

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

**WEDNESDAY JANUARY 9<sup>TH</sup>, 2013**

---

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:                    Leona Laracey, Chair  
   Colin Waldschutz, 1<sup>st</sup> Vice Chair  
   Patrick McCaffrey, 2<sup>nd</sup> Vice Chair  
   Councillor Donna Reardon  
   Richard Gradon  
   Gordon Hewitt  
   Alex Pesold

Amy Poffenroth, Deputy Commissioner  
Jill Flecknell, Recording Secretary

REGRETS:                             Jim Bezanson, Secretary/Heritage Development Officer  
   Elizabeth McGahan

---

**ITEM 1.0            AGENDA**

*Defer items under 3.0 Business Arising until after 5.0 Certificates of Appropriateness and Grants to be respectful of the applicants present.*

***MOVED** by Gordon Hewitt, **SECONDED** by Patrick McCaffrey, to approve the agenda as amended.*

**CARRIED.**

**ITEM 2.0            MINUTES**

**ITEM 2.1            MINUTES OF THE DECEMBER 12<sup>TH</sup>, 2012 MEETING**

***MOVED** by Colin Waldschutz **SECONDED** by Alex Pesold to approve the December 12<sup>th</sup>, 2012 minutes as amended.*

**CARRIED.**

**ITEM 3.0 BUSINESS ARISING****ITEM 3.1 STAFF UPDATE**

Acting Commissioner, Amy Poffenroth updated the Board that Alice Fudge has been successfully recruited for the position of Heritage Analyst and she starts work on January 21, 2013. Ms. Poffenroth explained that a contract with EXP Architects has been secured and compliance inspections will begin next week to finalize the 2012 grant program.

**ITEM 3.2 BUDGET IMPLICATIONS**

Councillor Donna Reardon advised the Board that \$90,000 has been budgeted for the Heritage Grant Program for 2013 and that it has been approved to hire for all vacancies in Growth & Development Services.

**ITEM 3.3 PRACTICAL PRESERVATION GUIDELINES: AWNINGS**

Chair, Leona Laracey made a request to Board members interested in discussing revisions to the Practical Preservation Guidelines, specifically regarding Awnings. Board members discussed that perhaps the guideline could distinguish between functional awnings and decorative awnings as well as grant funding for different styles of awnings. Councillor Donna Reardon, Leona Laracey and Patrick McCaffrey volunteered to form a team for this discussion.

**ITEM 3.4 NOMINATING COMMITTEE**

Leona Laracey noted that Heather Urquhart's term expired December 2012 and that Richard Gradon's term will be expiring on February 1<sup>st</sup>, 2013. Ms. Laracey indicated that it is a part of the Heritage Development Board's rules and procedures to have at least one Board member with professional knowledge and work experience in the field of architecture. Board members discussed the importance of maintaining the current membership and remain effective as a Board, as the Heritage department is dealing with staff vacancies. Both Ms. Urquhart and Mr. Gradon have indicated that they would be happy to serve another three year term.

***MOVED** by Patrick McCaffrey, **SECONDED** by Alex Pesold that Chair Leona Laracey write a letter to the Nominating Committee requesting that Heather Urquhart and Richard Gradon be reappointed.*

**CARRIED.**

**ITEM 3.5 ELECTIONS**

Leona Laracey requested that Recording Secretary, Jill Flecknell send out an email to Board members requesting for nominations for Chair, 1<sup>st</sup> Vice Chair and 2<sup>nd</sup> Vice Chair positions and elections for 2013 will be held at the next regular meeting, January 23<sup>rd</sup>, 2013.

**ITEM 3.6 12-14 BENTLEY STREET**

Amy Poffenroth advised the Board that 1<sup>st</sup> and 2<sup>nd</sup> reading had passed for the public hearing for Common Council to consider an amendment to the Saint John Heritage Conservation Areas By-law, which would remove the property at 12-14 Bentley Street from the Douglas Avenue Conservation Area. 3<sup>rd</sup> Reading is scheduled to be heard on January 21<sup>st</sup>, 2013.

**ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS**

Rick Watters, of Design Arts Signs was present representing the Item 5.1: 38 King Street,

Roland Pinet & Lynn Logan were present representing the Item 5.2: 134 Sydney Street,

Greg Paterson was present representing the Item 5.4 127 King Street East.

**ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTS****ITEM 5.1A APPLICATION FOR A HERITAGE PERMIT 2013-01  
TA-KE SUSHI, 38 KING STREET**

Leona Laracey reviewed the application for a Heritage Permit [Certificate of Appropriateness] to install a new 2' x 20' dimensional wood sign for installation on the fascia of 38 King Street, replacing the existing awning and the previously tabled application for a proposed awning [12-75].

**ITEM 5.1B DRAFT CERTIFICATE OF APPROPRIATENESS 2013-01  
TA-KE SUSHI, 38 KING STREET**

The Board was supportive of the revised application for the wooden fascia sign, in place of the previous application for an awning.

*MOVED by Colin Waldschutz SECONDED by Alex Pesold, to approve the following:*

- Install:** -2' x20' dimensional wood sign,  
-2" x 4" pressure treated frame with crezone plywood face.  
-1" x 3" wood cap with ¼ round inset for frame.  
-White molded plastic letters to read: 12"- "TA-KE SUSHI",  
6"- "JAPANESE & KOREAN"  
-Background colour: Largo Teal (HC742)  
-Border painted Burgundy one shot paint.

This work to be carried out under the following conditions:

1. 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;
2. The Buildings & Inspections Services Department be contacted for necessary permits, and
3. No work shall commence until expiry of a fifteen day appeal period pursuant to Section 15(2) of the Act, and providing no appeal is filed with the Provincial Appeal Board on or before January 24<sup>th</sup>, 2013.

**CARRIED.**

**ITEM 5.1C      APPLICATION FOR A HERITAGE MAINTENANCE GRANT 13-01**  
**TA-KE SUSHI, 38 KING STREET**

---

Leona Laracey advised the Board that the application is for a Heritage Maintenance Grant to install a new wood sign on the fascia of 38 King Street. There is no Conservation Plan in place for the building located in the Trinity Royal Heritage Conservation Area. Staff recommended approving the grant based on the Heritage Grants program funding policy of 15% up to \$277.50.

*MOVED by Colin Waldschutz, SECONDED by Donna Reardon, to approve a Heritage Maintenance Grant of 15% of costs up to \$277.50 for installation of a new wood sign on the fascia of 38 King Street.*

**CARRIED.**

**ITEM 5.2A      APPLICATION FOR A HERITAGE PERMIT 2013-02**  
**LYNN LOGAN & ROLAND PINET, 134 SYDNEY STREET**

---

Leona Laracey reviewed the application for a Heritage Permit [Certificate of Appropriateness] for a previously constructed fire escape.

The Board held a lengthy discussion and determined that the application was incomplete and requested that the following additional information be provided prior to a decision being made: the design of ornamental caps, balusters, and posts; the details on the method of securing the structure to the building; the location of the structure on the building; the materials used to secure the fire escape to the property.

*MOVED by Richard Gradon, SECONDED by Patrick McCaffrey to table the proposed application for a previously constructed fire escape, pending the submission of additional information.*

**CARRIED.**

**ITEM 5.3A      APPLICATION FOR A HERITAGE PERMIT 2013-03**  
**PAUL JACK C/O MAX MUSIYENKO, 88 ORANGE STREET**

---

Leona Laracey reviewed the application for a Heritage Permit [Certificate of Appropriateness] to install two new wood windows to the top floor of the front façade and paint to match existing windows.

The Board requested that the owner consider revising the design of the two proposed wooden windows, to restore the heritage character to the building by installing in each window opening two separate wooden windows with a vertical dividing post, which is present on the building immediately adjacent.

