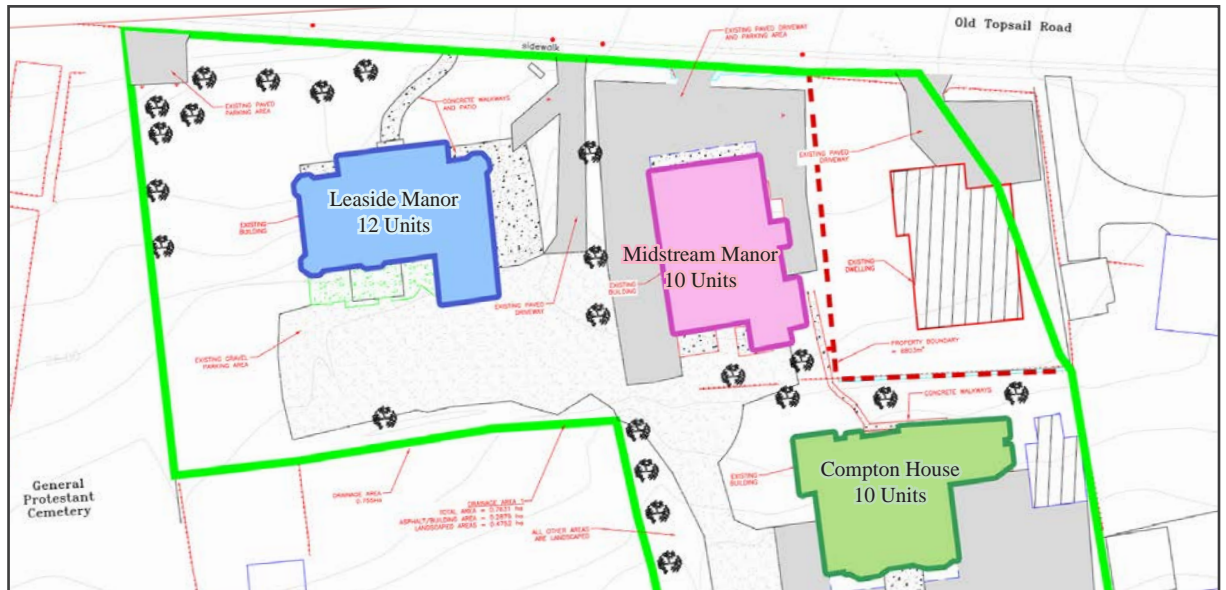
Compton House - 26 Waterford Bridge Rd  
St. John's, NL



Four Detached Dwellings - 28, 30, 30 1/2,  
and 32 Waterford Bridge Rd



Headstone of John Butt,  
Protestant Cemetery





## 2. Background Research and Analysis

2.1 A comprehensive review of the history of the property's development as documented and observed through archival, historical, archaeological, written and visual records;

Leaside has undergone interior modifications in the past; however, the functional layout has not significantly changed. The front elevation has remained mostly unchanged. The proposed expansion aims to preserve the existing fabric and details, with the exception of a single-story 8-foot-wide corridor connection at the west side wall of Leaside around the middle of that elevation. Portions of the building have been altered, including the exterior wood fire escape stairs and electrical service interventions. The building structure consists of a wood frame with wood floor construction. The roof details feature wide window trims, horizontal banding, and dentils, all contributing to the distinctive 1920s Tudor revival style mansion in Newfoundland, influenced by the architecture in the United Kingdom.

TUDOR STYLE

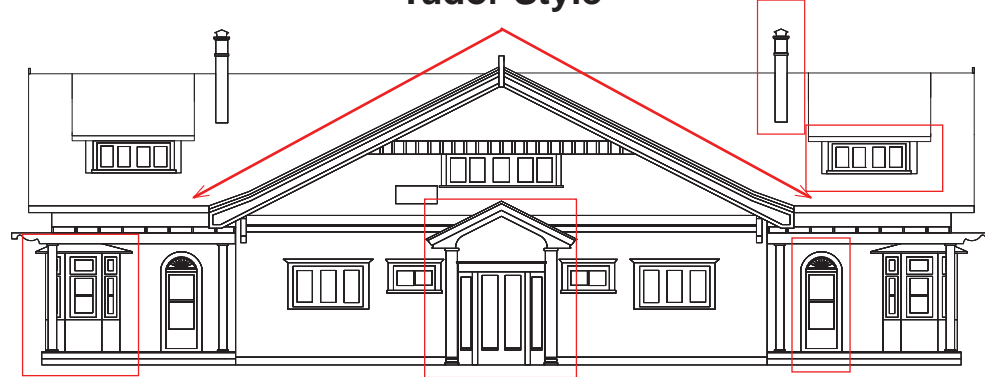


Prominent Front Facing Gable  
Steeply Pitched Gable Roofs



Brick or stone Chimneys  
Groupings of Windows  
Mullion Windows

### Tudor Style



Small Diamond Shaped Leaded-Glass Windows



Embellished Doorways  
Emphasis on Front Entrance



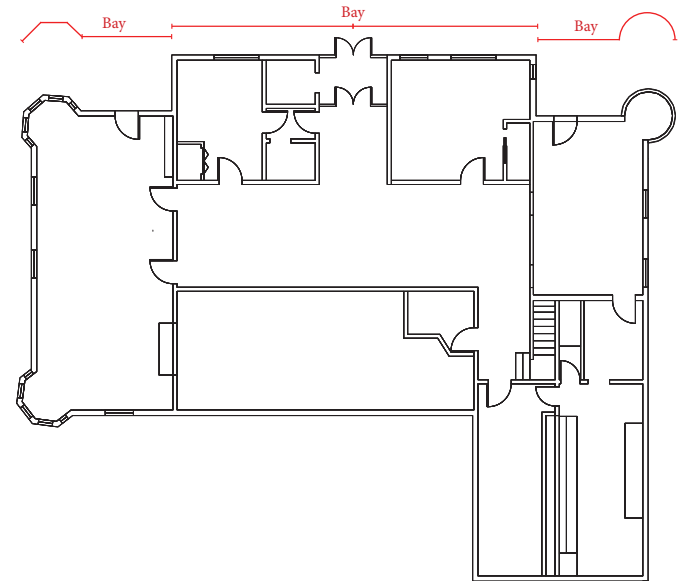
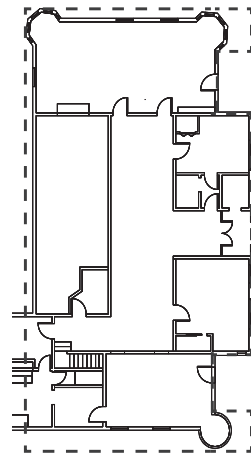
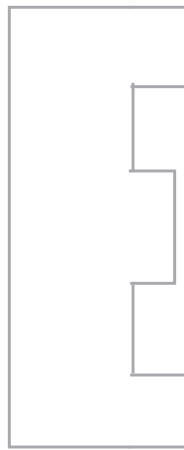




2.2 An evaluation of the heritage significance of the site with emphasis on important architectural/physical features, historical associations within the City, and the situation of the site in local context; Reference to, or inclusion of, any relevant research materials including maps, atlases, drawings, photographs, permit records, land title records, tax assessment rolls, etc.

Architecturally, the Lea will be preserved in its original 1920 Tudor revival style. The Lea is significant because it is one of the only Tudor revival style mansions in Newfoundland. Built in 1920, the style of this house was inspired by the architecture in the United Kingdom. This two-story, cedar shingled building boasts many of the features typical of the Tudor style including an asymmetry between facades, small diamond shaped leaded-glass windows and a dominant front facing gable. Even with the intended modifications and extensions, the Tudor style, features, and structure of the Lea will remain completely intact and untouched.

## TUDOR STYLE

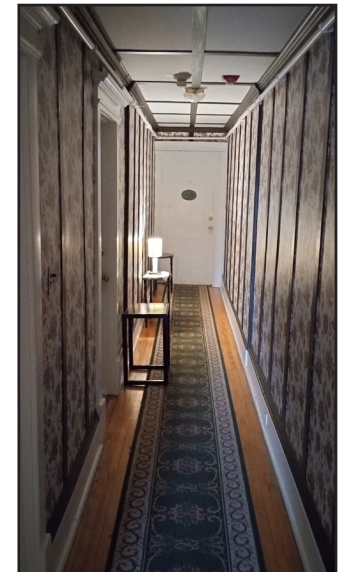


Traditional Tudor style homes are  
Often in the shape of an upper case E

Interior Small Diamond Shaped Leaded-Glass Windows



Scottish paneled walls



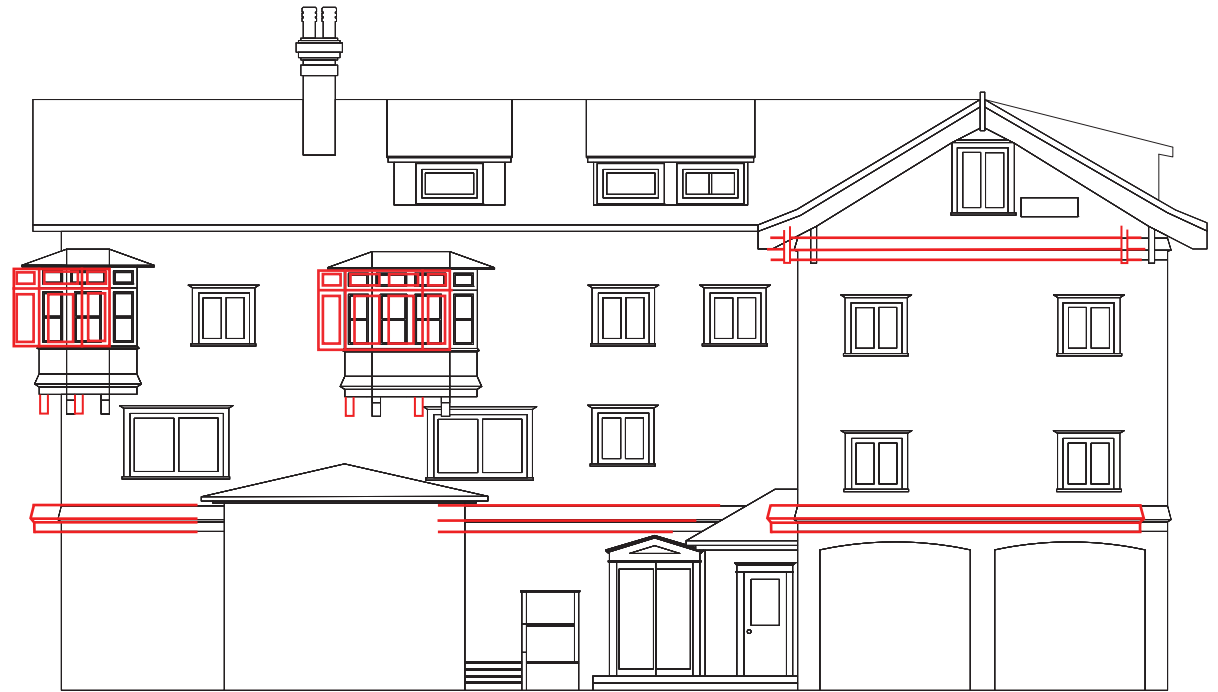
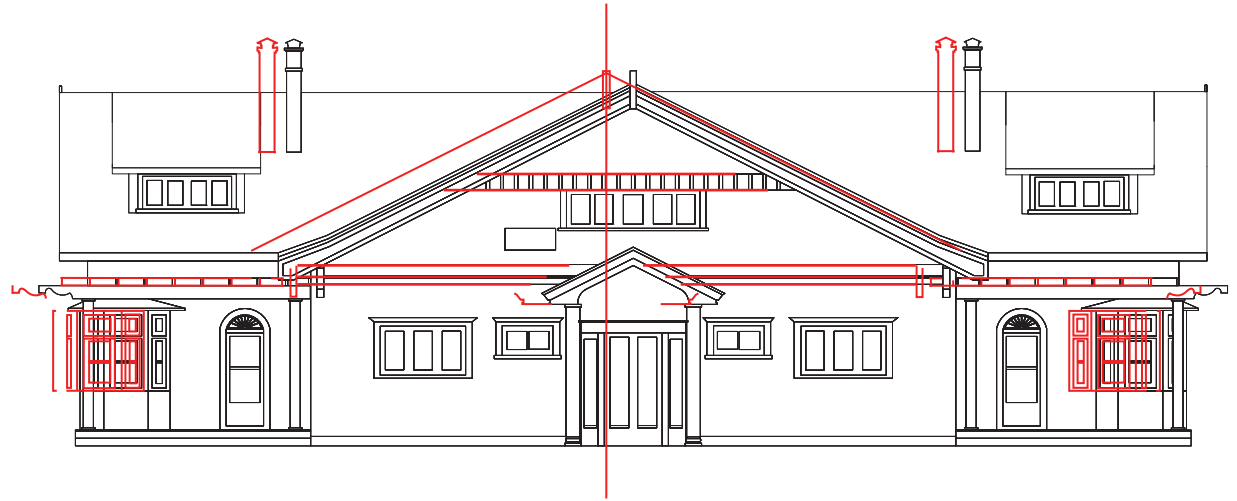




The exterior decoration reflects the wealth of the original occupants, with eaves bracketing, finials highlighting the roof and bay windows, and arched doorways and columns drawing attention to the entrance ways. All of these heritage details are identified by red markings on the adjacent drawings. Additionally one of the unique aspects for this style, The Lea boasts a large reception hall with paneled walls, inspired by the low beam ceiling in the Doulton family home in Scotland.

The rear elevation has had some minor modifications over the years, but the proposed extension plans on leaving both the front and the rear elevations, completely “as is”.

## TUDOR STYLE





## 2.3 Include a copy of the City's Statement of Significance for 39 Topsail Road.

See Statement of Significance to the right.

### STATEMENT OF SIGNIFICANCE

Formal Recognition Type:  
Registered Heritage Structure

#### 1. Heritage Value

#### 2. Character Defining Elements



### STATEMENT OF SIGNIFICANCE

#### STATEMENT OF SIGNIFICANCE

Formal Recognition Type: Registered Heritage Structure

Heritage Value: The Lea was designated a Registered Heritage Structure by the Heritage Foundation of Newfoundland and Labrador in 1997 because of its aesthetic and historic value.

The Lea has aesthetic value as an excellent provincial example of an Arts and Crafts style bungalow. The Lea is situated in the scenic Waterford Valley, the location of many homes built for Newfoundland's upper class in the 1920s. Completed in 1921, the building boasts many of the features typical of the Arts and Crafts movement, including a low-pitched gable roof, shallow shed dormers, projecting eaves, decorative brackets, exposed beams, wooden shingle cladding and a deep, open porch supported by columns. Elements of other architectural styles are also evident in the small diamond shaped leaded-glass windows, corner bay windows and Tudor-style interior finishes.

The Lea has further aesthetic value as the work of a master architect. It was designed by William Duncan McCarter, who completed his architectural education in England before immigrating to Canada in 1915. He worked in Edmonton before moving to St. John's in 1919. Along with designing cold storage plants for use in the fishery, he was also known for his early modernist architecture, including the former Michael's & All Angels Anglican Church, the West End Fire Station and Cornwall Theatre – all on LeMarchant Road in St. John's. McCarter was also the first President of the Newfoundland Association of Architects.

The Lea has historic value due to its association with the Parker family. The home was built for John Parker and his wife Flora. The couple were married in England in 1920 and had contracted William McCarter to design and build the home while they were honeymooning.



### 2.3 Include a copy of the City's Statement of Significance for 39 Topsail Road.

See Statement of Significance to the right.

