

DECISION/DIRECTION NOTE

Title:	Door and Garage Door Styles in Heritage Areas
Date Prepared:	December 30, 2019
Report To:	Committee of the Whole
Councillor & Role:	Councillor Maggie Burton, Planning and Development Lead
Ward:	All

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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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
     	     <p data-bbox="1224 1707 1398 1776">Photos from Lowes.ca</p>

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 is 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.

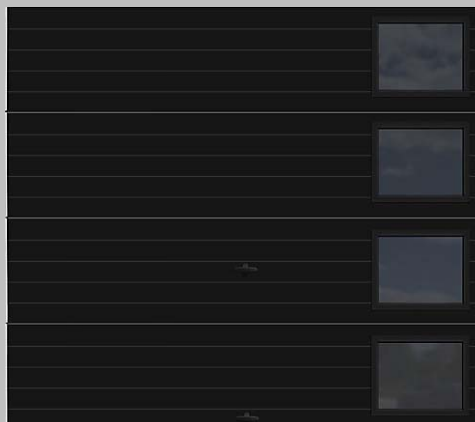
The BHEP suggested the following for garage doors:

- 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.

The Panel agreed with the information in this Decision Note and recommended that Council proceed with a heritage fact sheet dealing with acceptable doors and garage door styles in Heritage Areas. Note, this information sheet will only deal with the door and garage door styles, and not their location or placement in a development.

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 Council proceed in preparing a heritage information sheet dealing with acceptable door and garage door styles in Heritage Areas.

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: BHEP Report.