

**SAINT JOHN
HERITAGE
DEVELOPMENT
BOARD**

AGENDA

SEPTEMBER 4TH, 2013

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

ORDRE DU JOUR

LE 4 SEPTEMBRE, 2013



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

AGENDA

**Wednesday September 4th, 2013
Le 4 septembre 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 August 21st, 2013 Meeting Minutes
 - 3.0 Business Arising/Revue de la dernière réunion
 - 3.1 St. George's Anglican Church Parsonage : 183 Duke Street West
 - 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 Ed Reardon, 122-124 Prince William Street 13-56
 - a) Application for Certificate of Appropriateness
 - b) Draft Certificate of Appropriateness
- 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 AUGUST 21ST, 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
 Councillor Donna Reardon
 Scott Rinehart
 Bob Boyce
 Elizabeth McGahan
 Alex Pesold

Jill Flecknell, Recording Secretary
Alice Fudge, Heritage Analyst

REGRETS: Patrick McCaffrey, 2nd Vice Chair
 Colin Waldschutz

Jim Bezanson, Secretary/Heritage Development Officer
Amy Poffenroth, Acting Commissioner

ITEM 1.0 AGENDA

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

CARRIED.

ITEM 2.0 MINUTES

ITEM 2.1 MINUTES OF THE AUGUST 7TH, 2013 MEETING

MOVED by Scott Rinehart, SECONDED by Gord Hewitt to approve the August 7th, 2013 minutes as circulated.

CARRIED.

ITEM 3.0 BUSINESS ARISING

There was no business arising.

ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS

Ian Swaton was present representing 145 King Street East, Bob Morgan was present representing 198 Princess Street and Rick Watters of Design Art Signs was presenting representing 43 Princess Street.

ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTS**ITEM 5.1A APPLICATION FOR A HERITAGE PERMIT 2013-51A
DESIGN ARTS SIGNS C/O RICK WATTERS, 43 PRINCESS STREET**

Alice Fudge advised that the application is for a Certificate of Appropriateness for the installation of a new projecting sign on the south side of the building. She explained that the applicant has submitted a revised drawing that is more in keeping with the Practical Preservation Guidelines for signage. She recommended approval.

**ITEM 5.1B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2013-51A
DESIGN ARTS SIGNS C/O RICK WATTERS, 43 PRINCESS STREET**

MOVED by Donna Reardon, SECONDED by Bob Boyce to approve staff recommendation to install a new 60" high x 14" wide wood-faced banner sign, using approved heritage colours to match building, installed on steel 2" tube bracket, painted black with letters oriented vertically.

At its meeting July 24th, 2013 Board members held a lengthy discussion and expressed their concerns with the location, size, material and colours of the originally proposed projecting sign. The application was then tabled and the Board requested that the applicant review the Practical Preservation Guidelines for signage.

Board members discussed the revised drawing submitted by Rick Watters on behalf of the applicant, Chris Grannan of Mexicala Rosa's, which Heritage Officer Alice Fudge explained was more in keeping with the guidelines. Rick Watters advised the Board that the design would be a printed vinyl painted on to a 1/2" plywood board of 5ft x 1ft fastened into the masonry with a metal hanger.

Donna Reardon and Bob Boyce explained that because the revised design would be a vinyl printed on to plywood, they would prefer the originally proposed vinyl fabric, due to weight concerns and the potential for added stress to the brickwork of the building facade.

Chair Leona Laracey advised that in the past the Heritage Development Board has only approved the temporary use of banner signage for the celebrations at the Imperial Theatre. Ms. Laracey explained that she would like to see the Board conduct a review of the signage guideline in its entirety.

MOTION DEFEATED

Board members discussed the proposed revisions to the sign and determined that that the size, location and proposed colours of the sign were in keeping with the Practical Preservation Guidelines, but that they would prefer it be made from vinyl to minimize impact on the facade.

MOVED by Bob Boyce, **SECONDED** by Donna Reardon to approve the following:

Install new 60” high x 14” wide vinyl banner sign, using approved heritage colours to match building, HC-4 “Hawthorne Yellow” and HC-51 “Audubon Russet”. To be installed on steel 2” tube bracket, painted black. Letters oriented vertically to read:

- “COURT YARD”
- “PATIO”
- MEXICALA ROSA’S (logo)

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 5th, 2013.

