

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

**WEDNESDAY OCTOBER 16, 2013**

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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  
    Gordon Hewitt, 1<sup>st</sup> Vice Chair  
    Patrick McCaffrey, 2<sup>nd</sup> Vice Chair  
    Scott Rinehart  
    Bob Boyce  
    Elizabeth McGahan

Jill Good, Recording Secretary  
Alice Fudge, Heritage Analyst

REGRETS:                            Amy Poffenroth, Deputy Commissioner  
    Jim Bezanson, Secretary/Heritage Development Officer

Councillor Donna Reardon  
Colin Waldschutz  
Alex Pesold

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**ITEM 1.0            AGENDA**

The following items were added to the agenda:

Item 3.2 Update on 100 Watson Street & 183 Duke Street West  
Item 7.1 ZoneSJ

*MOVED by Gord Hewitt, SECONDED by Elizabeth McGahan to approve the agenda as amended.*

*CARRIED.*

**ITEM 2.0            MINUTES**

**ITEM 2.1            MINUTES OF THE OCTOBER 2, 2013 MEETING**

*MOVED by Gord Hewitt, SECONDED by Scott Rinehart to approve the October 2, 2013 minutes as circulated.*

*CARRIED.*

**ITEM 3.0 BUSINESS ARISING****ITEM 3.1 2013 HERITAGE GRANT UPDATE**

Alice Fudge updated the Board that of the \$90,000 Heritage Grant budget approximately \$65,000 has been conditionally approved. She advised the Board that a reminder letter has been mailed to all heritage grant applicants, outlining the requirements for complete submissions and that all paperwork must be received by November 29<sup>th</sup>, 2013. The Board held a discussion around the potential to make a recommendation to Common Council regarding the adjustment to the Heritage Grant funding ratios following the 2013 heritage grant year.

**ITEM 3.2 UPDATE ON 100 WATSON STREET & 183 DUKE STREET WEST**

Alice Fudge advised the Board that a Common Council set the Public Hearing date for December 9<sup>th</sup>, 2013 for the request for 100 Watson Street & 183 Duke Street West to be removed from the King Street West Heritage Conservation Area. Ms. Fudge explained that Common Council requested staff review the potential for the City to recoup the costs of advertising by charging a fee to applicants that wish to be removed from the Heritage Conservation Area. Board members Leona and Patrick advised that they would be present for the December 9<sup>th</sup> Council meeting.

**ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS**

There were no guests.

**ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTS****ITEM 5.1A APPLICATION FOR A HERITAGE CONSERVATION PLAN GRANT 13-59  
ENGINE HOUSE NO. 2, 24 SYDNEY STREET**

Alice Fudge advised that the application is for a Heritage Conservation Plan Grant for the Engine House No. 2 at 24 Sydney Street located in the Trinity Royal Conservation Area. She recommended approval.

***MOVED** by Bob Boyce, **SECONDED** by Elizabeth McGahan to approve a Heritage Conservation Plan Grant of 50% up to a maximum of \$750.00 based on cost estimates provided.*

**CARRIED.**

**ITEM 5.2A APPLICATION FOR A HERITAGE PERMIT 2013-60  
JIM BEZANSON, 114-116 WENTWORTH STREET**

Alice Fudge advised that the application is for a Certificate of Appropriateness for the installation of one casement wood window and the installation of a glazed entry door in the place of an existing window, both at the east façade (rear) of the building. She recommended approval.

**ITEM 5.2B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2013-60**  
**JIM BEZANSON, 114-116 WENTWORTH STREET**

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

*Install* new wood casement window with stainless steel hinges at second level, east facade (rear);

*Install* new wood door at ground level, east facade (rear), which includes masonry and opening modification; assure surrounding masonry is not damaged during this process; keep salvageable bricks for future repairs;

**As per previously approved Certificate of Appropriateness [13-09] & [13-13]**

**All previously approved Certificates are now closed, Oct 2013:**

*Install* a new wood fire escape stair and landing at East side of building, third storey level (rear 114 Wentworth). Include capped 6" x 6" (150 x 150 mm) posts with ¾" chamfered edges, 2" x 2" (40 x 50 mm) railing balusters and 2x4" hand rail, in keeping with Stairs, Decks & Fire Escapes (see attached plans);

*Remove*, the existing 3-in-1 asphalt shingles at the front (east) mansard roof to provide access to the wall for repairs; install ice and water shield membrane;

*Install* new slate masonry shingles, authentic black/charcoal in colour; ensure 5" slate is exposed to weather, and fastened with copper roofing nails;

*Repair*, and/or replace as necessary, any deteriorated portion of the copper cornice, in conjunction with any repairs necessary to the upper bricks; use material to match the gauge and profile of the original roof edge detailing (copper);

*Install* three new wood windows at basement level, west facade (114); two casements (on north and south sides of bay window) and one vertical slider (center) wood windows to match the size, materials, sash configuration and detailing of the deteriorated original wood windows;

*Install* three new wood windows at second and third levels, east facade; two casements (on third level) and one casement (on second level) wood windows;

*Install* three new wood windows at basement level, west facade (116); two casements (on north and south sides of bay window) and one vertical slider (center) wood windows to match the size, materials, sash configuration and detailing of the deteriorated original wood windows;

*Install* new wood window at second level, east facade;

*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 and windows using the previously approved colour scheme, in keeping with guidelines found in Practical Conservation Guidelines for Paint & Colour:

- HC-136 *Waterbury Green* (trim)
- HC-133 *Yorktowne Green* (accent);

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 31<sup>st</sup>, 2013.

**CARRIED.**

Staff advised the Board that the additional work has been added to the previously approved Certificates of appropriateness [13-09 & 13-13] all of which have been consolidated into one Certificate of appropriateness for ease of administrative purposes, and will now be numbered 13-60.

**ITEM 5.2C APPLICATION FOR A HERITAGE REHABILITATION GRANT 2013-60**  
**JIM BEZANSON, 114-116 WENTWORTH STREET**

Alice Fudge advised the application is for a Heritage Rehabilitation Grant for the installation of one casement wood window and the installation of a glazed entry door in the place of an existing window, both at the east façade (rear) of the building. The building located at 114-116 Wentworth Street is part of the Orange Street Conservation Area and there is a Conservation Plan in place.

*MOVED by Elizabeth McGahan, SECONDED by Scott Rinehart to approve a Heritage Conservation Grant of a funding ratio of 15% up to a maximum of \$225.00 for the installation of one casement wood window and the installation of a glazed entry door in the place of an existing window, both at the east façade (rear) of the building. This amount is included in the maximum of \$5,000 grant funding per property which has been approved for this property based on project estimates provided.*

**CARRIED.**

**ITEM 6.0 REPORTS**

There were no reports.

**ITEM 7.0 OTHER BUSINESS**

**ITEM 7.1 ZONESJ**

Leona Laracey advised the Board that the first of the ZoneSJ open houses will begin with Ward 3 on Wednesday October 30<sup>th</sup>, 2013. Staff advised that because the Heritage Development Board meeting falls on the same evening, that any of the other Ward meetings will offer the same presentation should members wish to attend.

**ITEM 8.0 NEXT MEETING**

The next regular Board meeting will be held October 30, 2013 at 5:30 p.m.

**ITEM 9.0 ADJOURNMENT**

There being no further business, the meeting adjourned at 6:47 p.m.

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