

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

**WEDNESDAY JUNE 25, 2014**

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

   Alice Fudge, Heritage Analyst  
   Jill Good, Recording Secretary

REGRETS:                            Amy Poffenroth, Deputy Commissioner

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**ITEM 1.0            AGENDA**

The following item was added to the agenda under *Reports*:

6.1 Update on the status of Heritage Grants

The following item was added to the agenda under *Other Business*:

7.1 Letter from the Province of NB: Paleontological Site Designation

7.2 Enforcement: Horsfield Street

***MOVED*** by Bob McVicar, ***SECONDED*** by Patrick McCaffrey to approve the June 25<sup>th</sup>, 2014 agenda as amended.

***CARRIED.***

**ITEM 2.0 MINUTES****ITEM 2.1 MINUTES OF THE JUNE 11<sup>TH</sup>, 2014 REGULAR MEETING**

*MOVED* by Gord Hewitt *SECONDED* by Elizabeth McGahan to approve the June 11<sup>th</sup>, 2014 regular meeting as circulated.

*CARRIED.*

**ITEM 3.0 BUSINESS ARISING**

There was no business arising.

**ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS**

- Rod McKenzie was present representing the application for 218 King Street East.
- Carl Killen was present representing the application for 159-161 Orange Street.

**ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTS****ITEM 5.2A APPLICATION FOR A HERITAGE PERMIT 2014-37  
FRANCOIS MCKENZIE, 218 KING STREET EAST**

Alice Fudge advised that the application is for a Certificate of Appropriateness for the installation of modern slate shingles on the turret roof. She recommended approval.

**ITEM 5.2B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2014-37  
FRANCOIS MCKENZIE, 218 KING STREET EAST**

*MOVED* by Donna Reardon, *SECONDED* by Scott Rinehart to approve the following:

*Remove* existing asphalt shingle roofing from turret roof;

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

*Repair*, and/or replace as necessary, any damaged or deteriorated roof edge flashing to match gauge and profile of original flashings;

*Install* ice and water membrane over entire area of work;

*Install* new “Modern Slate” (synthetic slate) shingles, square profile, slate black colour, with a 7” (180mm) exposure to the weather;

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 10<sup>th</sup>, 2014.

***CARRIED.***

Rod McKenzie explained to the Board that he had lived in the house for the last 40 years, and in that time they have repaired and repointed the brick many times. He expressed his concerns that it was very difficult for heritage property owners to hire experienced and trained masons in the City and to find the appropriate bricks of size color and porosity. He requested that the Heritage Board consider a program that would salvage heritage materials from buildings being demolished and then sell the materials to heritage applicants. Heritage Officer Alice Fudge advised the Board that there had been some kind of inventory program in the past and that she would research on the process, discuss with Deputy Commissioner Amy Poffenroth and report back to the Board.

**ITEM 5.1A APPLICATION FOR A HERITAGE PERMIT 2014-36  
CARL KILLEN, 159-161 ORANGE STREET**

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Alice Fudge advised that the application is to amend Certificate of Appropriateness 13-08 to include the restoration of the building's exterior which includes:

- A.** Front façade (Orange street): remove damaged original clapboards as needed (roughly 20%), install new wood clapboards;
- B.** West façade: remove damaged original shingles as needed, install new native cedar shingles;
- C.** Replace corner boards with new pine corner boards and exterior window trim with new pine window trim where necessary;
- D.** Restore front exterior double-door assembly;
- E.** Garage (rear): replace approximately 30% of shingles on garage with new native cedar shingles;
- F.** Replace fence 6x6" posts at rear and rebuild fence, picket style;
- G.** Build new wood entrance stair with wood panels and iron hand rail;
- H.** Prime & Paint all wood components (siding, trim, windows, garage, and fence) with tri-colour paint scheme.

She recommended approval.