CARRIED

NAY, LEONA LARACEY & ELIZABETH MCGAHAN.

ITEM 5.2A APPLICATION FOR A HERITAGE PERMIT 2013-53
IAN SWANTON, 145 KING STREET EAST

Alice Fudge advised that the application is for a Certificate of Appropriateness for a previously approved window replacement from CoA [10-61]; application to replace an existing vinyl window with a new vinyl window on the North (rear) side of the building. She recommended denial.

ITEM 5.2B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2013-53
IAN SWANTON, 145 KING STREET EAST

Alice Fudge advised the Board that the property located at 145 King Street is a two and one-half storey multi-unit building located in the King Street East Conservation Area.

She reviewed with the Board that in 2010, owner Mr. Ian Swanton, was approved for a heritage permit to cover the replacement of one window at the rear of the building with a wooden window on CoA [10-61] to meet egress requirements. The majority of the windows at the rear of the building were installed prior to the property’s Heritage designation in 2007. The replacement of the existing vinyl window as proposed has not been completed to date.

Ms. Fudge advised that Mr. Swanton had submitted a letter to the Board indicating his reasoning for the proposed variance to replace the existing vinyl window with another vinyl window.

Alice Fudge advised the Board that the National Standards & Guidelines does not support the use of contemporary materials such as vinyl however it provides for the replacement of “in kind materials”. Although the reference to “in kind material refers to the replacement of original character-defining elements, not replacement ‘in kind’ of non-original elements, such as the vinyl window. Ms. Fudge explained that the guideline supports the home owner taking the opportunity for restoration whenever possible, rather than replacing a vinyl window with another vinyl window.

MOVED by Donna Reardon, SECONDED by Gord Hewitt to deny the application for an amendment to an existing Heritage Permit [Certificate for Appropriateness] [10-61] to replace an existing non-original vinyl window at rear of building with a new vinyl window; the recommendation from CoA [10-61] shall remain.

Mr. Ian Swanton presented to the Board photographs of the proposed window location and explained that he takes pride in being a part of the Heritage Conservation Area. He advised the Board he has faced several difficulties with the proposed window due to its location at the north side of the building where there is very little sunlight and that the Saint John climate have proven to be damaging to wood and paint on this particular side of the building.

Mr. Swanton explained that there are twenty windows at the rear of his building, seventeen of which are vinyl. He requested the Board to consider a variance for the one subject window to be replaced with vinyl instead of wood which he needs to replace to comply with the Minimum Property Standards By-Law. He provided the Board with cost estimates for both wood and vinyl. Mr. Swanton explained that as a real estate agent heritage designated properties in his experience are harder to sell, due to the perceived difficulties in following the Practical Preservation Guidelines and the increased cost to do so.

Board members held a lengthy discussion and determined that due to the location of the window at the rear of the building, the fact that the opening is non-original, that the majority of existing windows are vinyl and that the replacement is necessary to ensure compliance with the Minimum Property Standards By Law, the installation of a vinyl window in this instance could be approved. Leona Laracey explained that the configuration of the new vinyl window must be in keeping with the surrounding windows which is 9/9.

MOTION DEFEATED.

MOVED by Bob Boyce, SECONDED by Donna Reardon whereas the Minimum Standards By law requires an egress window, which is not in keeping with heritage details and where other windows are vinyl at the second storey of the rear facade of 145 King Street East, the Board is compelled to approve the substitution of materials and design.

Remove existing vinyl sliding window on the rear north facade;

Install new vinyl casement window in the existing opening, mullions to match existing 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 5, 2013.

CARRIED.

ITEM 5.3A APPLICATION FOR A HERITAGE PERMIT 2013-54
MAX MORGAN C/O BOB MORGAN, 198 PRINCESS STREET

Alice Fudge advised that the application is for a Certificate of Appropriateness to repair the fallen bricks from the third level decorative cornice and associated roof flashing and eaves trough repairs. She recommended approval.