## STATEMENT OF SIGNIFICANCE

Formal Recognition Type:  
Registered Heritage Structure

1. Heritage Value
2. **Character Defining Elements**



## STATEMENT OF SIGNIFICANCE

### STATEMENT OF SIGNIFICANCE cont'd

Formal Recognition Type: Registered Heritage Structure

Parker ran "Parker and Monroe," Newfoundland's best-known shoe company. It was founded in 1880 by John's father James Francis Parker and Daniel Monroe. Upon James' death, John inherited all of his father's shares in Parker and Monroe. The firm had several outlets and a shoe manufacturing plant that produced up to 100,000 pairs of shoes annually. The plant was located on Alexander Street in downtown St. John's, not too far from The Lea. The factory remained open until 1949 and the last store closed in 1988.

### CHARACTER DEFINING ELEMENTS:

All original features which relate to the age and design of the building, including:

- Symmetrical facade;
- Low-pitched, multi-gabled roof;
- Kicked eaves on all gables;
- Projecting wooden eaves;
- Decorative wooden brackets at eaves;
- Exposed wooden beams at eaves;
- Size, style, trim and placement of shallow shed dormers;
- Size, style and placement of chimneys;
- Wooden shingle cladding;
- Rounded doorways with wooden doors and wooden fanlights on main façade;
- Size, style, trim and placement of diamond shaped leaded glass wooden windows;
- Horizontal wooden row windows;
- Deep, open porch supported by wooden columns;
- Main wooden door with leaded glass insert and sidelights;
- Size, style, trim and placement of corner bay windows with exposed beams, wooden windows and wooden transoms;
- Wooden columns on main façade;
- All heavy wooden trim work on the exterior walls and around windows and doors;
- Openings of original lower level garage doors marked by recessed infill;
- All interior features that reflect the age and the design of the building

Source: Heritage Foundation of Newfoundland and Labrador property file "St. John's – The Lea – FPT 1654"





### 3. Assessment of Existing Condition

3.1 A description of the physical condition of the structures on the site, including their exterior and interior.

The physical condition of Leaside is excellent. The property is very well maintained and the significant heritage features and associated fabric of the exteriors and interiors have been maintained and respected over the years.

3.2 Views of the area surrounding the property to show it in context with adjacent properties;

Adjacent is a context map showing the surrounding properties. The graveyard described earlier and throughout this report is a significant neighbouring property. Aside from that, above our adjacent map of the surrounding property, are views of adjacent properties.

## EXTERNAL AND CLOSE-UP VIEWS



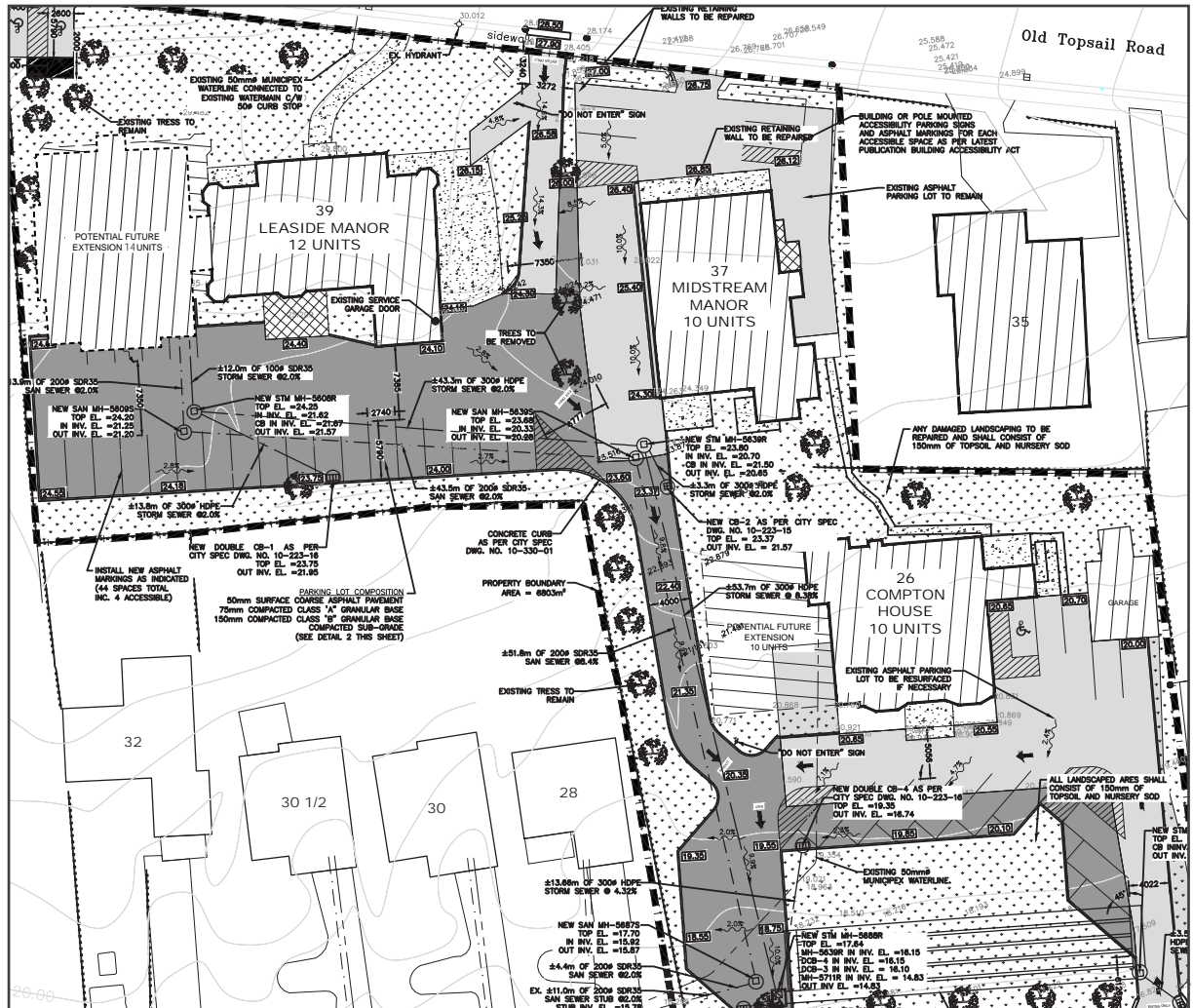
Four Dwellings - 28, 30, 30 1/2, and 32 Waterford Bridge Rd



Midstream Manor - 37 Topsail Rd, St. John's, NL



Compton House - 26 Waterford Bridge Rd, St. John's, NL





3.3 Exterior views of each elevation of the building;

Refer to outlined images to the right on the next two pages

3.4 Close-up views of all significant heritage features.

Refer to images to the right on the next two pages

EXTERNAL AND CLOSE-UP VIEWS



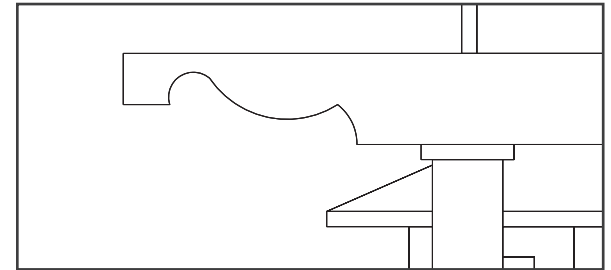
North facing/ Main facade



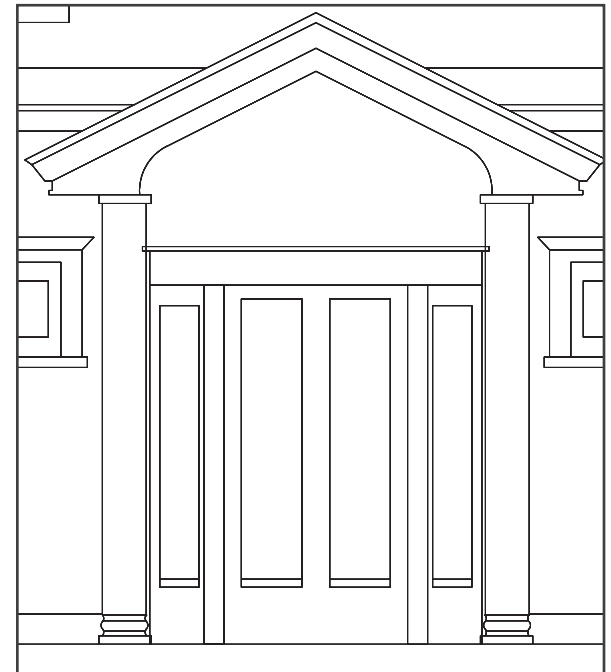
South facing facade



Projecting wooden eaves



Deep, open porch supported by wooden columns, main wooden door with leaded glass insert and light



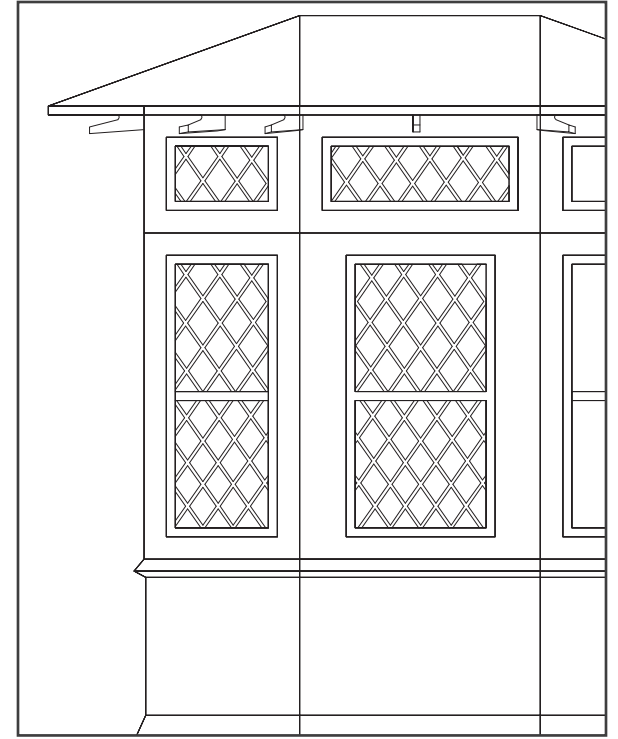




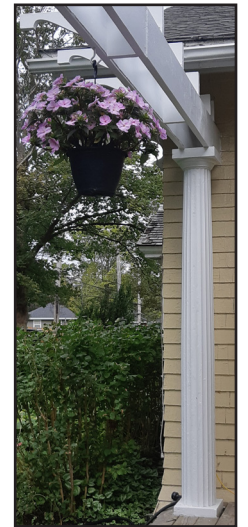
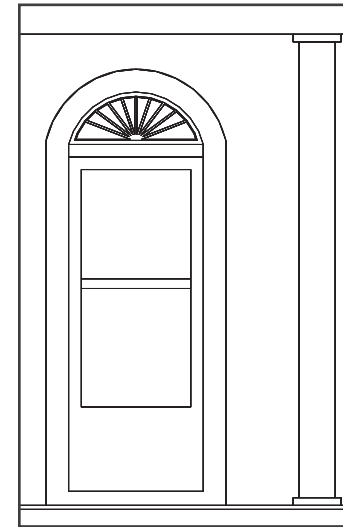
EXTERNAL AND CLOSE-UP VIEWS



Diamond shaped leaded glass windows



Rounded doorways with wooden doors and wooden fanlights on main façade



Wooden columns on main façade





EXTERNAL AND CLOSE-UP VIEWS



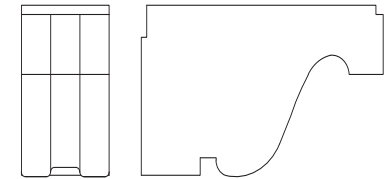
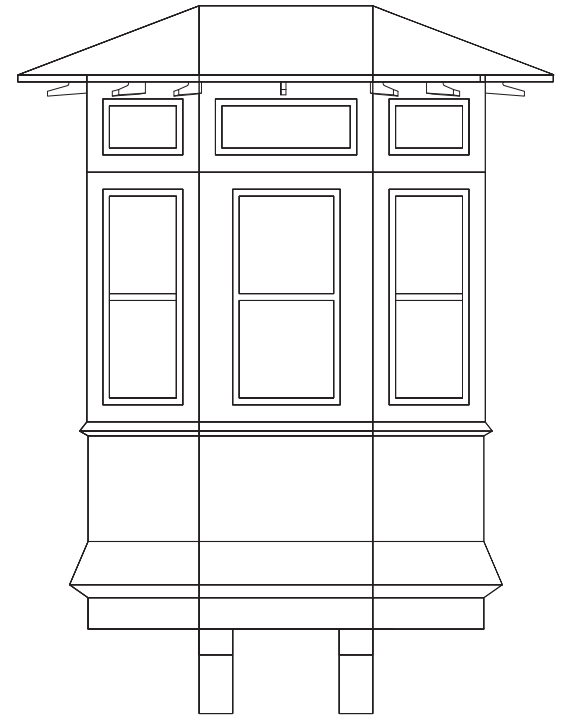
Size, style, trim and placement of corner bay windows



Bay window exposed beams, wooden windows & transoms



West facing facade

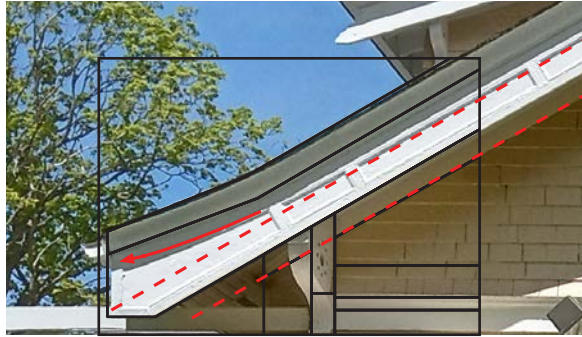
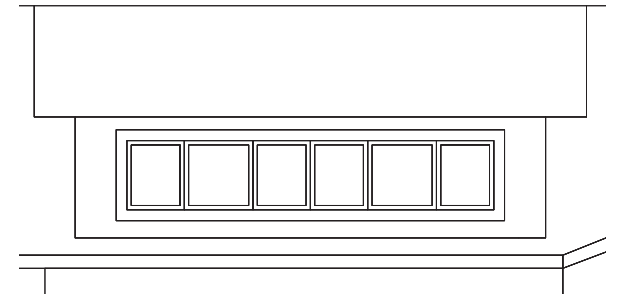




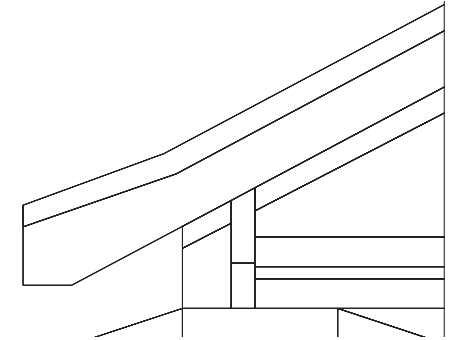
EXTERNAL AND CLOSE-UP VIEWS



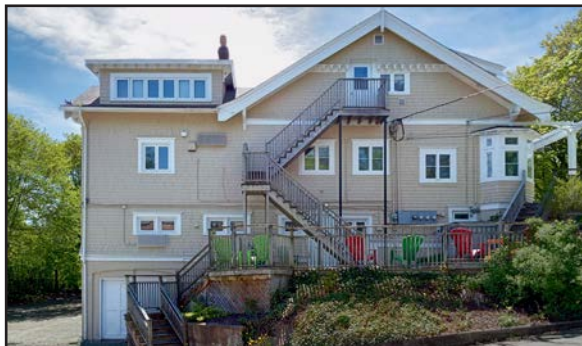
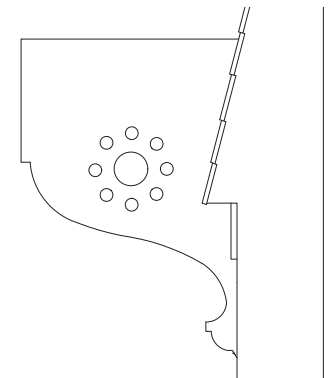
Size, style, trim & placement of shallow shed dormers



Kicked eaves on all gables



Wooding shingle cladding & decorative wooden brackets at eaves



East facing facade







REVIEW OF  
TWO OPTIONS  
FOR THE SITE





**Fougere Menchenton Architecture developed the concept designs for the site adjacent to Leaside Manor, comprising of three main conceptual phases**

FMA refined their design, they incorporated existing detailed features from the structure.

