



**SAINT JOHN
HERITAGE
DEVELOPMENT
BOARD**

AGENDA

OCTOBER 30TH, 2013

**CONSEIL
D'AMÉNAGEMENT
DU PATRIMOINE
DE SAINT JOHN**

ORDRE DU JOUR

LE 30 OCTOBRE, 2013



**The City of Saint John
Heritage Development Board**

AGENDA

**Wednesday October 30th, 2013
Le 30 octobre 2013**

**5:30 P.M. - 10th floor Board Room
à 5 h 30 dans la salle de conférence, au 10^e étage**

- 1.0 Approval of Agenda/Adoption de l'ordre du jour
- 2.0 Approval of Minutes/Approbation du procès-verbal de la dernière réunion
 - 2.1 October 16th, 2013 Meeting Minutes
- 3.0 Business Arising/Revue de la dernière réunion
- 4.0 Introduction of Applicants/Guests/Présentation des requérants et des invités
- 5.0 Applications for Certificates of Appropriateness and Grants/
Demandes relatives à des certificats de pertinence de à des subventions
 - 5.1 Gordon Chapman, 198 King Street East 13-61
 - a) Application for Certificate of Appropriateness
 - b) Draft Certificate of Appropriateness
 - c) Application for Heritage Maintenance Grant
 - 5.2 Derek Riedle, 80 Prince William Street 13-62
 - a) Application for Certificate of Appropriateness
 - b) Draft Certificate of Appropriateness
 - 5.3 Michael Richard, 40 Water Street 13-63
 - a) Application for Renewal of Heritage Conservation Grant [11-73A]
- 6.0 Reports/ Rappports
- 7.0 Other Business/Autre affaires
- 8.0 Next Meeting/Prochaine reunion
- 9.0 Adjournment/Clôture de la réunion



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

WEDNESDAY OCTOBER 16, 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: Leona Laracey, Chair
 Gordon Hewitt, 1st Vice Chair
 Patrick McCaffrey, 2nd 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

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 29th, 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 9th, 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 9th 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 31st, 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 30th, 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.



for:

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



The City of Saint John

**APPLICATION FOR A HERITAGE PERMIT
[CERTIFICATE OF APPROPRIATENESS]
2013-61**

**GORDON CHAPMAN
198 KING STREET EAST
(PID 00009860)**

Date: October 25th, 2013

To: Heritage Development Board

From: Growth and Community Development Services

Prepared by: Alice C. Fudge
Heritage Analyst

Approved by: Amy Poffenroth, P.Eng, MBA
Deputy Commissioner

SUBJECT

Application for a Certificate of Appropriateness [Heritage Permit] for the brick masonry repairs and repointing on the east façade of the building.

BACKGROUND

This two-storey residential brick building is located in the King Street East Heritage Conservation Area. There is no Conservation Plan in place for this property.

The subject masonry wall is on the east side of the house located in a narrow alley between this single family home and the neighboring building. The condition of the masonry is poor; the mortar is deteriorating and there are damaged and missing bricks. The majority of the damage is at the



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lower level of the wall, approximately 10 feet up from the ground spanning along the length of the wall. The homeowner would like for these repairs to take place this fall.

ANALYSIS

This is a Rehabilitation project. Standards (I) through (XII) of Section 8 of *Saint John Heritage Conservation Areas By-law* apply. The brick masonry is a character-defining element of this building. Standards (I) and (VIII) recommend that *all intact or repairable character-defining elements be conserved and maintained on an ongoing basis and that any extensively deteriorated or missing parts of character-defining elements be replaced in kind, where there are surviving prototypes for reference.*

The national Standards and Guidelines recommend *duplicating the original mortar joints in color, texture, width and joint profile and replacing in-kind extensively deteriorated or missing parts of masonry elements, based on documentary and physical evidence.*

The proposal is to replace any bricks that are spalled or damaged with salvaged bricks to match color, size and porosity of the existing bricks. Masonry work using lime-based mortar is best completed at a minimum ambient temperature of **10°C**. When temperatures drop below **5°C** tarping-in and heating [for 28 days after completion of the work] is recommended. If the temperature drops below freezing the curing of mortar (through carbonization of calcium) will not occur. The re-pointing work is scheduled to be undertaken when ambient temperatures may require these precautions (November 2013).

The proposed work meets the intent of the *Saint John Heritage Conservation Areas By-law* and the *Standards for Conservation of Existing Buildings*, specifically those Standards relating to maintenance/repair of a structure's character-defining elements and as expressed in the Practical Conservation Guidelines for Masonry.