ITEM 5.3B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2013-54
MAX MORGAN C/O BOB MORGAN, 198 PRINCESS STREET

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

Remove loose and deteriorated mortar and brickwork;

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

Reconstruct cornice to match existing, including decorative elements; and

Repaint existing bricks/lay salvaged bricks; repair the north decorative cornice, using lime-based mortar, consisting of:

- 1 part White Portland (type 10- grey is not acceptable);
- 2 parts hydrated lime (high calcium 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

***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 ambient temperature. No work to be completed after October 31, 2013 (any work completed after this date will be ineligible for grant funding).**

Install new metal flashings and eaves trough.

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 5th, 2013.

CARRIED.

ITEM 5.3C APPLICATION FOR A HERITAGE MAINTENANCE GRANT 13-54
MAX MORGAN C/O BOB MORGAN, 198 PRINCESS STREET

Alice Fudge advised that the application is for a Heritage Maintenance Grant to repair the fallen bricks from the third level decorative cornice and associated roof flashing and eaves trough repairs. There is no Conservation Plan in place for the building located in the Princess Street Heritage Maintenance Area.

MOVED by Alex Pesold, SECONDED by Donna Reardon to approve a Heritage Maintenance Grant of 15% up to a maximum of \$500.00 based on project estimate to repair the fallen bricks from the third level decorative cornice and associated roof flashing and eaves trough repairs.

CARRIED.

The Board explained the benefits of having a Heritage Conservation Plan conducted for the subject property which would allow the owner to access larger grant funding.

ITEM 5.4A APPLICATION FOR A HERITAGE PERMIT 2013-55
OLUGBENGA, OREDUGBA, 196 PRINCESS STREET

Alice Fudge advised that the application is for a Certificate of Appropriateness to repair the fallen bricks from the third level decorative cornice and associated roof flashing and eaves trough repairs. She recommended approval.

ITEM 5.4B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2013-55
OLUGBENGA, OREDUGBA, 196 PRINCESS STREET

MOVED by Donna Reardon, SECONDED by Alex Pesold to approve the following:

Remove loose and deteriorated mortar and brickwork;

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

Reconstruct cornice to match existing, including decorative elements; and

Repoint existing bricks/lay salvaged bricks; repair the north decorative cornice, using lime-based mortar, consisting of:

- 1 part White Portland (type 10- grey is not acceptable);
- 2 parts hydrated lime (high calcium 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

***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 ambient temperature. No work to be completed after October 31, 2013 (any work completed after this date will be ineligible for grant funding).**

Install new metal flashings and eaves trough.

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 5th, 2013.

CARRIED.

ITEM 6.0 REPORTS

There were no reports.

ITEM 7.0 OTHER BUSINESS

ITEM 7.1 BOARD REVIEW OF PRACTICAL PRESERVATION GUIDELINES

Board members developed a subcommittee of Gord Hewitt, Bob Boyce and Heritage Officer Alice Fudge to review the Practical Preservation Guidelines for signage. The Board discussed the potential of reviewing the signage guideline particularly with regards to materials and size.

Gord Hewitt requested that staff review the Practical Preservation Guidelines for windows specifically with regards to the requirement for wood windows and conduct some general research on their manufacturing and durability. Heritage Officer Alice Fudge advised that due to current staff resourcing levels this research may have to be put on hold.

ITEM 8.0 **NEXT MEETING**

The next regular Board meeting will be held August 21st, 2013 at 5:30 pm.