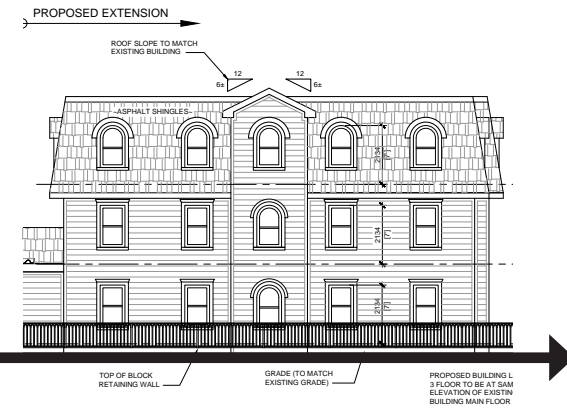
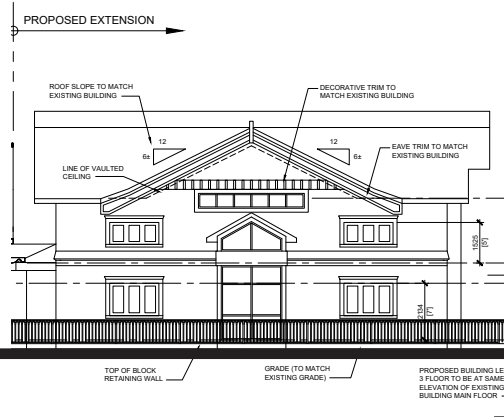
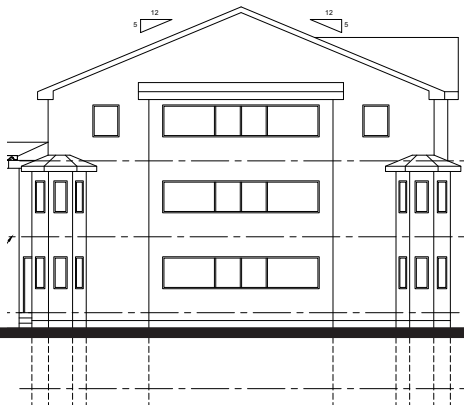
FMA changed their design to no longer resemble the existing structure.

CONCEPT #1

CONCEPT #2

FINAL CONCEPT  
MANSARD ROOF

PROPOSED EXTENSION



Concept #1, was the early stages of conceptual design, it focused on the historical bay windows and symmetrical facade of the existing building to draw inspiration.

See Appendix A  
for full set of plans and elevations

Concept #2, drew inspiration from the historical elements of the heritage structure, striving to seamlessly integrate with the structure. The concept began to mirror the existing building.

See Appendix B  
for full set of plans, elevations and renders

Final Concept, aimed to honor the current building through its unique architectural style, respectfully departing from imitation. This approach presents the new addition as a contemporary contribution within its own era, that stands apart from Leaside's established heritage.



## 4. Description of the Proposed Development

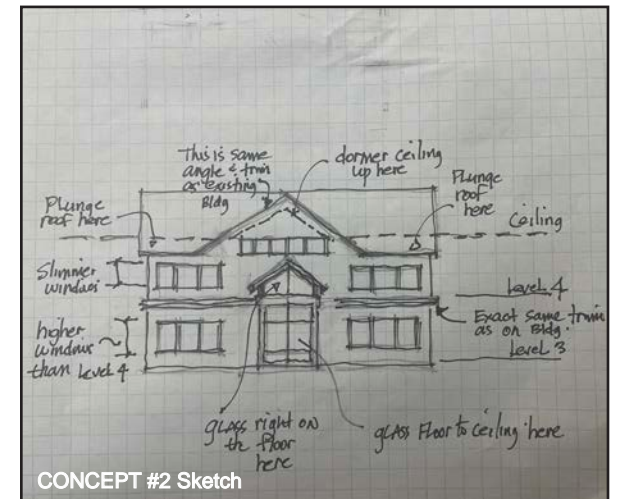
### 4.1 A description of the proposed development or site alternation.

This Application is for a new extension/ addition to the existing Leaside Manor. As described above, Leaside Manor is to remain untouched by the new extension except for a single story corridor link connection.

## DESIGN CONCEPTS



FINAL CONCEPT Front Facade



CONCEPT #2 Sketch





DESCRIPTION OF  
DEVELOPMENT:  
FINAL CONCEPT







## 4.2 A conceptual site plan and conceptual drawings of all building elevations.

Refer to site plan to the right.  
For elevations, refer to Page 20.

### 4.2.1 The description and conceptual drawings should note which heritage feature(s) are considered for retention and which are considered for removal or alteration.

All listed heritage features from section 2.3 and shown in 3.4 above are to not be touched or removed.

### 4.2.2 Site plan to:

- i. Include location of the proposed building in relation to neighbouring buildings;

Listed above in section 1.2 and 3.2 are views and maps of the surrounding area and adjacent properties relative to the Leaside Manor.

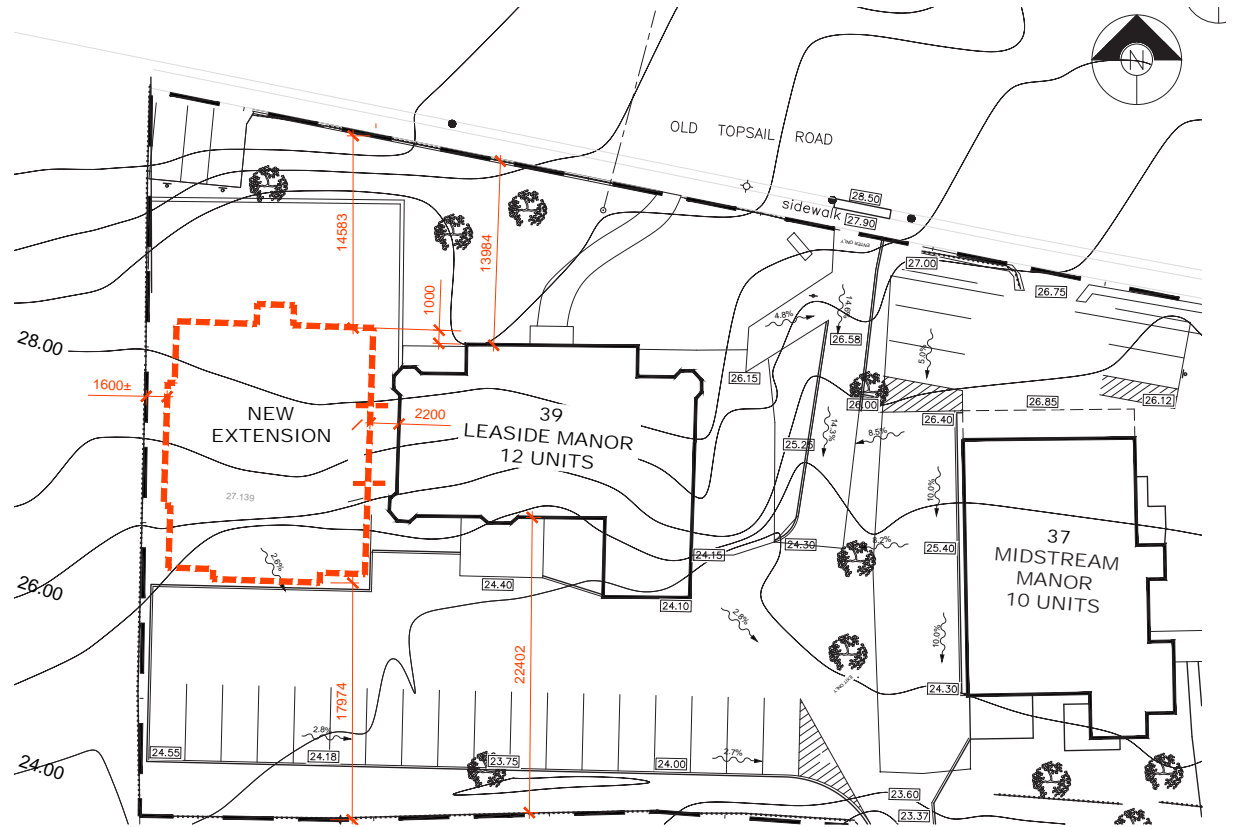
- ii. Include proximity of the building to property lines and identify setbacks;

Refer to site plan to right

- iii. Identify any stepbacks of higher stores from lower stores; and,

There are no stepbacks of higher stories from lower stories on the new extension building.

## SITE PLAN AND EXISTING SITE





iv. identify any encroachment over property lines.

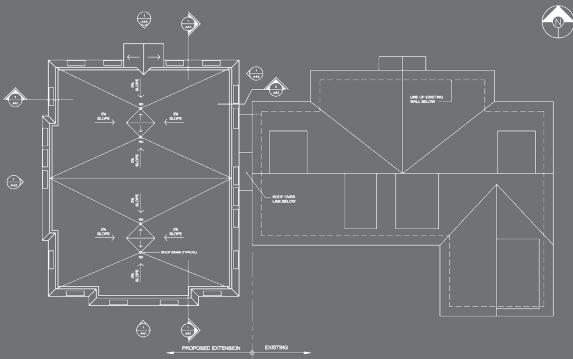
There is no encroachments over property lines and all setbacks and stepbacks conform to all the City of St. John's regulations.

4.2.3 Building elevations to include current and proposed elevations and:

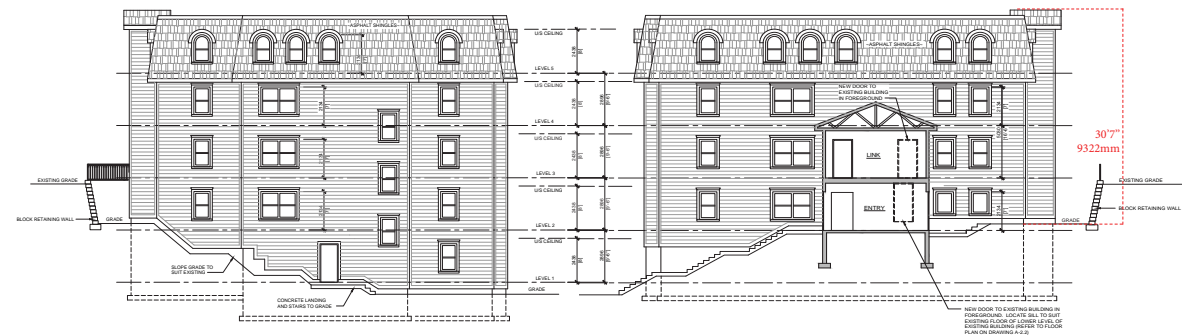
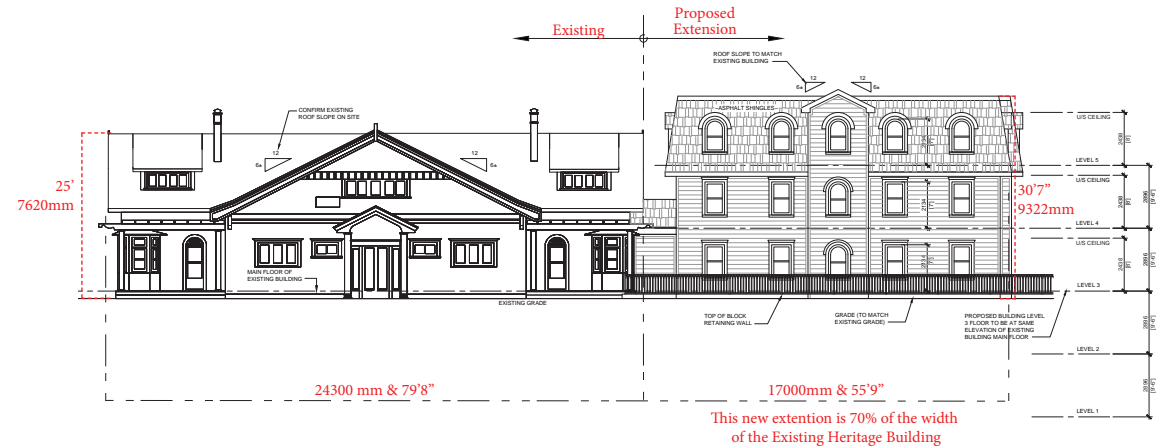
See to the right. The horizontal extension to the heritage building must not exceed 75% of the width of that building facade facing a Street. The elevations to the right show the width dimensions of the new extension and the existing heritage building, where the new extension is 70% of the existing building's facade width.

i. Identify the height of the building;

See elevations to right.



FINAL CONCEPT - ELEVATIONS







ii. Identify the finish and colour of exterior building materials and why those colour(s) and materials were chosen;

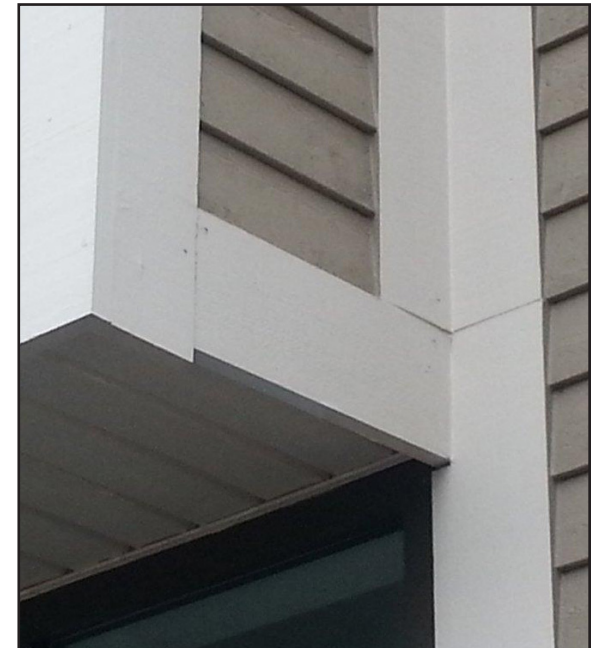
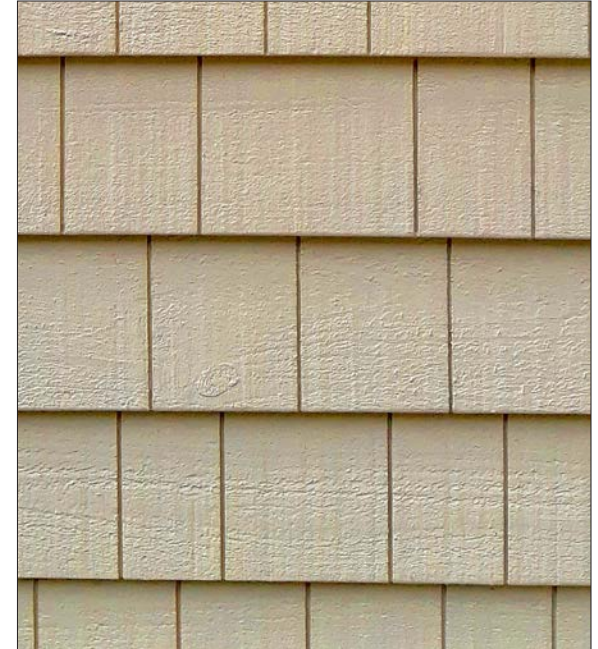
Yellow siding, similar to wood cladding on existing building. Although the architectural style of the new extension is distinctive and independent from the existing heritage building, the colour similarity along with traditional heritage style trims, windows and finishes work to make the extension fit respectfully onto the site.

