



**SAINT JOHN
HERITAGE
DEVELOPMENT
BOARD**

AGENDA

JULY 24TH, 2013

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

ORDRE DU JOUR

LE 24 JUILLET, 2013



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

AGENDA

**Wednesday July 24th, 2013
Le 24 juillet 2013**

**5:30 P.M. - 10th floor Board Room
à 5 h 30 dans la salle de conférence, au 10^e 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 June 26th In Camera Meeting Minutes (*to be circulated at a later date*)
 - 2.2 July 10th, 2013 Meeting Minutes
- 3.0 Business Arising/Revue de la dernière réunion
 - 3.1 Request for Removal from Heritage Conservation Area-100 Watson Street
- 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 Design Art Signs c/o Rick Watters, 43 Princess Street 13-51
 - a) Application for Certificate of Appropriateness (*to be circulated Monday*)
 - 5.2 Deborah & Bill Ryan, 147 Germain Street 13-52
 - a) Application for Heritage Conservation Grant Renewal [12-20]
- 6.0 Reports/ Rappports
- 7.0 Other Business/Autre affaires
 - 7.1 Heritage Officer Decision-Making Authority
 - 7.2 Heritage Grant Update
- 8.0 Next Meeting/Prochaine reunion
- 9.0 Adjournment/Clôture de la réunion



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

WEDNESDAY JULY 10TH, 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
 Gordon Hewitt, 1st Vice Chair
 Scott Rinehart
 Bob Boyce
 Councillor Donna Reardon
 Patrick McCaffrey, 2nd Vice Chair
 Colin Waldschutz
 Alex Pesold

Jill Flecknell, Recording Secretary
Mark Reade, Senior Planner

REGRETS: Amy Poffenroth, Acting Commissioner
 Alice Fudge, Heritage Analyst
 Jim Bezanson, Secretary/Heritage Development Officer

Elizabeth McGahan

ITEM 1.0 AGENDA

The following item was added for discussion under Other Business:

7.1 Mount Pleasant Demolitions

MOVED by Patrick McCaffrey, **SECONDED** by Donna Reardon to approve the agenda as amended.

CARRIED.

ITEM 2.0 MINUTES

ITEM 2.1 MINUTES OF THE JUNE 26TH, 2013 MEETING

MOVED by Donna Reardon, **SECONDED** by Colin Waldschutz to approve the June 26th, 2013 minutes as circulated.

CARRIED.

ITEM 3.0 BUSINESS ARISING

There was no business arising.

ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS

Holly Singh was present representing *Thandi's, 33 Canterbury Street*.

ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTS**ITEM 5.1A APPLICATION FOR A HERITAGE PERMIT 2013-45A
EXCHANGE ON GERMAIN C/O LISA OLAND, 117 GERMAIN STREET**

Leona Laracey advised that the application is for a Certificate of Appropriateness to a projecting sign on the existing wrought iron bracket, for which Ms. Oland has provided a revised drawing.

**ITEM 5.1B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2013-45A
EXCHANGE ON GERMAIN C/O LISA OLAND, 117 GERMAIN STREET**

MOVED by Donna Reardon, SECONDED by Patrick McCaffrey to approve the following:

Install new 20" high x 40" wide projecting sign, double sided/sandblasted, made from Western Red Cedar using approved heritage colours to match building, 22k Gold Leaf lettering, as per attached sketch. To be installed on existing wrought iron bracket.

- "EXCHANGE"
- "on Germain"
- "DESIGNER CONSIGNMENT"

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 July 25, 2013.

CARRIED.

ITEM 5.2A APPLICATION FOR A HERITAGE PERMIT 2013-47
MICHAEL C. WALLACE, 24 QUEEN STREET

Leona Laracey advised that the application is for a Certificate of Appropriateness to repair/replace wooden trim, prepare and stain south and north facades using a previously approved heritage color scheme.

ITEM 5.2B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2013-47
MICHAEL C. WALLACE, 24 QUEEN STREET

MOVED by Donna Reardon, SECONDED by Gord Hewitt to approve the following:

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

Repair, and/or replace as necessary, any deteriorated wood siding or trim components or deteriorated window or door components, matching originals in size, materials and detailing;

Prime and paint wooden shingles and trim of south and north facades, using the an approved heritage colour scheme in keeping with the Practical Conservation Guidelines for *Paint & Colour*.

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 July 25th, 2013.

CARRIED.

The Board requested that the applicant submit their approved colour scheme, to ensure that it is on file.

ITEM 5.2C APPLICATION FOR A HERITAGE CONSERVATION GRANT 13-47
MICHAEL C. WALLACE, 24 QUEEN STREET

Leona Laracey advised that the application is for a Heritage Conservation Grant to repair/replace wooden trim, prepare and stain south and north facades using a previously approved heritage color scheme. There is a Conservation Plan in place for the building located in the Trinity Royal Heritage Conservation Area.

MOVED by Donna Reardon, SECONDED by Scott Rinehart to approve a Heritage Conservation Grant of 15% up to a maximum of \$600.00 based on project estimates, to repair/replace wooden trim, prepare and stain south and north facades using a previously approved heritage color scheme.

