

**SAINT JOHN  
HERITAGE  
DEVELOPMENT  
BOARD**

## **AGENDA**

**AUGUST 6, 2014**

**CONSEIL  
D'AMÉNAGEMENT  
DU PATRIMOINE  
DE SAINT JOHN**

## **ORDRE DU JOUR**

**LE 6 AOUT, 2014**



**The City of Saint John  
Heritage Development Board**

**AGENDA**

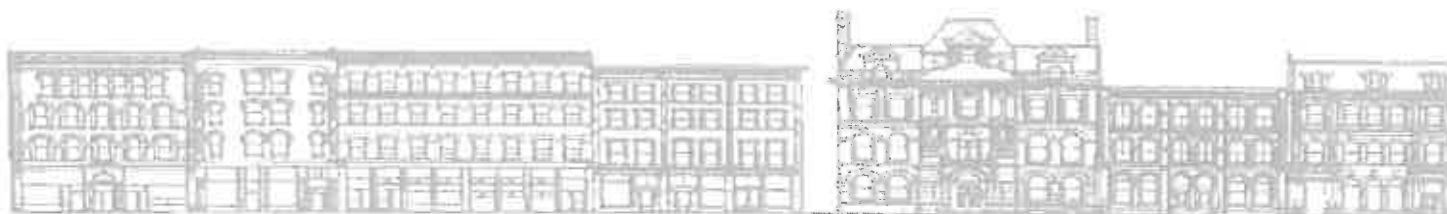
**Wednesday August 6, 2014  
Le 6 aout 2014**

**5:30 P.M. - 10<sup>th</sup> floor Board Room  
à 5 h 30 dans la salle de conférence, au 10<sup>e</sup> étage**

- 1.0 Approval of Agenda/Adoption de l'ordre du jour
- 2.0 Approval of Minutes/Approbation du procès-verbal de la dernière réunion
  - 2.1 July 23, 2014 Meeting Minutes
- 3.0 Business Arising/Revue de la dernière réunion
- 4.0 Introduction of Applicants/Guests/Présentation des requérants et des invités
- 5.0 Applications for Certificates of Appropriateness and Grants/  
Demandes relatives à des certificats de pertinence de à des subventions
  - 5.1 InterAction Performing Arts c/o Michael Wilcott, 228 Germain Street 14-43
    - a) Application for Certificate of Appropriateness
    - b) Draft Certificate of Appropriateness
  - 5.2 Tom Buckley, 27 Queen Street 14-44
    - a) Application for Certificate of Appropriateness
    - b) Draft Certificate of Appropriateness
  - 5.3 Imperial Theatre, 24 King Square South 14-45
    - a) Application for Certificate of Appropriateness
    - b) Draft Certificate of Appropriateness
  - 5.4 Patricia Scullion, 262 Prince William Street 14-45
    - a) Application for Certificate of Appropriateness
    - b) Draft Certificate of Appropriateness
- 6.0 Reports/ Rappports
- 7.0 Other Business/Autre affaires
- 8.0 Next Meeting/Prochaine reunion

14-45

*to be Circulated  
on Tuesday*



## 9.0 Adjournment/Clôture de la réunion



**HERITAGE DEVELOPMENT BOARD  
OF  
THE CITY OF SAINT JOHN**

**WEDNESDAY JULY 23, 2014**

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The meeting of the Heritage Development Board was held in the 10<sup>th</sup> Floor Boardroom of City Hall, commencing at 5:30 pm.

IN ATTENDANCE:

Bob Boyce, Chair  
Patrick McCaffrey, 1<sup>st</sup> Vice Chair  
Gordon Hewitt  
Scott Rinehart  
Colin Waldschutz  
Elizabeth McGahan, 2<sup>nd</sup> Vice Chair  
Bob McVicar

Alice Fudge, Heritage Analyst  
Jill Good, Recording Secretary  
Amy Poffenroth, Deputy Commissioner

REGRETS:

Chris Boudreau  
Councillor Donna Reardon

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**ITEM 1.0      AGENDA**

The following items were added to the agenda under Other Business:

- 7.2    Loyalist Burial Grounds
- 7.3    MBA study - Data gathering project for Heritage and Uptown Saint John
- 7.4    Policy- Partial Demolitions

*MOVED by Bob McVicar, SECONDED by Colin Waldschutz to approve the July 23<sup>rd</sup>, 2014 agenda as amended.*

**CARRIED.**

**ITEM 2.0      MINUTES**

**ITEM 2.1    MINUTES OF THE JULY 9<sup>TH</sup>, 2014 REGULAR MEETING**

*MOVED by Gord Hewitt, SECONDED by Scott Rinehart to approve the July 9<sup>th</sup>, 2014 regular meeting as circulated.*

**CARRIED.**

**ITEM 3.0 BUSINESS ARISING**

There was no business arising.

**ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS**

No guests/applicants were present.

**ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTS****ITEM 5.2A APPLICATION FOR A HERITAGE PERMIT 2014-42  
THANDI'S C/O HOLLY SINGH, 33 CANTERBURY STREET**

Alice Fudge advised that the application is for a Certificate of Appropriateness [Heritage Permit] to paint storefront and wood windows using a new Heritage colour scheme. She recommended approval.

**ITEM 5.2B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2014-42  
THANDI'S C/O HOLLY SINGH, 33 CANTERBURY STREET**

*MOVED by Patrick McCaffrey, SECONDED by Bob McVicar to approve the following:*

*Scrub* all surfaces to be painted with TSP (tri-sodium phosphate); rinse thoroughly with clean water; allow surfaces to dry completely prior to painting (typically 3 days);

*Prime* and paint all wood components using the existing approved colour scheme in keeping with guidelines found in Practical Conservation Guidelines for Paint & Colour

- *HC 110 – Wethersfield Moss* body of storefront panels
- *HC 45 – Shaker Beige* trim, corner boards, plinth boards
- *HC 25 – Quincy Tan* accent
- *Black* – door

This work to be carried out under the following conditions:

1. The proposed work shall be carried out using traditional detailing and materials as required under Section 8 of the Saint John Heritage Conservation Areas By-law and to the satisfaction of the Heritage Officer;
2. The City of Saint John's Buildings & Inspections Services Division be contacted for necessary permits, and no work shall commence prior to the issuance of any and all required Municipal permits, including building permits.
3. No work shall commence until expiry of a fifteen day appeal period pursuant to Section 70(3) of the Act, and providing no appeal is filed with the Assessment & Planning Appeal Board on or before August 7<sup>th</sup>, 2014.

**CARRIED.**

**ITEM 5.1A APPLICATION FOR A HERITAGE PERMIT 2014-40**  
**WILLIAM RECTOR, 20-22 CANTERBURY STREET**

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Alice Fudge advised that the application is for a Certificate of Appropriateness for the restoration of all original wood windows (35), and for brick repointing. She recommended approval.

**ITEM 5.1B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2014-40**  
**WILLIAM RECTOR, 20-22 CANTERBURY STREET**

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*MOVED* by Patrick McCaffrey, *SECONDED* by Elizabeth McGahan to approve the following:

**Repair**, and/or replace as necessary, any deteriorated, or missing wood components, (of original 35 wood windows), window sills, decorative surrounds and with new wood components, matching the profiles, sizes, and detailing of the original components;

**Remove** old and deteriorated putty; replace any cracked, broken, or missing glass and re-putty;

**Repair**, and/or replace as necessary, deteriorated clapboards and shingles;

**Scrub** all surfaces to be painted with TSP (trisodium phosphate); rinse thoroughly with clean water; allow drying completely prior to painting (typically 3 days);

**Prime** and paint all wood components using an approved colour scheme in keeping with guidelines found in Practical Preservation Guidelines for ***PAINT & COLOR***.

**Remove** loose and deteriorated mortar, using hand tools or, where horizontal joints are a minimum of 3/16" (5 mm), a rotary grinder with a thin blade but **ONLY ON HORIZONTAL JOINTS. DO NOT USE GRINDER ON VERTICAL JOINTS;**

**Replace** spalled or damaged bricks with salvaged brick to match original brick in colour, size, and porosity;

**Repoint** existing bricks/lay salvaged bricks, using lime-based mortar, consisting of:

- 1 part White Portland (type 10- grey is not acceptable);
- 2 parts hydrated lime (high calcium soaked minimum 24 hours); and
- 8 parts screened sand

(by mixing lime and sand to create roughage, or "rough stuff", then adding White Portland just prior to use).