All details on materials for new extension have been included with this report in Appendix C

iii. Provide information on the proposed construction of patios/balconies (if applicable);

There are no new patios or balconies proposed for extension.

FINAL CONCEPT - FRONT ELEVATION







ii. Identify the finish and colour of exterior building materials and why those colour(s) and materials were chosen;

Yellow siding, similar to wood cladding on existing building. Although the architectural style of the new extension is distinctive and independent from the existing heritage building, the colour similarity along with traditional heritage style trims, windows and finishes work to make the extension fit respectfully onto the site.

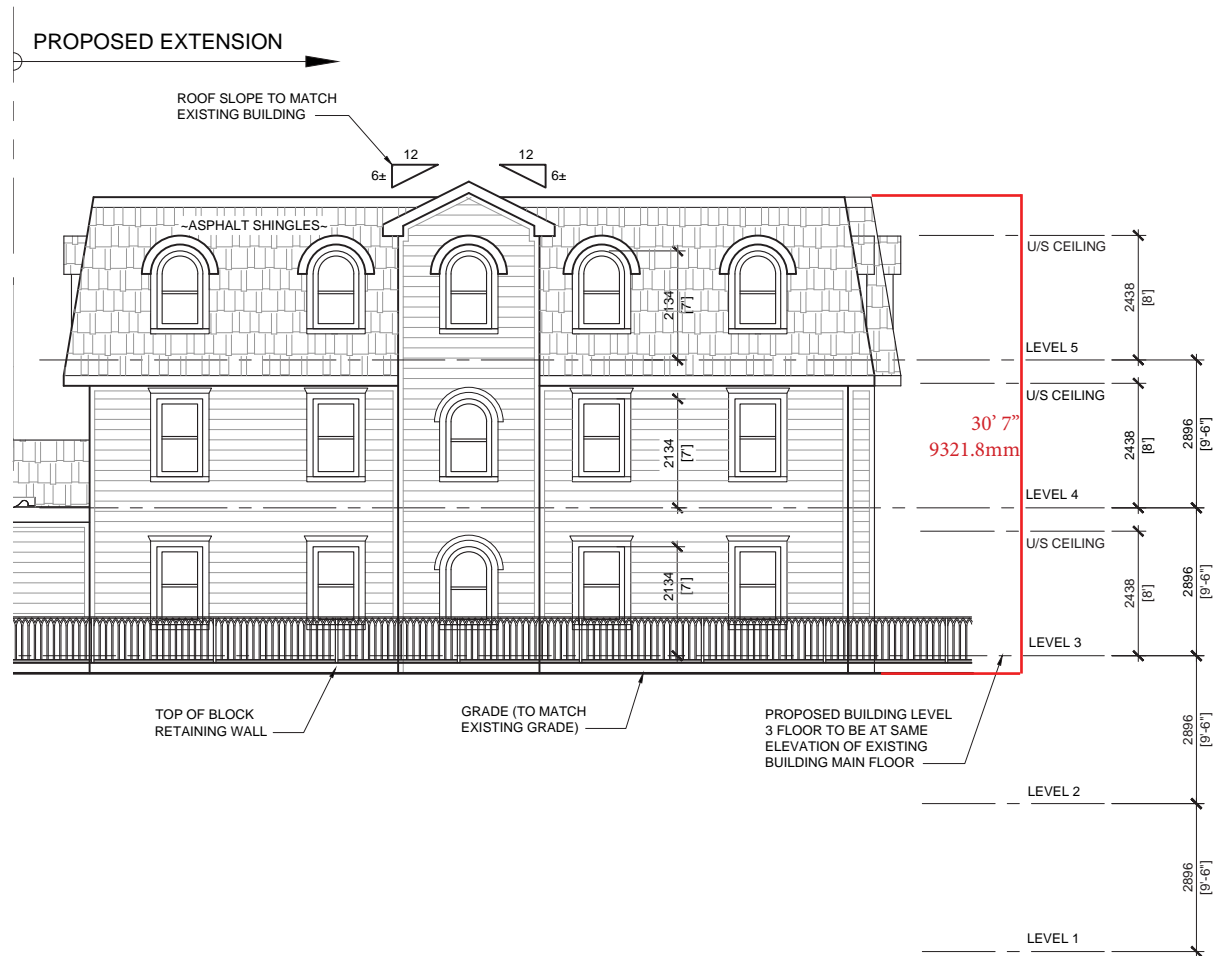
See right for proposed door.

See Section 3.4 for Close-up views.

iii. Provide information on the proposed construction of patios/balconies (if applicable);

There are no new patios or balconies proposed for extension.

FINAL CONCEPT - FRONT ELEVATION





v. Include immediately adjacent buildings and spaces to inform scale/massing/context

Refer to Context Rendering on the following page, along with all photos, drawings and renderings in this report for context.







FINAL CONCEPT - RENDERINGS







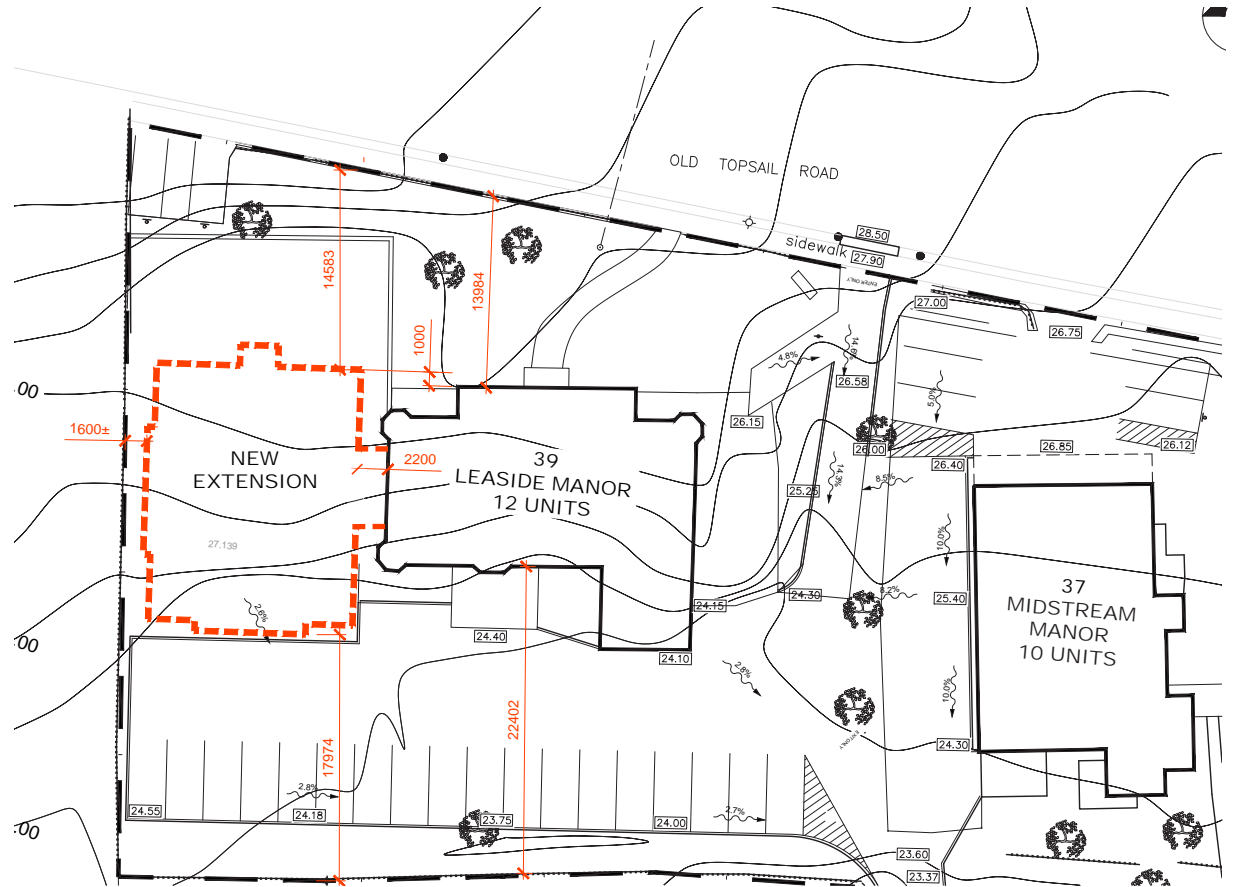
4.3 A description of how the proposed development aligns with the Heritage Design Standards of the St. John's Heritage By-Law.

We are committed to strictly adhering to the precise specifications outlined in the current Heritage Design Standards.

The new extension is subordinate to and distinguishable from the heritage building. The front facade of the new extension is 1 meter from aligning with the front facade of the heritage building. this allows better visual expression of the Heritage Structure.

In addition, the Heritage Guidelines being considered by the City include the following stipulations:

## FINAL CONCEPT - SITE PLAN



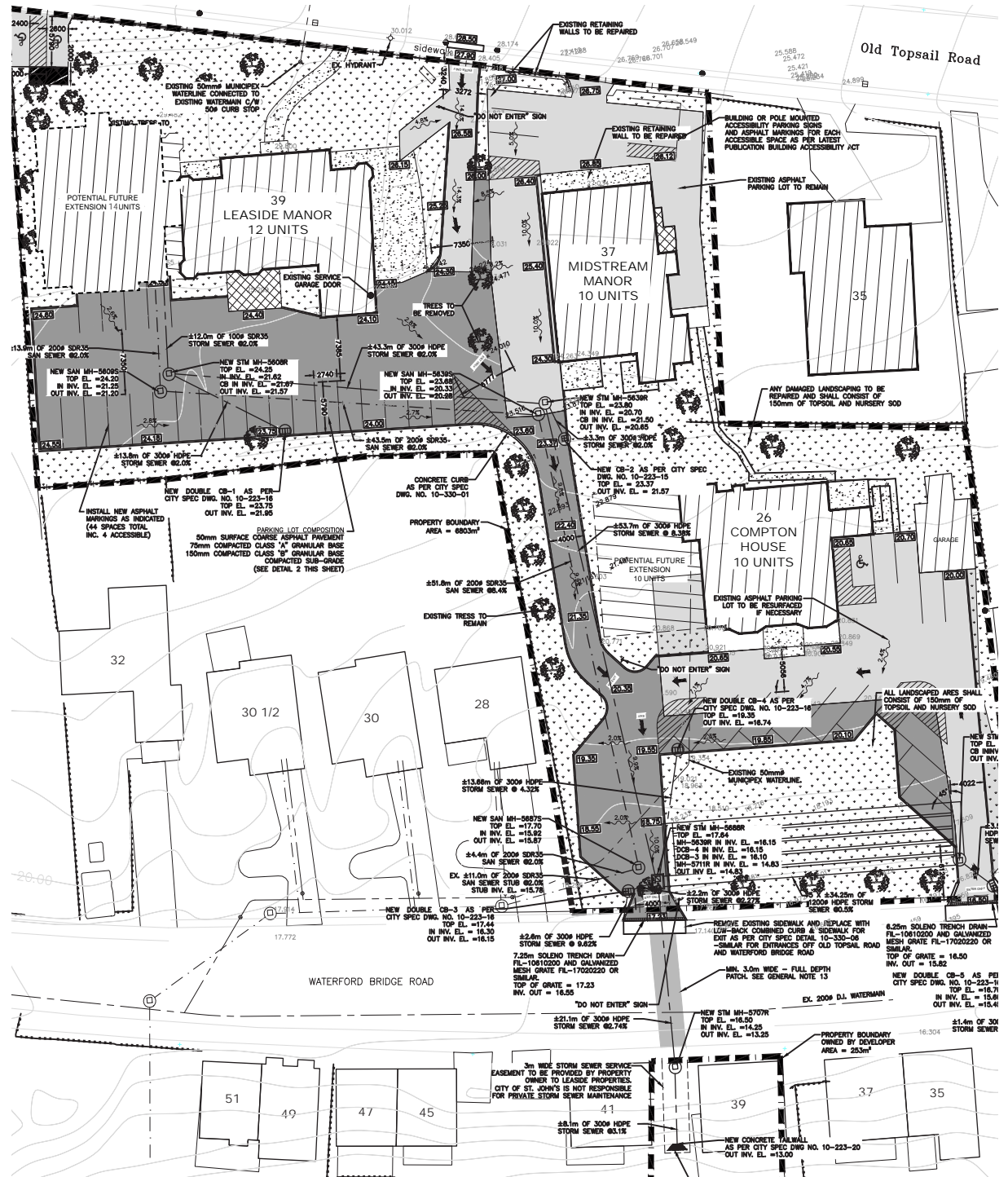


## Heritage Use

(1) A horizontal extension to a building containing a heritage use on a facade facing a Street shall not exceed 75% of the width of that building facade; Our current application to the city complies with this, as the horizontal extension to a Building containing a Heritage has a width less than 75% of the original Heritage Building façade. The proposed extension spans 70% of the width of the Heritage Building.

(2) A vertical extension to a building containing a heritage use shall step back from the original building. The distance of the stepback shall be at the discretion of council; We are also in compliance with this stipulation as we are not suggesting a vertical extension to the original building.

