

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

WEDNESDAY NOVEMBER 27, 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: Gordon Hewitt, 1st Vice Chair
 Patrick McCaffrey, 2nd Vice Chair
 Scott Rinehart
 Bob Boyce
 Colin Waldschutz
 Elizabeth McGahan
 Alex Pesold

Jill Good, Recording Secretary
Alice Fudge, Heritage Analyst
Amy Poffenroth, Deputy Commissioner

REGRETS: Councillor Donna Reardon
 Leona Laracey, Chair

ITEM 1.0 AGENDA

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

- Item 3.2 Demolition of Heritage Assets
- Item 3.3 Cathedral

***MOVED** by Patrick McCaffrey, **SECONDED** by Scott Rinehart to approve the agenda as amended.*

CARRIED.

ITEM 2.0 MINUTES

ITEM 2.1 IN-CAMERA MINUTES OF THE JUNE 26TH, 2013 MEETING

***MOVED** by Elizabeth McGahan **SECONDED** by Colin Waldschutz to approve the June 26, 2013 in-camera minutes as circulated.*

CARRIED.

ITEM 2.1 MINUTES OF THE NOVEMBER 13TH, 2013 MEETING

***MOVED** by Elizabeth McGahan, **SECONDED** by Scott Rinehart to approve the November 13th 2013 minutes as circulated.*

CARRIED.

ITEM 3.0 BUSINESS ARISING

ITEM 3.1 HERITAGE DEVELOPMENT BOARD SKILLS MATRIX

The skills matrix of the membership which was developed by the Heritage Development Board in 2012, for the use by the Nominating Committee was circulated to all Board members as well as the membership list outlining each members term. The Board discussed that in addition to the vacancy left at the end of 2013 by Leona Laracey, that the terms for Alex Pesold and Vice Chair, Gord Hewitt would be expiring in January/February 2014 and both members indicated they would not be seeking renewal. The Membership agreed that a letter should be draft to the Nominating Committee regarding the need for a new member with Real Estate expertise, so that the Board may raise awareness and to help the members of the Real Estate sector to understand the process.

ITEM 3.2 DEMOLITION OF HERITAGE ASSETS

The Board held a lengthy discussion concerning the lack of incentives available to encourage heritage homeowners to maintain their homes, the costs associated with the safety inspections conducted on dilapidated building by the Fire department and the process of city initiated demolitions.

ITEM 3.3 CATHEDRAL

Colin Waldschutz advised the Board that the Cathedral was recently interviewed by the CBC concerning their request to become a Provincial designated building. It is their hope that the Provincial designation will provide public awareness, which may lead to support for its restoration.

ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS

Don Hazen of Hazen Investments was present representing applications for 28 Sydney Street and 78 Prince William Street.

ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTS

The Board agreed to move Mr. Hazen's applications to the beginning of the agenda as he was present.

**ITEM 5.2A APPLICATION FOR A HERITAGE PERMIT 2013-67
DON HAZEN, 28 SYDNEY STREET**

Alice Fudge advised that the application is for a Certificate of Appropriateness for the installation of a new projecting sign on a metal bracket. She recommended approval.

**ITEM 5.2B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2013-67
DON HAZEN, 28 SYDNEY STREET**

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

Install new steel bracket, painted black, with stainless steel hardware;

Install new 19.5” high x 29.5” wide projecting wood sign, double sided painted using approved heritage colours, as per attached sketch.

- “HAZEN”
- “APARTMENTS”
- “SAINT JOHN’S FINEST APARTMENTS”

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 December 12th, 2013.

Board members were in favour of the application and requested that staff ensure that the use of non-corrosive fasteners be included in the Certificate of Appropriateness.

CARRIED.

ITEM 5.3A APPLICATION FOR A HERITAGE PERMIT 2013-68
DON HAZEN, 78 PRINCE WILLIAM STREET

Alice Fudge advised that the application is for a Certificate of Appropriateness for the installation of a new projecting sign on a metal bracket. She recommended approval.

ITEM 5.3B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2013-68
DON HAZEN, 78 PRINCE WILLIAM STREET

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

Install new steel bracket, painted black, with stainless steel hardware;

Install new 19.5” high x 29.5” wide projecting wood sign, double sided painted using approved heritage colours, as per attached sketch.

- “HALL &”
- “FAIRWEATHER”
- “insurance”

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 December 12th, 2013.

Board members were in favour of the application and requested that staff ensure that the use of non-corrosive fasteners be included in the Certificate of Appropriateness.

CARRIED.

ITEM 5.1A APPLICATION FOR A HERITAGE PERMIT 2013-66
DEREK RIEDLE, 86 PRINCE WILLIAM STREET

Alice Fudge advised that the application is for a Certificate of Appropriateness for repairs to the brick masonry on the east wall (rear of the building). She recommended approval.

ITEM 5.1B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2013-66
DEREK RIEDLE, 86 PRINCE WILLIAM STREET

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

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 corners or 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 high calcium hydrated lime that has been 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].

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 December 12th, 2013.

CARRIED.

ITEM 5.1C APPLICATION FOR A HERITAGE MAINTENANCE GRANT 2013-66
DEREK RIEDLE, 86 PRINCE WILLIAM STREET

Alice Fudge advised the application is for a Heritage Maintenance Grant for the emergency repairs to the brick masonry on the east wall (rear of the building). The building located at 86 Prince William Street is part of the Trinity Royal Conservation Area. There is no Conservation Plan in place. She also advised that the applicant is aware of the November 29th, 2013 deadline for submission and that the work will be completed with the proper precautions for temperature.

MOVED by Colin Waldshutz, SECONDED by Patrick McCaffrey to approve a Heritage Maintenance Grant of a funding ratio of 15% up to a maximum of \$500.00 for the emergency repairs to the brick masonry on the east wall (rear of the building).

CARRIED.

ITEM 5.4A APPLICATION FOR A HERITAGE PERMIT 2013-69
CAROLYN WESTIN, 6 QUEEN SQUARE SOUTH

Alice Fudge advised that the application is for a Certificate of Appropriateness for repairs to the brick masonry on the east wall (rear of the building). She recommended approval.

ITEM 5.4B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2013-69
CAROLYN WESTIN, 6 QUEEN SQUARE SOUTH

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

Install new 15” high x 18” wide wood wall sign, hand painted using approved heritage colours, as per attached sketch. To be installed on west wall;

- “HOPEWELL”
- “COUNSELLING”
- “CENTRE”

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 December 12th,
2013

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 **December 11th, 2013 at 5:00 p.m.**

ITEM 9.0 ADJOURNMENT

There being no further business, the meeting adjourned at 6:30 p.m.



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