This work to be carried out under the following conditions:

1. The proposed work shall be carried out using traditional detailing and materials as required under Section 8 of the Saint John Heritage Conservation Areas By-law and to the satisfaction of the Heritage Officer;

2. The City of Saint John's Buildings & Inspections Services Division be contacted for necessary permits, and no work shall commence prior to the issuance of any and all required Municipal permits, including building permits.
3. No work shall commence until expiry of a fifteen day appeal period pursuant to Section 70(3) of the Act, and providing no appeal is filed with the Assessment & Planning Appeal Board on or before August 7<sup>th</sup>, 2014.

**CARRIED.**

**ITEM 6.0        REPORTS**

There were no reports.

**ITEM 7.0        OTHER BUSINESS**

**ITEM 7.1        LETTER TO THE BOARD-MARY STOKES-REES**

The Board held a brief discussion regarding Ms. Stokes-Rees emailed received July 1, 2014. The email requested that the Heritage Development Board consider the potential for a paint program for heritage properties specifically along Douglas Avenue. The Board discussed that there is grant funding available to heritage property owners.

*MOVED by Patrick McCaffrey, SECONDED by Bob McVicar that the Board draft a letter to Ms. Stokes-Rees summarizing the opportunities for funding of painting through the Heritage Grant Program.*

**CARRIED.**

**ITEM 7.2        LOYALIST BURIAL GROUNDS**

The Board held a discussion expressing their concerns with regards to the smoking area which is established just inside the Loyalist Burial Grounds. Deputy Commissioner Amy Poffenroth explained that from a staff perspective the Board only has the ability to regulate a development and the smoking area does not fit into that definition. She explained that there would be no means to enforce the request to remove the smoking area, but that the Board could write a letter or contact the owner to express their concerns. Bob McVicar indicated that he would contact the owner to discuss.

**ITEM 7.3        MBA STUDY- DATA GATHERING PROJECT FOR HERITAGE & UPTOWNSJ**

Gord Hewitt indicated that the subcommittee formed last meeting to discuss the report from UptownSJ "*The Economics of Saint John's Built Heritage*" would be meeting tonight following the Heritage Board meeting. He explained that fellow Board member Chris Boudreau has hired a MBA student to work with UptownSJ on the heritage properties project and would like to partner with the Heritage Development Board at no cost to the City. The Board expressed their support for the subcommittee.

**ITEM 7.4 POLICY-PARTIAL DEMOLITIONS**

Chair Bob Boyce explained to the Board that there is a need for the Board to review the policy around demolition, more specifically partial demolition which would require a by-law amendment. He provided the example of a property owner requesting to demolish a rear ell of a building or a coach house etc. Board members felt that there could be an opportunity to preserve buildings that are in need of repair if there was a mechanism to demolish only the rear portion and maintain the character defining elements. The Board held a brief discussion regarding other examples of partial demolition in the City of Saint John and agreed that further research was necessary.

**ITEM 8.0 NEXT MEETING**

The next regular Board meeting will be held August 6<sup>th</sup>, 2014.

**ITEM 9.0 ADJOURNMENT**

There being no further business, the meeting adjourned at 6:06 pm.

Amy Poffenroth, P.Eng, MBA  
Deputy Commissioner,  
Growth & Community Development Services





The City of Saint John

**APPLICATION FOR A HERITAGE PERMIT  
[CERTIFICATE OF APPROPRIATENESS]  
2014-43**

**INTERACTION SCHOOL OF PERFORMING ARTS C/O MICHAEL WILCOTT  
228 GERMAIN STREET  
(PID 00003889)**

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Date: August 6<sup>th</sup>, 2014

To: Heritage Development Board

From: Growth and Community Development Services

Prepared by: Alice C. Fudge  
Heritage Officer

Approved by: Amy Poffenroth, P.Eng, MBA  
Deputy Commissioner

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**SUBJECT**

Application for a Certificate of Appropriateness [Heritage Permit] for the replacement of existing roofing materials.

**BACKGROUND**

This building, currently the InterAction School of Performing Arts, is located in the Trinity Royal Heritage Conservation Area. There is a Conservation Plan in place being prepared for this property.

