

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

WEDNESDAY, OCTOBER 15, 2014

The meeting of the Heritage Development Board was held in the 10th Floor Boardroom of City Hall, commencing at 5:30 pm.

IN ATTENDANCE: Bob Boyce, Chair
 Patrick McCaffrey, 1st Vice Chair
 Elizabeth McGahan, 2nd Vice Chair
 Councillor Donna Reardon
 Gordon Hewitt
 Scott Rinehart
 Colin Waldschutz

Alice Fudge, Heritage Analyst
Lynda Lockhart, Recording Secretary

REGRETS: Amy Poffenroth, Deputy Commissioner
 Chris Boudreau
 Bob McVicar

The Chair and the Heritage Analyst provided highlights of the PEI Heritage Canada Conference they had recently attended.

ITEM 1.0 AGENDA

***MOVED** by Councillor Reardon, **SECONDED** by Gordon Hewitt to approve the October 15, 2014 agenda as amended to include the addition of:*

- *Item 5.4 Carolyn Lawton, 532 Edward Avenue;*
- *Item 5.5 Carolyn Lawton, 522 Edward Avenue; and*
- *Item 7.0 Update on Grant Program*

CARRIED.

ITEM 2.0 MINUTES

ITEM 2.1 MINUTES OF THE OCTOBER 1, 2014 REGULAR MEETING

MOVED by Elizabeth McGahan, *SECONDED* by Scott Rinehart to approve the minutes of the October 1, 2014 regular meeting as circulated.

CARRIED.

ITEM 3.0 BUSINESS ARISING

There was no business arising.

ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS

Morgan Lanigan, the applicant for Item 5.1 at 45 Grannan Lane was introduced.

ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTS

**ITEM 5.1A APPLICATION FOR A HERITAGE PERMIT 2014-56
ACRE ARCHITECTS – DEREK BILLINGSLEY, 45 GRANNAN LANE**

The Heritage Analyst provided a presentation outlining that the application is for a Certificate of Appropriateness [Heritage Permit] for:

- a) new commercial signage, which includes painted fascia sign (restaurant name and civic number) window decals, one exterior light fixture;
- b) a large painted wall sign on the west elevation;
- c) new wood stairs at west doors.

The Heritage Analyst recommended approval.

Morgan Lanigan appeared before the Board on behalf of the applicant and responded to questions regarding paint application to the brick and the construction of the temporary stair.

**ITEM 5.1B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2014-56
ACRE ARCHITECTS – DEREK BILLINGSLEY, 45 GRANNAN LANE**

MOVED by Patrick McCaffrey, *SECONDED* by Councillor Reardon to approve:

Paint letters of fascia sign (restaurant name and civic number) on existing storefront header above right window; 6" lettering to read:

- *PORT CITY ROYAL*
- *45*

Apply window decals to interior glass;

Install one gooseneck lamp, brass finish, above entrance door.

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 October 30th, 2014.*

CARRIED.

Discussion ensued with respect to applying the tinted breathable sealer to the masonry, and concluded the product was an appropriate product which will not contribute to the deterioration of the masonry. Mr. Lanigan responded to questions from the Board indicating that the painted wall signage may not be carried out until after the repairs to the masonry have been completed which is scheduled for next year.

MOVED by Councillor Reardon, **SECONDED** by Patrick McCaffrey to approve:

Paint large [130 sq.ft.] wall sign on the west elevation; 12" white letters on black background; only use appropriate breathable masonry pigmented sealer NOT oil based paint.

Mr. Lanigan responded to questions from the Board advising that the stairs, as constructed, are temporary, the permanent stairs and landing work will be carried out once the detail designs have been completed.

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 October 30th, 2014.*

CARRIED.

MOVED by Councillor Reardon, **SECONDED** by Patrick McCaffrey to approve:

Construct new wood stairs at west doors with hand railing and post caps.

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 October 30th, 2014.*

CARRIED.

ITEM 5.2A APPLICATION FOR A HERITAGE PERMIT 2014-57
BRENDA HALL-LEBLANC, 254-256 GERMAIN STREET

The Heritage Analyst provided a presentation outlining the application for a Certificate of Appropriateness [Heritage Permit] for:

- a) the installation of two new windows;
- b) the repair of one existing non-original window.