# FINAL CONCEPT - MAE DRAWING

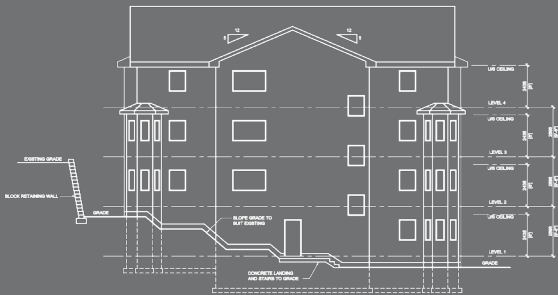




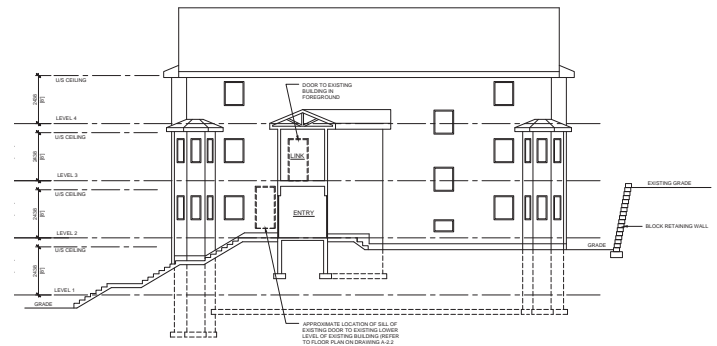
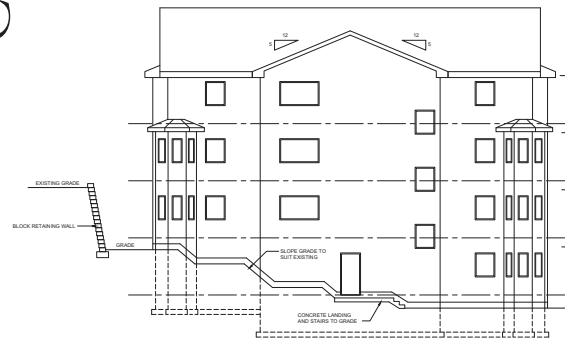
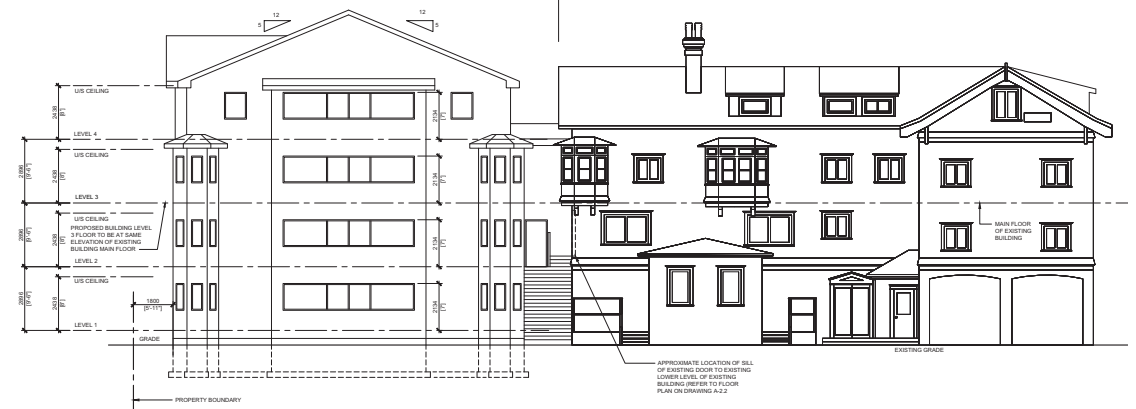
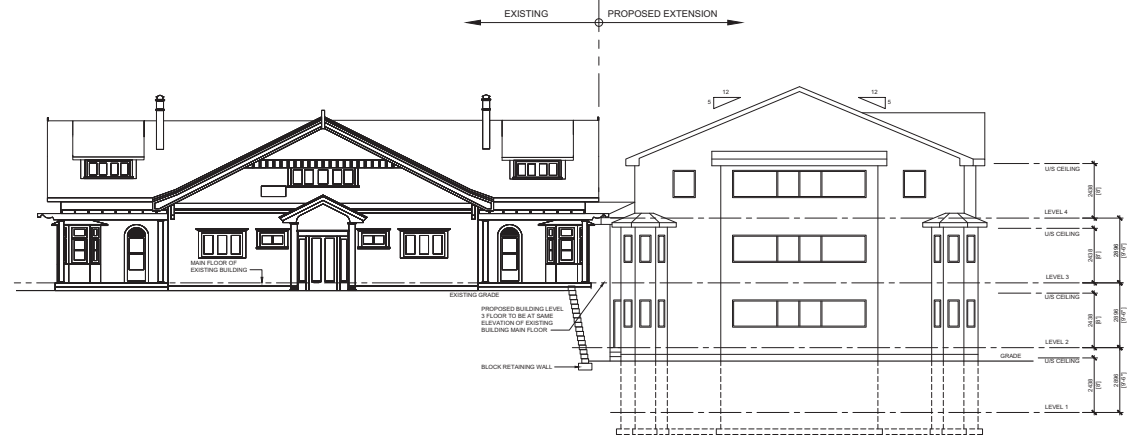


It meets all objective site development requirements.

This is the initial design that Fougere Menchenton Architecture Inc created. It proposed a design that aimed to mimic the authenticity of the heritage buildings, It was decided that there needed to visually be a disconnect between the existing historical buildings and their modern day extensions. The BHEP panel recommended a redesign that is more sympathetic to the heritage value of the designated buildings, removing itself from heritage building, rather demonstrating its own time and contribution. This was addressed in future designs as it now appears more like a new independent building, thus better respecting the existing heritage structure.

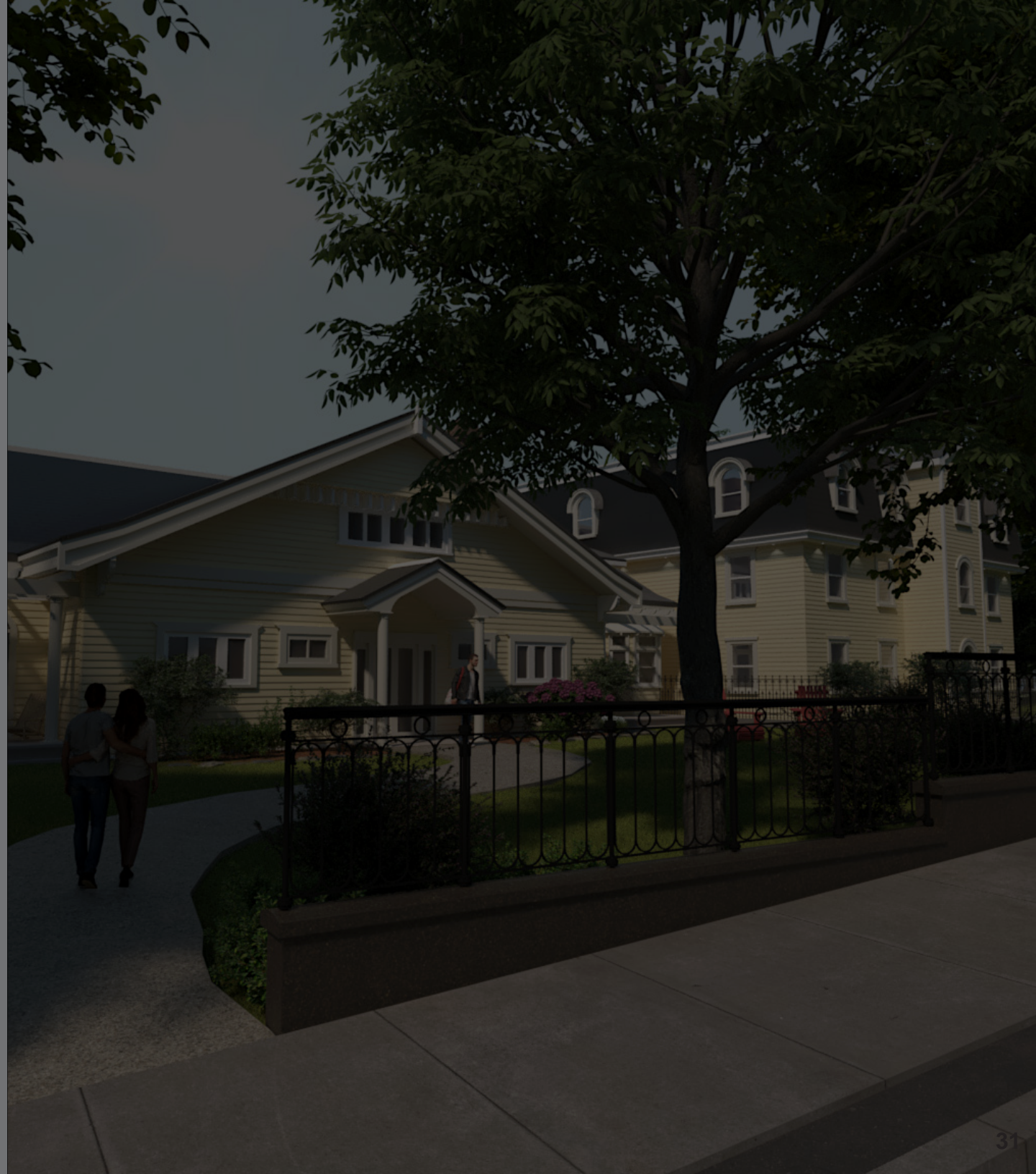


CONCEPT #1 - ELEVATIONS





# Impact on Heritage Features







## 5. Impact of Development on Heritage Features

5.1 A discussion identifying any impact the proposed development or site alteration may have on the heritage features of the site and character-defining elements of the building.

5.1.1 Negative impacts on heritage resources may include, but are not limited to:

### IMPACT ON HERITAGE FEATURES

**i. the destruction of any, or part of any, significant heritage feature;**

The Heritage Structure has been respected by the owners of this property over the years and measures have been taken to avoid possible destruction of any, or part of any, significant heritage feature. All facades of Leaside will remain 'as is' untouched with the exception of a small single story corridor link connecting the new adjacent building.

**ii. alteration that is not sympathetic to the heritage feature;**

No alteration to the building, not sympathetic to the heritage feature or otherwise will happen.

**iii. isolation of a heritage feature from its surrounding environment, context, or significant relationship;**

All heritage features will remain visible and on display. The front apron lawn is very deep and generous at  $\pm 14.5$  meters in the front of the extension and  $\pm 13.5$  meters in the front of the existing Leaside Manor. (See page 18 for site plan with dimensions.)

**iv. direct or indirect obstruction of significant views or vistas;**

The new adjacent building will be placed within the existing trees that currently front the property. The view to Leaside is currently through these trees and will continue when the new building is built.

It as well will be viewed through the existing trees at the lot frontage, which as described above offers a very deep and generous front lawn allowing clear views between the trees.

**v. a change in land use which negates the property's cultural heritage value;**

A change in land use will not diminish the property's cultural heritage value but rather enhance its connection to the surrounding community. The site currently and historically was built to offer accommodations. The new extension will continue this use. The proposed construction of the new building adjacent to the existing heritage structure offers 18 much-needed housing units in the downtown area. The design complies with all zoning regulations, and will maintain the traditional architectural style of downtown St. John's appearing as a stand-alone building, but is actually an addition to the heritage structure. The new construction adheres to the anticipated requirements, which are expected to be approved by the council, that the new building's front be less than 75% of the length of Leaside and not have any vertical extension.

**vi. land disturbances such as a grade change that alters soils and drainage patterns that adversely affect a cultural heritage resource.**

New grades around the new building will blend with existing grades and will not alter soils and drainage patterns where unnecessary. Where no work is taking place on the existing Leaside building, surrounding grades remain as is .



## 6. Recommendation

6.1 Provide clear recommendations for the most appropriate course of action for the subject property and any heritage resources within it. This may include, but not limited to:

6.11 a mitigation strategy

6.12 a conservation scope of work;

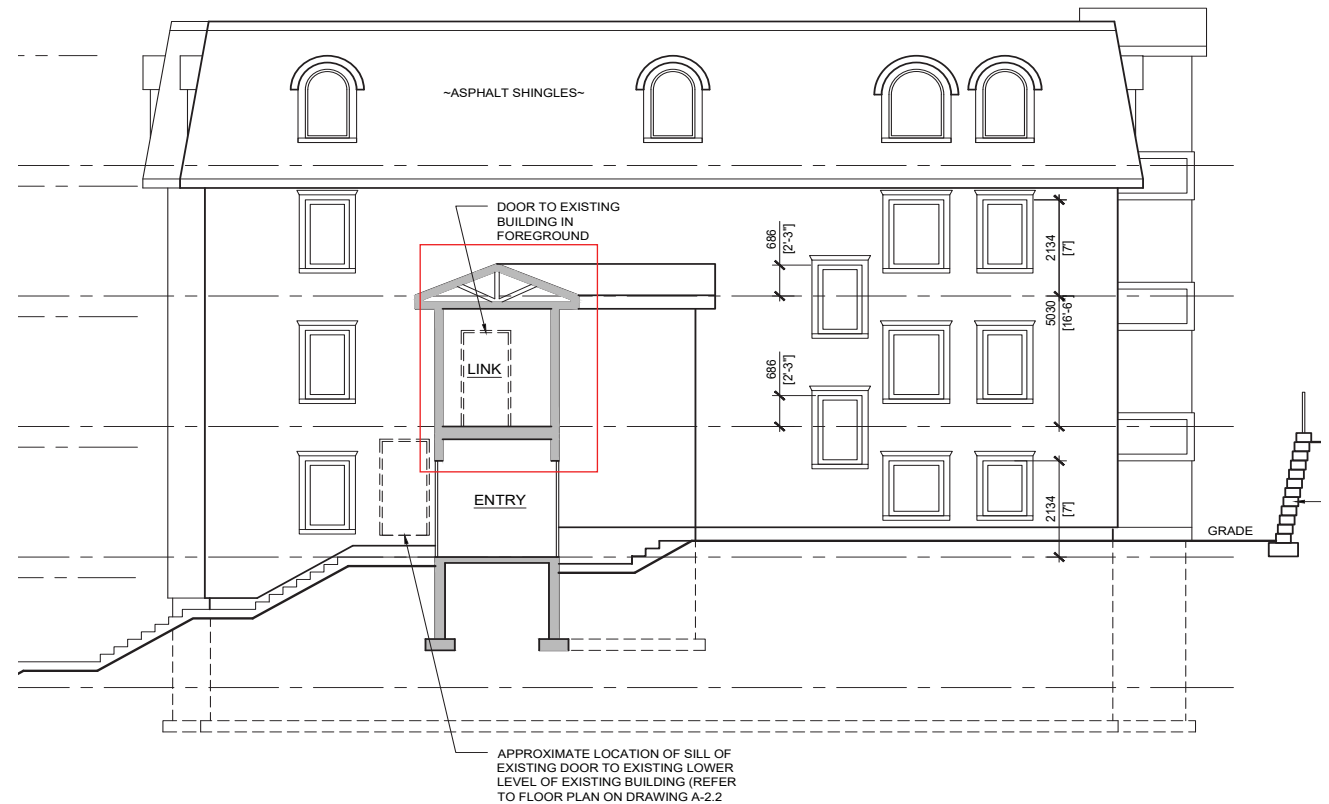
6.13 lighting, landscaping and signage;

6.14 interpretation and commemoration.

Where the existing Leaside building is to be untouched except for a small single story corridor link connection, mitigation conservation guidelines are not required other than complete protection of Leaside and its finishes during construction.

Based on the feedback and comments received to date, we endorse the Final Concept, as outlined in the “Description of Development: Final Concept” section of this report. The accompanying Appendix to this report illustrates and depicts the original design that were examined, critiqued, and subsequently refined into the options presented earlier in the report.

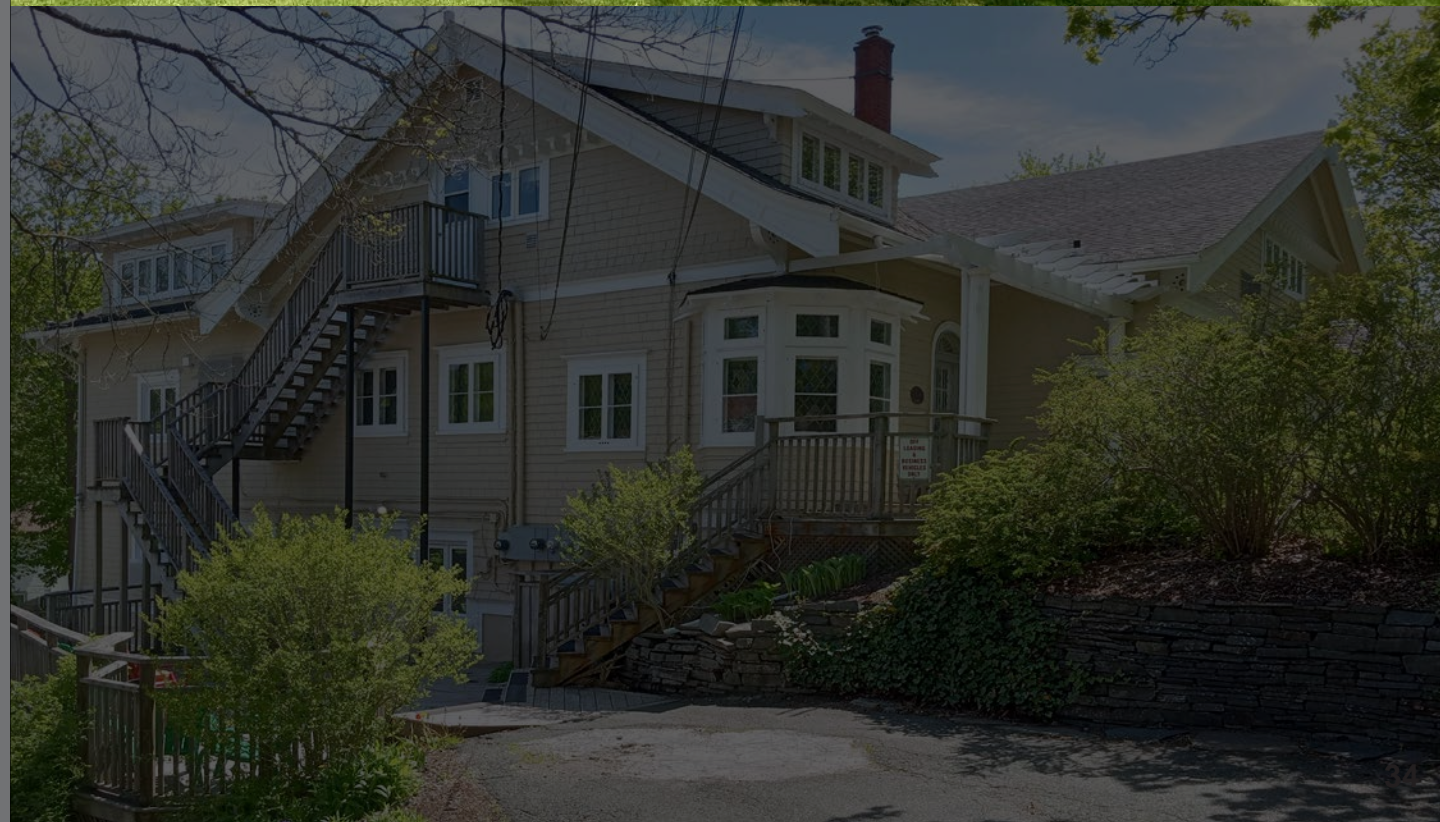
We, FMA, thank BHEP and the City for working with our team towards the development of this project for our community.