RECOMMENDATION

Approve a Heritage Permit [Certificate of Appropriateness] for the brick masonry repairs and repointing on the east façade of the building.

Certificate of Appropriateness

City of Saint John

No. 13-61



Saint John Heritage Development Board
Growth and Development Services
10th Floor, City Hall
Saint John, NB
E2L 4L1

This Certificate of Appropriateness is issued by authority of the *Heritage Conservation Act* ("Act") and the Saint John Heritage Conservation Areas By-Law to carry out the following work:

HERITAGE PLANNING

Growth & Development
Services

GORDON CHAPMAN
198 KING STREET EAST
(PID 00009860)

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 November 14th, 2013.

Heritage Officer

Date



198 KING STREET EAST.
Deteriorating brick + mortar.



The City of Saint John

Supplementary Information for Consideration of a Heritage Maintenance Grant

Date: October 25th, 2013
To: Heritage Development Board
From: Alice Fudge, Heritage Analyst

Application Number: 13-61

Name: Gordon Chapman

Mailing Address: 198 King Street East, Saint John, NB

Postal Code: E2L 1H3

Description of Work: Grant Renewal for the brick masonry repairs and repointing on the east façade of the building at 198 King Street East.

Project Estimate: \$2,500 plus HST

Heritage Area: King Street East

Conservation Plan: Yes No

Grant Type: Heritage Maintenance Grant

Applicable Funding Ratio: 15%

Eligible Grant Funding Amount: \$500.00 maximum

Recommendation of Motion: Approve a Heritage Maintenance Grant for 15% up to \$375.00 based on estimated project costs for the brick masonry repairs and repointing on the east façade of the building at 198 King Street East.



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6



The City of Saint John

**APPLICATION FOR A HERITAGE PERMIT
[CERTIFICATE OF APPROPRIATENESS]
2013-62**

**DEREK RIEDLE
80 PRINCE WILLIAM STREET
(PID 00011296)**

Date: October 25th, 2013

To: Heritage Development Board

From: Growth and Community Development Services

Prepared by: Alice C. Fudge
Heritage Analyst

Approved by: Amy Poffenroth, P.Eng, MBA
Deputy Commissioner

SUBJECT

Application for a Certificate of Appropriateness [Heritage Permit] for the restoration of the decorative copper cornice at street level and the painting of the building's storefront ("Liquid Gold Olive Oils & Vinegars").

BACKGROUND

This four-storey brick building is located in the Trinity Royal Heritage Conservation Area. There is no Conservation Plan in place for this property.

The Property owner wishes to update the color palette of the storefront to compliment the tenant's business and product. The paint from the storefront cornice has been uncovered, revealing the



SAINT JOHN

original copper; this will be restored and polished and left natural -- similar to the King Square Bandstand copper roof.

ANALYSIS

This is a Rehabilitation project. Standards (I) through (XII) of Section 8 of *Saint John Heritage Conservation Areas By-law* apply. Standard (I) recommends that all intact or repairable character-defining elements be conserved. The proposed storefront painting meets this standard.

From the approved Heritage palette, the proposed paint scheme is:

- *Hawthorne Yellow HC-4*: window frames and details
- *Millington Gold HC-13*: trim
- *Georgian Brick HC-50*: cast pilasters
- *Peerage CC-36*: door and fascia sign base (mauve)
- *Black*: existing gooseneck light fixtures

The proposed work meets the intent of the Standards for Conservation of Existing Buildings, as expressed in the Practical Preservation Guidelines for *Storefronts, Paint & Colour*,

RECOMMENDATION

Approve a Heritage Permit [Certificate of Appropriateness] for the restoration of the decorative copper cornice at street level and the painting of the building's storefront.

Certificate of Appropriateness

City of Saint John

No. 13-62



Saint John Heritage Development Board
Growth and Development Services
10th Floor, City Hall
Saint John, NB
E2L 4L1

This Certificate of Appropriateness is issued by authority of the *Heritage Conservation Act* ("Act") and the Saint John Heritage Conservation Areas By-Law to carry out the following work:

HERITAGE PLANNING

Growth & Development
Services

DEREK RIEDLE
80 PRINCE WILLIAM STREET
(PID 00011296)

Remove loose and deteriorated paint from existing painted wood and metal components, including windows, doors and trim components, using infrared heat guns or hand scrapers. **DO NOT USE OPEN FLAME OF PROPANE TORCH** (flame may wick into building with disastrous results);

Repair, and/or replace as necessary, deteriorated or missing wood/trim components, matching originals in size, materials and detailing;

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 wood components using an approved colour scheme in keeping with guidelines found in Practical Conservation Guidelines for Paint & Colour.

