



City of Saint John

**SAINT JOHN  
HERITAGE  
DEVELOPMENT  
BOARD**

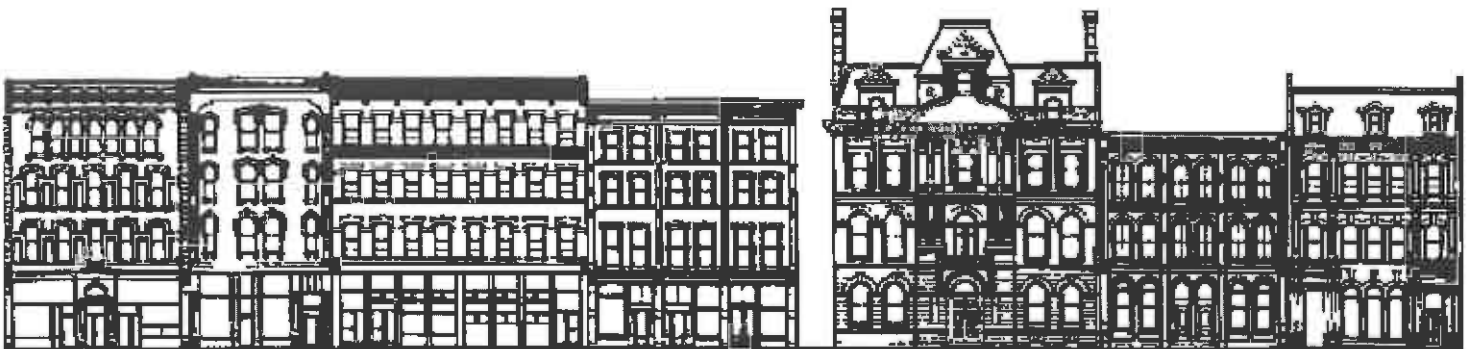
**AGENDA**

**JUNE 20<sup>TH</sup>, 2012**

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

**ORDRE DU  
JOUR**

**LE 20 JUIN, 2012**



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

**AGENDA**

**Wednesday June 20, 2012  
Le 20 juin 2012**

**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 June 6<sup>th</sup>, 2012 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 Gateway Property Management, 88 Orange Street 12-40
    - a) Application for a Certificate of Appropriateness
    - b) Draft Certificate of Appropriateness
  - 5.2 Robin Allen, 84-86 Orange Street 12-45
    - a) Application for a Certificate of Appropriateness
    - b) Draft Certificate of Appropriateness
    - c) Application for a Heritage Rehabilitation Grant
  - 5.3 Alanna Waberski, 180 Germain Street 12-46
    - a) Application for a Certificate of Appropriateness
    - b) Draft Certificate of Appropriateness
    - c) Application for a Heritage Rehabilitation Grant
  - 5.4 Pat Desmond, 8 Queen Square South 12-47
    - a) Application for a Certificate of Appropriateness
    - b) Draft Certificate of Appropriateness
    - c) Application for a Heritage Rehabilitation Grant
  - 5.5 Just Life Society / Marc Pusch, 170 Sydney Street 12-48
    - c) Application for a Heritage Conservation Plan Grant



- 6.0 Reports/ Rapports
- 7.0 Other Business/Autre affaires
- 8.0 Next Meeting/Prochaine réunion
  - 8.1 June 20<sup>th</sup>, 2012
- 9.0 Adjournment/Clôture de la réunion



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

**WEDNESDAY JUNE 6<sup>TH</sup>, 2012**

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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:                    Leona Laracey, Chair  
   Colin Waldschutz, 1<sup>st</sup> Vice Chair  
   Patrick McCaffrey, 2<sup>nd</sup> Vice Chair  
   Richard Gradon  
   Gordon Hewitt  
   Heather Urquhart  
   Elizabeth McGahan  
   Councillor Donnie Snook

Jeff Gauley, Secretary/Heritage Officer  
Jill Flecknell, Recording Secretary

REGRETS:                            Jim Bezanson, Secretary/Heritage Development Officer  
   Alex Pesold

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**ITEM 1.0            AGENDA**

*The following item was added for discussion under Business Arising:*

- 3.1 *Bank of Montreal, 2-10 King Street: Update*
- 3.2 *Fire/Demolition Protocol*

