

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

WEDNESDAY AUGUST 6, 2014

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

IN ATTENDANCE:

Bob Boyce, Chair
Patrick McCaffrey, 1st Vice Chair
Chris Boudreau
Councillor Donna Reardon
Gordon Hewitt
Scott Rinehart
Colin Waldschutz
Elizabeth McGahan, 2nd Vice Chair
Bob McVicar

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

REGRETS:

ITEM 1.0 AGENDA

MOVED by Elizabeth McGahan, SECONDED by Donna Reardon to approve the August 6th, 2014 agenda as circulated.

CARRIED.

ITEM 2.0 MINUTES

ITEM 2.1 MINUTES OF THE JULY 23RD, 2014 REGULAR MEETING

MOVED by Elizabeth McGahan, SECONDED by Scott Rinehart to approve the July 23rd, 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 were present.

ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTS**ITEM 5.1A APPLICATION FOR A HERITAGE PERMIT 2014-43
INTERACTION PERFORMING ARTS C/O MICHAEL WILCOTT, 228 GERMAIN STREET**

Alice Fudge advised that the application is for a Certificate of Appropriateness [Heritage Permit] for the replacement of existing roofing materials. She recommended approval.

**ITEM 5.1B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2014-43
INTERACTION PERFORMING ARTS C/O MICHAEL WILCOTT, 228 GERMAIN STREET**

Alice Fudge provided an overview of the application to the Board. Owner Michael Wilcott explained to the Board that upon further review by his roofing company of the original building that the roof is made of modified bitman and that he wished to amend his application to allow for replacement of the like instead of tar and gravel. Heritage Officer Alice Fudge advised that staff recommendation would allow for the installation of a modified bitman roof and that the amendment to the certificate of appropriateness would be made.

MOVED by Patrick McCaffrey, *SECONDED* by Scott Rinehart to approve the following:

Remove existing roofing material from roof of the addition and from the flat roof of the original building;

Remove original slate shingles from rear portion of roof on the original building; save slate material;

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

Install modern membrane roofing material to addition (sanctuary) roof;

Install modern membrane roofing material to original flat roof;

Install 3-in-1 asphalt shingles to match roofing material of original building.

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 21st, 2014.

CARRIED.

Mr. Wilcott advised that during the research and review of the property by the architect hired to prepare the Conservation Plan, it was discovered that there is approximately 120 sq ft of slate shingles located on the rear of the tower on the original building. Mr. Wilcott requested that the Board consider the removal of these slate shingles during the roof work. The Board discussed briefly and agreed that the slate shingles could be removed and requested that the owner salvage and store the slate for future use to which the owner agreed.

MOVED by Patrick McCaffrey, SECONDED by Scott Rinehart to amend the certificate of appropriateness to include the removal and salvaging of the slate shingles located on the rear of the tower on the original building.

CARRIED.

ITEM 5.2A APPLICATION FOR A HERITAGE PERMIT 2014-44
TOM BUCKLEY, 27 QUEEN STREET

Alice Fudge advised that the application is 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.

She recommended approval.

ITEM 5.2B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2014-44
TOM BUCKLEY, 27 QUEEN STREET

MOVED by Patrick McCaffrey, SECONDED by Scott Rinehart to approve the following:

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 21st, 2014.

Alice Fudge advised the Board that the owner intends to conduct the repointing of the building over a two year period and that he is in the process of having a Conservation Plan prepared.

CARRIED.

ITEM 5.3A APPLICATION FOR A HERITAGE PERMIT 2014-45
IMPERIAL THEATRE, 24 KING SQUARE SOUTH

Alice Fudge advised that the application is 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.

She recommended approval.

ITEM 5.3B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2014-45
IMPERIAL THEATRE, 24 KING SQUARE SOUTH

MOVED by Colin Waldschutz, **SECONDED** by Scott Rinehart to approve the following:

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 21st, 2014.

CARRIED.

ITEM 5.4A APPLICATION FOR A HERITAGE PERMIT 2014-46
PATRICIA SCULLION, 262 PRINCE WILLIAM STREET

Alice Fudge advised that the application is for a Certificate of Appropriateness [Heritage Permit] to scrape and paint the building. She recommended approval.

ITEM 5.4B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2014-46
PATRICIA SCULLION, 262 PRINCE WILLIAM STREET

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

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 21st, 2014.

CARRIED.

ITEM 6.0 REPORTS

There were no reports.

ITEM 7.0 OTHER BUSINESS

7.1 UPTOWNSJ-MBA STUDENT

Chris Boudreau provided the Board with an update that an MBA student had begun work on the data collection for heritage/UptownSJ, understanding the "path to decay" that a building takes, the stakeholders involved as well as understanding their Key Performance Indicators, priorities and mandates. He advised the Board that the student is with UptownSJ for the next 8 weeks and that he will share the results with the Board at a later date.

7.2 HISTORICAL SOCIETY

Bob Boyce and Elizabeth McGahan were honoured today by the Historical Society. An awards ceremony was held honouring individuals around the Province for their contributions to heritage.

ITEM 8.0 NEXT MEETING

The next regular Board meeting will be held August 20, 2014.

ITEM 9.0 ADJOURNMENT

There being no further business, the meeting adjourned at 6:00 pm.

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