**ITEM 5.1B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2014-36  
CARL KILLEN, 159-161 ORANGE STREET**

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

**Replace** deteriorated cladding and wood components from south façade with new pine clap boards to match original, complete with corner boards, plinth boards and fascia boards;

**Remove** existing wood shingles from entire east façade and where necessary on west façade and garage building;

**Install** pine clapboard siding to east facade, complete with corner boards, plinth boards and fascia boards;

**Replace** deteriorated shingles as needed on west and rear façades and garage building with new cedar shingles;

**Restore** original wood exterior double-door assembly;

**Construct** new wood entrance stair with wood panels and iron hand rail;

**Construct** new fence at rear of building with 6x6” posts, two horizontal supports, with 4” wide vertical boards in a picket style;

**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 colour scheme in keeping with guidelines found in Practical Conservation Guidelines for Paint & Colour.

- HC-158 *Newburg Green* , Siding, house & garage
- HC-93 *Carrington Beige*, Trim, and picket fence
- Black, Windows, Details and iron railing
- CC-94 *Northern Fire*, Doors

**The following items as per previously approved  
Certificate of Appropriateness [13-08] (now closed, June 2014):**

**Remove** loose and deteriorated paint from existing 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);

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 10<sup>th</sup>, 2014.

It was discussed that the fence would be painted to match the trim of the house, which will be painted in Carrington Beige.

**CARRIED.**

## **ITEM 6.0        REPORTS**

### **6.1        UPDATE ON HERITAGE GRANT PROGRAM**

Alice Fudge advised that to date the grant program has received a total of fourteen grant applications, five of which are for Conservation Plans. A total of just over \$50, 000.00 has been allocated to date. Board members were satisfied with the uptake on the program.

There was a brief discussion regarding policy for the expiration of Conservation Plans, which Alice Fudge explained there is no expiration date technically. The idea of a conservation plan is for the owner to plan for the future maintenance of the building, she explained that for example should the plan cover a 10 year timeline and the proposed work is not outlined or out of date then a new plan is recommended.

## **ITEM 7.0        OTHER BUSINESS**

### **7.1        LETTER FROM PNB: PALEONTOLOGICAL SITE DESIGNATION**

Alice Fudge provided the Board with an update on an information item from the June 23, 2014 Common Council Consent agenda regarding the Provincial heritage designation to three city paleontological sites. The three sites are Ratcliffe Brook fossil site, Green Head fossil site and Fern Ledges fossil site. The designation of these three sites will raise the recognition and awareness of the heritage value of these sites. Common Council provided their support for the designation of these sites. Councillor Donna Reardon advised that a plaque at each site would be established to outline the historical and paleontological significance.

Ms. Fudge explained to the Board that she has recently learned that the Province is intending on making changes to the Heritage Conservation Act. She advised that she would contact Bill Hicks Director of the Heritage Branch for the Province to discuss the changes and see if they have any effects on the Saint John Heritage By-law. Patrick McCaffrey requested that Ms. Fudge discuss the potential for the Province use expropriation as a tool to protect heritage properties.

### **7.2        ENFORCEMENT: HORSFIELD STREET**

Late last week Ms. Fudge explained that she had been advised of the installation of vinyl windows to the front facade of 17 Horsfield Street. She advised the Board that she had photographed the work being done and confirmed with the Building Inspection department that building permits had not been issued. A stop work order has since been issued, but the owners continue not to comply and have removed the original slate shingles from the mansard roof as well.

The Board held a brief discussion around the issues facing the enforcement of the heritage by-law. Staff explained that the One Stop Shop project is underway in Growth & Community Development Services, which will see the review of by-laws including the heritage by-law to ensure they are up to date and enforceable. A component of the project will focus on the enforcement of the by-laws and the issues it currently faces.

**ITEM 8.0**      **NEXT MEETING**

The next regular Board meeting will be held July 9<sup>th</sup>, 2014.

**ITEM 9.0**      **ADJOURNMENT**

There being no further business, the meeting adjourned at 6:02 pm.

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