*The following item was added for discussion under Other Business:*

- 7.1 *85-87 Prince William Street*
- 7.2 *Board Initiatives & Priorities*

***MOVED*** by Colin Waldschutz, ***SECONDED*** by Elizabeth McGahan to approve the agenda as amended.

**CARRIED.**

**ITEM 2.0            MINUTES**

**ITEM 2.1            MINUTES OF THE MAY 16<sup>TH</sup>, 2012 MEETING**

***MOVED*** by Elizabeth McGahan, ***SECONDED*** by Patrick McCaffrey to approve the May 16<sup>th</sup>, 2012 minutes as presented

**CARRIED.**

**ITEM 3.0 BUSINESS ARISING**

**ITEM 3.1 BANK OF MONTREAL, 2-10 KING STREET: UPDATE**

Heritage Officer Jeff Gauley advised Board members that BMO has responded to the recommendations of the Board regarding their application for signage at 2-10 King Street [2012-17A]. The previously proposed LED track lighting has been replaced with traditional gooseneck lighting which will be installed on the top of the ground floor cornice ledge. The proposed lettering has been re-positioned slightly higher, to fit within the decorative cornice frieze band, and will be fastened to the building with non-ferrous anchors.

**ITEM 3.2 FIRE PROTOCOL UPDATE**

Jeff Gauley updated the Board that a meeting with Heritage staff, Building Inspection and the Fire Department had not been held. He emailed the Deputy Commissioner of Building & Inspection Services, Amy Poffenroth, with the Board's concerns that the protocols regarding demolition of a heritage building be reviewed. Ms. Poffenroth responded that she agreed that a discussion between departments should take place. The Board requested that Heritage staff arrange a meeting with Amy Poffenroth to discuss protocols and procedures such as salvaging materials from damaged heritage buildings scheduled for demolition.

**ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS**

Eric Falkjar, representing an application for 160 Sydney Street [2012-26A]

**ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTS**

**ITEM 5.1A APPLICATION FOR A HERITAGE PERMIT 2012-26A**  
**ERIC & MICHELLE FALKJAR, 160 SYDNEY STREET**

Jeff Gauley advised the application is for a Heritage Permit [Certificate for Appropriateness] to re-landscape the rear/side yard and replace an existing wood fence/gate. He recommended approval.

**ITEM 5.1B DRAFT CERTIFICATE OF APPROPRIATENESS 2012-26A**  
**ERIC & MICHELLE FALKJAR, 160 SYDNEY STREET**

**Construct** a new landscaped area at the rear (eastern portion) of the south side of the building and the south side of the rear (east) extension of the building, complete with new timber (or cast stone) retaining walls and new 7 ft [2100mm] high wood board fence with gate and 6x6 [150mm x 150mm] wood posts, in keeping with the detailing illustrated in the *Practical Conservation Guideline for Stairs, Decks & Fire Escapes* and the attached sketches.

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 Growth & Development Services and Buildings & Inspection Services departments be contacted for any necessary variances or 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 June 21, 2012;

The Board expressed concerns that, although the proposed retaining wall will not be visible from the street, it should be of a traditional design whether it be wood or cast concrete with the appearance of stone and requested that the applicant provide relevant details to the Heritage Officer for his review.

*MOVED by Colin Waldschutz, SECONDED by Richard Gradon to approve an application to re-landscape the rear/side yard, replace an existing wood fence/gate and replace the existing retaining walls, using either hemlock timbers or cast concrete interlocking blocks, the style and pattern of which is to be determined in consultation with Heritage staff.*

**CARRIED**

**ITEM 5.1C      APPLICATION FOR A HERITAGE REHABILITATION GRANT 2012-26A**  
**ERIC & MICHELLE FALKJAR, 160 SYDNEY STREET**

Jeff Gauley advised that the application is for a Heritage Rehabilitation Grant to construct a wood fence/gate. There is a Conservation Plan [2009] in place for the building, located in the Trinity Royal Heritage Conservation Area. He recommended tabling the grant until the 2012 Heritage Grants program funding policy has been established.

*MOVED by Richard Gradon, SECONDED by Heather Urquhart, to table a Heritage Rehabilitation Grant of 20% of costs for wood fence/gate construction, up to a maximum of \$500.00, until the 2012 Heritage Grants program funding policies have been established.*

**CARRIED**

**ITEM 5.2A      APPLICATION FOR A HERITAGE PERMIT 2012-39A**  
**DEREK RIEDLE, 86 PRINCE WILLIAM STREET**

Jeff Gauley advised the application is for a Heritage Permit [Certificate for Appropriateness] to install a new projecting sign on a refurbished existing support pole. He recommended approval.