- | | |
|---------------------------------|---------------------------------|
| • <i>CC-36 Peerage:</i> | entry doors, fascia sign |
| • <i>HC-4 Hawthorne Yellow:</i> | upper and lower panels, windows |
| • <i>HC-13 Millington Gold:</i> | miscellaneous trim/accent |
| • <i>HC-50 Georgian Brick:</i> | cast iron pilasters |
| • <i>Black:</i> | light fixtures |

Remove paint from decorative cornice to copper finish and polish.

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 14th, 2013.

Heritage Officer

Date



80 PRINCE WILLIAM STREET
PROPOSED COLOR SCHEME FOR STOREFRONT
+ POLISHED COPPER CORNICE.

CORNER / BLACK

LIQUID GOLD OLIVE OILS & VINEGARS

Peerys

80

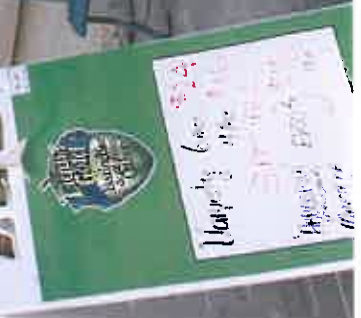
Hampshire



Wilmington

Georgian Brick

Peerys





The City of Saint John

Supplementary Information for Consideration of a Heritage Conservation Grant

Date: October 25th, 2013
To: Heritage Development Board
From: Alice Fudge, Heritage Analyst

Application Number: 13-63 [CoA 11-73A]

Name: Michael Richard

Mailing Address: 40 Water Street, Saint John, NB

Postal Code: E2L 2A5

Description of Work: Grant Renewal for the previously approved work on CoA 11-73A for the restoration of the storefront at 97 Prince William Street, which includes the replacement of an existing storefront window with a new entrance door/sidelights and paint the existing storefront.

On August 17, 2011, the Board approved Heritage Rehabilitation Grant 12-42 from CoA [11-73A] for this same scope of work but the completion of the work has been delayed until this year.

Project Estimate: \$8,200 plus HST

Heritage Area: Trinity Royal

Conservation Plan: Yes No

Grant Type: Conservation Development Grant

Applicable Funding Ratio: 15%

Eligible Grant Funding Amount: \$1,230.00

Recommendation of Motion: Approve a Heritage Conservation Grant for 15% up to \$1,230.00 based on estimated project costs for the work completed at the storefront of 97 Prince William Street.



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13

Certificate of Appropriateness

City of Saint John

No. 2011-73A



Saint John Heritage Development Board
Planning and Development
10th Floor, City Hall
Saint John, NB
E2L 4L1

HERITAGE PLANNING

Planning & Development

This Heritage Permit [Certificate of Appropriateness] is issued by authority of the Municipal Heritage Preservation Act and the Saint John Heritage Conservation Areas By-Law to carry out the following work:

RICHARD & CO. PROPERTIES
97-103 PRINCE WILLIAM STREET
(PID 00011395 + PID 00011403)

Modified from previously approved Certificate of Appropriateness 2010-56:

Remove the identified storefront window, complete with non-original wood panel below window;

Install a new wood stile-and-rail entrance door, complete with lower wood panels, glazed upper panels, wood mullions and sidelights, where the storefront window was removed;

As per previously approved Certificate of Appropriateness 2010-56:

Remove loose and deteriorated paint from existing painted wood components, including windows, doors and trim components, using infrared heat guns or hand scrapers. DO NOT USE OPEN FLAME OF PROPANE TORCH (flame may wick into building with disastrous results);

Repair, and/or replace as necessary, deteriorated or missing wood/trim components, matching originals in size, materials and detailing;

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 wood an components using an approved colour scheme in keeping with guidelines found in Practical Conservation Guidelines for Paint & Colour. (Final colour placement to be determined in consultation with Heritage staff)

- *HC-133 Yorktowne Green:* entry doors, cast iron columns
- *HC-141 Hollingsworth Green:* upper and lower panels
- *HC-136 Waterbury Green:* miscellaneous trim/accent

This work is 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 Development Officer;
2. The Buildings & Inspection Services Department be contacted for necessary permits;
3. No work shall commence until the expiry of a fifteen-day appeal period pursuant to Section 15(2) of the Act, and providing no appeal is filed with the Provincial Appeal Board on or before September 1, 2011;

Heritage Development Officer

Date