Originally, this was the Germain Street Baptist Church, a two storey brick Gothic Revival building located at 228 Germain Street built in 1879. In 1968, a large section of the Church was replaced by a new structure. Nevertheless, much of the original building remains intact and it continues to play an important role as an historical and religious landmark of Saint John.



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The applicant proposes to replace the existing roof (failing in places) with new roofing materials and to repair as necessary any damage of the roof.

### **ANALYSIS**

This is a Rehabilitation project. Standards (I) through (IX) of Section 8 of *Saint John Heritage Conservation Areas By-law* apply. The modified membrane roof (1968 extension) and the tar and gravel flat roof of the original church building are character-defining elements of this building. Standard (I) recommends that all intact or repairable character-defining elements be conserved. These roofs will be replaced with new roofing materials that match existing.

The proposed work also meets the intent of the By-law, as expressed in the Practical Conservation Guideline for ROOFS.

### **RECOMMENDATION**

Approve a Heritage Permit [Certificate of Appropriateness] for the replacement of existing roofing materials.



**228** GERMAIN STREET : INTER ACTION THEATRE

\* Replace Roof materials .

# Certificate of Appropriateness

City of Saint John

No. 14-43



**Saint John Heritage Development Board**  
Growth and Development Services  
10<sup>th</sup> Floor, City Hall  
Saint John, NB  
E2L 4L1

This Certificate of Appropriateness is issued by authority of the *Heritage Conservation Act* ("Act") and the Saint John Heritage Conservation Areas By-Law to carry out the following work:

**HERITAGE  
PLANNING**

**Growth & Development  
Services**

**INTERACTION SCHOOL OF PERFORMING ARTS C/O MICHAEL WILCOTT  
228 GERMAIN STREET  
(PID 00003889)**

***Remove*** existing modern membrane roofing material from sanctuary roof and tar and gravel material from theatre flat roof;

***Inspect*** substrate boards and repair, and/or replace as necessary, any damaged and /or deteriorated boards;

***Install*** ice and water membrane over entire area of work;

***Install*** modern membrane roofing material to sanctuary roof;

***Install*** tar and gravel roofing material to theatre flat roof.

This work to be carried out under the following conditions:

1. The proposed work shall be carried out using traditional detailing and materials as required under Section 8 of the Saint John Heritage Conservation Areas By-law and to the satisfaction of the Heritage Officer;
2. The City of Saint John's Buildings & Inspections Services Division be contacted for necessary permits, and no work shall commence prior to

the issuance of any and all required Municipal permits, including building permits.

3. No work shall commence until expiry of a fifteen day appeal period pursuant to Section 70(3) of the Act, and providing no appeal is filed with the Assessment & Planning Appeal Board on or before August 21<sup>st</sup>, 2014.

\_\_\_\_\_  
Heritage Officer

\_\_\_\_\_  
Date

DRAFT



The City of Saint John

**APPLICATION FOR A HERITAGE PERMIT  
[CERTIFICATE OF APPROPRIATENESS]  
2014-44**

**TOM BUCKLEY  
27 QUEEN STREET  
(PID 00003913)**

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Date: August 6<sup>th</sup>, 2014

To: Heritage Development Board

From: Growth and Community Development Services

Prepared by: Alice C. Fudge  
Heritage Officer

Approved by: Amy Poffenroth, P.Eng, MBA  
Deputy Commissioner

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**SUBJECT**

Application for a Certificate of Appropriateness [Heritage Permit] for the

- A. repointing of the south and west facing brick walls;
- B. repair of the sandstone pediment above entry door;
- C. paint non-original concrete garage.

**BACKGROUND**

This brick building is located in the Trinity Royal Heritage Conservation Area. There is a Conservation Plan being prepared for this property.

The Amon Wilson Residence is a two storey brick Italianate residential building with off centered



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tower and off centered entrance, built in 1890. The Great Saint John Fire of 1877 destroyed nearly the entire Central Peninsula and the commercial district of the city was quickly rebuilt, but many of the residential lots to the south of the commercial district were not immediately built upon. This was due in part to residents building further away from the commercial districts in addition to many residents deserting the city in need of immediate employment. One other factor for the need of less space was that the post fire buildings were more accommodating so fewer buildings were needed. Heritage value is also recognized through some of the building's earliest occupants. The home was built in 1890 as the retirement home for George Travis. George was born in Indiantown in 1821. In his early years he was a lumber surveyor. When Canada was formed in 1867 he was appointed to a position in the Inland Revenue Department and later promoted to the position of Collector of Inland Revenue for St. John Division. He retired in 1890 and had this home built.