ITEM 9.0 **ADJOURNMENT**

There being no further business, the meeting adjourned 6:55 PM

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



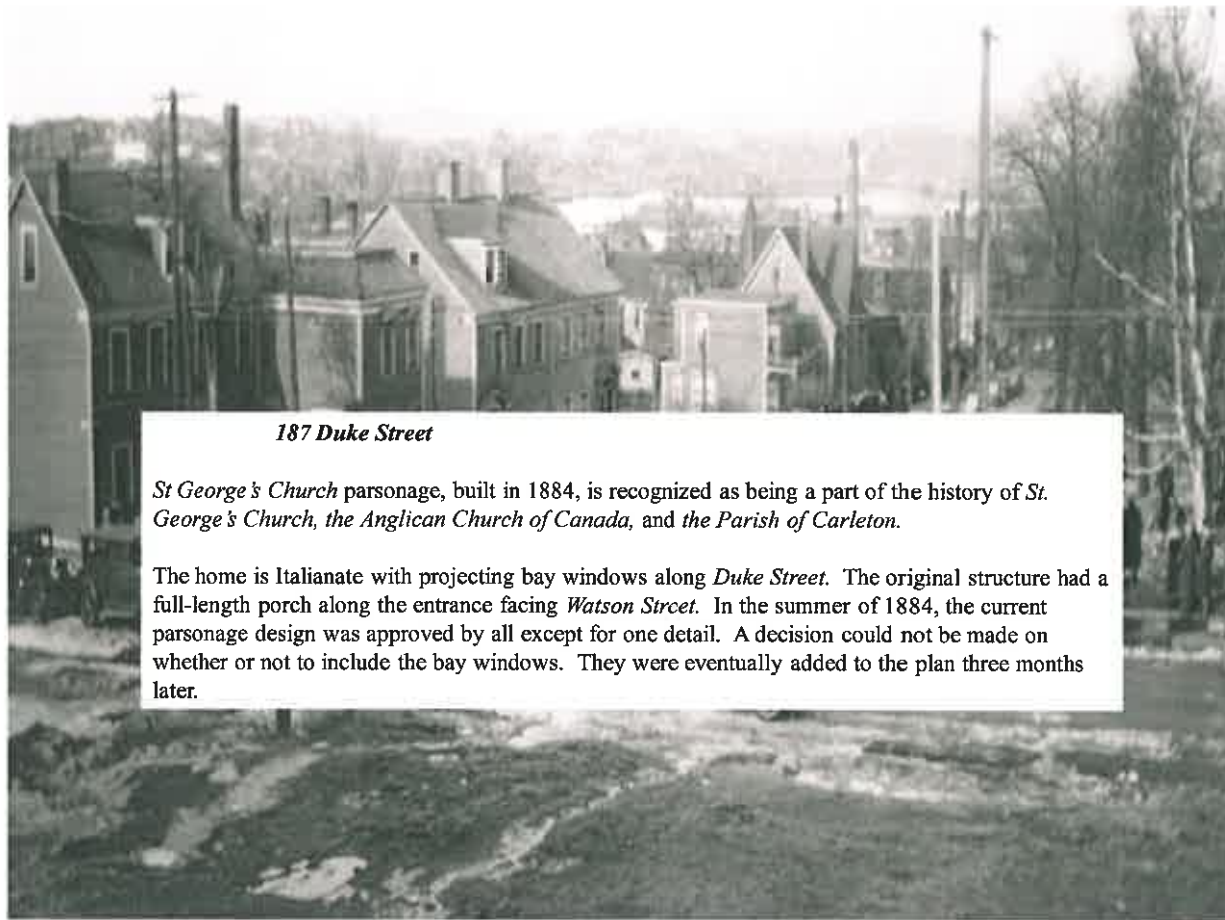
ST. GEORGE'S ANGLICAN CHURCH PARSONAGE
183 Duke Street West
(PID 00361543)

Date: August 30, 2013
To: Heritage Development Board
From: Growth and Development Services
Prepared by: Alice C. Fudge
Heritage Analyst

This Building is located on Duke Street West in the *King Street West Heritage Conservation Area*, as of September 2007. This two-story wooden Italianate house was built in 1884.



From a Presentation to Common Council, February 6th 2007:



187 Duke Street

St George's Church parsonage, built in 1884, is recognized as being a part of the history of *St. George's Church, the Anglican Church of Canada, and the Parish of Carleton.*

The home is Italianate with projecting bay windows along *Duke Street*. The original structure had a full-length porch along the entrance facing *Watson Street*. In the summer of 1884, the current parsonage design was approved by all except for one detail. A decision could not be made on whether or not to include the bay windows. They were eventually added to the plan three months later.





183 Duke Street West, current.

This building is clad in vinyl siding, and much of the architectural wood detailing has been removed.



The City of Saint John

**APPLICATION FOR A HERITAGE PERMIT
[CERTIFICATE OF APPROPRIATENESS]
2013-56**

**ED REARDON
122-124 PRINCE WILLIAM STREET
(PID 00011221)**

Date: August 30, 2013

To: Heritage Development Board

From: Growth and Development Services

Prepared by: Alice C. Fudge
Heritage Analyst

Approved by: Jacqueline Hamilton
Commissioner

SUBJECT

Application for a Certificate of Appropriateness [Heritage Permit] for:

- 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.