**ITEM 5.2B DRAFT CERTIFICATE OF APPROPRIATENESS 2012-39A**  
**DEREK RIEDLE, 86 PRINCE WILLIAM STREET**

*Prime* and paint [black] the existing projecting iron pole bracket, immediately above the entrance;

*Install* new 38" high x 24" wide [965mm x 610mm] projecting sign consisting of an upper arch-topped wood signboard (approximately 2 sq ft) with a raised molded border at its perimeter and a hand-painted graphic on either side to read:

'EIGHT-SIX' [3"/75mm high, upper case, sans serif]; and  
'creative suites' [2"/50mm high, lower case, sans serif]  
[note: the word 'creative' is to be placed upside-down]

From this sign will be suspended a tier of four (4) additional signs (each 1 sq ft), each with a raised molded border and a corporate wordmark (lettering/logo/graphic) on either side to read, in succession:

'Revolution' [3"/75mm high, upper/lower case, sans serif];  
'HEMMINGS HOUSE' [2"/50mm high, upper case, sans serif];  
'acre architects' [1-2"/25-50mm high, lower case, sans serif];  
'#TalonsOfVenice' [3"/75mm high, upper/lower case, sans serif];

This overall five-piece sign is to be constructed of either exterior grade sheet wood or solid cedar - the wood substrate is to be professionally sealed and primed - corporate graphics will be applied using durable lacquers - the sign is to be suspended from the existing projecting iron pole by black wrought iron straps and/or iron eyelet hardware – this same hardware is to be used to interconnect the individual signboards - signs to be painted using colours selected from a historic colours palette [see attached illustration].

[Note: 9 ft/2100mm clearance is required from the underside of the lowest signboard to the surface of the sidewalk below]

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 Growth & Development Services and Buildings & Inspection Services departments be contacted for any necessary variances or 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 June 21, 2012;

Board members were of the opinion that the proposed projecting sign appeared to be more like a business directory than projecting sign, which typically would identify only the adjacent storefront business. It was recommended that that the projecting sign, in this case, be used to identify the building, displaying only the building name and/or civic

address, and that a separate wall sign be installed, preferably on the wall at the recessed entry area, to display names/logos of the building's tenants.

Board members noted that there did not appear to be an existing support pole for the proposed projecting sign and that more details concerning the projecting sign's location would be required.

*MOVED by Patrick McCaffrey, SECONDED by Richard Gradon to table the application. The Board recommended that further direction be given to the applicant by heritage staff, relaying the Board's concerns, and a revised application be submitted.*

**CARRIED**

**ITEM 5.3C APPLICATION FOR A HERITAGE REHABILITATION GRANT 2012-39A  
DEREK RIEDLE, 86 PRINCE WILLIAM STREET**

The item was tabled.

**ITEM 6.0 REPORTS**

There were no reports.

**ITEM 7.0 OTHER BUSINESS**

**ITEM 7.1 28-30 WATER STREET**

Colin Waldschutz advised the Board of work taking place at 28-30 Water Street without a Heritage Permit having been issued. Leona Laracey questioned staff as to what the current protocol is for enforcement of such heritage violations and noted that this protocol would be a topic that the Board could discuss with Deputy Commissioner of Buildings & Inspection Services, Amy Poffenroth. Ms. Laracey also requested that staff follow up with City Solicitor, Francois Beaulieu as he had been asked to make a presentation to the Board concerning violations and enforcement.

**ITEM 7.2 BOARD INITIATIVES 2012**

Colin Waldschutz provided Board members with a revised list of Board Initiatives based on recent discussions and input. Board members volunteered for the projects in which they wished to become involved. This list of initiatives will be circulated via email to Board members and then prioritized in consultation with Department staff.

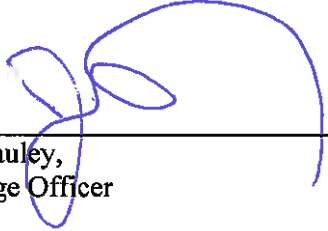
**ITEM 8.0 NEXT MEETING**

The next regular Board meeting is scheduled for June 20<sup>th</sup>, 2012.



