



**SAINT JOHN  
HERITAGE  
DEVELOPMENT  
BOARD**

## **AGENDA**

**SEPTEMBER 18<sup>TH</sup>, 2013**

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

## **ORDRE DU JOUR**

**LE 18 SEPTEMBRE, 2013**



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

**AGENDA**

**Wednesday September 18<sup>th</sup>, 2013  
Le 18 septembre 2013**

**5:30 P.M. - 10<sup>th</sup> floor Board Room  
à 5 h 30 dans la salle de conférence, au 10<sup>e</sup> 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 September 4<sup>th</sup>, 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 Wayne Connell, 24 Sydney Street, Engine House No.2, 13-57
    - a) Application for Certificate of Appropriateness
    - b) Draft Certificate of Appropriateness
    - c) Heritage Conservation Grant
- Reports/ Rapports
- 6.0 Other Business/Autre affaires
- 7.0 Next Meeting/Prochaine reunion
- 9.0 Adjournment/Clôture de la réunion



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

**WEDNESDAY SEPTEMBER 4<sup>TH</sup>, 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  
Councillor Donna Reardon  
Scott Rinehart  
Bob Boyce  
Elizabeth McGahan  
Colin Waldschutz

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

**REGRETS:**

Alex Pesold  
Jim Bezanson, Secretary/Heritage Development Officer

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**ITEM 1.0      AGENDA**

It was recommended that to accommodate the guests present for Item 5.1 Ed Reardon, 122-124 Prince William Street, that the item be moved up in the agenda.

The following item was added to Other Business:

7.1 Historical Society Awards

*MOVED* by Colin Waldschutz, *SECONDED* by Elizabeth McGahan to approve the agenda as amended.

**CARRIED.**

**ITEM 2.0      MINUTES**

**ITEM 2.1      MINUTES OF THE AUGUST 21<sup>ST</sup>, 2013 MEETING**

*MOVED* by Scott Rinehart, *SECONDED* by Gord Hewitt to approve the August 21<sup>st</sup>, 2013 minutes as circulated.

**CARRIED.**

**ITEM 3.0 BUSINESS ARISING**

There was no business arising.

**ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS**

Ed Reardon and his Engineer, Andrew Johnson were present representing 122-124 Prince William Street

**ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTS****ITEM 5.1A APPLICATION FOR A HERITAGE PERMIT 2013-56  
ED REARDON, 122-124 PRINCE WILLIAM STREET**

Alice Fudge advised that the application is for a Certificate of Appropriateness:

- A. The construction of a new, three storey, wood exit stair at the rear (east) side of the building;
- B. The installation of a new rated steel exit door at fourth floor, which includes masonry and opening modification;
- C. The installation of a new rated steel exit door at third floor, which includes new opening in masonry wall;
- D. The replacement of an existing door with a new rated steel, exit door at the second level;
- E. The installation of new rated steel, double-doors at grade level, which includes new opening in masonry wall;
- F. The installation of two new windows at fourth level, to match existing metal windows;
- G. The installation of 13 5"x5" air vents.

She recommended approval.

**ITEM 5.1B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2013-56  
ED REARDON, 122-124 PRINCE WILLIAM STREET**

*MOVED* by Donna Reardon, *SECONDED* by Scott Rinehart to approve the following:

**Construct** a new, three storey, wood exit stair at the rear (east) side of the building; complete with 6x6" wood posts with decorative caps, and handrail with 2x2 wood pickets - see attached sketches;

**Install** a new 45 min fire-rated steel exit door at fourth floor, which includes masonry and opening modification; assure surrounding masonry is not damaged during this process; keep salvageable bricks for future repairs;

**Remove** bricks from masonry wall at third level for new opening; decorative brickwork above the new opening shall match existing windows; assure

surrounding masonry is not damaged during this process; keep salvageable bricks for future repairs;

**Install** a new 45 min fire-rated steel exit door and transom window at third floor;

**Replace** an existing exterior door with a new 45 min fire-rated steel, exit door at the second level;

**Install** new 45 min fire-rated steel, double-doors at grade level, which includes new opening in masonry wall; assure surrounding masonry is not damaged during this process; keep salvageable bricks for future repairs;

**Install** two new windows at fourth level, to match existing metal windows;

**Install** thirteen (13) 5"x5" air vents at new penetrations in brick wall; assure surrounding masonry is not damaged during this process.