SAINT JOHN

P.O. Box 1971 Saint John, NB Canada E2L 4L1 | www.saintjohn.ca | C.P. 1971 Saint John, N.-B. Canada E2L 4L1

BACKGROUND

This four-storey masonry building is located in the Trinity Royal Heritage Conservation Area and is known as the 'Palatine Building'. There is a Conservation Plan in place for this property. The Palatine Building is one of a collection of commercial and residential, Italianate and Second Empire buildings that were built between 1877 and 1881 in Saint John, post fire. This building is a good example of Second Empire commercial architecture from this period of rebuilding in Saint John. The traditional mansard roof, the elaborate window treatments and the overall symmetry of the front façade all reflect this style. The carved gargoyles were done by James McAvity. The architects of this grand building were Dumaresque and Dewar, of Halifax.

There are extensive plans for rehabilitation of this building which will include the renovation the interior spaces (commercial on the street level, apartment units on the upper three); the project will be beginning early this fall.

In 2010, the property owner obtained a Certificate of Appropriateness [10-06] for the construction of a 3-storey brick faced addition at the rear of this building which housed an elevator shaft and an exit stairwell. Since this time, the property owner has had the proposed (and previously approved) exiting structure re-designed.

The current proposal is for the construction of the exterior stair and the installation of the secondary (emergency) exit doors from the four levels, all necessary for safe exiting. The applicant has hired the services of an engineer to design the three storey exterior stair built of wood (see attached drawings), using 6x6" wood posts with caps, and handrail with 2x2 wood pickets. To install the doors at the upper levels, new openings must be made in the brick masonry wall.

ANALYSIS

This is a Rehabilitation project; standards (I) through (XII) of Section 8 of *Saint John Heritage Conservation Areas By-law* apply. The proposed work is consistent with the Saint John Heritage Conservation Areas By-law's Section 8 Standards and guidelines for Rehabilitation (X) through (XII).

- A. The wood exit stairs are designed in-keeping with the standards for Conservation of Existing Buildings, as expressed in the *Practical Preservation Guidelines for Stairs, Decks & Fire Escapes*.
- B. The installation of a new exit door at fourth floor, which includes masonry and opening modification; this opening is required for proper exiting from the fourth floor. Guideline 4.3.5.23 of the *Standards and Guidelines for the Conservation of Historic Places in Canada* recommends **working with code specialists to determine the most appropriate solution to health, safety and security requirements with the least impact on the character defining elements and overall heritage value of the historic building**. This exit is

currently a window, but will be modified (lengthened, cut through brick wall about 30cm) to accommodate a new door plus transom window, maintaining window height symmetry.

Further guidance from the National Standards is provided in guideline 4.3.5.20 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.**

