

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

WEDNESDAY JANUARY 23, 2013

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

IN ATTENDANCE: Leona Laracey, Chair
 Colin Waldschutz, 1st Vice Chair
 Patrick McCaffrey, 2nd Vice Chair
 Councillor Donna Reardon
 Richard Gradon
 Gordon Hewitt
 Elizabeth McGahan
 Alex Pesold

Amy Poffenroth, Deputy Commissioner
Alice Fudge, Heritage Analyst
Lynda Lockhart, Recording Secretary

REGRETS: Jim Bezanson, Secretary/Heritage Development Officer
 Heather Urquhart

ITEM 1.0 AGENDA

The following Other Business items were added to the agenda:

- Update on Board Appointments
- Election of Officers

MOVED by Colin Waldschutz, *SECONDED* by Patrick McCaffrey, to approve the agenda as amended.

CARRIED.

ITEM 2.0 MINUTES

ITEM 2.1 MINUTES OF THE JANUARY 9, 2013 MEETING

MOVED by Gordon Hewitt *SECONDED* by Patrick McCaffrey to approve the January 9, 2013 minutes as presented.

CARRIED.

The Chair introduced the new Heritage Officer Alice Fudge.

ITEM 3.0 BUSINESS ARISING

ITEM 3.1 HERITAGE AWARDS

The Chair drew the Board's attention to the list of heritage projects for 2012 and questioned staff if they had a list of completed projects to which Amy Poffenroth responded the projects were currently being reviewed to ensure the work completed was in compliance with heritage guidelines and further indicated it was unlikely this review would be completed before the next meeting.

Discussion ensued with respect to a process for identifying potential award winners before Heritage Week February 18-24, 2013. Colin Waldschutz, Patrick McCaffrey and Elizabeth McGahan agreed to form a sub-committee to review the list of completed projects and devise a short list for the next meeting.

ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS

Stephen Buckley of 215 Douglas Avenue was introduced to the Board members.

ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTS

**ITEM 5.3B APPLICATION FOR A CONSERVATION GRANT 13-06A
STEPHEN BUCKLEY, 215 DOUGLAS AVENUE**

Stephen Buckley provided the Board with an update of the work completed to date noting that the mason had removed all of the bricks, cleaned what could be salvaged and replaced deteriorated brick with new when necessary. Mr. Buckley indicated that as the brick wall had been completely dismantled, they took the opportunity to insulate the front façade and carry out foundation repairs. He indicated there were two window sills that need to be replaced.

Richard Gradon questioned the type of insulation used as an inappropriate product could change the thermodynamics performance of the wall which could have negative effects. As this case the wall was a brick veneer, the insulation is not as much of a concern as the material applied to the wood sheathing. Mr. Gradon indicated these are very important details that have effects on the long term performance of the wall, and it is unfortunate that the work has been completed. He cautioned the Board, in the future when presented with an application whereby the exterior wall has been removed, the Board request detailed information on the type of insulation and barriers that are to be used in the project.

***MOVED** by Councillor Donna Reardon, **SECONDED** by Colin Waldschutz to approve a Heritage Conservation Grant for 25% up to a maximum of \$5,000.00 for masonry repairs and repointing.*

On the question, staff clarified that the grant was from the 2013 budget and only work completed in 2013 would be eligible. Mr. Buckley confirmed that he had asked his mason to separate work carried out in each year. He indicated he was aware that the 2012

Grant Program had been depleted but that he had to begin emergency remedial work in 2012. The work is ongoing and will be in excess of \$50,000.00.

CARRIED.

ITEM 5.3 A APPLICATION FOR A CONSERVATION PLAN GRANT 13-06
STEPHEN BUCKLEY, 215 DOUGLAS AVENUE

*Given the extenuating circumstances that emergency repairs were required prior to the Conservation Plan Grant being approved, it was **MOVED** by Alex Pesold, **SECONDED** by Councillor Donna Reardon to approve a Heritage Conservation Plan Grant for 50% up to a maximum of \$1,000.00 on the condition that Conservation Plan be completed by the end of March 2013.*

CARRIED.

ITEM 5.2A APPLICATION FOR A HERITAGE PERMIT 2013-05
ERIC FALKJAR, 160 SYDNEY STREET

Leona Laracey introduced the applicant, Eric Falkjar and indicated he has been an extremely conscientious property owner diligently carrying out repairs on his building yearly in compliance with the Conservation Plan and asked Mr. Falkjar to proceed outlining the work he planned to carry out this year.

Mr. Falkjar reviewed the application for a Heritage Permit [Certificate of Appropriateness] to carry out masonry and window repairs on the south façade. He indicated that when carrying out the work on the other facades, they determined that the upper portion of the walls were brick veneer. When questioned if he had planned to insulate, Mr. Falkjar indicated it was not his intent to insulate as he was informed this may lead to moisture/condensation problems and eventually cause damage.

Richard Gradon questioned the applicant's use of tie-backs and indicated in his opinion such use was not an ideal method to control moisture in a wall. He cautioned if there is not a defined air space between the brick and tieback, it will break down. He suggested an alternative method of using a drainage sheet/plain. With respect to the applicant's comments that insulating the wall might cause deterioration at a later date, Mr. Gradon indicated that was not the case as the façade is a brick veneer and because of the thermodynamic of a pressured equalized wall, will still function as a veneer application when insulated.

