

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

WEDNESDAY, MAY 2, 2018

The meeting of the Heritage Development Board was held in the 10th Floor Boardroom of City Hall, commencing at 5:00 pm.

IN ATTENDANCE: Bob Boyce, Chair
 Shane Goguen, 1st Vice Chair
 Scott Rinehart, 2nd Vice Chair
 Councillor Blake Armstrong
 Melissa Wakefield
 Peter Josselyn
 Jamie Watson
 Rod Stears

 Amy Poffenroth, Deputy Commissioner
 Emma Sampson, Heritage Officer
 Brenda Thibault, Recording Secretary

REGRETS: Bob McVicar

ITEM 1.0 APPROVAL OF AGENDA

There is one change to the Agenda,

Item 5.4 Heritage Permit Number 18-0379 should read 18-0395

MOVED by Rod Stears, *SECONDED* by Shane Goguen to approve the changes to the agenda for the meeting of May 2, 2018.

CARRIED

ITEM 2.0 APPROVAL OF MINUTES

ITEM 2.1 MEETING MINUTES- MARCH 7, 2018

MOVED by Peter Josselyn, *SECONDED* by Jamie Watson to approve the minutes for the meeting of March 7, 2018.

CARRIED

ITEM 2.2 MEETING MINUTES – APRIL 4, 2018

MOVED by Melissa Wakefield, *SECONDED* by Peter Josselyn to approve the minutes for the meeting of April 4, 2018.

CARRIED

ITEM 3.0 BUSINESS ARISING

No Business arising

ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS

Applicants and guests in attendance were Steve Mitchell, Senior Structural Engineer, on behalf of Irving Oil Ltd, and Graham Little in regards to 71 Sydney Street; Chris Waldshutz, 115 Charlotte Street.

ITEM 5.0 APPLICANTS FOR HERITAGE PERMITS

ITEM 5.1A APPLICATION FOR HERITAGE PERMIT # 18-0322
IRVING OIL LTD, 71 SYDNEY STREET

Emma provided the Board with an overview of the application for 71 Sydney Street, commonly known as the Parkerhouse Inn. The application is to remove the contemporary addition at the rear of the property and restore the original exterior brick. Various questions were asked by the Board in regards to the lintel and masonry. Rod Stears asked what the plan is regarding the solarium as excavations are encroaching toward the solarium. Steve Mitchell advised that it is planned to have an English Garden behind the Home Office, but the solarium will not be touched. Peter asked if the stone wall is Heritage. Emma advised that the Heritage Conservation area only includes the building, not the whole lot.

ITEM 5.1B APPLICATION FOR HERITAGE PERMIT # 18-0322
IRVING OIL LTD, 71 SYDNEY STREET

MOVED by Peter Josselyn, *SECONDED* by Jamie Watson to approve:

“A Heritage Permit to remove the contemporary addition at the rear of the property and restore the original exterior brick.”

CARRIED

Steve Mitchell and Graham Little departed at 5:15pm

Councillor Armstrong arrived at 5:20pm

ITEM 5.4A APPLICATION FOR A HERITAGE PERMIT # 18-0395
CHRIS WALDSHUTZ, 115 CHARLOTTE STREET

Emma provided the Board with an overview of the application for 115 Charlotte Street, Trinity Anglican Church. There was Heritage application approval for masonry project that commenced in 2017. This application is to rebuild a stone pillar on Germain Street, to repoint and reset the bell tower, and to install Plexiglas on two (2) exposures of louvres on the bell tower. Chris Waldshutz stated that the tower may need to be repointed and re assessed as necessary, and the tower itself is sound structurally. Money is a concern, and this may take up to four years to complete. Bob Boyce asked about a two year limit on applications. Amy advised that the By-Law was changed last year for Heritage Permits to have a 2 year limit, with a potential of a 1-year extension. This permit commenced in 2017, if the time expires then the applicant would have to reapply, and go before the Board. Chris asked if paving of the driveway was included in the application. Emma advised that this is not a requirement. Rod asked if the pillars are the original ones. Emma stated that it is likely a partial reconstruction. Chris Waldshutz said that the plan is to take the pillar to the ground, rebuild it, and reuse the material. Peter Josselyn noted that the pillar in question does not match the pillar at the other end, wondering if there is any chance that the two will match? Chris stated that it has been that way for approximately 50 years. Peter Josselyn questioned the fact that things are being treated differently, meaning not original, noting that the pillar at the other end is made of stone, and might be original, but the one in question perhaps is a reconstruction. Chris stated that the building is trying to be maintained without going broke and if material can be reused, then that is the way to go.

Bob Boyce stated that within the standards, this is not a restoration, but a repair job. In the absence of any documentary illustration of what was there, we can within the standards approve the repair, which consists of tearing it down and putting it back. Shane Goguen advised, this is what the applicant is asking for. Rod asked if the Plexiglas will be on the inside or outside. Chris advised that the obvious place is outside, inside would be less effective, and mentioned that the stained glass windows are covered in Plexiglas. Bob Boyce inquired if the sound of the bells comes out through the louvres. Chris advised that is what he understands, that is why they only want to do two of the four. Bob inquired if they had time to think about a new British fabric base product. Chris advised that they are working from the bottom up and will have lots of time to think about it. Rod Stears asked if that would be an item to be deferred. Bob Boyce advised that the Board can choose to defer it for later or make a decision that the Board is okay, and encourage the exploration as an alternative without having to come back to the Board. Melissa Wakefield stated that it would be good to explore the British product. Bob stated that is not a condition of the application, but can be encouraged.