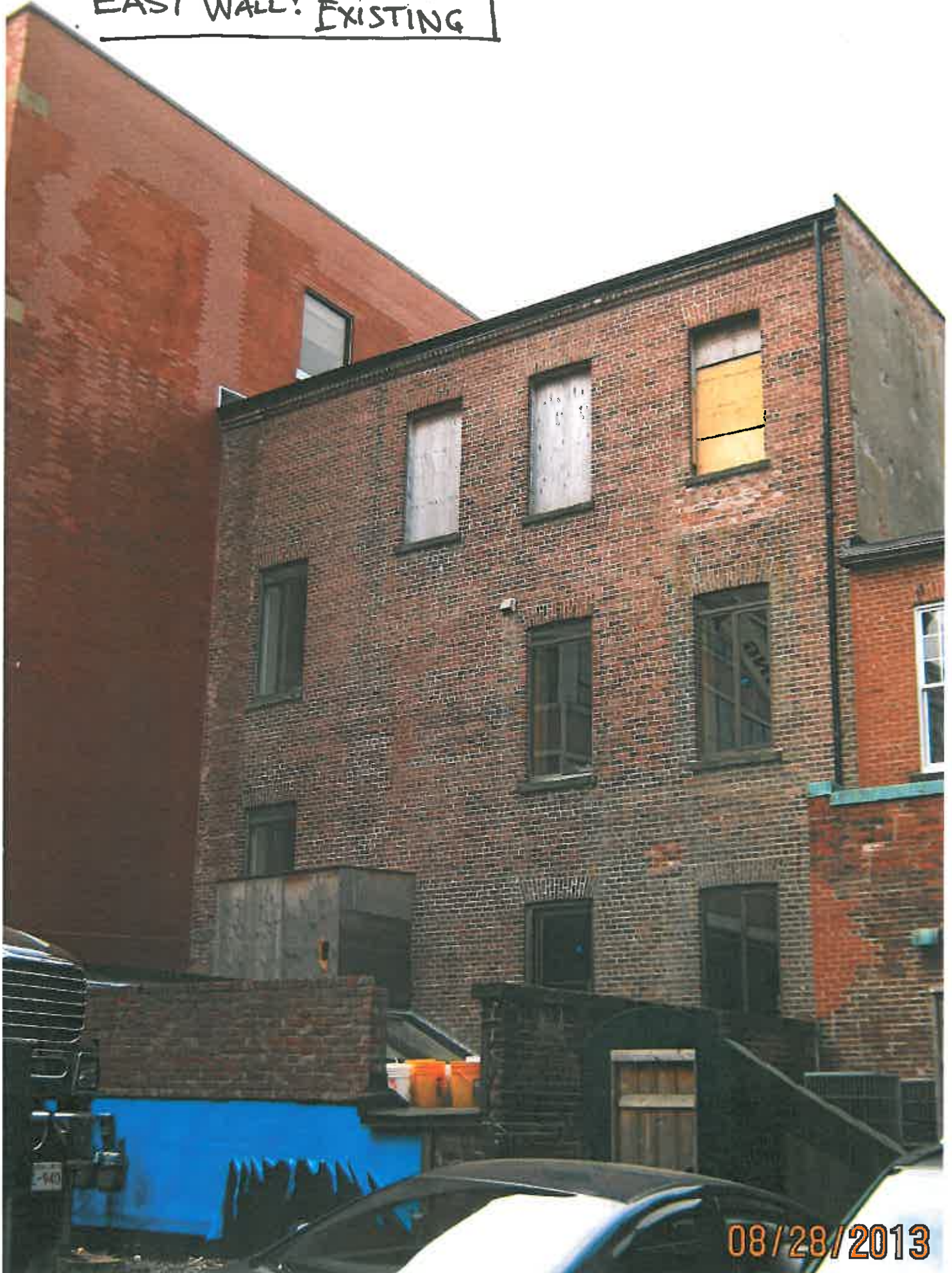
- C. The installation of a new rated steel exit door at third floor, which includes new opening in the masonry wall; this opening is required for proper exiting from the third floor. The guidelines from Item B. (above) regarding new openings are consistent with this item of the application and can be applied to this analysis.
- D. The installation of a new rated steel exit door at second level (existing door). There is currently a glass exterior door in place, but will be replaced with a fire rated steel door that resembles the style of panel doors of the era.
- E. The installation of new rated steel double-doors at grade level, which includes new opening in masonry wall; this opening is required for proper exiting from the first floor level and for shipping/receiving for commercial usage on (first) street level. This new opening will be fit with double fire-rated steel doors that resemble the style of panel doors of the era. The guidelines from Item B. (above) regarding new openings are consistent with this item of the application and can be applied to this analysis.
- F. The installation of two new windows at fourth level, to match existing metal windows; the existing windows in this building are non-original metal casement. Guidance seems to be provided in Guideline 4.3.5.16 of the *Standards and Guidelines for the Conservation of Historic Places in Canada* which 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.**
- G. The installation of 13 air vents. The proposed new vent covers are 5"x5" formed rigid plastic hoods which will extend at their lowest edge 4" (100mm) beyond the face of the masonry. They will be symmetrically and precisely located to reduce both the visual and material impact to the fabric of the building. Some bricks will be sacrificed in order to create the required openings. Guideline 4.3.4.19 of the *Standards and Guidelines for the Conservation of Historic Places in Canada* recommends **modifying exterior walls to accommodate an expanded program, a new use, or applicable codes and regulations, in a manner that respects the building's heritage value.** These proposed vents will allow the building to accommodate a contemporary residential use. They will have a non-traditional appearance but will be painted to match the colour of the brick and minimize their visual presence in order to be consistent with Standards IX and X as well as the guideline noted above.