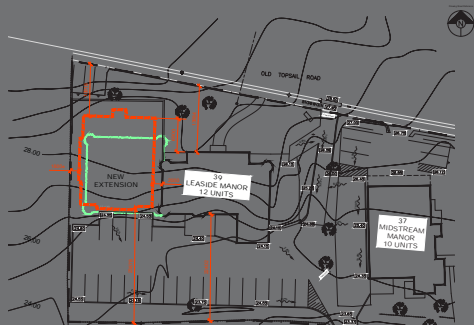
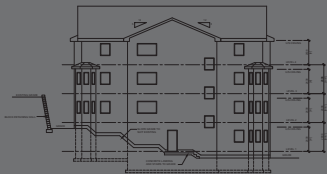
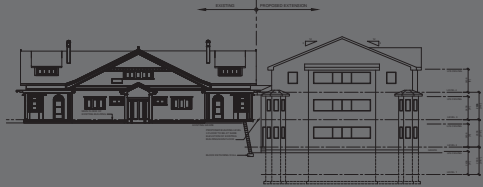




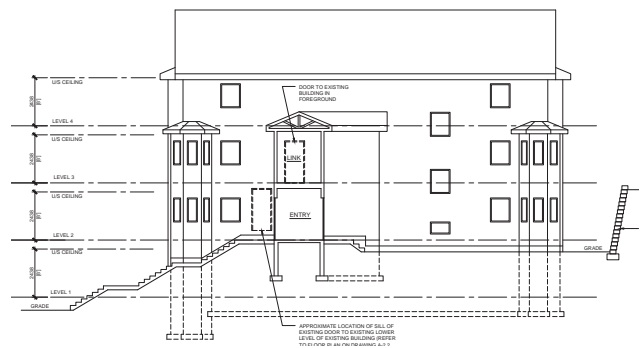
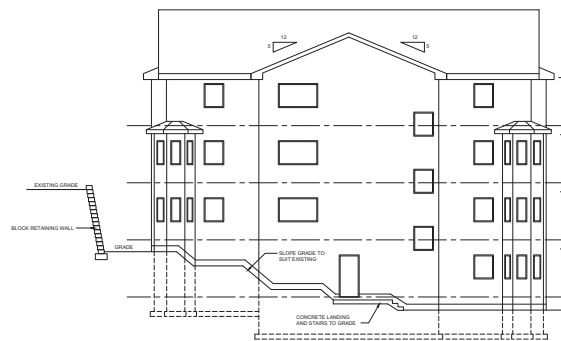
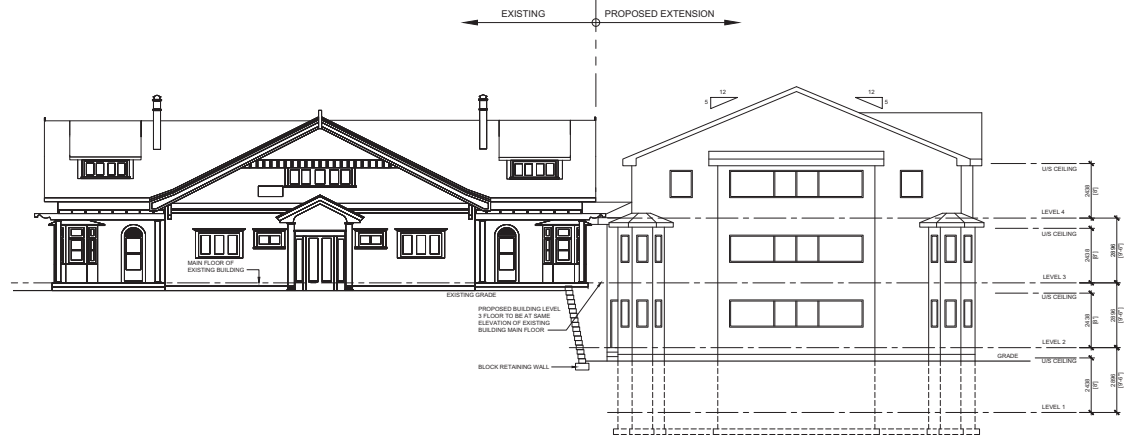
FFI

Appendix A  
Concept #1





# CONCEPT #1 - ELEVATIONS







Appendix B  
Concept #2







CONCEPT #2 - RENDERINGS







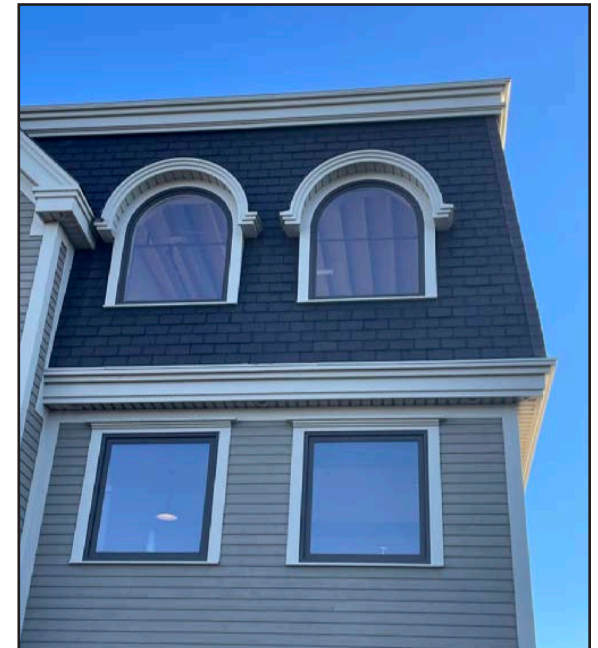
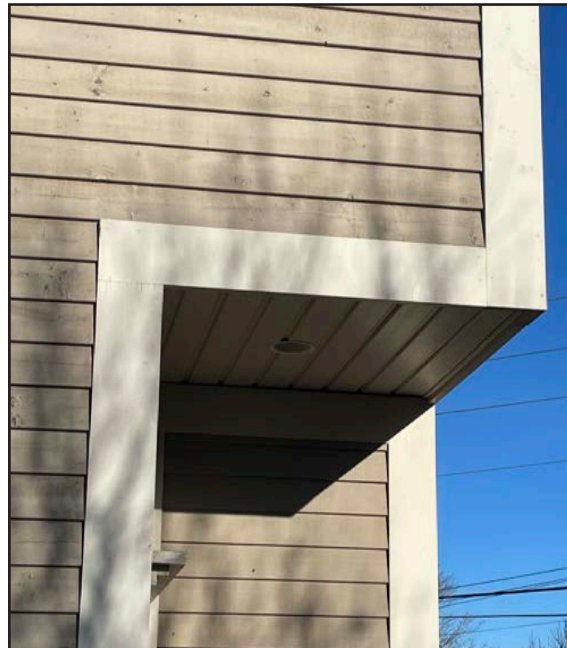
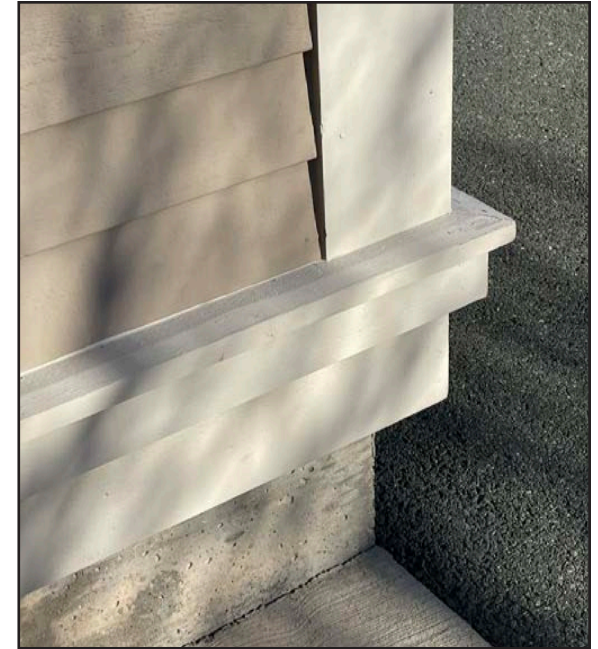
Appendix C  
Construction  
Details



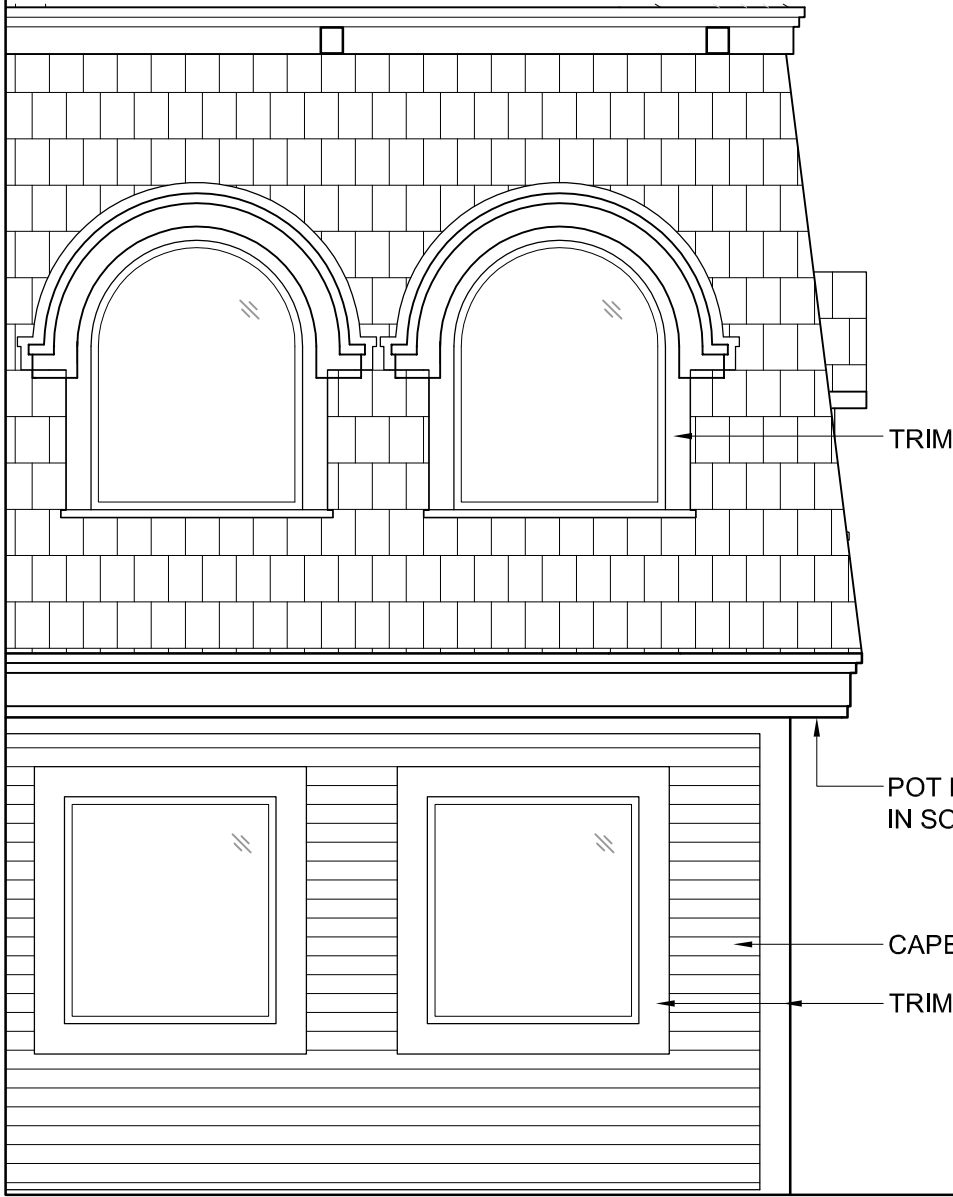


Notes on Construction Details within this Appendix C:

- Detailing will be similar to the details shown in the photos below.
- Note the mullions now shown in the renderings will be used. The following are shown without window mullions.
- The images to the right are included to show the composition of the details of the sections taken through the below photos, showing:
  - Roof Cornice: CertainTeed Hard Board Trim
  - Window Trims: CertainTeed Hard Board Trim
  - Corner Trims: CertainTeed Hard Board Trim
  - Skirt Board Trim: CertainTeed Hard Board Trim
  - Siding: Cape cod siding







TYPICAL WINDOW ELEVATION BLOW-UP

SCALE 1:50 (when printed on 8.5 x 11 size sheets)

1  
ASK-1

Architect



**FOUGERE  
MENCHENTON  
ARCHITECTURE**

Stamp

Project Title

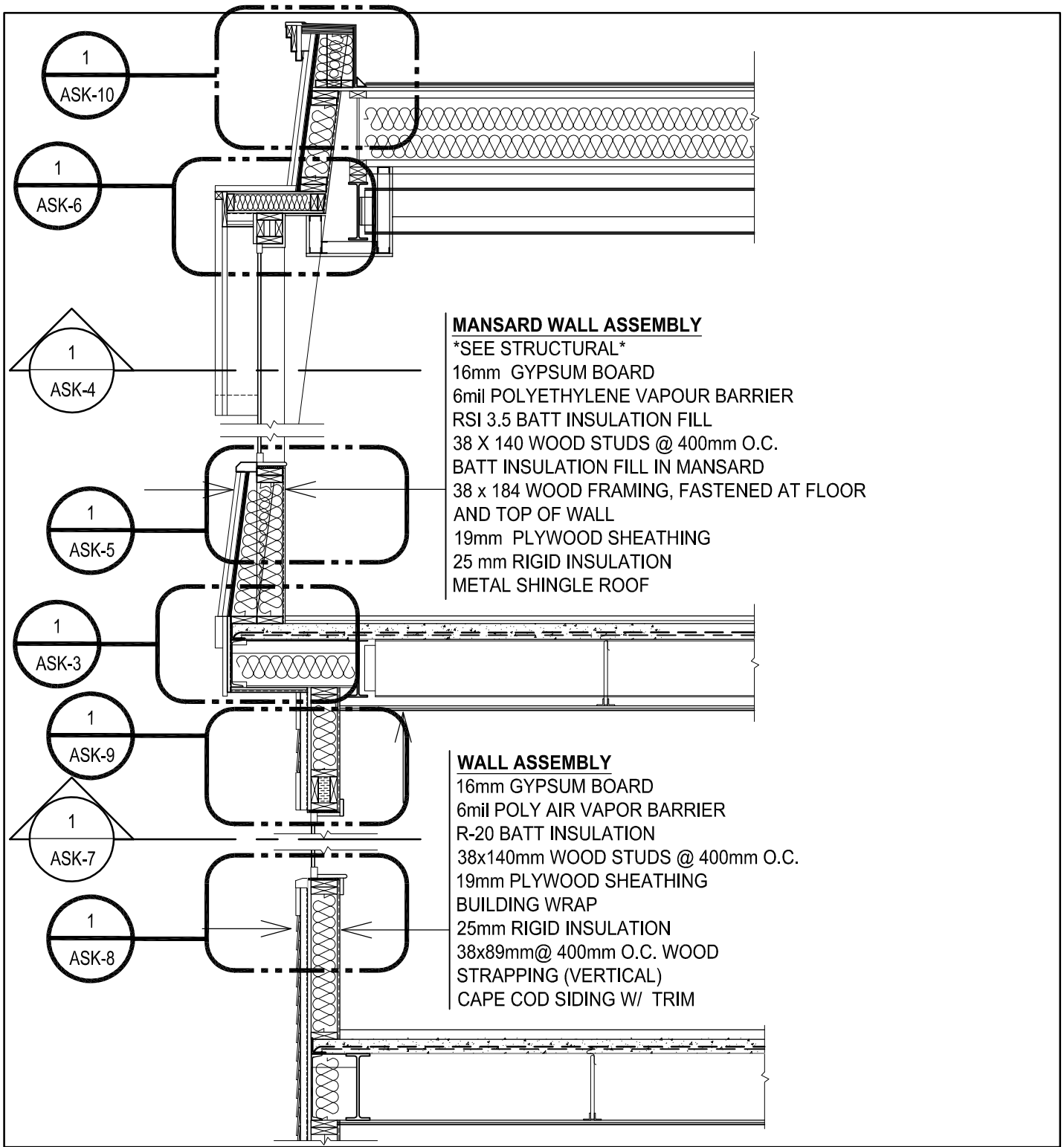
**Proposed  
Leaside Manor  
Extension  
ST. JOHN'S, NL**

Drawing No.