ITEM 5.4B APPLICATION FOR A HERITAGE PERMIT # 18-0395
CHRIS WALDSHUTZ, 115 CHARLOTTE STREET

MOVED by Scott Rinehart, **SECONDED** by Peter Josselyn to approve:

“A Heritage Permit to rebuild a stone pillar on Germain Street, to repoint and reset the bell tower, install Plexiglas on two (2) exposures of louvres on the bell tower.”

CARRIED

Chris Waldshutz departed at 5:45pm.

ITEM 5.2A APPLICATION FOR A HERITAGE PERMIT # 18-0338
HANDWORKS GALLERY, 12 KING STREET

Emma provided the Board with an application for 12 King Street, Handworks Gallery to install two (2) projecting signs with brackets. This is a slight departure from a typical projecting sign application. The signs will be double sided, hand carved wood signs, dark walnut stain with carved relief gold leaf lettering supported by wrought iron brackets. The shape of the brackets is the logo for Handworks Gallery, as seen on their window signage. The signs are to be installed on either side of the store front, likely on the brick. The signs are more narrow than typical sign applications (10" wide, 37" high) and project 21" from the store front. The dimensioning on the Board's enclosed attachment is slightly off, it is 21" to the edge of the sign and not half way through the sign as the dimension bars show. Emma stated that there is no concern under the zoning by-law. The wrought-iron brackets are also a non-traditional design element for consideration. The Board had comments/concerns regarding the size of the brackets and extension of the signage. Rod Stears had concerns around the extension from the wall, stating that it looks offset from their logo.

ITEM 5.2B APPLICATION FOR A HERITAGE PERMIT # 18-0338
HANDWORKS GALLERY, 12 KING STREET

MOVED by *Shane Goguen*, **SECONDED** by *Councillor Armstrong* to Approve:

"A Heritage Permit to install two (2) projecting signs and wrought-iron brackets."

CARRIED

Rod Stears submitted a Nay vote on the application.

ITEM 5.3A APPLICATION FOR HERITAGE PERMIT # 18-0368
RODNEY MACDONALD, 27 QUEEN STREET

Emma provided the Board with an overview of the application for 27 Queen Street, which the Board denied at the April meeting. The only alteration that the Applicant is now proposing aluminum-clad wood windows, as opposed to the original application for vinyl windows. Bob advised that staff's recommendation is to deny the application as the Standards lead toward repair of the existing fabric. The Board had discussions regarding the application. Bob stated that the windows are repairable and require a lot of fixing up on the sills and lower part of the sash. Scott Rinehart stated that the guideline explicitly states that what is salvageable, needs to be salvaged.

ITEM 5.3B APPLICATION FOR HERITAGE PERMIT # 18-0368
RODNEY MACDONALD, 27 QUEEN STREET

MOVED by *Peter Josselyn*, **SECONDED** by *Councillor Armstrong* to approve:

"A Heritage Permit for the insulation of Aluminum-clad wood windows."

CARRIED

Scott Rinehart continued with the discussion of maintaining the guidelines. Bob stated that this is an ongoing discussion. Scott Rinehart asked if the Board had previously approved windows that were deemed irreparable. The Board advised, yes. Councillor Armstrong stated that technically Emma has done her job; practically the Board is doing their job. Bob stated that it is within the Board's authority to approve this application. Shane Goguen asked Emma how it would be conveyed if there was a situation where staff's recommendation was indicative of a desired outcome, and not necessarily adherence to the Standards. Emma replied that an architectural window, as an example, would have the expectation of repair over replacement, and staff's report to the Board would be written to reflect that. Rod Stears stated that maybe there needs to be a change as to how the Board treats window applications. Bob Boyce stated that the Board can always revisit the policy.

ITEM 6.0 REPORTS

ITEM 6.1 HERITAGE PERMIT SUMMARY FOR THE MONTH OF APRIL

There were two Heritage permits issued by staff in April.

ITEM 7.0 OTHER BUSINESS

ITEM 7.1 LETTER TO THE BOARD – DR. GREG PATERSON

A letter dated, May 9, 2017 was discussed in reference to placing Heritage street signage on King Street East, similar to Orange Street and Trinity Royal and cast iron decorative lamp posts be installed, which exists on Water, Princess and sections of Union Streets. Shane Goguen stated that last year the letter was referred to Neighbourhood Planning. Bob Boyce advised that Councillor Armstrong submitted the request to City staff regarding signage. Councillor Armstrong advised that he will follow up with City staff. Bob Boyce advised that every street corner is supposed to have the blue signs with the preservation area logo on top. Shane advised that there is one block on Princess Street in the residential area that should be done as well. Bob Boyce advised that it is still with the South Central Peninsula process. Emma advised that she did reply to the letter.

ITEM 8.0 NEXT MEETING

The next Board meeting will be held June 6, 2018 at 5:30pm

ITEM 9.0 ADJOURNMENT

No further business the meeting adjourned at 6pm