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 September 19<sup>th</sup>, 2013.

Bob Boyce requested that the brick pattern that is present above the window openings be replicated for the proposed new opening on the second floor, to which Mr. Reardon agreed. Leona Laracey questioned if the applicant had considered the possibility of installing the vents for the ventilation system through the roof to minimize the impact of penetrations to the facade. Andrew Johnson responded that it was not considered as the applicant has recently installed a new roof and that there are hazards associated with using long lengths ducting by venting through the roof.

**CARRIED.**

## **ITEM 6.0      REPORTS**

There were no reports.

**ITEM 7.0 OTHER BUSINESS**

**ITEM 7.1 HISTORICAL SOCIETY AWARDS**

Chair Leona Laracey advised the Board that the Historical Society had presented Heritage Development Officer, Jim Bezanson and Board member, Councillor Donna Reardon, among other recipients, an award acknowledging their involvement and dedication toward Heritage Conservation in the City of Saint John.

**ITEM 8.0 NEXT MEETING**

The next regular Board meeting will be held September 18, 2013 at 5:30 pm.

**ITEM 9.0 ADJOURNMENT**

There being no further business, the meeting adjourned 6:35 PM



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



The City of Saint John

**APPLICATION FOR A HERITAGE PERMIT  
[CERTIFICATE OF APPROPRIATENESS]  
2013-57**

**NO. 2 ENGINE HOUSE: WAYNE CONNELL  
24 SYDNEY STREET  
(PID 55165799)**

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Date: September 13<sup>th</sup>, 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

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**SUBJECT**

Application for a Certificate of Appropriateness [Heritage Permit] for the replacement of five new windows on the north wall, the removal of existing wood exit stairs and door, adjustment of the exterior door at ground level, and repair/reparge the entire north wall.

**BACKGROUND**

This building is designated an historic site by the Province of New Brunswick, as well as the National Historic Sites and Monuments Board of Canada, in addition to being within the Trinity Royal Preservation Area. Accompanying these prestigious designations is a responsibility to be good stewards of these recognized heritage resources.

There is a newly completed Conservation Plan in place for this property. The tenants are taking immediate action on some of the recommended maintenance items from the Plan. Earlier this year, the asphalt shingles were replaced on the entire roof.



SAINT JOHN

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P.O. Box 1971 Saint John, NB Canada E2L 4L1 | [www.saintjohn.ca](http://www.saintjohn.ca) | C.P. 1971 Saint John, N.-B. Canada E2L 4L1

The proposed work on this application is for the rear non-original extension on the building, built in the 1940s. This rear portion of the building can be seen from King Street East. It is in need of repairs to the wall and ground-level door, but the primary repair is for the windows. These five large wood windows (single pane, from 1940s) which light the Museum's hall are in poor condition and the Conservation Plan recommends replacement. The applicants would like to take this rehabilitation project as an opportunity to improve the performance of the windows for overall efficiency of the building. As an alternative to replacing these (large) wood windows, the applicant is proposing new vinyl windows to fit in the existing openings, forest green in color, which will be operable to allow for natural ventilation. This update will provide a more efficient and easily maintainable window system, while resembling the look of the original windows.

The exit door and stairs are to be eliminated as recommended by the Conservation Plan because it is currently more of a hazard than a safe exit. An interior second exit will be provided. The door opening will be filled-in with concrete block to match the construction of the wall, and then parged on the exterior.

Over the years, the level of the adjacent parking lot has been raised so that now the pavement of the parking lot is several inches higher than the bottom level of the door – resulting in water entering the building through the basement door. There is an asphalt dam in place currently to direct the water away from the door. This problem will be remedied by raising the bottom level of the door approximately 6”.

## ANALYSIS

Standards (I) through (XII) of Section 8 of *Saint John Heritage Conservation Areas By-law* would apply to this application. These are the *Standards for Conservation of Existing Buildings*.