**ASK-1**

Drawn <b>xx</b>	Checked <b>xx</b>	Designed <b>xx</b>	Approved <b>xx</b>	Revision No. <b>0</b>	Date Dec. 18/24	Consultant's Project No. <b>0170-02</b>
--------------------	----------------------	-----------------------	-----------------------	--------------------------	--------------------	--


0m 0.5 1.0 1.5 2.0 2.5  
1:50



WALL SECTION

SCALE 1:30 (when printed on 8.5 x 11 size sheets)

1  
ASK-2

Architect  <b>FOUGERE MENCHENTON ARCHITECTURE</b>		Stamp	Project Title <b>Proposed Leaside Manor Extension ST. JOHN'S, NL</b>	Drawing No. <b>ASK-2</b>		
Drawn <b>xx</b>	Checked <b>xx</b>	Designed <b>xx</b>	Approved <b>xx</b>	Revision No. <b>0</b>	Date Dec. 18/24	Consultant's Project No. <b>0170-02</b>



METAL SHINGLE ROOF  
 25mm RIGID INSULATION  
 19mm PLYWOOD SHEATHING  
 BATT INSULATION  
 38 x 140 WOOD STUDS @ 400 o.c.  
 13mm GYPSUM BOARD

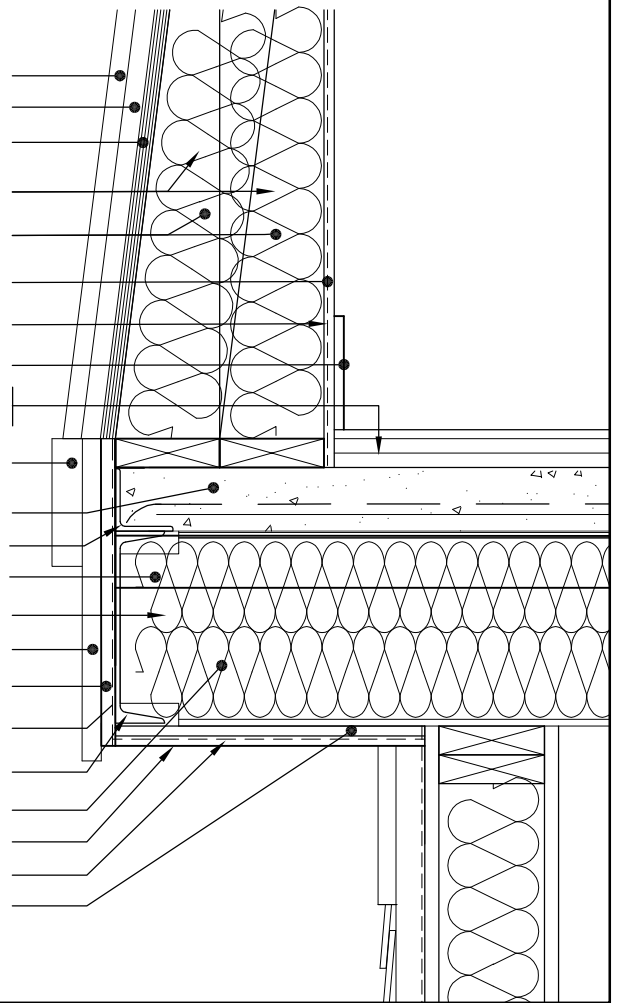
13 x 150 FINISHED WOOD BASEBOARD  
 FINISHED FLOOR WITH 19mm T&G  
 PLYWOOD SUBFLOOR ON 19x64 WOOD SLEEPERS  
 FELT MOULDING TRIM

HAMBRO FLOOR ASSEMBLY\*  
 CLOSURE ANGLE  
 LEVEL 3-75x75x6 @ 600 c/c\*  
 BATT INSULATION  
 FASCIA BOARD

19mm PLYWOOD SHEATHING  
 BUILDING WRAP  
 TRIMMER CHANNEL

STEEL BEAM\*  
 VINYL SOFFIT  
 BUILDING WRAP  
 19mm PLYWOOD SHEATHING

\*SEE STRUCTURAL FOR CLARIFICATION




MANSARD ROOF DETAIL

SCALE 1:10 (when printed on 8.5 x 11 size sheets)

1  
 ASK-3

Architect



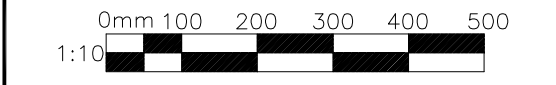
**FOUGERE  
 MENCHENTON  
 ARCHITECTURE**

Stamp

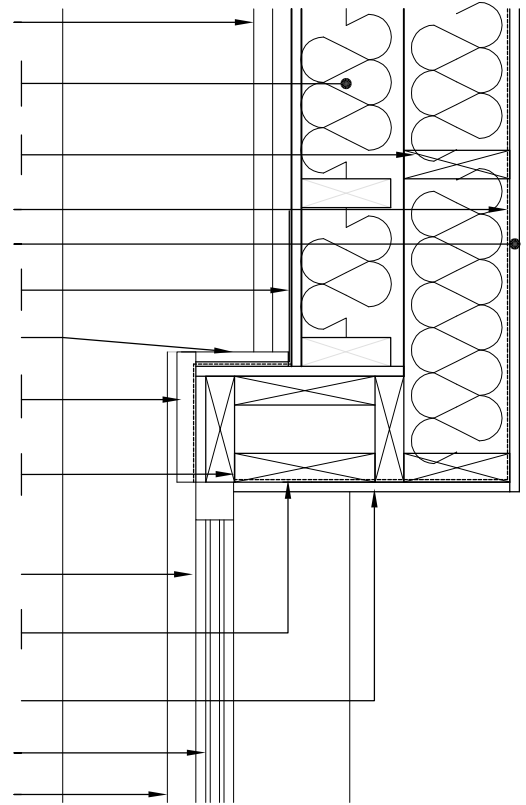
Project Title  
**Proposed  
 Leaside Manor  
 Extension  
 ST. JOHN'S, NL**

Drawing No.  
**ASK-3**

Drawn <b>xx</b>	Checked <b>xx</b>	Designed <b>xx</b>	Approved <b>xx</b>	Revision No. <b>0</b>	Date Dec. 18/24	Consultant's Project No. <b>0170-02</b>
--------------------	----------------------	-----------------------	-----------------------	--------------------------	--------------------	--



METAL ROOF SHINGLES ON 13mm PLYWOOD  
 38 X 140 CUT MANSARD FRAMING @ 400mm  
 o.c. WITH BATT INSULATION FILL BETWEEN  
 38 X 140 WALL STUDS @ 400mm o.c. W/ RSI 3.5  
 BATT INSULATION FILL  
 6mil POLYETHYLENE VAPOUR BARRIER  
 13mm TYPE X GYPSUM BOARD  
 MEMBRANE FLASHING ADHERED TO MANSARD ROOF  
 AND DORMER ROOF. MINIMUM OF 200mm EACH SIDE  
 19mm WOOD TRIM CUT TO SUIT ANGLE OF MANSARD  
 19 X 165 WOOD TRIM OVER TYVEK BUILDING  
 AND 13mm PLYWOOD WALL SHEATHING  
 38 X 140 WOOD STUD FRAMING WITH RIGID  
 INSULATION BETWEEN MEMBERS  
 SEAL TYVEK BUILDING WRAP TO WINDOW FRAME  
 MEMBRANE VAPOUR BARRIER SEALED TO  
 WARM SIDE OF WINDOW FRAME AND 6mil POLY  
 13mm TYPE X GYPSUM BOARD  
 GLAZING  
 WINDOW SILL TO EXTEND TO WIDTH OF TRIM



WINDOW JAMB DETAIL @ MANSARD ROOF

SCALE 1:10 (when printed on 8.5 x 11 size sheets)

1  
ASK-4

Architect



**FOUGERE  
 MENCHENTON  
 ARCHITECTURE**

Stamp

Project Title

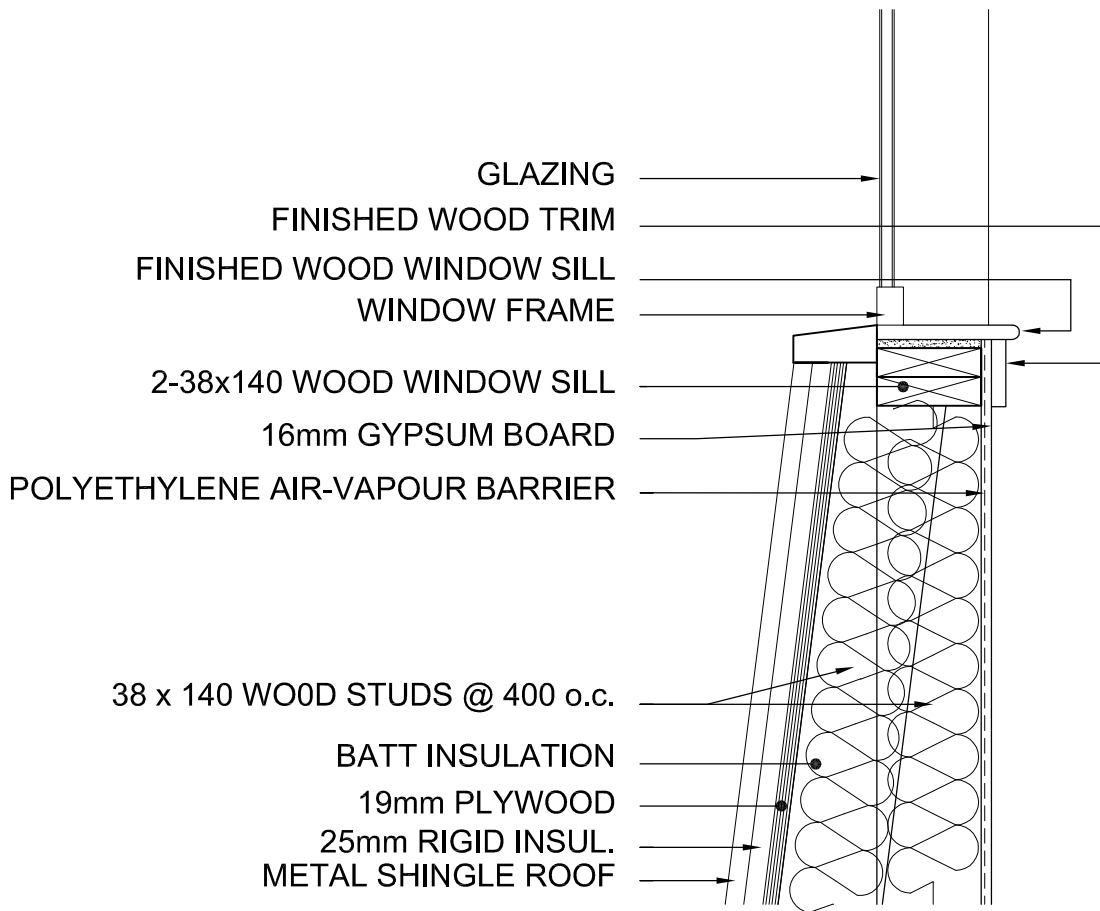
**Proposed  
 Leaside Manor  
 Extension  
 ST. JOHN'S, NL**

Drawing No.

**ASK-4**

Drawn <b>xx</b>	Checked <b>xx</b>	Designed <b>xx</b>	Approved <b>xx</b>	Revision No. <b>0</b>	Date Dec. 18/24	Consultant's Project No. <b>0170-02</b>
--------------------	----------------------	-----------------------	-----------------------	--------------------------	--------------------	--

0mm 100 200 300 400 500  
 1:10



WINDOW SILL DETAIL @ MANSARD ROOF

SCALE 1:10 (when printed on 8.5 x 11 size sheets)

1  
ASK-5

Architect



**FOUGERE  
MENCHENTON  
ARCHITECTURE**

Stamp

Project Title

**Proposed  
Leaside Manor  
Extension  
ST. JOHN'S, NL**

Drawing No.

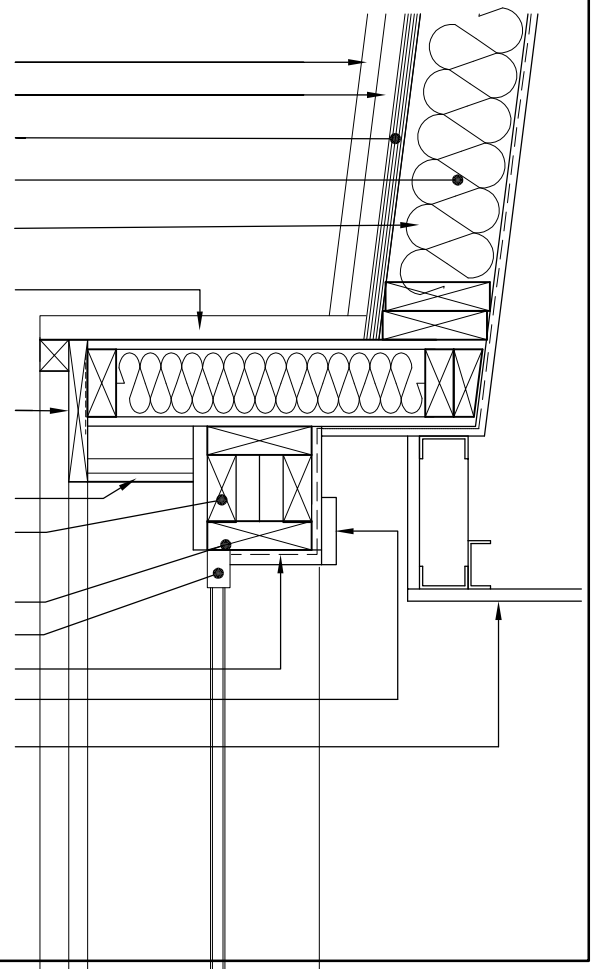
**ASK-5**

Drawn	Checked	Designed	Approved	Revision No.	Date	Consultant's Project No.
xx	xx	xx	xx	0	Dec. 18/24	<b>0170-02</b>

0mm 100 200 300 400 500  
1:10



METAL SHINGLE ROOF  
 RIGID INSUL.  
 19mm PLYWOOD  
 BATT INSULATION  
 38x140 WOOD STUDS @ 400 o.c.  
 METAL ROOF SHINGLES ON 13mm CURVED  
 PLYWOOD ATTACHED TO 38 X 89 WOOD FRAMING  
 @ 400mm O.C. ALONG CURVE WITH 38x355 CUT  
 HEADERS AT EACH END WITH RSI 3.5 BATT INSUL  
 FULL 25 X 184 WOOD FASCIA CUT TO SUIT  
 RADIUS OF DORMER  
 SOFFIT  
 2-38x89 WOOD LINTEL CUT TO SUIT RADIUS OF  
 DORMER RIGID INSULATION BETWEEN MEMBERS  
 38x140 WOOD WINDOW HEAD  
 WINDOW  
 POLYETHYLENE AIR-VAPOUR BARRIER  
 WOOD TRIM  
 16mm GYPSUM BOARD



WINDOW HEAD DETAIL @ MANSARD ROOF

SCALE 1:10 (when printed on 8.5 x 11 size sheets)

1  
ASK-6

Architect



**FOUGERE  
MENCHENTON  
ARCHITECTURE**

Stamp

Project Title

**Proposed  
Leaside Manor  
Extension  
ST. JOHN'S, NL**

Drawing No.