ITEM 5.2A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2013-05
ERIC FALKJAR, 160 SYDNEY STREET

***MOVED** by Alex Pesold, **SECONDED** by Richard Gradon to approve the following:*

Remove** loose and deteriorated mortar and brickwork on the south wall of the main building using hand tools and rotary grinders **ONLY** on middle of horizontal joints. **DO NOT USE GRINDERS ON VERTICAL JOINTS;

***Replace** spalled or deteriorated brick, using salvaged brick of similar porosity size and colour;*

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; 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.

***Note: Measures or precautions need to be undertaken to ensure mortar is allowed to cure a minimum of 28 days at no less than 10 degrees Celcius ambient temperature.**

Wash down masonry using Sure Klean Restoration Cleaner;

Remove decorative metal window grills and remove paint using wire brush and/or commercial paint remover. Dust clean metal and repaint with rust resistant black paint.

This work to be carried out under the following conditions:

1. Joints to be raked out not to exceed original joint width (use grinder only on middle of horizontal joints only, then remove remainder with hand tools.) **DO NOT USE GRINDERS ON VERTICAL JOINTS.**
2. Do not round corner edges of bricks;
3. Carefully match colour and texture of original white lime mortar;
4. The proposed work to be carried out using traditional detailing and materials as required under Section 8 of the Saint John Heritage Conservation Areas By-law;
5. The Buildings & Inspection Services Department be contacted for necessary permits;
6. No work shall commence until expiry of a fifteen-day appeal period pursuant to Section 15(1) of the Act, and providing no appeal is filed with the Provincial Appeal Board on or before February 7, 2013;
7. No work shall commence until a start-up meeting has been held on site with Heritage staff to review procedures for removal or mortar;
8. A test area will be prepared for review by Heritage Staff following start-up meeting and before commencement of the work.

CARRIED

**ITEM 5.2A APPLICATION FOR A HERITAGE REHABILITATION GRANT 13-05
ERIC FALKJAR, 160 SYDNEY STREET**

MOVED by Councillor Donna Reardon, **SECONDED** by Richard Gradon to approve a Heritage Rehabilitation Grant of 25% of costs up to \$5,000.00 for window and masonry repairs on the south façade of 160 Sydney Street.

CARRIED.

Discussion ensued with respect to insulating heritage properties. It was suggested researching some of the published information on this subject and make it available to property owners.

ITEM 5.1A APPLICATION FOR A HERITAGE PERMIT 2013-03A
PAUL JACK/MAX MUSIYENKO, 88 ORANGE STREET

Leona Laracey advised the Board, at their January 9, 2013 meeting tabled an application to install two wood windows on the front façade and requested the owner consider revising the design of the two proposed windows to restore the heritage character of the building by installing, in each of the window openings, two separate wooden windows with a vertical dividing post. Ms. Laracey reviewed the revised application for a Heritage Permit.

The Board expressed concerns not knowing the size of the windows and openings and suggested the application be tabled pending clarification from the applicant.

ITEM 5.1B DRAFT CERTIFICATE OF APPROPRIATENESS 2013-03A
PAUL JACK/MAX MUSIYENKO, 88 ORANGE STREET

MOVED by Patrick McCaffrey, *SECONDED* by Elizabeth McGahan to table the application pending further clarification as to the size of the windows, openings and the trim.

CARRIED.

Staff indicated they would follow up with the applicant.

ITEM 5.1C APPLICATION FOR A HERITAGE MAINTENANCE GRANT 13-03A
PAUL JACK/MAX MUSIYENKO, 88 ORANGE STREET

MOVED by Colin Waldschutz, *SECONDED* by Richard Gradon to table a Heritage Maintenance Grant pending clarification of construction details of the Heritage Permit.

CARRIED.

ITEM 6.0 REPORTS

There were no reports.

ITEM 7.0 OTHER BUSINESS

7.1 ELECTION OF OFFICERS

Chair

Colin Waldschutz assumed the Chair and called for nominations for the position of Chair. Leona Laracey and Patrick McCaffrey were nominated with Patrick McCaffrey declining.

Nominations were called for three times. There being no further nominations, nominations ceased.

Leona Laracey was declared Chair.

1st Vice Chair

Colin Waldschutz called for nominations for the position of Vice Chair. Gordon Hewitt was nominated. Nominations were called for three times. There being no further nominations, nominations ceased.

Gordon Hewitt was declared 1st Vice Chair.

2nd Vice Chair

Colin Waldschutz called for nominations for the position of 2nd Vice Chair. Patrick McCaffrey was nominated. Nominations were called for three times. There being no further nominations, nominations ceased.

Patrick McCaffrey was declared 2nd Vice Chair.

Leona Laracey assumed the Chair and extended gratitude to Colin Waldschutz for all the extra time and effort that he so graciously gave in his position as Vice Chair.

Colin Waldschutz indicated there was a Heritage Fair being held in Market Square next month and suggested the Board might have a table displaying award pictures, information, etc.

7.2 UPDATE OF BOARD APPOINTMENTS

Leona Laracey advised she had drafted a letter to the Nomination Committee and it would be sent shortly.

ITEM 8.0 NEXT MEETING

The next regular Board meeting will be held February 6, 2013, at 5:30 pm.

ITEM 9.0 ADJOURNMENT

There being no further business, the meeting adjourned 7:05 PM

Amy Poffenroth, P.Eng, MBA
Acting Commissioner