

# DECISION/DIRECTION NOTE

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**Title:** 69 Patrick Street

**Date Prepared:** May 19, 2020

**Report To:** Built Heritage Experts Panel

**Councillor and Role:** Maggie Burton, Built Heritage Experts Panel

**Ward:** Ward 2

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## **Decision/Direction Required:**

To seek approval for exterior façade renovations at 69 Patrick Street.

## **Discussion – Background and Current Status:**

The City received an application for exterior façade renovations at 69 Patrick Street. The subject property is located within Heritage Area 2, is in the Residential Medium Density District of the St. John's Municipal Plan and is zoned Residential High Density (RHD). The building is not designated by Council as a Heritage Building.

The existing dwelling is a two-and-a-half storey semi-detached dwelling. According to the applicant, the existing floor structures are substandard with reduced headroom on the upper two floors. As a result, the applicant is proposing to install a new floor structure throughout and reduce the dwelling to two storeys. This can be completed as an interior renovation that will not alter the height or roofline of the dwelling, however the renovation will change the window placement on the front façade. In addition to this, the applicant is also proposing a number of exterior renovations:

- As part of an energy upgrade, the applicant is proposed to use a 'tilt and turn' Kohler window rather than single-hung windows. The applicant recognizes that large uninterrupted glass may not be appropriate in this neighbourhood and have proposed single-pane windows with superficial divisions.
- The proposed siding will be a combination of wood horizontal clapboard with wood shingles on the mansard roof. The proposed trims will maintain the traditional arrangement.
- The porch will be removed from the front of the structure. The porch was not original to the building.
- The addition of two round porthole-style windows on the side and rear elevation.

Renderings of the existing dwelling and proposed changes are attached. Section 5.9.4 Heritage Area Standards (Table) of the St. John's Development Regulations is also attached for your review, with the applicable areas highlighted (windows, siding, doors, roof).

# ST. JOHN'S

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring property owners and residents of the heritage area.
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: Following the Heritage Area Standards of the St. John's Development Regulations.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
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 regarding the exterior renovations at 69 Patrick Street and make a recommendation to Council on this matter.

**Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage**  
**Approved by: Ken O'Brien, MCIP, Chief Municipal Planner**

**Location of Subject Property**  
69 Patrick Street



**Report Approval Details**

Document Title:	69 Patrick Street.docx
Attachments:	- 69 Patrick Street - BHEP Attachment.pdf
Final Approval Date:	May 25, 2020

This report and all of its attachments were approved and signed as outlined below:

**Ken O'Brien - May 25, 2020 - 1:47 PM**

**Jason Sinyard - May 25, 2020 - 1:58 PM**