**ITEM 9.0 ADJOURNMENT**

There being no further business, the meeting adjourned 7:55 p.m.



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Jeff Gauley,  
Heritage Officer



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Ken Forrest,  
Commissioner

JG: JF



The City of Saint John

**APPLICATION FOR A HERITAGE PERMIT  
[CERTIFICATE OF APPROPRIATENESS]  
2012-40**

**GATEWAY PROPERTY MANAGEMENT  
88 ORANGE STREET  
[PID 00007484]**

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Date: July 20, 2012  
To: Heritage Development Board  
From: Planning and Development  
Prepared by: Jeff Gauley, Heritage Officer

Approved by:

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Ken Forrest  
Commissioner, Growth & Development

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**SUBJECT**

Application for a Heritage Permit [Certificate for Appropriateness] to construct a rooftop walkway/railing

**BACKGROUND**

The 3-storey brick residential building is located in the Orange Street Heritage Conservation Area.

In response to a written requirement from Buildings & Inspection Services, the applicant proposed to construct a walkway above the 2-storey rear (south) extension to provide an exit path which meets egress requirements for the third storey of the main building. The walkway was to be flanked by a railing to provide safe access from the rear of the upper dwelling unit to an existing fire escape stair to be shared with the neighbouring property to the west.

The property manager and contractor met with heritage staff on site to discuss the details of the proposed rooftop walkway. A drawing was to be submitted confirming the agreed upon details. The walkway was built before such a drawing was submitted; however it was built in general



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conformance to what had been discussed. The building manager and contractor have both since apologized for the oversight.

### **ANALYSIS**

This is a Rehabilitation project. Standards (I) through (XII) of Section 8 of *Saint John Heritage Conservation Areas By-law* apply. The completed work meets the intent of these Standards for Conservation of Existing Buildings, as expressed in both these Standards and the Practical Conservation Guidelines for *Stairs, Decks & Fire Escapes*.

Standard (XI) recommends that any new additions are compatible with and respectful of the building's heritage value and character-defining elements. The new rooftop walkway/railing is located and detailed such that it complies with this standard. Standard (XII) recommends that if the new work is removed in the future, the essential form and integrity of the historic place will not be impaired. The completed work meets this standard.

### **RECOMMENDATION**

Approve a Heritage Permit [Certificate for Appropriateness] to construct a rooftop walkway/railing.

# Certificate of Appropriateness

City of Saint John

No. 2012-40



**Saint John Heritage Development Board**  
Planning and Development  
10<sup>th</sup> 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:

**GATEWAY PROPERTY MANAGEMENT**  
**88 ORANGE STREET**  
**[PID 00007484]**

**Construct** a new wood walkway at the rooftop level of the rear (south) extension of the building, complete with a new wood handrailing, incorporating detailing as per the Practical Conservation Guideline for Stairs, Deck & Fire Escapes. [See attached sketch];

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 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 July 5, 2011;

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

\_\_\_\_\_  
Date



The City of Saint John

**APPLICATION FOR A HERITAGE PERMIT  
[CERTIFICATE OF APPROPRIATENESS]  
2012-45**

**ROBIN ALLEN  
84-86 ORANGE STREET  
[PID 00007476]**

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Date: July 20, 2012  
To: Heritage Development Board  
From: Planning and Development  
Prepared by: Jeff Gauley, Heritage Officer

Approved by:

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Ken Forrest  
Commissioner, Growth & Development

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**SUBJECT**

Application for a Heritage Permit [Certificate for Appropriateness] to repair/repoint the brick masonry and associated roof edge flashing, repair window trim/woodwork and paint

**BACKGROUND**

The 3-story brick masonry residential building is located in the Orange Street Heritage Conservation Area.

The applicant proposes to repair and repoint the deteriorated masonry and associated roof edge flashing, primarily at the upper south wall of the rear (south) extension, where there is a pronounced bulging of the brickwork.

The applicant also proposes to repair the window brick mould/trim woodwork components and paint these elements, in keeping with the Practical Conservation Guideline for *Paint & Colour*.



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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 brick masonry is a character-defining element 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.*

Repairs to the brick masonry at the upper south wall will require the rebuilding of the masonry where it had been damaged by water infiltration. Repairs to, and/or replacement of, the roof edge flashings will accompany the masonry repairs to prevent the recurrence of the problem.

