

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

WEDNESDAY SEPTEMBER 4TH, 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
 Colin Waldschutz

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

REGRETS: Councillor Donna Reardon
 Alex Pesold
 Jim Bezanson, Secretary/Heritage Development Officer

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 21ST, 2013 MEETING

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

CARRIED.

ITEM 3.0 BUSINESS ARISING**3.1 ST. GEORGE'S ANGLICAN CHURCH PARSONAGE : 183 DUKE STREET WEST**

Churchwarden, Susan Jack, was not present to represent the Rectory at 183 Duke St., however her request for removal from the *King Street West Conservation Area* was discussed as planned. A letter from Ms Jack on behalf of St George's – St Jude's Anglican Church and its Rectory (adjacent property) requesting the removal was submitted to the Board on July 29th, 2013, for their consideration.

The Board was familiar with the request and with the process of removal from the meeting on August 7th 2013 where the Church was considered. The historical background of the Rectory building was reviewed with the Board by Heritage Officer, Alice Fudge. It was apparent that the wood architectural detailing that was original to the house had been eliminated through upgrades over the years since it is now completely clad in vinyl siding.

Colin Waldschutz noted that the Church at 100 Watson Street (which was denied recommendation for removal) has a real chance for rehabilitation and restoration, but in the case of the Rectory, there are no remaining character-defining elements which could be restored. Bob Boyce added that there is little [detail] to work with, and it's location is around the corner from the designated street, King Street West.

***MOVED** by Patrick McCaffrey, **SECONDED** by Colin Waldschutz Recommend to Council, with regret, that the building at 183 Duke Street West be removed from the King Street West Conservation Area.*

CARRIED.

NAY Elizabeth McGahan.

The Board discussed the expenses associated with removing a property, where currently, the approximate cost of \$1,700 is absorbed by the Heritage Department Budget. Staff was asked to review the possibilities of the applicant fronting the cost of advertising for future removals.

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 Patrick McCaffrey, *SECONDED* by Bob Boyce 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 19th, 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