RECOMMENDATION

Approve a Heritage Permit [Certificate of Appropriateness] for:

- 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.

122-124 PRINCE WILLIAM.
EAST WALL: EXISTING



08/28/2013

122-124 PRINCE WILLIAM.
EAST WALL: PROPOSAL

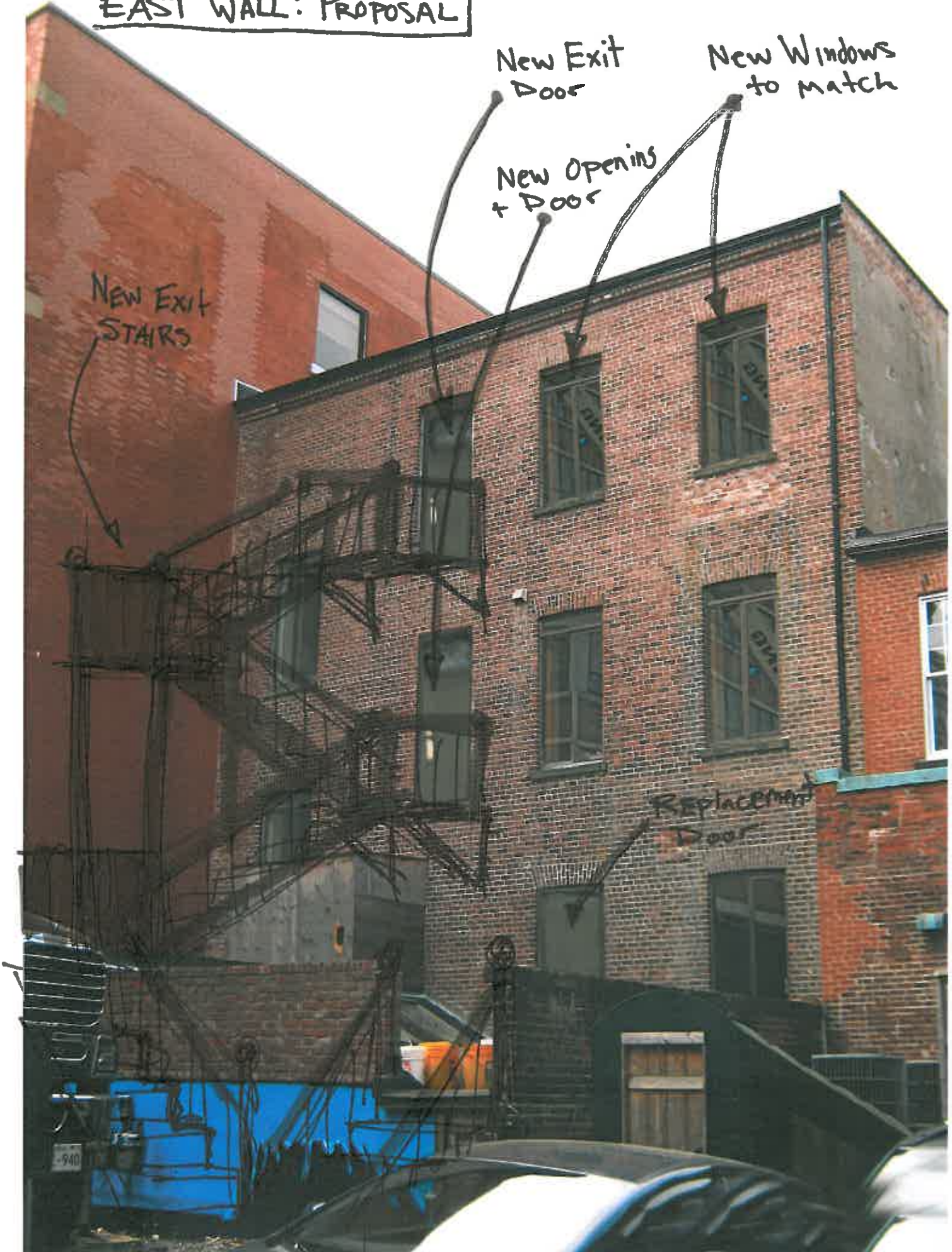
New Exit Door

New Windows to match

New Opening + Door

NEW EXIT STAIRS

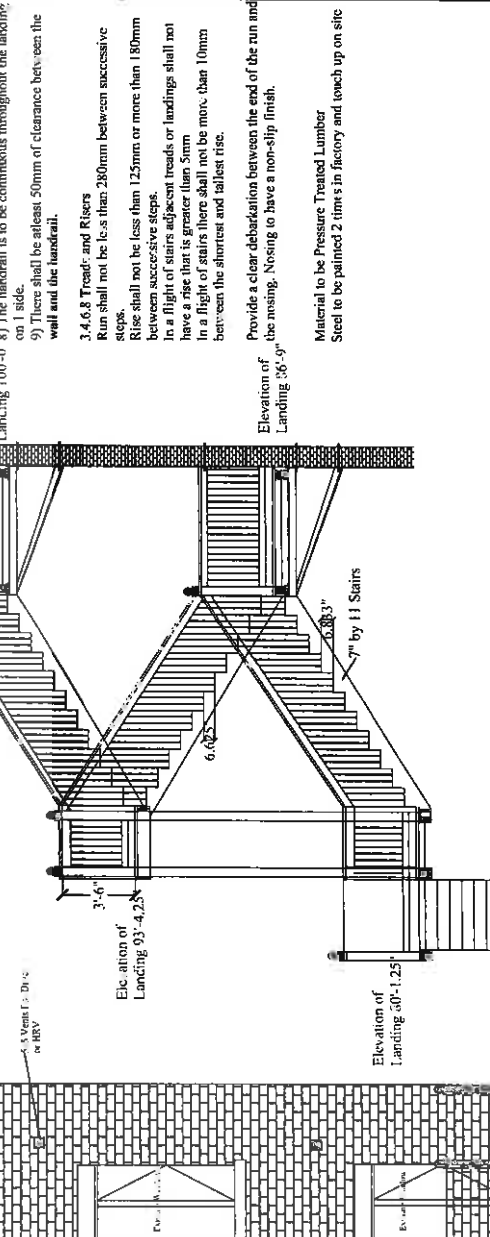
REPLACEMENT Door



Stairs Issues
 3.4.6.4 No flight of stairs shall have a vertical rise of more than 3.7 meters between floors (12'-1 1/4")
 Table 3.4.3.2.A
 3.4.6.5 1) If a stairwell is 1100mm or more it shall have a hand rail on both sides.
 2) Handrails shall be continuously graspable along their entire length and shall have:
 a) a circular cross-section with an outside diameter not less than 38mm and not more than 43 mm, or
 b) a non-circular cross-section with a graspable portion that has a perimeter not less than 100mm and not more than 125mm and whose largest cross-sectional dimension is not more than 45 mm.
 3) Handrails shall be between 865mm to 965mm above top of the end of a run.
 4) Where guards are supplied height of guards to be 1070mm.
 5) The handrail is to be continuous throughout the landing, on 1 side.
 6) There shall be atleast 50mm of clearance between the wall and the handrail.