The building is in need of repointing; however there are very few damaged bricks. On the west wall, water is penetrating through the wall and roof flashing of projecting box-bay window. This will be the immediate focus of the masonry repairs. Secondly, but no less important, is the repair of the cracked sandstone pediment above the entry door.

On the northern property line, a non-original concrete garage needs repair and the applicant proposes to paint the surface with a Heritage approved colour, *Georgian Brick*.

### **ANALYSIS**

This is a Rehabilitation project. Standards (I) through (XII) of Section 8 of *Saint John Heritage Conservation Areas By-law* apply. The masonry façade and the sandstone architectural details are character-defining elements of this building. Standards (I) and (VIII) recommend that **all intact or repairable character-defining elements be conserved and maintained on an ongoing basis and that any extensively deteriorated or missing parts of character-defining elements be replaced in kind, where there are surviving prototypes for reference.**

In summary, the proposed work meets the intent of the *Saint John Heritage Conservation Areas By-law* and the *Standards for Conservation of Existing Buildings*, specifically those Standards relating to maintenance/repair/replacement of a structure's character-defining elements and as expressed in the Practical Conservation Guidelines for MASONRY.

### **RECOMMENDATION**

Approve a Heritage Permit [Certificate of Appropriateness] for the

- A. repointing of the south and west facing brick walls;
- B. repair of the sandstone pediment above entry door;
- C. paint non-original concrete garage.

27 QUEEN STREET







Box Bay Window - Repoint



Street Façade - Repoint & Repair

Sandstone

# Certificate of Appropriateness

City of Saint John

No. 14-44



**Saint John Heritage Development Board**  
Growth and Development Services  
10<sup>th</sup> Floor, City Hall  
Saint John, NB  
E2L 4L1

This Certificate of Appropriateness is issued by authority of the *Heritage Conservation Act* ("Act") and the Saint John Heritage Conservation Areas By-Law to carry out the following work:

## HERITAGE PLANNING

Growth & Development  
Services

**TOM BUCKLEY**  
27 QUEEN STREET  
(PID 00003913)

**Remove** loose and deteriorated mortar and brickwork, using rotary grinders ONLY on middle of horizontal joints - remove the remainder with hand tools - DO NOT USE GRINDERS ON VERTICAL JOINTS - Where possible, salvage for re-use any existing undamaged brick which require removal - Joints to be raked out not to exceed original joint width - Do not round corners or edges of bricks.

**Replace** spalled or damaged bricks with salvaged brick to match original brick in colour, size, and porosity;

**Repair** damaged sandstone around entrance entablature, as needed, with salvaged stone to match original in detail, colour, size, and porosity; re-set stonework and point;

**Repoint** existing bricks/lay salvaged bricks using lime-based mortar, consisting of:

- 1 part White Portland (type 10- grey is not acceptable);
- 2 parts high calcium hydrated lime that has been soaked minimum 24 hours;  
(dolomite-based lime used for agricultural purposes, is not acceptable); and

- 8 parts screened sand

Mix the lime and sand to create roughage, or “rough stuff”, then add the White Portland just prior to use - Carefully match colour and texture of the original mortar;

**Wash** down masonry using a mild restoration cleaner [Sure Klean 600, or similar].

This work to be carried out under the following conditions:

1. The proposed work shall be carried out using traditional detailing and materials as required under Section 8 of the Saint John Heritage Conservation Areas By-law and to the satisfaction of the Heritage Officer;
2. The City of Saint John's Buildings & Inspections Services Division be contacted for necessary permits, and no work shall commence prior to the issuance of any and all required Municipal permits, including building permits.
3. No work shall commence until expiry of a fifteen day appeal period pursuant to Section 70(3) of the Act, and providing no appeal is filed with the Assessment & Planning Appeal Board on or before August 21<sup>st</sup>, 2014.

