

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

WEDNESDAY OCTOBER 29, 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
Scott Rinehart
Colin Waldschutz
Chris Boudreau

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

REGRETS:

Elizabeth McGahan, 2nd Vice Chair
Councillor Donna Reardon
Bob McVicar
Gordon Hewitt

ITEM 1.0 AGENDA

The following items were added to the agenda:

5.4 CIBC, 44 King Street 14-51
7.1 UptownSJ Facade Program Changes

***MOVED** by Chris Boudreau, **SECONDED** by Scott Rinehart to approve the October 29, 2014 agenda as amended.*

CARRIED.

ITEM 2.0 MINUTES

ITEM 2.1 MINUTES OF THE OCTOBER 15, 2014 REGULAR MEETING

Colin Waldschutz requested to amend the motion for 5.2B, explaining that he had voted “nay” for the installation of a vinyl window at the basement level bedroom of 254-256 Germain Street.

MOVED by Colin Waldschutz, *SECONDED* by Scott Rinehart to approve the minutes of the October 15, 2014 regular meeting as amended.

CARRIED.

ITEM 3.0 BUSINESS ARISING

3.1 LETTER TO THE BOARD: HERITAGE GRANT 2013 REQUEST FOR REVIEW AND REVERSAL OF STAFF DECISION

Jim Bezanson owner of 114-116 Wentworth Street submitted a letter to the board requesting their review of the Heritage Grant 2013 in which staff denied the release of grant funding. Deputy Commissioner Amy Poffenroth reviewed the property file with the Board and advised that Mr. Bezanson's grant application for 2013 was denied on the basis that work was completed without issued building permits and some of the work was for a new addition, which did not meet the grant criteria.

Mr. Bezanson explained to the Board that the Building permit application was complex in nature. He added that alternative provisions under the National Building Code were being reviewed in conjunction with Building Inspection staff as a means of meeting the requirements under the Minimum Property Standards By-law all in an effort to preserve heritage character defining elements. Mr. Bezanson explained that he felt pressured by a letter he received to complete the work within 60 days or face potential fines. He explained that he started the work knowing that the building permit application was on hold pending review and had not been formally issued but that he had demonstrated in the past a high calibre of workmanship and attention to code requirements. He also explained that while a building permit was not issued at the time, building inspectors were on site and were aware of the work being completed at the time.

Amy Poffenroth explained that the challenge was that work was significantly completed before the permit was even applied for in September 2013. She further explained that there were issues surrounding timely communication on the part of both the department and the applicant and that in the future this could be addressed by issuing phased permits so the life safety work could be completed while other details were being worked out.

Chairman Bob Boyce read the grant policy in place at the time in 2013, which outlined that amongst other requirements that an issued building permit was required to be eligible for grant funding. Board members held a brief discussion and expressed their concerns that although there may have been some miscommunication, the policy was clear in that in cases where a building permit is required, it must be issued prior to the commencement of work in order for the grant funding to be released.

MOVED by Patrick McCaffrey, *SECONDED* by Chris Boudreau to deny the applicants request to overturn the decision of staff regarding the 2013 Heritage Grant application for 114-116 Wentworth Street.

CARRIED.

ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS

Jim Bezanson was present representing item 3.1 *Letter to the Board: Heritage Grant 2013 Request for Review and Reversal of Staff Decision.*

ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTS**ITEM 5.1A APPLICATION FOR A HERITAGE PERMIT 2014-61
PAM SHEPPARD, 241 DOUGLAS AVENUE**

Heritage Officer Alice Fudge provided a presentation outlining that the application is for a Certificate of Appropriateness [Heritage Permit] for the replacement of two wood sliding windows on the street facade.

Alice explained that the windows have already been installed. The wooden windows have removable mutton bars to allow them to be converted into the pattern of the original windows. She recommended approval.

**ITEM 5.1B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2014-61
PAM SHEPPARD, 241 DOUGLAS AVENUE**

MOVED by Colin Waldschutz, *SECONDED* by Scott Rinehart to approve:

Remove two existing wood windows from street façade, second level;

Install two new wood vertical sliding windows into original window openings. Windows to match design details and colour of original windows;

Prime and paint all new and existing wood components using the approved colour scheme, in keeping with guidelines found in Practical Conservation Guidelines for Paint & Colour;

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 November 13th, 2014.

CARRIED.

ITEM 5.2A APPLICATION FOR A HERITAGE PERMIT 2014-62
PETER ASIMAKOS, 223 GERMAIN STREET

Alice Fudge provided a presentation outlining the application for a Certificate of Appropriateness [Heritage Permit] for the replacement of one wood sliding window on the north elevation.

Alice advised the Board that the window has already been installed. Although this is not an original opening the window matches that of the previous window. She recommended approval.

ITEM 5.2B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2014-62
PETER ASIMAKOS, 223 GERMAIN STREET

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

Remove existing wood window from north elevation, first level;

Install new wood window into original window opening;

Prime and paint all new and existing wood components using the approved colour scheme, in keeping with guidelines found in Practical Conservation Guidelines for Paint & Colour;

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 November 13th, 2014.

CARRIED.

ITEM 5.3A APPLICATION FOR A HERITAGE PERMIT 2014-63
DECIMAL 81, 79-81 PRINCESS STREET

Alice Fudge presented a presentation outlining the application for a Certificate of Appropriateness [Heritage Permit] to paint three doors on the street facade to match the red (Autumn Ridge 331-7) in the logo of the company. She recommended approval.

**ITEM 5.3B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2014-63
DECIMAL 81, 79-81 PRINCESS STREET**

MOVED by Patrick McCaffrey, *SECONDED* by Colin Waldshutz to approve:

Remove loose and deteriorated paint from wood doors, using infra-red heat guns or hand scrapers. DO NOT USE OPEN FLAME of propane torch (flame may wick into building with disastrous results);

Prime and paint wooden doors of street facade, using an approved heritage colour in keeping with the Practical Conservation Guidelines for *Paint & Colour. Autumn Ridge* (red).

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 November 13th, 2014.

CARRIED

ITEM 6.0 REPORTS

There were no reports.

ITEM 7.0 OTHER BUSINESS

ITEM 7.1 UPTOWNSJ FACADE PROGRAM

Board member Chris Boudreau advised the Board that UptownSJ will be reviewing the criteria of their Facade program. He explained that the program is under review one potential change would allow businesses in the BIA (Business Improvement Area) district within the Trinity Royal Heritage Conservation Area become eligible and applications would be reviewed on a case by case basis. Mr. Boudreau advised that this area is currently excluded from receiving grant funding but that UptownSJ wants to promote growth in the uptown area.

He advised that the program will be reviewed with the City of Saint John's Heritage Service and that changes will be made in time for 2015.

ITEM 8.0 NEXT MEETING

The next regular Board meeting will be held November 12, 2014.

ITEM 9.0 ADJOURNMENT

There being no further business, the meeting adjourned at 6:53 pm.

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