

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

WEDNESDAY, SEPTEMBER 3, 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
Chris Boudreau
Gordon Hewitt
Scott Rinehart
Colin Waldschutz
Bob McVicar

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

REGRETS: Councillor Donna Reardon

ITEM 1.0 AGENDA

MOVED by Gord Hewitt, *SECONDED* by Scott Rinehart to approve the September 3rd, 2014 agenda as circulated.

CARRIED.

ITEM 2.0 MINUTES

ITEM 2.1 MINUTES OF THE AUGUST 20TH, 2014 REGULAR MEETING

MOVED by Chris Boudreau, *SECONDED* by Gord Hewitt to approve the minutes of the August 20th, 2014 regular meeting as circulated.

CARRIED.

ITEM 3.0 BUSINESS ARISING

There was no business arising.

ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS

No guests were present.

ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTS**ITEM 5.1A APPLICATION FOR A HERITAGE PERMIT 2014-50
COMMERCIAL PROPERTIES LTD, 12 SMYTHE STREET**

Alice Fudge advised that the application is for a Certificate of Appropriateness [Heritage Permit] for:

- A. the installation of new metal cornice with new flashing and section of roofing material, south elevation;
- B. the repointing of the 4th and 5th level brick masonry, and bricks surrounding entrance, south elevation;
- C. the application of a clear masonry sealer on entire brick wall, south elevation.

She recommended approval.

**ITEM 5.1B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2014-50
COMMERCIAL PROPERTIES LTD, 12 SMYTHE STREET**

The Board reviewed the specification sheet for the proposed breathable masonry sealer. Following a brief discussion, Board members determined that the application lacked the details surrounding the rationale for the use of the sealer.

MOVED by Bob McVicar, SECONDED by Patrick McCaffrey to table the pending the submission of further technical information on the product and the professional rationale for it being used.

CARRIED.

The Board discussed the installation of a non-original metal cornice with new flashing on the south facade to match the profile of the building's original cornice. Alice Fudge advised that cornice detail is not present because in the past there had been an adjacent building and that the National Standards generally do not recommend the construction of a new feature to the exterior form, thus the new metal cornice would be an addition. Scott Rinehart, Elizabeth McGahan and Colin Waldschutz expressed their opinion that the addition of the cornice would alter the building's story and did not feel the addition of the cornice was necessary. While remaining Board members felt that the addition of the cornice may be non-original it would provide some protection to the south wall and it would be constructed from the same materials and match the appearance of the original cornice.

MOVED by Bob McVicar, SECONDED by Patrick McCaffrey to approve:

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, South elevation;

Replace spalled or damaged bricks with salvaged brick to match original brick in colour, size, and porosity;

Repoint existing 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;

Wash down masonry using a mild restoration cleaner [Sure Klean 600, or similar].

Construct and install new metal cornice on south façade to match profile of the building’s original cornice; integrate roofing material with new cornice work and existing roofing.

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 18th, 2014.

CARRIED.

NAY, COLIN WALDSCHUTZ, ELIZABETH MCGAHAN & SCOTT RINEHART

ITEM 5.2A APPLICATION FOR A HERITAGE PERMIT 2014-51
CIBC C/O KERRY GOSSE (STANTEC), 44 KING STREET

Alice Fudge advised that the application is for a Certificate of Appropriateness [Heritage Permit] for the replacement of all existing windows with new wood windows, and to install two new fiberglass wood grain entrance doors with sidelights, to match existing. She recommended approval.

ITEM 5.2B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2014-51
CIBC c/o KERRY GOSSE (STANTEC), 44 KING STREET

Remove wood windows (7) from non-original extension;

Install seven new wood Marvin windows into openings;

Scrub all surfaces to be painted with TSP (trisodium phosphate); rinse thoroughly with clean water; allow 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 Preservation Guidelines for PAINT & COLOR.

Remove two wood entrance doors, from King Street and Germain Street façades;

Install two new wood grain fiberglass entrance doors to match the design of existing doors, including glass panels and sidelight windows;

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 18th, 2014.

Alice Fudge explained that the current entry doors are non-original to meet egress and be the proper size for a public entryway. The proposal is to replace the non-original doors with a more secure fibreglass door of the same design. The consultants indicated that the current wooden door is suffering maintenance issues and that the fibreglass material is their choice based on its durability and security.

The Board held a discussion, expressing concerns with the proposed design of the proposed fibreglass door, the potential to restore the current door or to develop a design to match the original doors and also that the application lacked the dimensions and drawings of the proposed windows and doors. Elizabeth McGahan suggested that staff contact the NB Museum for archive photos.

MOVED by Bob McVicar, **SECONDED** by Patrick McCaffrey to table the application pending further drawings and details regarding the proposed windows and doorways.

CARRIED.

ITEM 6.0 REPORTS

There were no reports.

ITEM 7.0 OTHER BUSINESS

ITEM 7.1 UPDATE FROM UPTOWNSJ: HERITAGE MBA STUDENT

Chris Boudreau provided the Board with a brief update regarding the data collected by the MBA student. He indicated that he is hopeful that the data collected will be useful in developing a strategy to curb/reverse the decay felt in the Heritage building stock. He explained that the work term will be wrapping up in the next 14 days and that he will report back to the Board the findings.

ITEM 8.0 NEXT MEETING

The next regular Board meeting will be held September 17th, 2014.

ITEM 9.0 ADJOURNMENT

There being no further business, the meeting adjourned at 6:21pm.

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