\_\_\_\_\_  
Heritage Officer

\_\_\_\_\_  
Date



The City of Saint John

**APPLICATION FOR A HERITAGE PERMIT  
[CERTIFICATE OF APPROPRIATENESS]  
2014-46**

**PATRICIA SCULLION  
262 PRINCE WILLIAM STREET  
(PID 00006049)**

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Date: August 6<sup>th</sup>, 2014

To: Heritage Development Board

From: Growth and Community Development Services

Prepared by: Alice C. Fudge  
Heritage Officer

Approved by: Amy Poffenroth, P.Eng, MBA  
Deputy Commissioner

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**SUBJECT**

Application for a Certificate of Appropriateness [Heritage Permit] to scrape and paint the building.

**BACKGROUND**

This three-storey wood frame building is located in the Trinity Royal Heritage Conservation Area. There is no Conservation Plan in place for this property.

The property owner proposes to paint the exterior of her house with a Historic tri-color pallet. The wood cladding and wood details will be scraped, primed and painted. The proposed colour pallet coordinates with the adjacent historic buildings.



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## **ANALYSIS**

This is a Rehabilitation project. Standards (I) through (XII) of Section 8 of *Saint John Heritage Conservation Areas By-law* apply. The proposed colours are [C.I.L.]:

*Heavy Cream* – body

*Potter's Clay* – trim

*Claret* – Window sashes and door

The proposed work meets the intent of the Saint John Heritage Conservation Areas By-law and the Standards for Conservation of Existing Buildings, as expressed in the Practical Preservation Guidelines for WOOD and PAINT & COLOUR.

## **RECOMMENDATION**

Approve a Heritage Permit [Certificate of Appropriateness] to scrape and paint the building.



262 PRINCE WILLIAM ST.

- Claret (burgundy) Windows
- Heavy Cream-Body
- Potter's Clay-Trim

# Certificate of Appropriateness

City of Saint John

No. 14-46



**Saint John Heritage Development Board**  
Growth and Development Services  
10<sup>th</sup> Floor, City Hall  
Saint John, NB  
E2L 4L1

This Certificate of Appropriateness is issued by authority of the *Heritage Conservation Act* ("Act") and the Saint John Heritage Conservation Areas By-Law to carry out the following work:

**HERITAGE  
PLANNING**

Growth & Development  
Services

**PATRICIA SCULLION**  
262 PRINCE WILLIAM STREET  
(PID 00006049)

***Remove*** loose and deteriorated paint from wood siding, wood windows, doors and trim components, using infra-red heat guns or hand scrapers. DO NOT USE OPEN FLAME of propane torch (flame may wick into building with disastrous results);

***Prime*** and paint wooden shingles and trim of building using the following heritage colour scheme in keeping with the Practical Conservation Guidelines for *Paint & Colour* :

- CIL *Heavy Cream*: body;
- CIL *Potter's Clay*: trim;
- CIL *Claret*: window sashes and door;

This work to be carried out under the following conditions:

1. The proposed work shall be carried out using traditional detailing and materials as required under Section 8 of the Saint John Heritage Conservation Areas By-law and to the satisfaction of the Heritage Officer;

2. The City of Saint John's Buildings & Inspections Services Division be contacted for necessary permits, and no work shall commence prior to the issuance of any and all required Municipal permits, including building permits.
3. No work shall commence until expiry of a fifteen day appeal period pursuant to Section 70(3) of the Act, and providing no appeal is filed with the Assessment & Planning Appeal Board on or before August 21<sup>st</sup>, 2014.

\_\_\_\_\_  
Heritage Officer

\_\_\_\_\_  
Date

DRAFT





The City of Saint John

**APPLICATION FOR A HERITAGE PERMIT  
[CERTIFICATE OF APPROPRIATENESS]  
2014-45**

**IMPERIAL THEATRE INC.  
24 KING SQUARE SOUTH  
(PID 55196885)**

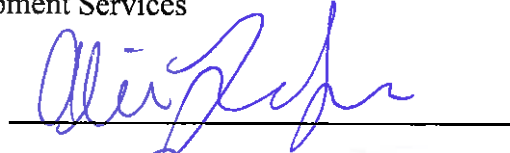
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Date: August 6<sup>th</sup>, 2014

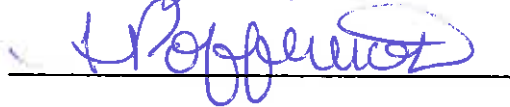
To: Heritage Development Board

From: Growth and Community Development Services

Prepared by: Alice C. Fudge  
Heritage Officer



Approved by: Amy Poffenroth, P.Eng, MBA  
Deputy Commissioner



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**SUBJECT**

Application for a Certificate of Appropriateness [Heritage Permit] to

- A. Install façade safety netting to the top level, north façade;
- B. Create five exploratory openings in the masonry wall and reinstate material.