Repairs to the existing window surrounds will include the removal of loose and deteriorated paint and caulking, epoxy repairs to the deteriorated portions of the wood components, re-caulking and re-painting.

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 of a structure's character-defining elements and as expressed in the Practical Conservation Guidelines for Masonry, Roofs, Wood and Paint & Colour.

## **RECOMMENDATION**

Approve a Heritage Permit [Certificate for Appropriateness] to repair/repoint the brick masonry and associated roof edge flashing, repair window trim/woodwork and paint.

# Certificate of Appropriateness

City of Saint John

No. 2012-45

Saint John Heritage Development Board  
Planning and Development  
10<sup>th</sup> 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:

**ROBIN ALLEN**  
**84-86 ORANGE STREET**  
**[PID 00007476]**

**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;

**Remove** loose and deteriorated paint from existing wood windows and trim components, using hand scrapers or infrared heat guns. 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 components, including portions of window sash, window frames, sills and brick moulding, with new wood components, matching the profiles and detailing of the original components;

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

**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 new and existing wood components using the previously approved colour scheme, in keeping with guidelines found in Practical Conservation Guidelines for *Paint & Colour*.

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 July 5, 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.

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Heritage Development Officer

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Date





The City of Saint John

**APPLICATION FOR A  
HERITAGE REHABILITATION GRANT  
2012-45**

**ROBIN ALLEN  
84-86 ORANGE STREET  
[PID 00007476]**

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Date: July 20, 2012  
To: Heritage Development Board  
From: Planning and Development  
Prepared by: Jeff Gauley, Heritage Officer

Approved by:   
Ken Forrest  
Commissioner, Growth & Development

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**SUBJECT**

Application for a Heritage Rehabilitation Grant to repair/repoint the brick masonry and associated roof edge flashing, repair window trim/woodwork and paint

**BACKGROUND**

No Conservation Plan is in place for the building, located in the Orange Street Heritage Conservation Area.

**ANALYSIS**

The application meets the criteria of the *Grants for Heritage Conservation Program* funding policies which were used in 2011 and previous years. As such it would be eligible for 20% of costs for masonry repairs/repointing, roof edge flashings repairs/replacement and repairs to window trim/woodwork and painting, up to a maximum of \$1,000.00.



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The 2012 Heritage Grants program funding policies are currently under review and significant amendments are anticipated in order to meet reduced funding availability. As such approval of the grant would be conditional on assessment under guidelines yet to be established.

**RECOMMENDATION**

Table a Heritage Rehabilitation Grant of 20% of costs for masonry repairs/repainting, roof edge flashings repairs/replacement and repairs to window trim/woodwork and painting, up to a maximum of \$1,000.00, *until the 2012 Heritage Grants program funding policies have been established.*



The City of Saint John

**APPLICATION FOR A HERITAGE PERMIT  
[CERTIFICATE OF APPROPRIATENESS]  
2012-46**

**ALANNA WABERSKI  
180 GERMAIN STREET  
[PID 00010728]**

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Date: July 20, 2012  
To: Heritage Development Board  
From: Planning and Development  
Prepared by: Jeff Gauley, Heritage Officer

Approved by:   
Ken Forrest  
Commissioner, Growth & Development

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**SUBJECT**

Application for a Heritage Permit [Certificate for Appropriateness] to replace two (2) wood windows at the upper rear (east) wall/roof, repair/replace associated trim/woodwork, repair the slate tile siding and paint

**BACKGROUND**

The residential building is part of a row of 3-storey brick townhouses located in the Trinity Royal Heritage Conservation Area.

The applicant proposes to replace two (2) deteriorated vertical-sliding primary wood windows at this wall, damaged by water infiltration at the slate siding of the upper wall/roof.

The applicant also proposes to repair the slate shingle siding of this upper wall and repair and/or replace the associated roof edge flashings to resolve this water infiltration issue.



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In addition, the applicant proposes to replace the deteriorated window trim components and paint the new windows and trim, in keeping with the Practical Conservation Guideline for Paint & Colour.