Replacing elements, such as the subject north-facing windows, could be considered acceptable on a rehabilitation project where a building is adapted for a continued use. Guidance is provided in Guideline 4.3.5.20 of the *Standards and Guidelines for the Conservation of Historic Places in Canada* which recommends **designing and installing new windows required by a new use on non-character-defining elevations in a manner that is compatible with the building's style and character**. The original elements/materials of this façade (concrete block construction, masonry parging, steel doors, and wood windows) would not be considered imperative character-defining elements which contribute to the heritage value of this historic place.

Furthermore, guideline 4.3.5.16 recommends approval of **replacing in kind irreparable windows ... based on physical and documentary evidence. If using the same materials and design details is not technically or economically feasible, then compatible substitute materials or details may be considered**. Although the building was originally equipped with wood framed windows circa 1940s, a modern, upgraded window system would serve the building more than re-created wood windows, in terms of economics, maintenance and energy performance.



The proposed work meets the intent of the Standards for Conservation of Existing Buildings, as expressed in the Practical Preservation Guidelines for *Windows*, and *Masonry*.

### **RECOMMENDATION**

Approve a Heritage Permit [Certificate of Appropriateness] for the replacement of five new windows on the north wall, the removal of existing wood exit stairs and door, adjustment of the exterior door at ground level, and repair/recharge the entire north wall.



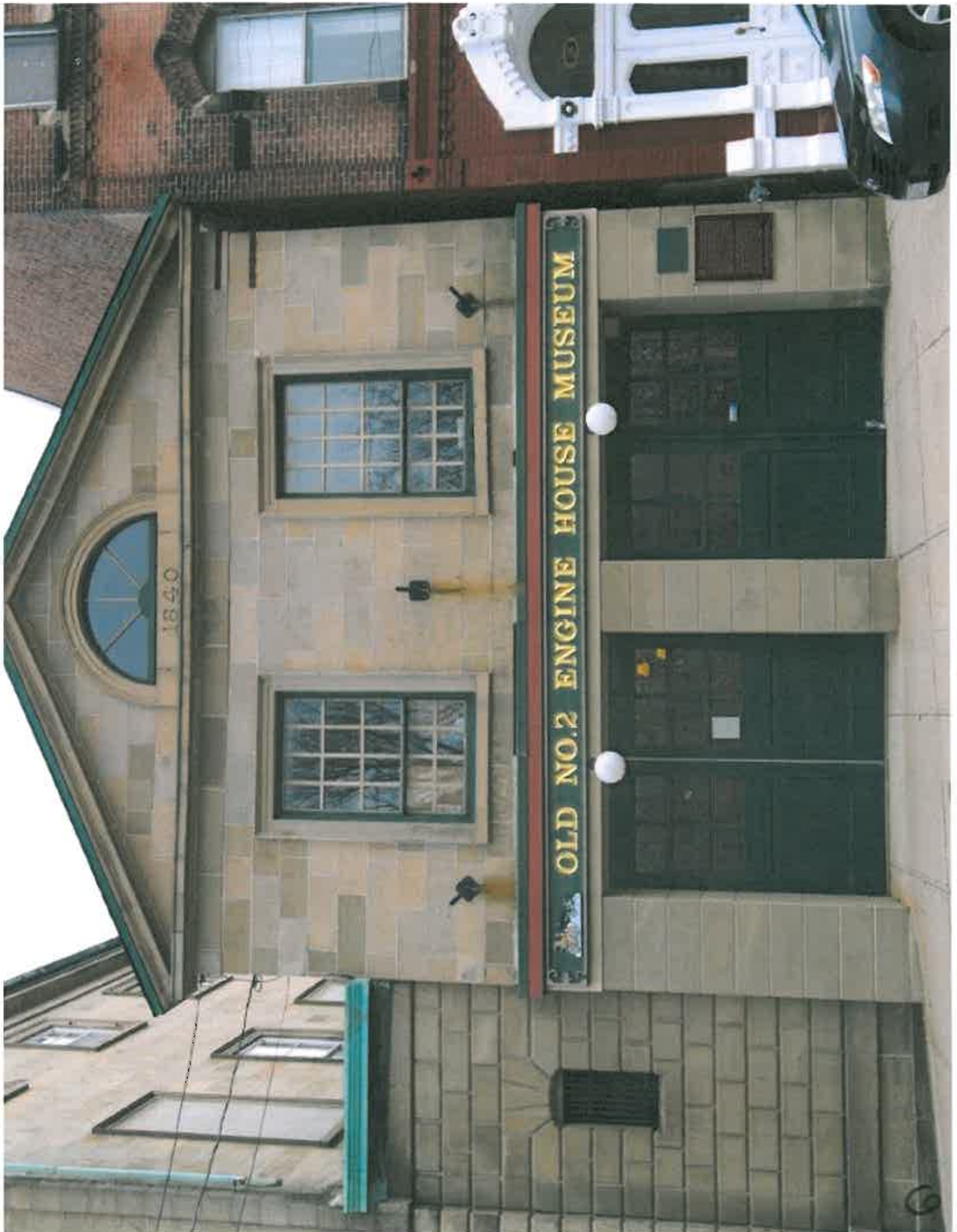
REPLACE 5 WINDOWS  
WITH VINYL FRAMEST  
GREEN IN COLOUR