**BACKGROUND**

As described on the *New Brunswick Register of Historic Places*, the Imperial Theatre is a four-storey brick and concrete Neo-Classical Revival building with a large segmented arch in the center of the front façade. It was constructed between 1912 and 1913, designed by the Philadelphia architect Albert Westover. It is located at the south side of King Square in the Trinity Royal Heritage Conservation Area. There is a Conservation Plan in place for this property.



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## ANALYSIS

The proposed work is a preliminary evaluation of the building's structure and a precautionary measure for public safety.

**A. Façade safety netting.** It will be located as per the drawings: upper level of the main façade, and partially on the east and west heritage facades. This is “structural” netting that is fastened at the mortar joints to contain any potential brick spalls from falling to the sidewalk level. The focus of this scope of work is to minimise risk to public safety. It is a temporary measure until the next phase, which will be conservation repairs.

**B. Exploratory openings.** There are 5 exploratory openings proposed (locations as per the drawings), which will open the masonry to the wall core to review and evaluate the existing conditions and construction. The purpose of this scope of work is evaluation in order to begin developing the appropriate repair approach for the next phase. All openings are temporary and will be rebuilt with the existing materials.

This is a Rehabilitation project. Standards (I) through (XII) of Section 8 of *Saint John Heritage Conservation Areas By-law* apply. The components of the masonry façade are character-defining elements of this building. Standard (VI) expresses to **Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken**; this supports the use of the façade safety netting.

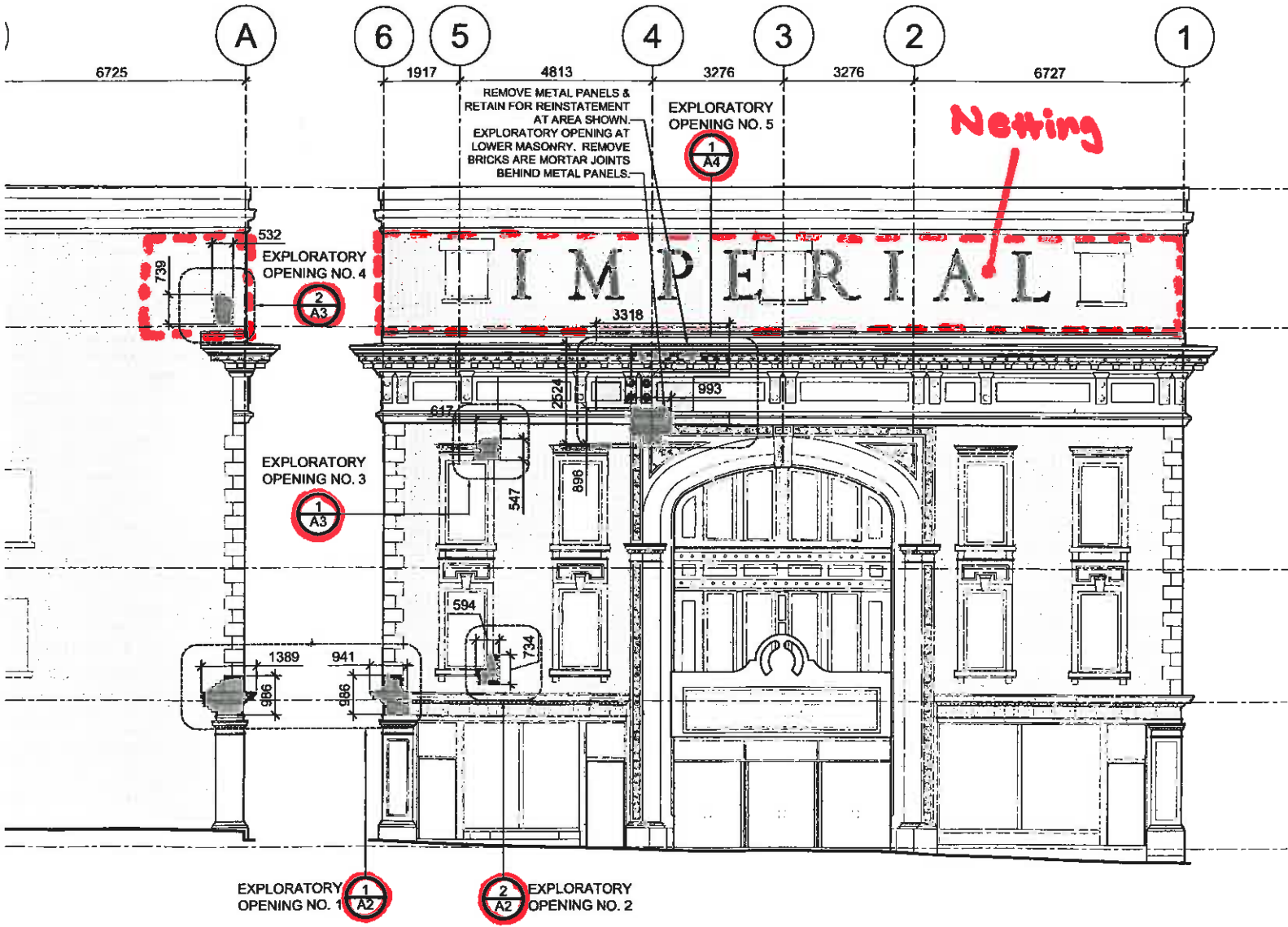
The scope of work will include the removal of the exterior cladding material (masonry) in the five specific locations to reveal as-found condition. The cladding material will be set aside for reinstatement in closing of the openings. Openings will have temporary supports as required. The Architect will review each opening to observe and determine the conditions, and then the openings shall be closed off. Standard (VII) recommends: **Evaluate the existing condition of character defining elements to determine the appropriate intervention needed. Use the gentlest means possible in any intervention. Respect heritage value when undertaking an intervention.**