### **ANALYSIS**

This is a Rehabilitation project. Standards (I) through (XII) of Section 8 of *Saint John Heritage Conservation Areas By-law* apply. The slate masonry shingles and wood windows 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.*

Repairs to the slate shingle wall/roof to address the water infiltration issue will require the temporary removal of these shingles to allow for rebuilding of the wall where it had been damaged by water. Repairs and re-flashing of the roof edge will be undertaken to prevent the recurrence of the problem.

The two (2) deteriorated original wood windows will be 'replaced in kind' with two (2) new wood windows. These will match the size, configuration and materials of the original windows, while incorporating double-glazing. The window replacement will include replacement of the deteriorated window surrounds and painting of the windows and trim.

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 of a structure's character-defining elements and as expressed in the Practical Conservation Guidelines for Masonry, Windows, Wood and Paint & Colour.

### **RECOMMENDATION**

Approve a Heritage Permit [Certificate for Appropriateness] to replace two (2) wood windows at the upper rear (east) wall/roof, repair/replace associated trim/woodwork, repair the slate tile siding and paint.

# Certificate of Appropriateness

City of Saint John

No. 2012-46

Saint John Heritage Development Board  
Planning and Development  
10<sup>th</sup> 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:

**ALANNA WABERSKI  
180 GERMAIN STREET  
[PID 00010728]**

**Remove**, temporarily and/or as required, the existing slate masonry shingle tiles at the upper rear (east) roof/wall to provide access to the wall for repairs;

**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 roof edge detailing and flashing;

**Install** two (2) new 2/2 vertical-sliding wood windows to match the size, materials, sash configuration and detailing of the deteriorated original wood windows;

**Repair** and/or replace, as necessary, any deteriorated wood components, including window trim, with new wood components, matching the profiles and detailing of the original components;

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

**Remove** old and deteriorated caulking and putty; and re-putty/re-caulk;

**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 new and existing wood components using the previously approved colour scheme, in keeping with guidelines found in Practical Conservation Guidelines for *Paint & Colour*.

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 July 5, 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.

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Heritage Development Officer

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Date



The City of Saint John

**APPLICATION FOR A  
HERITAGE REHABILITATION GRANT  
2012-46**

**ALANNA WABERSKI  
180 GERMAIN STREET  
[PID 00010728]**

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Date: July 20, 2012  
To: Heritage Development Board  
From: Planning and Development  
Prepared by: Jeff Gauley, Heritage Officer

Approved by:   
Ken Forrest  
Commissioner, Growth & Development

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**SUBJECT**

Application for a Heritage Rehabilitation Grant to replace two (2) wood windows at the upper rear (east) wall/roof, repair/replace associated trim/woodwork, repair the slate tile siding and paint

**BACKGROUND**

No Conservation Plan is in place for the building, located in the Trinity Royal Heritage Conservation Area.

**ANALYSIS**

The application meets the criteria of the *Grants for Heritage Conservation Program* funding policies which were used in 2011 and previous years. As such it would be eligible for 20% of costs, up to a maximum of \$1,000.00.



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The 2012 Heritage Grants program funding policies are currently under review and significant amendments are anticipated in order to meet reduced funding availability. As such approval of the grant would be conditional on assessment under guidelines yet to be established.

**RECOMMENDATION**

Table a Heritage Rehabilitation Grant of 20% of costs, up to a maximum of \$1,000.00, *until the 2012 Heritage Grants program funding policies have been established.*





The City of Saint John

**APPLICATION FOR A HERITAGE PERMIT  
[CERTIFICATE OF APPROPRIATENESS]  
2012-47**

**PAT DESMOND  
8 QUEEN SQUARE SOUTH  
[PID 00003186]**

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Date: July 20, 2012  
To: Heritage Development Board  
From: Planning and Development  
Prepared by: Jeff Gauley, Heritage Officer

Approved by:   
Ken Forrest  
Commissioner, Growth & Development

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**SUBJECT**

Application for a Heritage Permit [Certificate for Appropriateness] to repair/repoint the brick masonry and associated roof edge flashing

**BACKGROUND**

The 3-story brick masonry residential building is located in the Trinity Royal Heritage Conservation Area.

The applicant proposes to repair and repoint the fine pressed brick masonry, primarily on the front (north) facade, and repair, as necessary, any associated roof edge flashing at the mansard roof.

The applicant also proposes to undertake work to replace the non-original shingle siding at the rear (south) dormers and replace the associated dormer roofing. This work was previously approved by the Board on July 21, 2010 as part of Heritage Permit [Certificate for Appropriateness] 2010-65 and later revised on June 6, 2011 as part of Heritage Permit 2011-34A.