REMOVE DOOR  
AND STAIRS

DOOR TO BE  
REINSTALLED

EXISTING WINDOW





**DEALER  
Quotation**

**EXPIRATION DATE**  
Quote Not Certified

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SAINT JOHN NB E2H 2G9

Printed: 8/26/2013 9:31 AM

**BILL TO:**

**SHIP TO:**

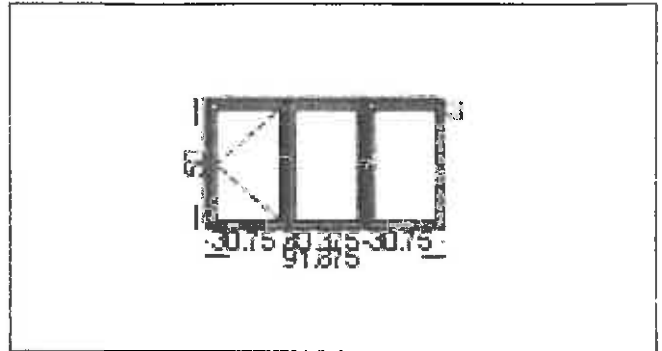
QUOTE #	QUOTE NAME	QUOTE DATE	QUOTED BY
1088233	shane obrien 658-0772	8/20/2013	ritchies
PO #	TAG	ORDERED BY	
		ritchies	

LINE #	COMMENT	QTY	NET AMOUNT	EXTENDED
1	None Assigned	4	\$1,486.71	\$5,946.85

SPCALV-FX-FX  
Frame Size: 91-7/8W x 50H  
Tip-to-Tip: 94.5w X 52.625h  
Supreme Casement / Awning (2010) : (LV - FX - FX)

Rough Opening 93-1/8W x 51-1/4H

Exterior Accessories : 1 1/2" Brickmould/Casing 4 Sides  
Interior Accessories : 3/4" Integral Drywall Return  
Installation Clips  
Screws And Plugs  
Painting Color Ext/Int: Forest Green - RB6005  
Stainless Steel Hardware  
\*\* Meets Egress: CDN Egress 15"WO/15"HO/542sq"



Glass: LoE Argon  
Grills: None

NFRC:  
Win 1: Zone=C U=1.6 SHGC=0.45 ER=31 NRCan=  
NR5695-5912225-ES  
Win 2,3: Zone=D U=1.6 SHGC=0.53 ER=36 NRCan=  
NR5695-5912249-ES

T-Mullion  
\*\* Expect Extended Lead Time due to Painted Product... \*\*

Product is shown as viewed from outside



QUOTE #	QUOTE NAME	QUOTE DATE	QUOTED BY
1088233	shane obrien 658-0772	8/20/2013	ritchies
PO #	TAG	ORDERED BY	
		ritchies	