The proposed work meets the intent of the *Saint John Heritage Conservation Areas By-law*.

## RECOMMENDATION

Approve a Heritage Permit [Certificate of Appropriateness] to

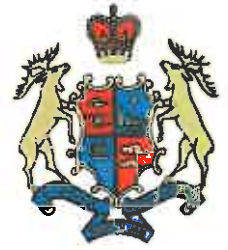
- A. Install façade safety netting to the top level, north façade;
- B. Create five exploratory openings in the masonry wall and reinstate material.



# Certificate of Appropriateness

City of Saint John

No. 14-45



**Saint John Heritage Development Board**  
Growth and Development Services  
10<sup>th</sup> Floor, City Hall  
Saint John, NB  
E2L 4L1

This Certificate of Appropriateness is issued by authority of the *Heritage Conservation Act* ("Act") and the Saint John Heritage Conservation Areas By-Law to carry out the following work:

## HERITAGE PLANNING

Growth & Development  
Services

**IMPERIAL THEATRE**  
**24 KING SQUARE SOUTH**  
**(PID 55196885)**

***Install*** temporary safety netting [Barrytex Polyester Mesh Netting] to the north façade and extending around the sides, east and west elevations, protecting the top level of masonry units; net system must be anchored to masonry mortar joints **ONLY**, fasten with stainless steel anchors (diameter according to size of joint);

***Remove*** exterior masonry cladding at five (5) specified location on the north and west elevations; provide temporary support at test openings as required;

***Reinstate*** masonry after observation exercise;

This work to be carried out under the following conditions:

1. The proposed work shall be carried out using traditional detailing and materials as required under Section 8 of the Saint John Heritage Conservation Areas By-law and to the satisfaction of the Heritage Officer;
2. The City of Saint John's Buildings & Inspections Services Division be contacted for necessary permits, and no work shall commence

prior to the issuance of any and all required Municipal permits, including building permits.

3. No work shall commence until expiry of a fifteen day appeal period pursuant to Section 70(3) of the Act, and providing no appeal is filed with the Assessment & Planning Appeal Board on or before August 21<sup>st</sup>, 2014.

\_\_\_\_\_  
Heritage Officer

\_\_\_\_\_  
Date

DRAFT