The Heritage Analyst recommended approval.

**ITEM 5.2B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2014-57
BRENDA HALL-LEBLANC, 254-256 GERMAIN STREET**

MOVED by Councillor Reardon, *SECONDED* by Elizabeth McGahan to approve:

Remove one vinyl window from basement level bedroom;

Install new vinyl casement window to fit original opening, and meet egress requirements, paint casing black 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 October 30th, 2014.*

CARRIED – NAY (Gordon Hewitt & Colin Waldschutz)

Mr. Hewitt indicated he voted 'nay' as the applicant could easily have met 'egress code' by installing an appropriate window.

MOVED by Colin Waldschutz, *SECONDED* by Elizabeth McGahan to approve:

Removal one damaged wood window from second level bathroom;

Install new wood window to fit original opening;

Repair one non-original wood window at third level.

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 October 30th, 2014.*

CARRIED.

The Heritage Analyst advised that the next three properties namely; 522 Edward Avenue, 532 Edward Avenue and 11 Dunedin Avenue were an anomaly as they are part of a cluster of buildings sharing one Property Identification Number 00033225. It was staff's opinion therefore, because they were self-contained units, they would each be eligible to receive Conservation Program Grant funding.

**ITEM 5.4 A APPLICATION FOR A HERITAGE PERMIT 2014-60
CAROLYN LAWTON, 522 EDWARD AVENUE**

The Heritage Analyst presented a presentation outlining the application for a Certificate of Appropriateness [Heritage Permit] for removal and installation of two new wood storm windows and paint them black. She recommended approval.

**ITEM 5.4B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2014-60
CAROLYN LAWTON, 522 EDWARD AVENUE**

MOVED by Elizabeth McGahan, SECONDED by Councillor Reardon to approve:

Remove two damaged wood storm windows;

Install two new wood storm windows to match original detailing, size and material;

Prime and paint black.

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 October 30th, 2014.*

CARRIED

ITEM 5.5A APPLICATION FOR A HERITAGE PERMIT 2014-59
CAROLYN LAWTON, 532 EDWARD AVENUE

The Heritage Analyst presented a presentation outlining the application for a Certificate of Appropriateness [Heritage Permit] for removal and installation of wood stairs at the front entrance. She recommended approval.

ITEM 5.5B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2014-59
CAROLYN LAWTON, 532 EDWARD AVENUE

MOVED by Elizabeth McGahan, *SECONDED* by Councillor Reardon to approve:

Remove wood stairs from front entrance;

Install new wood stairs and landing, detailed to meet the Heritage Standards and Guidelines.

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 October 30th, 2014.*

CARRIED.

ITEM 5.3A APPLICATION FOR A HERITAGE PERMIT 2014-59
CAROLYN LAWTON, 11 DUNEDIN LANE

Alice Fudge advised that the application is for a Certificate of Appropriateness [Heritage Permit] to replace entrance stair with new wood stairs and railings. She recommended approval.

ITEM 5.3B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2014-59
CAROLYN LAWTON, 11 DUNEDIN LANE

MOVED by Councillor Reardon, SECONDED by Elizabeth McGahan to approve:

Remove wood stairs from front entrance;

Install new wood stairs and landing, detailed to meet the Heritage Standards and Guidelines.

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 October 30th, 2014.*

CARRIED.

ITEM 6.0 REPORTS

There were no reports.

ITEM 7.0 OTHER BUSINESS

GRANT PROGRAM UPDATE

The Heritage Analyst advised that she had met with staff and they are moving towards having the all grant applications available on-line by early 2015.

The Chair commented that all of the 2014 grant monies have been allocated, and there is a waiting list which is a great news story that needs to be told. Councillor Reardon offered to speak to the City Manager, on the Board's behalf, with respect to increasing funding for next year.

Councillor Reardon commented that she is also a member of Uptown Saint John Inc. and they are exploring the idea of revising their Uptown Saint John Façade Grant Program to include heritage properties, which originally were excluded.

Councillor Reardon further suggested the Board look into what is required to have the Heritage Analyst approve work which meets the National Standards and Guidelines which would be a better use of staff time.

ITEM 8.0 NEXT MEETING

The next regular Board meeting will be held October 29, 2014.

ITEM 9.0 ADJOURNMENT

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

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