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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 fine brick masonry and distinctive mansard roof 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.*

Repairs to the brick masonry and roof edge flashings meet 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 of a structure's character-defining elements and as expressed in the Practical Conservation Guidelines for *Masonry* and *Roofs*.

## **RECOMMENDATION**

Approve a Heritage Permit [Certificate for Appropriateness] to repair/repoint the brick masonry and associated roof edge flashing.

# Certificate of Appropriateness

City of Saint John

No. 2012-47

Saint John Heritage Development Board  
Planning and Development  
10<sup>th</sup> 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:

**PAT DESMOND  
8 QUEEN SQUARE SOUTH  
[PID 00003186]**

**Remove** loose and deteriorated mortar and brickwork, using hand tools ONLY - DO NOT USE GRINDERS ON FINE PRESSED BRICK - 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;

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 July 5, 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



The City of Saint John

**APPLICATION FOR A  
HERITAGE REHABILITATION GRANT  
2012-47**

**PAT DESMOND  
8 QUEEN SQUARE SOUTH  
[PID 00003186]**

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Date: July 20, 2012  
To: Heritage Development Board  
From: Planning and Development  
Prepared by: Jeff Gauley, Heritage Officer

Approved by: Ken Forrest  
Commissioner, Growth & Development

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**SUBJECT**

Application for a Heritage Rehabilitation Grant to repair/repoint the brick masonry and associated roof edge flashing, replace the siding at the rear (south) dormers

**BACKGROUND**

A Conservation Plan [2008] is in place for the building, located in the Trinity Royal Heritage Conservation Area.

**ANALYSIS**

The application meets the criteria of the *Grants for Heritage Conservation Program* funding policies which were used in 2011 and previous years. As such it would be eligible for 40% of costs for masonry repairs/repointing and 20% of costs for roof edge flashings repairs/replacement and replacement of the siding at the rear (south) dormers, up to a maximum of \$1,500.00.



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The 2012 Heritage Grants program funding policies are currently under review and significant amendments are anticipated in order to meet reduced funding availability. As such approval of the grant would be conditional on assessment under guidelines yet to be established.

### **RECOMMENDATION**

Table a Heritage Rehabilitation Grant of 40% of costs for masonry repairs/repointing and 20% of costs for roof edge flashings repairs/replacement and replacement of the siding at the rear (south) dormers, up to a maximum of \$1,500.00, *until the 2012 Heritage Grants program funding policies have been established.*



The City of Saint John

**APPLICATION FOR A  
HERITAGE CONSERVATION PLAN GRANT  
2012-48**

**JUST LIFE SOCIETY / MARC PUSCH  
170 SYDNEY STREET  
[PID 00006577]**

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Date: July 20, 2012  
To: Heritage Development Board  
From: Planning and Development  
Prepared by: Jeff Gauley, Heritage Officer

Approved by: Ken Forrest  
Commissioner, Growth & Development

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**SUBJECT**

Application for a Heritage Conservation Plan Grant

**BACKGROUND**

The 3-storey wood frame residential building is located at the east side of Queen Square in the Trinity Royal Heritage Conservation Area.

As most of the original character-defining elements on the building's exterior are missing and/or have been covered over with non-original siding, a primary responsibility of the design professional who prepares the Conservation Plan would be to provide guidance in the re-establishment of these character-defining features. To that end the Conservation Plan should include a proposal drawing component for an appropriate redesign of the front (west) facade.



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## ANALYSIS

The application meets the criteria of the *Grants for Heritage Conservation Program* funding policies which were used in 2011 and previous years. As such it would be eligible for 50% of costs, up to \$1,500.00, to have a design professional prepare a Conservation Plan for the building.

The 2012 Heritage Grants program funding policies are currently under review and significant amendments are anticipated in order to meet reduced funding availability. As such approval of the grant would be conditional on assessment under guidelines yet to be established. ***In addition, please be advised that there is a potential budget scenario which could eliminate the 2012 Heritage Grants program in its entirety.***

## RECOMMENDATION

Table a Heritage Conservation Plan Grant of 50% of costs, up to \$1,500.00, to have a Conservation Plan prepared, ***until the 2012 Heritage Grants program funding policies have been established.***