CARRIED.

**ITEM 5.3A APPLICATION FOR A HERITAGE PERMIT 2013-48
CAROLYN LAWTON, 266 LANCASTER AVENUE**

Leona Laracey advised that the application is for a Certificate of Appropriateness to replace two wood storm windows on the East facade and remove, repair, repaint and reinstall thirty existing storm windows from the East and West facades of the building.

**ITEM 5.3B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2013-48
CAROLYN LAWTON, 266 LANCASTER AVENUE**

MOVED by Donna Reardon, SECONDED by Patrick McCaffrey to approve the following:

Remove thirty original storm windows from east and west facade of the building, repair, scrape, paint using a previously approved heritage colour scheme and reinstall;

Remove two original storm windows and replace to match;

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 July 24th, 2013.

CARRIED.

The Board requested that the applicant submit their approved colour scheme, to ensure that it is on file.

**ITEM 5.3C APPLICATION FOR A HERITAGE CONSERVATION GRANT 13-48
AND GRANT RENEWAL FOR 12-41A
CAROLYN LAWTON, 266 LANCASTER AVENUE**

Leona Laracey advised that the application is for a Heritage Conservation Grant to remove/repair/repaint/reinstall thirty storm windows on the East and West facade as well as replace/paint two new wood storm windows to match existing on the East facade. The application also includes a Heritage Grant Renewal for previously approved work

outlined in Certificate of Appropriateness 12-41A which includes: replacing deteriorated wood components on the East facade, scraping, cleaning and repainting the front and East facade. There is a Conservation Plan in place for the building located in the Lancaster Avenue Heritage Conservation Area.

MOVED by Donna Reardon, SECONDED by Patrick McCaffrey to approve a Heritage Conservation Grant for up to a maximum of \$4,470.00 based project estimates provided and on the work outlined in Certificate of Appropriateness [13-48] & Certificate of Appropriateness [12-41A] for 266 Lancaster Avenue.

CARRIED.

ITEM 5.4A APPLICATION FOR A HERITAGE PERMIT 2013-49
THANDI'S C/O HOLLY SINGH, 33 CANTERBURY STREET

Leona Laracey advised that the application is for a Certificate of Appropriateness to remove the existing paintings from the side of the building, reinstall eight 4'x 8' framed paintings using non-corrosive fasteners secured into the mortar joints.

ITEM 5.4B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2013-49
THANDI'S C/O HOLLY SINGH, 33 CANTERBURY STREET

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

Remove six paintings from wall;

Artist Sarah Griffin to paint eight new framed paintings (approximately 4'x 8') of:

- Stompin' Tom Connors
- Alden Nowlan
- Miller Brittain
- Donald Sutherland
- Walter Pidgeon
- Louis B Mayer
- Abraham Gresner
- Fred Ross

Install framed paintings with non-corrosive fasteners securely into the mortar joints.

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 July 25th, 2013.

CARRIED.

Holly Singh advised the Board that Artist Sarah Griffin will be painting the eight panels maintaining the Heritage palette and each painting will have a brief biography underneath. Ms Singh explained that at some point they will light the paintings as well, at which time she will apply for a Certificate of Appropriateness. She invited the Heritage Development Board to the unveiling of the new paintings which is scheduled to take place sometime in September.

ITEM 5.5A APPLICATION FOR A HERITAGE PERMIT 2013-50
VIVIAN MACDONALD, 153 CANTERBURY STREET

Leona Laracey advised that the application is for a Certificate of Appropriateness to repoint brickwork on the front facade of the Canterbury entrance.

ITEM 5.5B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2013-50
VIVIAN MACDONALD, 153 CANTERBURY STREET

MOVED by Donna Reardon, SECONDED by Patrick McCaffrey to approve the following:

Remove loose and deteriorated mortar using hand tools and rotary grinder with 0.80 blade ONLY on middle of horizontal joints: DO NOT USE ON VERTICAL JOINTS.

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

(mix the lime and sand to create roughage, or “rough stuff”, then add 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 Celsius and no greater than 28 degrees Celsius ambient temperature.**

Wash down masonry wall using an approved mild restoration cleaner [Sure Klean 600];

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 July 25th, 2013.

CARRIED.

ITEM 5.5C APPLICATION FOR A HERITAGE CONSERVATION GRANT 13-50
VIVIAN MACDONALD, 153 CANTERBURY STREET

Leona Laracey advised that the application is for a Heritage Conservation Grant for repointing of brickwork on the front facade of the Canterbury entrance. There is a Conservation Plan in place for the building located in the Trinity Royal Heritage Conservation Area.

MOVED by Donna Reardon, SECONDED by Scott Rinehart to approve a Heritage Conservation Grant of a funding ratio of 25% up to a maximum of \$1625.00 for repointing of brickwork on the front facade of the building on Canterbury Street.

CARRIED.

ITEM 6.0 REPORTS

There were no reports.

