

# DECISION/DIRECTION NOTE

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**Title:** 74 Circular Road, Designated Heritage Building, Exterior Renovations REN2000328

**Date Prepared:** August 5, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 2

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## **Decision/Direction Required:**

To seek approval for exterior renovations of a Designated Heritage Building, located at 74 Circular Road (Canada House).

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

The City has received an application for exterior renovations at 74 Circular Road (Canada House). The subject property is located in the Residential Low Density District of the St. John's Municipal Plan, Heritage Area 2, and is zoned Residential Special-1 (RA1). The building is designated by Council as a Heritage Building.

Any exterior alterations to a designated Heritage Building require Council's approval. At its May 13, 2019, regular meeting, Council directed that minor maintenance applications for designated Heritage Buildings can be evaluated by staff and sent directly to a Council meeting for Council's approval. The applicant is proposing to properly weatherguard the roof, replace existing shingles, and replace existing aluminum cladding with spruce clapboard and trim. There is significant leaking and the roof needs urgent repair.

The applicant has been working with the City and various heritage organizations to discover the history of the building. Attached are historic photos. The applicant intends to restore the house to its original characteristics as close as possible. Upon removing the aluminum siding, features such as the sunrise pattern over the front door and decorative millwork in the gables have been revealed. The applicant would like to restore some of these features. The City will always encourage applicants to restore original details of historic buildings, and therefore the cladding replacement and restoration of decorative details is recommended.

The applicant is also proposing interior renovations which are not regulated for heritage review. However, in association with the proposed interior renovations (removing a wall), the applicant is asking to remove the chimney on the right (east) side of the house. The chimney is no longer connected to a fireplace, and the interior renovations combined with the poor condition of the chimney and leaking roof have rendered the chimney useless to the applicant. While the three chimneys are listed in the Statement of Significance, they are not character-defining elements. Further, the house is not symmetrical on the front, so the removal of the

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chimney on one side will not affect its design as seen from the street. Given that the other chimneys will remain, it is recommended to approve the renovations as requested, including removal of the chimney on the right (east) side of the house.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner; various heritage organizations; MUN Centre for Newfoundland Studies.
3. Alignment with Strategic Directions/Adopted Plans:  
*St. John's Strategic Plan 2019-2029 – A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Exterior alterations to a designated Heritage Building must be approved by Council.
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 Council approve exterior renovations at 74 Circular Road, a designated Heritage Building, as proposed.

**Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage**

**Approved by: Ken O'Brien, MCIP, Chief Municipal Planner**

**Subject Property**  
74 Circular Road



**Chimney to be Removed**



**Report Approval Details**

Document Title:	74 Circular Road, Designated Heritage Building, Exterior Renovations REN2000328.docx
Attachments:	- 74 Circular Road - Attachments.pdf
Final Approval Date:	Aug 6, 2020

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

**Ken O'Brien - Aug 5, 2020 - 4:56 PM**

**Jason Sinyard - Aug 6, 2020 - 4:04 PM**