

DECISION/DIRECTION NOTE

Title: 172 Campbell Avenue, Heritage Designation

Date Prepared: August 26, 2020

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 3

Decision/Direction Required:

To seek approval to designate 172 Campbell Avenue as a Heritage Building.

Discussion – Background and Current Status:

The City received an application to designate the building at 172 Campbell Avenue as a Heritage Building. The subject property is located outside of the St. John's Heritage Areas, is designated Residential Medium Density under the St. John's Municipal Plan and is zoned Residential Medium Density (R2). Should Council designate the building as a Heritage Building, discretionary uses in the R2 Zone include Heritage Use.

From the City of St. John's Act, Council can designate heritage buildings that collectively represent a cross-section of periods and styles in the city's historic and cultural evolution. 172 Campbell Avenue is an excellent example of an early 20th-century dwelling developed at a time when the city was expanding away from the downtown. The attached 1932 map shows that this area was near the edge of St. John's and displays proposed roads for future development. At the time, much of the Ropewalk Lane area was farmland and industrial land owned by William Duff and family.

William Duff ran a commercial garage next to 172 Campbell Avenue, then called Mundy Pond Road. Ads for the garage can be found in many editions of the St. John's telephone directory. Mr. Duff and family lived above the garage from 1932 to 1937 while he built their home during his free time. The home was completed in 1938 - as written in the concrete along the property boundary. Their family included Mr. Duff, his wife Catherine Duff and their three children, William Jr., Mary Catherine and Elizabeth.

Mr. Duff's daughter Elizabeth (or Bettie) made significant impacts in the province and was a pioneer for the woman's movement in Newfoundland and Labrador. Ms. Duff served a long career as a civil servant, starting as private secretary to Premier Joseph Smallwood for 23 years, then taking on executive assistant roles. In 1977, she was appointed the Clerk of the Newfoundland and Labrador House of Assembly, a position which she held until retiring in 1991. She was the first female Clerk of the House of Assembly and the first female clerk of any legislative body in Canada. Ms. Duff lived at 172 Campbell Avenue from the age of a young girl

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until her death in 2016 at age 90, when she passed away on her birthday. Following her death, Ms. Duff was honoured by tributes in the NL House of Assembly and the Senate of Canada.

The dwelling at 172 Campbell Avenue is an example of Colonial Revival architecture and is one of the last remaining examples of early 20th-century residential architecture in this part of St. John's. The two-storey, square dwelling includes typical Colonial Revival features such as a hipped roof, a prominent front portico with pediment and columns, a porch which spans the entire front façade, symmetrical placement of windows, a centered front door with sidelights and transom, narrow clapboard, and single-hung windows. There is not much ornamentation, but the house does have small modillions (brackets) beneath the eaves, stained-glass windows on the side porch, and some decorative woodwork on the corner boards and window trims. The rear of the dwelling includes a carriage-style door to the basement. The house has had renovations over the years but the structure is unchanged. Recent upgrades to the windows and cladding replicate the original home. All concrete and masonry were recently repaired using original moulds found in basement. Historic photos of the Duff's commercial garage with the dwelling in the background are attached.

The BHEP recommend designating this building as a Heritage Building and staff agree with this recommendation.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owners; heritage organizations; feminist organizations.
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: Should the designation proceed, the Legal Department will write a Heritage Designation By-law for 172 Campbell Avenue for Council's consideration.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Prior to designating the building, Council must issue a Notice of Motion at a regular Council meeting.
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 the proposed heritage designation of 172 Campbell Avenue as presented and as supported by the NL Historic Trust and the Status of Women's Council.

Further, that Council direct the Legal Department to undertake a Designation By-law for Council's consideration.

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

Location of Subject Property
172 Campbell Avenue



Report Approval Details

Document Title:	172 Campbell Avenue, Heritage Designation (COTW).docx
Attachments:	- 172 Campbell Avenue - Attachments.pdf
Final Approval Date:	Aug 27, 2020

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

Ken O'Brien - Aug 27, 2020 - 1:57 PM

Jason Sinyard - Aug 27, 2020 - 3:06 PM