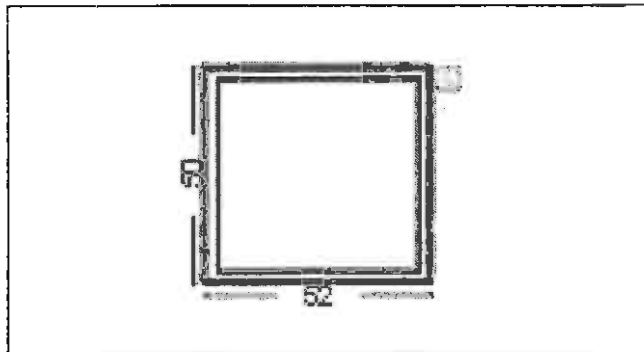
LINE #	COMMENT	QTY	NET AMOUNT	EXTENDED
2	None Assigned	1	\$599.00	\$599.00

**SPCAPW**

Frame Size: 52W x 50H  
 Tip-to-Tip: 54.625w X 52.625h  
 Supreme Casement/Awning Fixed (2010) : (PW)

Rough Opening 53-1/4W x 51-1/4H

Exterior Accessories : 1 1/2" Brickmould/Casing 4 Sides  
 Interior Accessories : 3/4" Integral Drywall Return  
 Installation Clips  
 Screws And Plugs  
 Painting Color Ext/Int: Forest Green - RB6005  
 Stainless Steel Hardware



Glass: LoE Argon  
 Grills: None

NFRC: Zone=D U=1.6 SHGC=0.54

ER=36 NRCan=NR5695-5912297-ES

\*\* Expect Extended Lead Time due to Painted Product... \*\*

Product is shown as viewed from outside

MY SIGNATURE ON THIS PRINT INDICATES MY APPROVAL OF STYLE, DIMENSIONS AND OPTIONS AS SHOWN ON THIS QUOTE.

Signed:

Date:

SUB-TOTAL:	\$6,545.85
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$850.96
TOTAL:	\$7,396.81

We appreciate the opportunity to provide you with this quote!



# Certificate of Appropriateness

City of Saint John

No. 13-57



**Saint John Heritage Development Board**  
Growth and Development Services  
10<sup>th</sup> 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

**NO. 2 ENGINE HOUSE: WAYNE CONNELL**  
**24 SYDNEY STREET**  
**(PID 55165799)**

***Remove*** five original wood windows on north facade;

***Install*** five new green vinyl windows (four 92" high by 51" wide and one 51" high by 51" wide) in the original window openings.

***Remove*** wood exit stairs from wall;

***Remove*** door and fill in opening with concrete block;

***Adjust*** height of door at ground level; fill in opening as needed with concrete block;

***Remove*** any existing stucco finish to expose the underlying concrete block, by using the gentlest means possible, such as a sharp broad-edged painter's knife or wood chisel, in order to avoid any further damage;

***Repair*** and repace masonry on the entire north facade.

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 3, 2013.

\_\_\_\_\_  
Heritage Officer

\_\_\_\_\_  
Date

DRAFT





## Supplementary Information for Consideration of a Heritage Rehabilitation Grant

**Date:** September 13<sup>th</sup>, 2013  
**To:** Heritage Development Board  
**From:** Alice Fudge, Heritage Analyst

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**Application Number:** 13-57

**Name:** Wayne Connell for Saint John Firefighters Local 771

**Mailing Address:** 91 Scotiaview Drive, Saint John

**Postal Code:** E2M 4E9

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**Description of Work:** The replacement of five new windows on the north wall, the removal of existing wood exit stairs and door, adjustment of the exterior doors at ground level, and repair/reparge masonry of the entire north wall.

**Project Estimate:** \$15,000 plus HST

**Heritage Area:** Trinity Royal

**Conservation Plan:**  Yes  No

**Grant Type:** Conservation Development Grant

**Applicable Funding Ratio:** 25%

**Eligible Grant Funding Amount:** \$5,000

**Example of Motion:**

Approve a Heritage Construction Grant of a funding ratio of 25% up to a maximum of \$5,000.00 for the masonry reparging of the entire north wall of 24 Sydney Street.