*MOVED by Colin Waldschutz, SECONDED by Alex Pesold to table the proposed application for the installation of two new wood windows on the top floor of the front façade of 88 Orange Street, pending the submission of a revised drawing of the proposed windows which restores*

**CARRIED.**

**ITEM 5.4A APPLICATION FOR A HERITAGE PERMIT 2013-04**  
**GREG PATERSON, 127 KING STREET EAST**

---

Leona Laracey reviewed the application for a Heritage Permit [Certificate of Appropriateness] to finish painting the west side of 127 King Street East as was originally approved in Certificate of Appropriateness [10-83] and amend to include the installation of four new wood windows on the left hand side of the main floor of the front façade and paint trim.

**ITEM 5.4B DRAFT CERTIFICATE OF APPROPRIATENESS 2013-04**  
**GREG PATERSON, 127 KING STREET EAST**

---

Leona Laracey questioned if applicant, Greg Paterson could provide the Board with more details surrounding the approximate costs of the project to identify the funding ratios for the grant. Mr. Paterson indicated that the entire project would cost approximately \$10,000.00 however \$1,000.00 of that total would be for windows and \$9,000.00 would be allocated for painting.

*MOVED by Colin Waldschutz SECONDED by Patrick McCaffrey to approve the following:*

**Install** four (4) new wood vertical light storm windows – windows to be installed on left hand side of the main floor of the front façade;

**The following items had been previously approved [Certificate of Appropriateness 10-83]:**

**Continuing painting work on the west side of the subject property:**

**Remove** loose and deteriorated paint from exterior walls and trim components, using infrared heat guns or hand scrapers. DO NOT USE OPEN FLAME of propane torch (flame may wick into building with disastrous results);

**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 heritage colour scheme, in keeping with the Practical Conservation Guidelines for Paint & Colour.

- *Benjamin Moore HC-99 Abingdon Putty:* body and architectural highlights;
- *Benjamin Moore HC-xx Nile Green:* trim;
- *Benjamin Moore HC-xx Essex Green:* doors, window sashes, entablatures

This work is to be carried out under the following conditions:

1. 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;

2. The Buildings & Inspections Services Department be contacted for necessary permits, and
3. No work shall commence until expiry of a fifteen day appeal period pursuant to Section 15(2) of the Act, and providing no appeal is filed with the Provincial Appeal Board on or before January 24<sup>th</sup>, 2013.

**CARRIED.**

**ITEM 5.4C      APPLICATION FOR A HERITAGE MAINTENANCE GRANT 13-04**  
**GREG PATERSON, 127 KING STREET EAST**

Leona Laracey advised the Board that the application is for a Heritage Conservation Grant to finish painting the west side of 127 King Street East as was originally approved in Certificate of Appropriateness [10-83] and amend to include the installation of four new wood windows on the left hand side of the main floor of the front façade and paint trim.. A Conservation Plan is in place for the building located in the King Street East Heritage Conservation Area. Staff recommended approving the grant based on the Heritage Grants program funding policy of 15% for painting up to \$1,350.00 and 25% for windows up to \$250.00 for a total project maximum of \$1,600.00.

*MOVED by Colin Waldschutz, SECONDED by Donna Reardon, to approve a Heritage Maintenance Grant of 15% of costs up to \$277.50 for installation of a new wood sign on the fascia of 38 King Street.*

**CARRIED.**

**ITEM 6.0      REPORTS**

There were no reports.

**ITEM 7.0      OTHER BUSINESS**

There was no other business.

**ITEM 8.0      NEXT MEETING**

The next regular Board meeting will be held January 23<sup>rd</sup>, at 5:30 pm.

**ITEM 9.0      ADJOURNMENT**

There being no further business, the meeting adjourned 6:50 p.m.

---

Amy Poffenroth, P.Eng, MBA  
Acting Commissioner

JF