ITEM 7.0 OTHER BUSINESS

7.1 MOUNT PLEASANT DEMOLITION

Chair Leona Laracey advised the Board that she had been contacted by the media concerning the demolition of buildings on Mount Pleasant Avenue. She explained that while the buildings were not in a designated Heritage Conservation Area, that there is significant heritage inventory in that area as it is Saint John's oldest suburb. Ms. Laracey explained that it is the Heritage Development Board's obligation to alert Common Council of properties that should be protected. Bob Boyce questioned if photographic records were kept by the City and noted that it was the Board's mandate to maintain a photographic record for the community. The Board held a discussion concerning the potential for the development of providing the option for citizens to upload their historical photos to the City of Saint John website.

The Board held a brief discussion concerning enforcement and shared their concerns around illegal parking lots, specifically Germain Street. Members developed a team to arrange a meeting with the Building Inspections department to discuss their concerns with temporary parking lots and the lack of enforcement in the Heritage Area.

ITEM 8.0 NEXT MEETING

The next regular Board meeting will be held July 24th, 2013 at 5:30pm.

ITEM 9.0 ADJOURNMENT

There being no further business, the meeting adjourned 6:18 PM

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

St. George's-St. Jude's Church

Anglican Parish of West Saint John

The Diocese of Fredericton
Rector: The Rev. Rob Salloum
Churchwardens: Ann Stone & Susan Jack

100 Watson Street, Saint John, NB E2M 1G2
Phone: 506-635-8620

16 July 2013

Heritage Development Board
City of Saint John

On behalf of the corporation of the Anglican Parish of West Saint John I would like to request that our church (100 Watson Street) and rectory (183 Duke Street West) be removed from the Heritage Conservation Area of King Street West. Our reasoning behind this request is as follows:

1. We did not request to be included

Although we were aware of some discussions led by Ron Roy (around 2004-2005) about King Street West becoming a Heritage Conservation Area we were always adamant that we did not want to be included. We were shocked to find out we had been included within the heritage area without our consent.

2. We cannot afford to be included

Our parish is the result of a recent amalgamation of two parishes which took place in the hopes of reducing costs. Even with the combined resources our costs are outstripping our income. We will very likely cease to exist within the next two to three years. Should that happen we will need the flexibility to sell or demolish our buildings.

3. Our buildings are clad in vinyl

Our buildings are primarily clad in vinyl siding some of which is aging. We have a small amount of cedar shingles on our church's east wall and steeple. It would be cost prohibitive to revert to shingles when we have to update our vinyl siding.

Our parish takes pride in serving the community of the Lower West Side of Saint John through various forms of outreach and hope to do so for many years to come. Flexibility with our buildings will allow us to continue to focus on this mission.

Sincerely,



Susan Jack, Churchwarden
St. George's-St. Jude's Church
Anglican Parish of West Saint John
506-672-2231

susan.jack@bellaliant.net





The City of Saint John

Supplementary Information for Consideration of a Heritage Conservation Grant

Date: July 24, 2013
To: Heritage Development Board
From: Alice Fudge, Heritage Analyst

Application Number: 13-52
Name: Deborah & Bill Ryan
Mailing Address: 147 Germain Street, Saint John, NB
Postal Code: E2L 2G1

Description of Work: Repointing of the rear portion of the building.

Project Estimate: \$13,000.00 plus tax

Heritage Area: Trinity Royal

Conservation Plan: Yes No

Grant Type: Conservation Grant

Applicable Funding Ratio: 25% for repointing of brickwork at the rear of the building.

Eligible Grant Funding Amount: \$3,250.00

Example of Motion:

Approve a Heritage Conservation Grant of a funding ratio of 25% up to a maximum of \$3250.00 for repointing of brickwork at the rear of the building as previously approved in [12-20].



SAINT JOHN

P.O. Box 1971 Saint John, NB Canada E2L 4L1 | www.saintjohn.ca | C.P. 1971 Saint John, N.-B. Canada E2L 4L1

Certificate of Appropriateness

City of Saint John

No. 2012-20

Saint John Heritage Development Board
Planning and Development
10th Floor, City Hall
Saint John, NB
E2L 4L1



HERITAGE PLANNING

Planning & Development

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

**BILL & DEBORAH RYAN
147 GERMAIN STREET
[PID 00010967]**

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 corner edges of bricks;

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; 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;

***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 Celsius and no greater than 28 degrees Celsius ambient temperature.**

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

Repair, and/or replace as necessary, any deteriorated portion of the metal roof edge flashings, in conjunction with repairs to the upper wall, using material to match the gauge and profile of the original flashing;

Repair, and/or replace as necessary, any deteriorated portion of the metal eavestroughing and downspouts, in conjunction with repairs to the upper wall, using material to match the gauge and profile of the original eavestroughing and downspouts.

This work is 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 Development Officer;
2. The Buildings & Inspection Services Department will be contacted for necessary permits;
3. No work shall commence until the 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 April 12, 2012;
4. No work shall commence until a start-up meeting has been held on site with Heritage staff to review procedures;
5. A test area will be prepared for review by Heritage staff following the start-up meeting and before commencement of the work.

Heritage Development Officer

Date