 3.4.6.8 Treads and Risers
 Run shall not be less than 280mm between successive steps.
 Rise shall not be less than 125mm or more than 180mm between successive steps.
 In a flight of stairs adjacent treads or landings shall not have a rise that is greater than 5mm.
 In a flight of stairs there shall not be more than 10mm between the shortest and tallest rise.

Provide a clear debarkation between the end of the run and the nosing. Nosing to have a non-slip finish.
 Material to be Pressure Treated Lumber
 Steel to be painted 2 times in factory and touch up on site

3
 Sk-5
 Exterior Door
 Elevation of Landing 100'-0" 8"
 Elevation of Landing 100'-0" 8"
 Elevation of Landing 93'-4.25"
 Elevation of Landing 69'-8"
 7" by 11 Stairs
 6'-0"



REV	DATE	BY	CHK

ED REARDON

5 UNIT APARTMENT
 120 PRINCE WILLIAM ST
 1147-246-4000

CROSS SECTIONS

PROJECT NO.	DATE	BY	CHK

2
 Sk-5
 Elevation from Princess

1
 Sk-5
 Elevation from Canterbury

Certificate of Appropriateness

City of Saint John

No. 13-56

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

ED REARDON
122-124 PRINCE WILLIAM STREET
(PID 00011221)

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; 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 19th, 2013.

Heritage Officer

Date