**ASK-6**

Drawn <b>xx</b>	Checked <b>xx</b>	Designed <b>xx</b>	Approved <b>xx</b>	Revision No. <b>0</b>	Date Dec. 18/24	Consultant's Project No. <b>0170-02</b>
--------------------	----------------------	-----------------------	-----------------------	--------------------------	--------------------	--

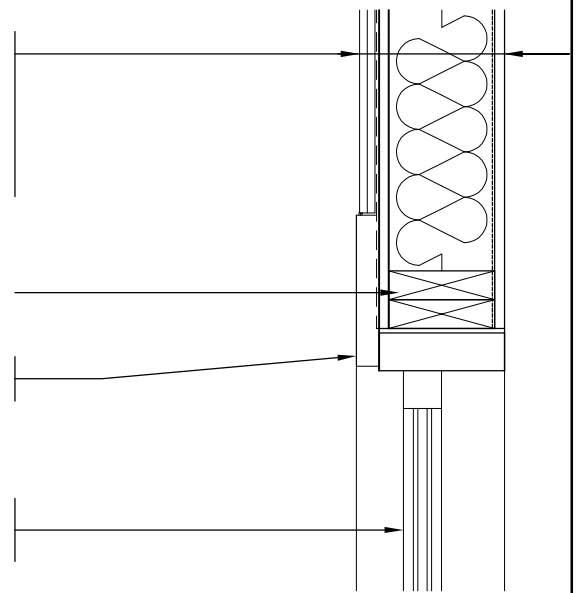
0mm 100 200 300 400 500  
1:10

HORIZONTAL CAPE COD SIDING  
 19x38mm WOOD STRAPPING VERTICAL  
 BUILDING WRAP  
 19mm PLYWOOD SHEATHING  
 38 X 140 WALL STUDS @ 400mm O.C. WITH RSI 3.5  
 BATT INSULATION FILL  
 6mil POLYETHYLENE VAPOUR BARRIER  
 16mm GYPSUM BOARD

STUD AND JACK STUD AT ROUGH STUD OPENING

19 x 200 WOOD TRIM AT SIDES OF  
 WINDOW FRAME ATTACHED TO WINDOW AND  
 WALL. CAULK AT SIDING


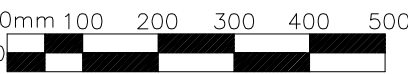
SOLID VINYL DOUBLE HUNG WINDOW ASSEMBLY  
 WITH SOLID VINYL SILL EXTENTIONS TO EXTENTS OF  
 WOOD TRIM AT SIDES OF WINDOW



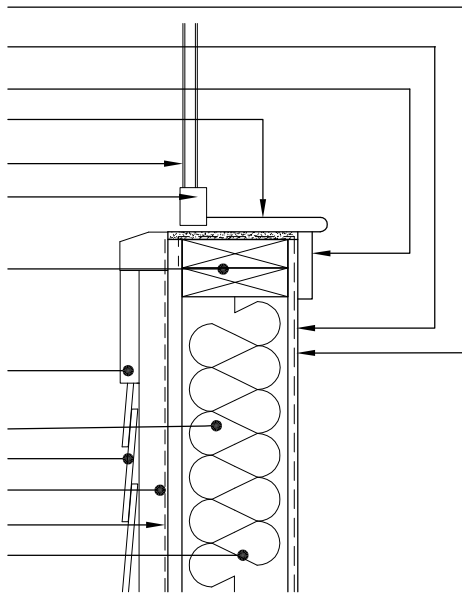
WINDOW JAMB DETAIL

SCALE 1:10 (when printed on 8.5 x 11 size sheets)

1  
ASK-7

Architect  <b>FOUGERE MENCHENTON ARCHITECTURE</b>		Stamp	Project Title <b>Proposed Leaside Manor Extension ST. JOHN'S, NL</b>	Drawing No. <b>ASK-7</b>			
Drawn <b>xx</b>	Checked <b>xx</b>	Designed <b>xx</b>	Approved <b>xx</b>	Revision No. <b>0</b>	Date Dec. 18/24	Consultant's Project No. <b>0170-02</b>	Scale 1:10 


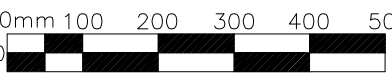
POLYETHYLENE AIR-VAPOUR BARRIER  
 16mm GYPSUM BOARD  
 WOOD TRIM  
 FINISHED WOOD WINDOW SILL  
 GLAZING  
 WINDOW FRAME  
 2-38x140 WOOD WINDOW SILL  
 19 x 200 EXTERIOR TRIM  
 38 x 140 WOOD STUDS @ 400 o.c.  
 CAPE COD SIDING  
 19 x 38 VERTICAL STRAPPING  
 BUILDING WRAP  
 BATT INSULATION



WINDOW SILL DETAIL

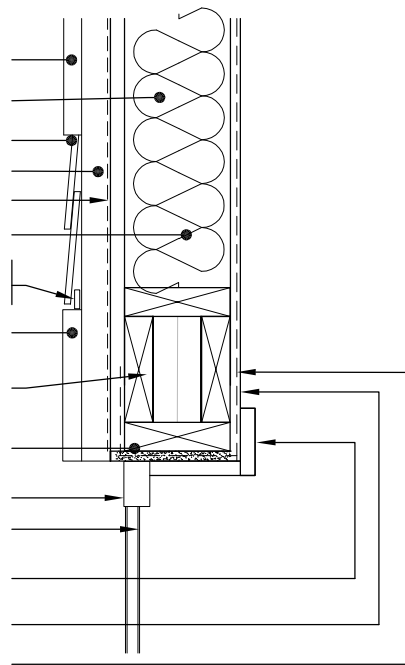
SCALE 1:10 (when printed on 8.5 x 11 size sheets)

1  
ASK-8

Architect  <b>FOUGERE MENCHENTON ARCHITECTURE</b>		Stamp	Project Title <b>Proposed Leaside Manor Extension ST. JOHN'S, NL</b>	Drawing No. <b>ASK-8</b>			
Drawn <b>xx</b>	Checked <b>xx</b>	Designed <b>xx</b>	Approved <b>xx</b>	Revision No. <b>0</b>	Date Dec. 18/24	Consultant's Project No. <b>0170-02</b>	0mm 100 200 300 400 500 1:10 



19 x 200 EXTERIOR TRIM  
 38 x 140 WOOD STUDS @ 400 o.c.  
 CAPE COD SIDING  
 38 x 89 VERTICAL STRAPPING  
 BUILDING WRAP  
 BATT INSULATION  
 7mm (1/4 INCH) THICK WOOD LATH STRIP  
 TO ENSURE CONSISTANT PLANK ANGLE  
 19 x 200 EXTERIOR TRIM  
 2-38x140 WOOD LINTEL WITH RIGID INSULATION  
 BETWEEN MEMBERS  
 38x140 WOOD WINDOW HEAD  
 WINDOW FRAME  
 GLAZING  
 WOOD TRIM  
 16mm GYPSUM BOARD  
 POLYETHYLENE AIR-VAPOUR BARRIER

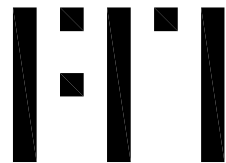


WINDOW HEAD DETAIL

SCALE 1:10 (when printed on 8.5 x 11 size sheets)

1  
ASK-9

Architect



**FOUGERE  
MENCHENTON  
ARCHITECTURE**

Stamp

Project Title

**Proposed  
Leaside Manor  
Extension  
ST. JOHN'S, NL**

Drawing No.

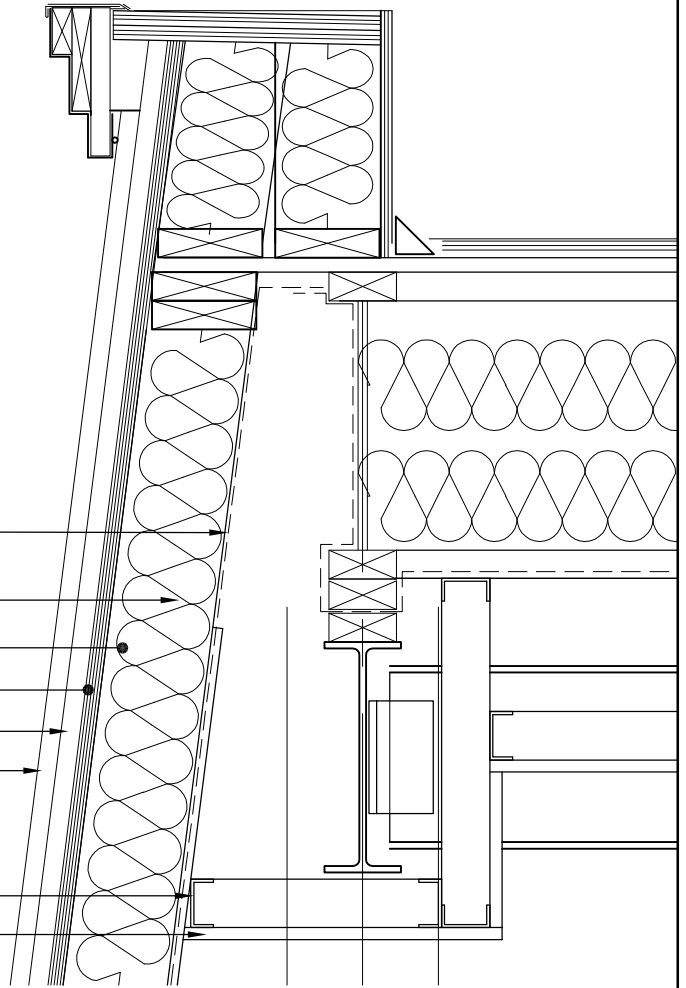
**ASK-9**

Drawn <b>xx</b>	Checked <b>xx</b>	Designed <b>xx</b>	Approved <b>xx</b>	Revision No. <b>0</b>	Date Dec. 18/24	Consultant's Project No. <b>0170-02</b>
--------------------	----------------------	-----------------------	-----------------------	--------------------------	--------------------	--

0mm 100 200 300 400 500  
1:10

6mil POLYETHEYLENE  
CONTINUOUS VAPOUR BARRIER  
38 x 140 WOOD STUDS @ 400 o.c.  
BATT INSULATION  
19mm PLYWOOD  
25mm RIGID INSUL.  
METAL SHINGLE ROOF

64 mm METAL STUDS @ 400 o.c.  
16 mm TYPE X GYPSUM BOARD

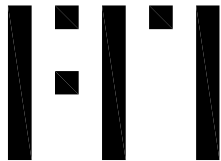


MANSARD ROOF PARAPET DETAIL

SCALE 1:10 (when printed on 8.5 x 11 size sheets)

1  
ASK-10

Architect



**FOUGERE  
MENCHENTON  
ARCHITECTURE**

Stamp

Project Title

**Proposed  
Leaside Manor  
Extension  
ST. JOHN'S, NL**

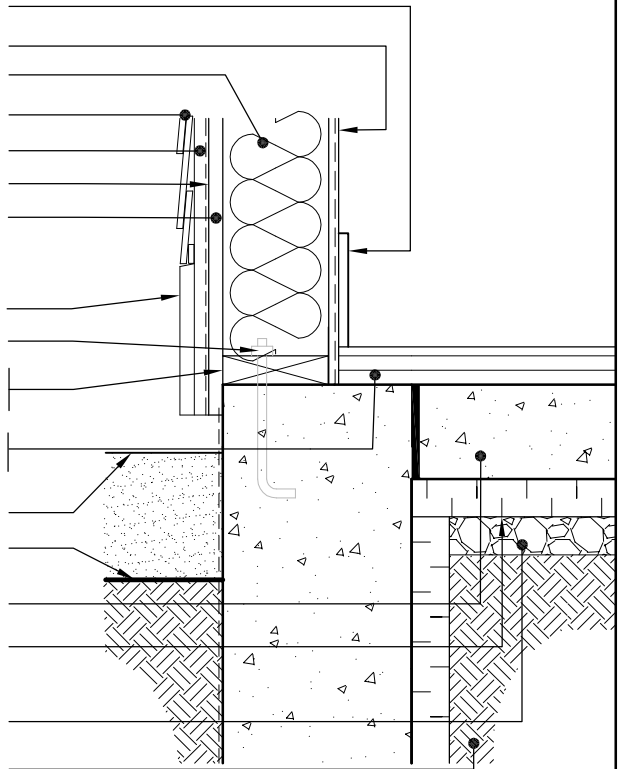
Drawing No.

**ASK-10**

Drawn <b>xx</b>	Checked <b>xx</b>	Designed <b>xx</b>	Approved <b>xx</b>	Revision No. <b>0</b>	Date Dec. 18/24	Consultant's Project No. <b>0170-02</b>
--------------------	----------------------	-----------------------	-----------------------	--------------------------	--------------------	--

0mm 100 200 300 400 500  
1:10

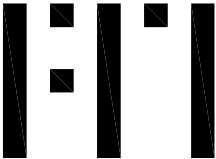
13 x 150 FINISHED WOOD BASEBOARD  
 13mm GYPSUM BOARD WITH VAPOUR BARRIER  
 BATT INSULATION  
 HORIZONTAL SIDING  
 19x38mm WOOD VERTICAL STRAPPING  
 BUILDING WRAP  
 19mm PLYWOOD SHEATHING  
  
 19mm X 200mm WOOD BASE TRIM  
 ANCHOR BOLTS C/W NUTS AND WASHERS  
 38 X 140 PT WOOD SILL PLATE WITH NEOPRENE  
 SILL GASKET UNDER  
 FINISHED FLOOR WITH 19mm T&G PLYWOOD  
 SUBFLOOR ON 19x64 WOOD SLEEPERS  
 CONCRETE WALKWAY  
 FINISH GRADE  
  
 CONCRETE SLAB ON GRADE  
 6mil POLYETHYLENE VAPOUR BARRIER  
  
 CRUSHED STONE. SEE STRUCTURAL DRAWINGS  
 COMPACTED FILL. SEE STRUCTURAL DRAWINGS



FOUNDATION / WALL DETAIL

SCALE 1:10 (when printed on 8.5 x 11 size sheets)

1  
ASK-11

Architect  <b>FOUGERE MENCHENTON ARCHITECTURE</b>							Stamp	Project Title <b>Proposed Leaside Manor Extension ST. JOHN'S, NL</b>	Drawing No. <b>ASK-11</b>
Drawn <b>xx</b>	Checked <b>xx</b>	Designed <b>xx</b>	Approved <b>xx</b>	Revision No. <b>0</b>	Date Dec. 18/24	Consultant's Project No. <b>0170-02</b>	Scale 1:10 